

## Levelling Up Fund Application Form

This form is for bidding entities, applying for funding from the Levelling Up Fund (LUF) across the UK. Prior to completing the application form, applicants should read the [LUF Technical Note](#).

The Levelling Up Fund Prospectus is available [here](#).

The level of detail you provide in the Application Form should be in proportion to the amount of funding that you are requesting. For example, bids for more than £10m should provide considerably more information than bids for less than £10m.

Specifically, for larger transport projects requesting between £20m and £50m, bidding entities may submit the Application Form or if available an Outline Business Case (OBC) or Full Business Case (FBC). Further detail on requirements for larger transport projects is provided in the [Technical Note](#).

One application form should be completed per bid.

### **Applicant & Bid Information**

**Local authority name / Applicant name(s)\*:** [West Dunbartonshire Council](#)

*\*If the bid is a joint bid, please enter the names of all participating local authorities / organisations and specify the lead authority*

**Bid Manager Name and position:** [Michael McGuinness, Economic Development Manager](#)

*Name and position of officer with day-to-day responsibility for delivering the proposed scheme.*

**Contact telephone number:** [0777 442 8294](#)  
[michael.mcguinness@west-dunbarton.gov.uk](mailto:michael.mcguinness@west-dunbarton.gov.uk)

**Email address:**

**Postal address:** [G82 1QL](#)

**Nominated Local Authority Single Point of Contact:** [Michael McGuinness, Economic Development Manager](#)

**Senior Responsible Officer contact details:** [Peter Hessett, Chief Officer Regulatory and Regeneration](#)

[peter.hessett@west-dunbarton.gov.uk](mailto:peter.hessett@west-dunbarton.gov.uk)

**Chief Finance Officer contact details:** [Stephen West, Chief Finance Officer-Resources](#)

[Stephen.west@west-dunbarton.gov.uk](mailto:Stephen.west@west-dunbarton.gov.uk)

**Country:**

**England**

**Scotland**

**Wales**

**Northern Ireland**

Please provide the name of any consultancy companies involved in the preparation of the bid:

[Stantec UK Ltd.](#)

For bids from **Northern Ireland applicants** please confirm type of organisation

Northern Ireland Executive

Third Sector

Public Sector Body

Private Sector

District Council

**Other (please state)**

## PART 1 GATEWAY CRITERIA

Failure to meet the criteria below will result in an application not being taken forward in this funding round

### 1a Gateway Criteria for **all bids**

Please tick the box to confirm that your bid includes plans for some LUF expenditure in 2021-22

*Please ensure that you evidenced this in the financial case / profile.*

Yes

No

### 1b Gateway Criteria for private and third sector organisations in **Northern Ireland bids only**

(i) Please confirm that you have attached last two years of audited accounts.

Yes

No

(ii) **Northern Ireland bids only** Please provide evidence of the delivery team having experience of delivering two capital projects of similar size and scale in the last five years. (Limit 250 words)

## PART 2 EQUALITY AND DIVERSITY ANALYSIS

2a Please describe how equalities impacts of your proposal have been considered, the relevant affected groups based on protected characteristics, and any measures you propose to implement in response to these impacts. (500 words)

West Dunbartonshire Council is committed to adhering to the General Duty on public authorities contained in the Equality Act 2010. The Council's [Equality Outcomes and Mainstreaming Report for 2021-25](#), highlights the challenges facing Scotland and West Dunbartonshire in terms of equality and inequality and notes how COVID has highlighted and deepened existing inequalities.

Our proposal whilst bringing overall benefits is like to be particularly positive for groups experiencing the most disadvantage, women, who make up around 90% of single parents, Black minority ethnic people, disabled people and younger people. All of these groups are more likely to be income deprived, more likely to rely on public transport and less likely to have access to a car, and may be more locally bound for these reasons, making local improvements of more importance and impact.

Strategic projects have been informed by our [Equality Impact process](#), which integrates human rights, social economic (Fairer Scotland Duty) and health impacts, and the active involvement of the West Dunbartonshire Equality Forum, comprised of community organisations, including the West Dunbartonshire Disability Access Panel, and community planning partners. We will continue to use these approaches to design in equality and inclusion, to the particular benefits of the groups noted above.

We help ensure an integrated approach across the Council to advancing equalities with oversight by our Elected Member/Officer Equality and Diversity Working Group. Community Planning West Dunbartonshire work is informed by the needs of the four focus themes across the partnership of Equality, Wellbeing, Sustainability and Empowerment, and of which are touched upon by this proposal.

**Factoring the needs of affected groups into building design (Artizan Centre & Glencairn House):** e.g. ensuring that the buildings can be easily accessed and navigated and used by disabled people and including mobility impairments; and by carers of children using prams & buggies; and accounting for the requirements of visually impaired individuals in the design of the signage and way-finding

**Embedding our values into our procurement practices:** Standard Council procedure requires a base level of compliance in terms of equalities. In addition all relevant procurements require to be Equality Impact Assessed as part of the process, and the Council has created and follows our organisational guidance on

Equality and Procurement to ensure we are in line with the Scotland Specific Duties. Section 6.3 contains further information on the Council's Community Benefits Strategy through procurement.

**Celebrating our diversity and building Community Cohesion:** the regeneration proposals for Dumbarton will enable development of inclusive public spaces that can be used to recognise the diversity of our town, providing opportunities to foster good relations. This is a key but often neglected component of the Public Sector Equality Duty, the need to widen and deepen community cohesion is greater than ever. The proposal is an opportunity do this and we will use our Community Empowerment Strategy approach to gain the maximum effect on inclusion across our communities.

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When authorities submit a bid for funding to the UKG, as part of the Government's commitment to greater openness in the public sector under the Freedom of Information Act 2000 and the Environmental Information Regulations 2004, they must also publish a version excluding any commercially sensitive information on their own website within five working days of the announcement of successful bids by UKG. UKG reserves the right to deem the bid as non-compliant if this is not adhered to.

Please specify the weblink where this bid will be published: [www.west-dunbarton.gov.uk/levellingupfund](http://www.west-dunbarton.gov.uk/levellingupfund)

## PART 3 BID SUMMARY

3a Please specify the type of bid you are submitting

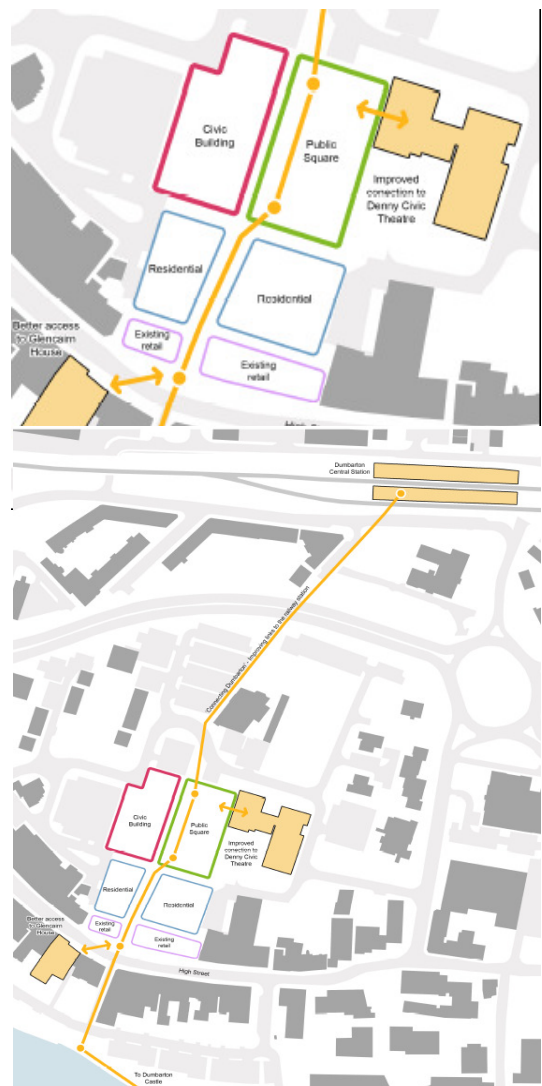
Single Bid (one project)

Package Bid (up to 3 multiple complimentary projects)

3b Please provide an overview of the bid proposal. Where bids have multiple components (package bids) you should clearly explain how the component elements are aligned with each other and represent a coherent set of interventions (Limit 500 words).

The investment programme includes 3 complementary projects:

- 1. Acquisition and part-demolition of the failing Artizan Shopping Centre, landscaping and preparation for development (£10.4m).** The Artizan Centre dates from 1974. Owned by the Mars Pension Fund (MPS), over 40% of its floorspace is vacant with a balance of secondary retailers and low-grade service uses, compared to a Scottish average town centre vacancy rate of 12%. The centre dominates the town centre and is a barrier to connections between the High Street and Dumbarton Train Station. LUF funding will support reduction of the retail floorplate to a more sustainable level to deliver 105 residential units (100% affordable), a new 4,750m<sup>2</sup> Civic Centre, and 730m<sup>2</sup> of enhanced ground floor retail property to retain current businesses. The Artizan Centre's part-demolition and redevelopment will also create new and dramatic vistas: reinforcing sense of place, enhancing character and framing views to landmark buildings (i.e. Glencairn House) and River Leven. The sensitive redevelopment of the site will restore the important historic pedestrian link between railway, town centre and river, making the town greener, better connected and more accessible.



2. **Cultural-led repurposing of disused B listed Glencairn House for a central education and heritage facility (£8.45m).** This project will transform the oldest building in West Dunbartonshire Council ownership into a state-of-the-art library and museum. A large extension would be built to the rear of the building over four floors. This will create an additional 13 rooms including dedicated separate spaces for children and families, computer use and quiet study (c.746m<sup>2</sup>).



3. **Connecting Dumbarton (£3.25m).** The plans propose high quality public realm and 5.64km active travel improvements between Dumbarton Central Station and town centre (College Street). Enhancements to Dumbarton's physical infrastructure and active travel connections will improve the town centre experience. Greater pedestrian priority will improve the safety, permeability and legibility from 'Railway to Rock'. They will provide space for a diversification of uses that supports all aspects of public life, including civic and cultural events, and opportunities for new and existing communities to interact and dwell together within the town centre throughout the day.



Dumbarton town centre's aspirational proposals align wholly with Government aims and LUF strategic objectives. The combination of proposals will renew and reshape Dumbarton in a way which improves experience, drives growth and ensures its future sustainability. The proposals will achieve this by consolidating Dumbarton's derelict retail core, while attracting new and different businesses and uses to the town centre, increasing the number of people living, working and spending leisure time in the town centre throughout the day and into the evening.

The combined redevelopment of the Artizan Centre and Glencairn House and connection to the station will provide a powerful symbol of a new future for Dumbarton. The town centre will once again be an important focus for public life and civic activity. The three packages of work represent the spine of Dumbarton Town and these integrated interventions will connect and align the Town from the central train station to the Riverfront.



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3c Please set out the value of capital grant being requested from UK Government (UKG) (£). This should align with the financial case:		£19,900,000
3d Please specify the proportion of funding requested for each of the Fund's three investment themes	Regeneration and town centre	52%
	Cultural	37%
	Transport	11%

PART 4 STRATEGIC FIT	
4.1 Member of Parliament Endorsement (GB Only)	
See technical note section 5 for Role of MP in bidding and Table 1 for further guidance.	
4.1a Have any MPs formally endorsed this bid? If so confirm name and constituency. Please ensure you have attached the MP's endorsement letter.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<p>In determining the recommended bid for LUF there has been a number of early engagements and ongoing consultation with Martin Docherty-Hughes MP. A letter of full support is attached.</p>	
4.2 Stakeholder Engagement and Support	
See technical note Table 1 for further guidance.	
4.2a Describe what engagement you have undertaken with local stakeholders and the community (communities, civic society, private sector and local businesses) to inform your bid and what support you have from them. (Limit 500 words)	
<p><b>Artizan Centre</b>  A High Street survey in January 2021 found 60% of those responding wanted to bulldoze the Artizan Centre<sup>1</sup>. However, due to the commercial nature of the Centre's proposed acquisition from MPS and part-redevelopment, wider community and stakeholder consultations on the specific redevelopment proposals have not yet been held. However, as an important regeneration opportunity for Dumbarton town centre, community consultation on the design and layout of the redeveloped site is factored in from the early stages of the development programme following agreement of the terms of acquisition with the agent. The Council has had ongoing and very recent discussion with the owner's representative and the Council have reached an in principal valuation position to acquire the centre subject to West Dunbartonshire Council committee approval and confirmation of Levelling Up Fund</p>	

<sup>1</sup> Dumbarton High Street needs an overhaul, say residents. Available at: <https://www.dailyrecord.co.uk/news/local-news/dumbarton-high-street-needs-overhaul-23754737>



## **Glencairn House**

In 2019 consultation on proposals that would see Glencairn House brought back into use as a combined community facility encompassing museum elements and Dumbarton's lending library was undertaken. Some 238 residents responded to an online survey, with 88% agreeing to the importance of seeing this historic building brought back into use and 84% agreeing that it should remain in public ownership. 78% of respondents supported the proposal as described, while inclusion of an events space within the redevelopment was backed by 84%

Feedback from public drop-in sessions was positive. More than 100 residents attended, with the majority supporting the building's reuse as a cultural facility. Again, attendees also supported the opportunity for the community to make use of events spaces in the building.

During 2021, further targeted, qualitative consultation was undertaken with community groups operational in the Dumbarton area whose activity is focused – in particular – on young people, or seldom heard groups. This consultation sought to determine how an expanded and developed cultural offer in the town could enable future activity supporting these groups in particular.

Across the organisations consulted, reach in terms of service users over the course of a year totalled c.650 individuals.

Through a series of narrative questions, views were sought on perceived/physical barriers to accessing Dumbarton Town Centre; potential barriers to accessing a cultural hub and affordable ICT services in Glencairn House; how a cultural hub in Dumbarton Town Centre could support/complement existing community groups; what a cultural hub in Dumbarton Town Centre should offer to best engage the wider communities of the area.

## **Connecting Dumbarton**

The community was asked for its views on the concept designs during December 2020 and January 2021. The community consultation found:

- 86% of those responding agreed or strongly agreed that the proposals will create a more attractive route from the station to the town centre; and
- 83% who thought walking from the station to the town centre will be more attractive as a result of the proposals

Early community engagement identified the need to reinforce the historic route of College Street. Therefore, the proposals include public artwork and wayfinding which reference Dumbarton's historic glass manufacturing industry.

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4.2b Are any aspects of your proposal controversial or not supported by the whole community? Please provide a brief summary, including any campaigns or particular groups in support or opposition? (Limit 250 words)

No

4.2c Where the bidding local authority does not have the statutory responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?

Yes

No

N/A

For Northern Ireland transport bids, have you appended a letter of support from the relevant district council

Yes

No

N/A

### 4.3 The Case for Investment

See technical note Table 1 for further guidance.

4.3a Please provide evidence of the local challenges/barriers to growth and context that the bid is seeking to respond to. (Limit 500 words)

Dumbarton town centre is at a tipping point. It faces competition from other centres and modern out-of-centre facilities in the Glasgow City Region. The Artizan is in long-term decline, retail vacancy rates are high (40%, compared to the Scottish average of 12%), there are too few people living in the town centre and there is little to attract workers or visitors to spend time and money in the town centre.

Town centre regeneration is required now to improve experience, grow activity and ensure Dumbarton's future sustainability. Strategic constraints affecting the health of the town centre include:

1. **Maximising the potential of run-down spaces:** Glencairn House, Dumbarton's oldest building, has been vacant since 2011 and is in a state of disrepair. The Artizan's 1970s design obstructs passage through the centre and has a vacancy rate of 40%. The consolidated effects of the adjacent assets creates an eye-sore for local residents and is symbolic of the towns decline.
2. **Need for housing:** The Housing Market Strategy (2017-2022) outlined an identified and growing need for affordable housing equating to 63 units per annum, or nearly 750 over the duration of the plan period (2012-2024).
3. **High levels of deprivation:** Dumbarton West is in the top half of deprivation indices across Scotland. Much of the town is in the bottom 30% of Lower Super Output Areas (LSOAs). Low incomes and restricted housing availability are the

main deprivation factors affecting the area. Education and health indicators are also low while crime indices across much of the town centre are high<sup>2</sup>. These inhibit investment in premises, limit consumer demand and influence the nature of public and private services and the facilities required to sustain a successful town centre economy.

4. **Town centre retail decline:** CoStar © data indicates commercial vacancy rates in the core town centre have peaked above 30% twice in the last 5 years. In Q2 2021 retail vacancy was 24.6%, having peaked at 40.3% last year. Asking rents for retail property have fallen from £16 per sq.ft in 2014, to £10 now. This reflects two issues, first the quality and attractiveness of commercial property, and second, a significant oversupply of commercial property, particularly retail, in the town.
5. **Depopulation:** Between 1998 and 2019, West Dunbartonshire's population fell by 6.3%. Scotland's population rose by 7.6%<sup>3</sup> at the same time. Depopulation is a clear challenge, driven in part by the attractiveness of its town centre and its residential, business and leisure offer.
6. **Need to make the town centre more permeable:** The poor-quality streetscape, lack of greening, accessibility issues, poor quality gateway points, and excessive space allocated to vehicle transport compromise the town centres contribution to the Local, Regional and National Transport Strategies). The Town Centre survey found that 74% of users agreed that Dumbarton can attract more historical tourism if the area showcases and better connects the town's cultural landmarks.

#496/500

4.3b Explain why Government investment is needed (what is the market failure)?  
(Limit 250 words)

Glencairn House has been vacant for 10 years and, despite various attempts to find alternative uses, remains unoccupied. The adjacent Artizan Centre is also 40% vacant, creating a consolidated negative impact on the town. The overall appearance is of two 'distressed assets' with no obvious investment in recent years<sup>4</sup>.

As land value uplift is a direct function of observed house prices and commercial rents, Dumbarton yields lower direct benefits for the same scale of development delivered in other parts of the country (e.g. Glasgow). A development feasibility assessment (Appendix 1) for the Artizan's redevelopment has been carried out by Avison Young based on the massing and capacity studies generated. The assessment indicates that

<sup>2</sup> Scottish Government, Scottish Index of Multiple Deprivation (2020)

<sup>3</sup> ONS, Projected total population by Scottish area (2018-based), 2018 to 2043

<sup>4</sup> Glencairn House has received some support to stop the building going into complete disrepair or a dangerous state.

even at private sale values for residential properties, the GDV of £36million generates a development loss of -£17.5million.

Market failures are driven by negative externalities, such as the quality and perceived safety of an area's public realm and its connections. Dumbarton is still clearly suffering from a lack of footfall, driven by a lack of critical mass and these negative externalities. The market failure rationale for investing in Connecting Dumbarton comes a street's status as a public good, that is both non-excludable (you cannot prevent people from accessing it without payment) and non-rivalrous (one person's enjoyment of it does not preclude another person from enjoying it). Both of these factors limit private sector development, limiting Dumbarton's potential.

#249/250

4.3c Please set out a clear explanation on what you are proposing to invest in and why the proposed interventions in the bid will address those challenges and barriers with evidence to support that explanation. As part of this, we would expect to understand the rationale for the location. (Limit 500 words)

The three interventions in this 'Railway to Rock' regeneration programme will transform a string of interconnected, cohesive public spaces and buildings leading from the station to the town centre, and promote onward travel to the waterfront and to Dumbarton Rock and Castle.

### **Artizan Centre**

The proposed part-demolition and redevelopment will create the central spine of "Railway to Rock" and provide new and dramatic vistas to reinforce sense of place, enhance character and frame views to landmark buildings and River Leven. The Artizan Centre is failing, physically unattractive Centre and its current outdated form blocks connectivity between the High Street and Dumbarton Train Station. Acquisition and part-demolition will pave the way for new residential blocks (105 affordable units) to help address depopulation and boost town centre footfall. A new civic square will be delivered in the centre with activated ground floors including a new 4,750m<sup>2</sup> Civic Centre that may be used to consolidate some public services centrally in one accessible location. Enhanced commercial property (730m<sup>2</sup>) will also be re-provided at ground floor to accommodate the remaining sustainable retailers, improving the attractiveness of the areas offer. This space sits on the high street and therefore will benefit from the existing and anticipated increase in footfall.

### **Glencairn House**

This project will transform the asset into a state-of-the-art library and museum. A large extension will be built to the rear of the building over four floors. This will create an additional 13 rooms (c.411m<sup>2</sup>), including dedicated separate spaces for children and families, computer use and quiet study. A relaxing recreational space will also be included featuring a coffee station to increase dwell times and improve customer experience. The Museum will include an entire local history floor featuring an exhibition space (total new floorspace 746m<sup>2</sup>). Key benefits include:

- New modern facilities for welfare claimants and job seekers to search for employment opportunities and complete applications online;
- Contributing to the Scottish Government's 'Town Centre First' objective to

sustain and safeguard accessible facilities and services.

- Positive effect on adult learning, alongside library ICT services which allow users to improve their computer literacy and access wider online learning tools;
- Provision of a social hub to connect communities, particularly those on low incomes, the elderly and families. This function will be enhanced by the central, accessible town centre location.

### Connecting Dumbarton

Legible, attractive connections between a transformed town centre core and Dumbarton Train Station will replace current narrow, circuitous and unattractive pedestrian/cycle routes. A new pedestrian desire line will connect each of the revitalised assets, before connecting to a realigned National Cycle Network route linking Dumbarton Train Station, and to the Rock and Castle in the other direction. Vehicular routes crossing these desire lines will be raised to pavement level to prioritise pedestrian flow. New routes have been designed to be sustainable and address poor health outcomes in the local population through encouraging active travel modes, enhanced streetscapes with integrated cycle lanes and cycle docking infrastructure which will provide a safe and easily accessible environment for the community.

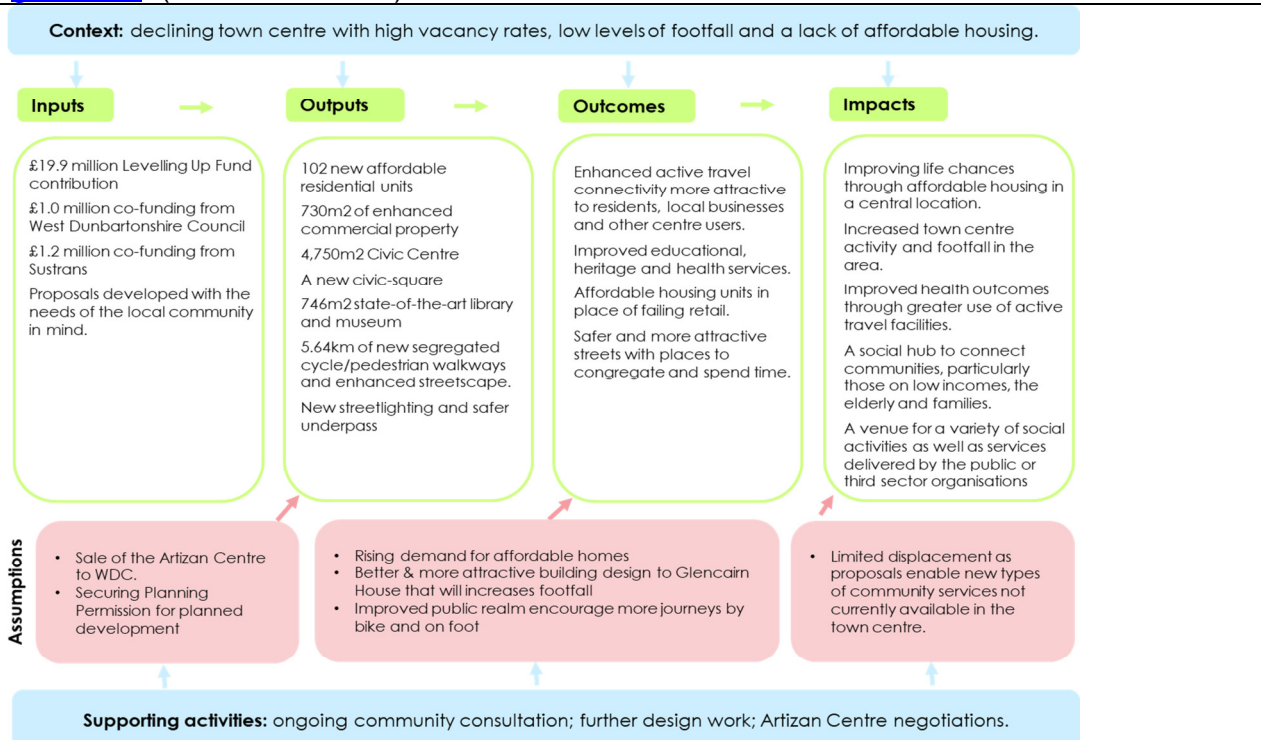
#500/500

4.3d For Transport Bids: Have you provided an Option Assessment Report (OAR)

Yes

No

4.3e Please explain how you will deliver the outputs and confirm how results are likely to flow from the interventions. This should be demonstrated through a well-evidenced *Theory of Change*. Further guidance on producing a Theory of Change can be found within [HM Treasury's Magenta Book](#) (page 24, section 2.2.1) and [MHCLG's appraisal guidance](#). (Limit 500 words)



## 4.4 Alignment with the local and national context

See technical note Table 1 for further guidance.

4.4a Explain how your bid aligns to and supports relevant local strategies (such as Local Plans, local economic strategies or Local Transport Plans) and local objectives for investment, improving infrastructure and levelling up. (Limit 500 words)

Policy/Strategy	Contribution
Local Development Plan (LDP)	<p>The LDP supports:</p> <ul style="list-style-type: none"> <li>Mixed use development in the town centre through redevelopment of the Artizan Centre and enabling Glencairn House's redevelopment as a heritage and learning facility;</li> <li>Improvements to the Artizan Centre. The plan identifies redevelopment of the Artizan Centre as the best opportunity to enhance the retail offer to suit modern retailing needs.</li> </ul>
Proposed LDP 2 (2020) <sup>5</sup>	<p>LDP2 recognises that Dumbarton, like other town centres, has been affected by changing shopping habits, which has reduced footfall resulting in vacancies and a narrower range of shops. Continuing from the adopted LDP, it supports Artizan Centre redevelopment. It also supports improved pedestrian, public transport and vehicular access and links into and across the town centre, particularly to Dumbarton Train Station.</p>
Dumbarton Town Centre and Waterfront Revised Urban Strategy (2014)	<p>The strategy recommended investigating the feasibility of a local museum and library facilities at Glencairn House which these proposals aim to deliver.</p> <p>It also notes the Artizan Centre is fundamental to the future success of Dumbarton. Lack of market demand in Dumbarton for the type of retail units (indicated by the 40% vacancy), and physical constraints associated with its design, have limited investment in the Centre. Co-Star data indicates that newer units in the area have been taken up quickly in recent years.</p>
Economic Strategy <sup>6</sup>	<p>The proposals directly respond to the West Dunbartonshire's Economic Strategy though:</p> <ul style="list-style-type: none"> <li>Stimulating economic growth and strengthening the business base, driving higher town centre footfall into the town centre to support new and existing businesses.</li> <li>Improving the skills of our people and supporting them into work by enhanced access to affordable ICT</li> </ul>

<sup>5</sup> Available at: <https://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/local-development-planning/local-development-plan/>

<sup>6</sup> Available at: <https://www.west-dunbarton.gov.uk/council/strategies-plans-and-policies/economic-development-strategy/>

	<p>services for adult learning in a redeveloped Glencairn House.</p> <ul style="list-style-type: none"> <li>• Creating a place where people choose to live work and invest, by delivering a more attractive, welcoming and permeable town centre. Proposals will also expand the range of housing available and ensure greater access to key services.</li> <li>• Building stronger partnerships and new approaches to delivery. Acquisition and redevelopment of the Artizan Centre is an ambitious new development approach supported by the Council to stimulate Dumbarton's future economic growth.</li> </ul>
Local Transport Strategy (2018) <sup>7</sup>	<p>The project directly contributes to Tier 1 problems identified in the LTS by:</p> <ul style="list-style-type: none"> <li>• Better connecting Dumbarton, targeting poor connections between essential services by improving active travel connections.</li> <li>• Realigning the NCN that connects the River Leven, through the town centre and onto the train station.</li> <li>• Redeveloping the Artizan Centre to create a new desire line, between key areas of economic activity.</li> </ul>
Road Safety Plan (2011-2020) <sup>8</sup>	<p>The project directly contributes to the Plan by improving safety through:</p> <ul style="list-style-type: none"> <li>• Pedestrian and cyclist segregation;</li> <li>• Lighting to provide better night time visibility along the route and through the underpass;</li> <li>• Dropped kerbs, tactile paving and raised tables inserted throughout; and</li> <li>• Clearer, barrier free crossing opportunities created, so those of all abilities find it easier to move around the town centre.</li> </ul>

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4.4b Explain how the bid aligns to and supports the UK Government policy objectives, legal and statutory commitments, such as delivering Net Zero carbon emissions and improving air quality. Bids for transport projects in particular should clearly explain their carbon benefits. (Limit 250 words)

The project will contribute towards carbon emissions reduction and improved air quality by:

- improving the permeability of the town centre by new active travel infrastructure between key areas of economic activity. New streetscape and segregated cycle

<sup>7</sup> Available at: [https://www.west-dunbarton.gov.uk/media/1779733/wdc\\_local\\_transport\\_strategy\\_2013-2018.pdf](https://www.west-dunbarton.gov.uk/media/1779733/wdc_local_transport_strategy_2013-2018.pdf)

<sup>8</sup> Available at: <https://www.falkirk.gov.uk/services/roads-parking-transport/policies-strategies/transport-policy.aspx>



& walking tracks will connect the town centre through the redeveloped Artizan Centre and onto Dumbarton Train Station. It is expected the new facilities will increase walking & cycling through the town and encourage more visits to the town by public transport.

- Redeveloping an existing building. Glencairn house is an old and energy inefficient building. Its redevelopment will incorporate recent innovations in temperature control and insulation.
- Demolishing significant parts of the energy inefficient Artizan Centre and replacing it with modern, fit for purpose residential and commercial units that adhere to BREAM and Scottish Government Energy Efficient Housing standards.

Given the estimated timing of housing development, it is expected that all 105 affordable homes will not be fitted with conventional gas boilers.

#157/250

4.4c Where applicable explain how the bid complements / or aligns to and supports other investments from different funding streams. (Limit 250 words)

Prior to the Covid-19 crisis, WDC submitted an Expression of Interest to the National Lottery Heritage Fund (NLHF), noting the intention to seek £1m in support for the Glencairn House/Strathleven Place redevelopment project. Subsequently, a Stage One grant application was invited by NLHF. In light of the Covid 19 crisis, NLHF's grant programmes were suspended as they focused on crisis and resilience support. Funding streams have now reopened and WDC intends to proceed with this application. Additional funds will also be sought from Museums Galleries Scotland to answer the ambition of community-focused activity to be delivered via the new cultural hub at Glencairn House. It is anticipated that supporting grant applications will be made during 2021/22. Securing capital funding via the LUF will strengthen the case for support in these subsequent grant applications.

Connecting Dumbarton has been advanced over the past year in collaboration with funding partner Sustrans who awarded £1.2million Places for Everyone funding to the project.

### **Community Renewal Fund**

The Council has identified 14 projects with a combined value of £2.68m which it intends to include in a submission to the UK Government. The eligible bids and their contribution to the proposals in this bid are summarised below. The local employability partnership will ensure that CRF projects are connected to local provision and making a positive contribution to local employability pipeline. The pipeline is the link between them and the strategic partnership which will ensure CRF projects/levelling up opportunities are:

- integrated into the process;
- add value to existing programmes;
- avoid duplication; and
- capitalise on forecast and existing (nowcast) opportunities in the local labour market – including opportunities from the construction and end use of levelling up projects.

ORG/Project	Contribution	Value (£)
W4U – Moving Forward II	These projects will directly support people into employment across West Dunbartonshire. New educational and employment support facilities developed at Glencairn House will give a base to and support these programmes as they are developed through CRF.	707,591
W4U – Moving Forward I		254,541
SCVO		114,142
The Lennox Partnership		148,074
Street League		55,565
Alternatives		101,474
West College Scotland		287,764
Community Links		29,380
GTS Solutions CIC		144,000
Primed Talent		225,000
WDC Business Support	These projects will directly support investment in local business across West Dunbartonshire. The proposals in this bid complement this type of activity through the provision of upgraded commercial space (Artizan Centre), new library facilities that can support remote working for local businesses (Glencairn House); and through new active travel connections that will help drive additional footfall for local Dumbarton businesses.	442,485
WD Chamber of Commerce		80,200
WDC Communities Team	These projects will directly support investment in communities and place which in turn will be supported and aligned with proposals in this bid. For example, the new education and heritage facilities developed at Glencairn House will directly support community access to adult learning courses and ICT equipment.	31,200
		62,534
<b>Total Potential Value</b>		<b>2,683,952</b>

#478/500

4.4d Please explain how the bid aligns to and supports the Government's expectation that all local road projects will deliver or improve cycling and walking infrastructure and include bus priority measures (unless it can be shown that there is little or no need to do so). Cycling elements of proposals should follow the Government's cycling design guidance which sets out the standards required. (Limit 250 words)

The transport component of this bid is exclusively based on facilitating safe active travel within Dumbarton town centre. The proposals route NCN 7 along the full extent of College Street from Bankend Road via Station Road to connect with St. Mary's Way/Risk Street at the existing controlled crossing. Importantly the route is re-routed

out of the Risk Street car park to avoid conflict between vehicles and cyclists.

Sustrans have separately funded a 'Spaces for People' project to install temporary measures on Bankend Road to improve the wider connectivity between the Bonhill Road and Dumbarton Central Station.

The 'Places for People' enhanced streetscape proposals include a segregated cycle/pedestrian route along the length of College Street. The proposals include narrowing the Station Road carriageway and the introduction of raised table tops to slow vehicle speed approaching the NCN and Station crossings to or below 20mph. The pavement width has been significantly increased at the entrance/exit to Dumbarton Central Station and is barrier free.

The pedestrian priority surface is in a contrasting material and colour to the cycle priority surface. The design principles facilitate independent walking, cycling and wheeling for everyone, which are prioritised over motor vehicles.

The enhanced streetscape proposals consider the design guide set out in the 'Dumbarton Town Centre Public Realm Design Guide published in 2001', and best practice and standards set out in 'Cycling by Design'<sup>9</sup> and 'Guidance on the use of Tactile Paving Surfaces'<sup>10</sup>.

#235/250

## PART 5 VALUE FOR MONEY

### 5.1 Appropriateness of data sources and evidence

See technical note Annex B and Table 1 for further guidance.

All costs and benefits must be compliant or in line with [HMT's Green Book](#), [DfT Transport Analysis Guidance](#) and [MHCLG Appraisal Guidance](#).

5.1a Please use up to date evidence to demonstrate the scale and significance of local problems and issues. (Limit 250 words)

#### Market failure

The Artizan Centre is only partially occupied and not fulfilling its role as a town centre hub. It is clear from the high vacancy rate (40%) that the site is not fulfilling its potential and is not attractive or viable for commercial/professional occupiers.

Glencairn House is a historically significant heritage asset which is vacant and not contributing positively to the town centre environment in its current form. The site has

<sup>9</sup> Transport Scotland, 2010 (Revision 1, 2011)

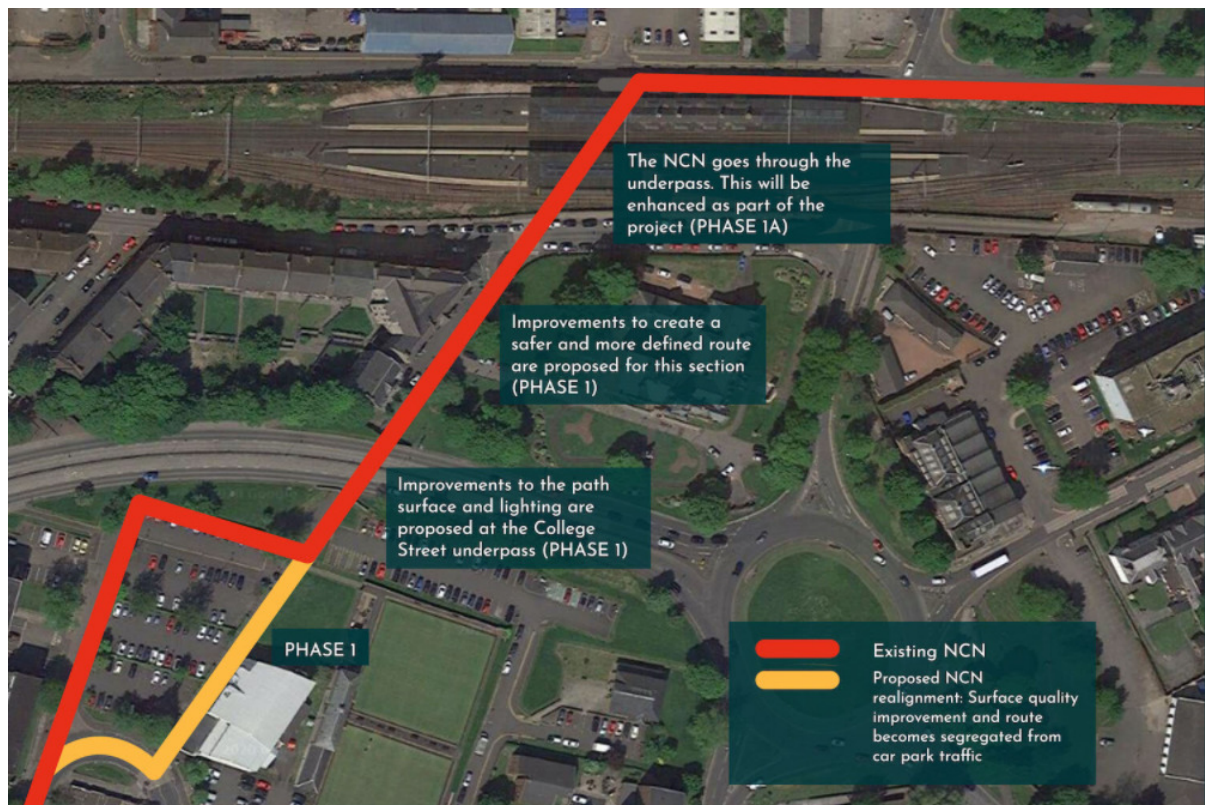
<sup>10</sup> Department of the Environment, Transport and Regions. Scottish Executive 1998

remained unoccupied since 2011 and is clearly not an attractive proposition for market uses.

The West Dunbartonshire Local Housing Strategy (2017-2022) identified a need for 748 Socially Rented/Below Market Rate homes between 2012-2024. The private market is not delivering the volume of affordable homes to meet the needs of the local population.

## Placemaking

The town centre core, specifically around the Artizan Centre and Glencairn House, lacks cohesion and fails to effectively link the rail station to the high street retail offer and waterfront. There is a need for better definition of the route into the town centre and re-routing of the NCN to help the flow of pedestrians and cyclists from the transit hub at the rail station to the town centre.



## Heritage at risk

Public engagement conducted in 2019 and 2021 continues to reveal widespread support for the retention of the building in public ownership, and for reuse as a cultural hub delivering direct community benefit through access to resources and associated activities.

#235/250

5.1b Bids should demonstrate the quality assurance of data analysis and evidence for explaining the scale and significance of local problems and issues. Please demonstrate how any data, surveys and evidence is robust, up to date and unbiased. (Limit 500 words)

We recognise that looking merely at overall economic growth will not help us advance our commitment to Inclusive Growth or the Green Economy; these are both priorities for us. The proposal is an opportunity to design in these considerations from the ground up and at every stage; our Equality Impact Assessment process which integrates Socio-Economic with equalities, Human Rights and health is a central strength of our approach. As noted in the Equalities section we have an integrated approach to consideration and planning to ensure we obtain the maximum effect from work, with for example Inclusive Growth being a focus of our Community Planning 'Flourishing' Deliver and Improvement Group, which brings a wide range of partners together, including Scottish Enterprise, the DWP, Chamber of Commerce and Skills Development Scotland as well as Council services.

### **Socioeconomic Issues**

The socioeconomic analysis is based primarily on the most current national statistics and figures published by the Scottish Government, including industry turnover and worker productivity statistics and estimates of residential households within the town centre.

Stakeholder/community consultation was undertaken by the Council. Online engagement was supported by three drop-in session across a range of venues in Dumbarton at different times of day to ensure accessibility. At these sessions, visitors were able to discuss directly with Council officers from Communications, Culture, Communities, & Facilities; Arts & Heritage; Assets; Economic Development; as well as Librarians, and Architects.

Data regarding local conditions has been obtained through Local Authority sources, including:

- Dumbarton Town Centre and Waterfront revised urban strategy
- West Dunbartonshire Council's Local Housing Strategy
- Local Development Plan 2

### **Viability and Gross Development Value**

The Council commissioned independent valuations of the proposed development in June 2021 from Avison Young, experienced commercial real estate advisors with extensive local and national market knowledge.

Architects Anderson Bell Christie developed a site plan which respects the built environment of the town centre while ensuring scheme viability. The project design recognises the need for attractive and affordable town centre homes to support enhanced placemaking and cohesion.

Affordable rents in the development are anticipated to average £450 per month, or £5,400 per annum. This is 80% of the median residential rental in West



Dunbartonshire.

Commercial property rental rates and yields were obtained through CoStar Properties © data services by analysing metrics on the existing stock of floorspace in June 2021.

#386/500

5.1c Please demonstrate that data and evidence chosen is appropriate to the area of influence of the interventions. (Limit 250 words)

Data and evidence specific to the site or Dunbarton has been used in the first instance. Where information is not available with this level of specificity, local authority level data has been used. A range of socioeconomic metrics have been obtained from the Economist Intelligence Unit within Glasgow City Council at the West Dunbartonshire spatial level.

2011 Datazone IZ12-05 has been used to estimate the number of residential properties in the area surrounding the development site. This area is bounded on 3 of 4 sides by natural and artificial barriers such as the River Leven and the railway line. These features serve as boundaries to the town centre area and have been adopted as the limit of the project's direct area of influence.

A 0.25-mile radius around the Artizan Centre has been used to capture the commercial floorspace around the development site. This captures the town centre area in which the project site sits and is proportionate to the size of the urban environment and likely area of impact for the project.

Industry turnover and worker productivity (GVA/head) values sourced from Scottish Annual Business Statistics at the West Dunbartonshire level.

Values have been updated to 2021 prices using GDP Deflator Forecast Estimates produced by the Office for National Statistics.

#186/250

## 5.2 Effectiveness of proposal in addressing problems

5.2a Please provide analysis and evidence to demonstrate how the proposal will address existing or anticipated future problems. Quantifiable impacts should usually be forecasted using a suitable model. (Limit 500 words)

The proposal will address existing and future problems by:

- Redeveloping the Artizan Centre site to enable delivery of 105 total residential units, all of which will be affordable homes. These will substantially increase the amount of residential space in the town centre, particularly the addition of a significant portion of affordable homes. The delivery of 105 affordable units represents 14% of the need identified in the Housing Strategy. The new

residential units will help to address town centre depopulation and boost footfall.

- Enable the delivery of a new 4,750m<sup>2</sup> Civic Centre as part of the redevelopment in central location. While future occupation of the site has yet to be determined, proposals may include civic spaces to support health related facilities, a Police Scotland presence, expanded cultural and heritage uses and other still to be determined. The central location and connections to the active travel infrastructure will increase accessibility to key services for residents, including those travelling by rail or via walking or cycling.
- Delivering a library/museum facility to support community and cultural heritage within the presently vacant Glencairn House. To support the community functions envisioned for such a use at Glencairn House, a large extension will be built to the rear of the building over four floors. This extension will create an additional 13 rooms amounting to around 411m<sup>2</sup> of additional useable space, plus service areas and circulation space. The total floorspace in the reconfigured Glencairn House will be 746m<sup>2</sup>.
- Improving the Railway to Rock link at the stretch between the rail station and the high street by enhancing the wayfinding and re-routing the existing segment of the national cycle network path with improve permeability and facilitate the flow of pedestrians and cyclists from the rail station to the high street retail and leisure offer, and encourage onward active travel to Dumbarton Rock and Castle via the new River Leven Waterfront Path
- Enhancing the quality of place and connections within town centre will bring a new vibrancy to the town centre. The current configuration of the town centre lacks cohesion and the retail and leisure offer is not well integrated with other town centre uses The redevelopment of the Artizan centre offers the opportunity to address the lack of cohesion and, together with the Connecting Dumbarton and other town centre proposals, create a better functioning and accessible town centre. The Connecting Dumbarton proposal includes:
  - Re-routing 230 metres of the NCN route between Banked Road and St Mary's Way/Risk Street
  - 2780m<sup>2</sup> of enhanced streetscape on College Street
  - 310m<sup>2</sup> of enhanced streetscape at Station Underpass
  - 2315m<sup>2</sup> of enhanced streetscape at Station Road
- Prior to the pandemic approximately 2,000 people passed through Dumbarton Central Station every day. Back in 2019 consultations it was suggested that if people were better directed to the town centre when they come out of the station (and vice versa) and, had a more inviting route to use, this could have a positive impact on the vitality of Dumbarton and support its overall regeneration.

496/500



5.2b Please describe the robustness of the forecast assumptions, methodology and model outputs. Key factors to be covered include the quality of the analysis or model (in terms of its accuracy and functionality) (Limit 500 words)

### Floorspace delivered

The floorspace outputs are based on detailed accommodation schedules for the Artizan Centre and Glencairn House elements. The design plans detail the following outputs:

#### Artizan Centre

- Residential units (enabled) – 105 (100% affordable)
- Civic Building (enabled) – 4,750 m<sup>2</sup>
- Retail – 730 m<sup>2</sup>
- Residential parking spaces - 37

#### Glencairn House

- Museum/library – 746 m<sup>2</sup>

### Affordable housing rents

The assessment of affordable housing is based on the average (median) private sector rent statistics in West Dunbartonshire compiled by the Scottish Government. The statistics provide median market rental rates for 1- to 4-bedroom residences, as shown in the table below.

Local Authority	Select Sizes:	Select Distributional Measure (£ monthly):	2016	2017	2018	2019	2020
			WDC	1 Bed Properties	Median	395	400
WDC	2 Bed Properties	Median	475	488	495	495	495
WDC	3 Bed Properties	Median	563	595	575	595	600
WDC	4 Bed Properties	Median	873	850	1,100	1,148	973
WDC	1 Bed Shared	Median	305	325	300	350	350
<b>WDC</b>	<b>All</b>	<b>Median</b>	<b>522</b>	<b>532</b>	<b>573</b>	<b>597</b>	<b>563</b>

The overall median rental rate figure has then adjusted at 80% of market value to determine the maximum rental rate possible for affordable accommodation<sup>11</sup>. Using MHCLG's methodology<sup>12</sup> to calculate distributional impacts this is equivalent to an estimated £126,900 per annum across all households.

219/500

## 5.3 Economic costs of proposal

<sup>11</sup> 2010 Spending Review. UK Government

<sup>12</sup> MHCLG (2016). Appraisal Guide.

5.3a Please explain the economic costs of the bid. Costs should be consistent with the costs in the financial case, but adjusted for the economic case. This should include but not be limited to providing evidence of costs having been adjusted to an appropriate base year and that inflation has been included or taken into account. In addition, please provide detail that cost risks and uncertainty have been considered and adequately quantified. Optimism bias must also be included in the cost estimates in the economic case. (Limit 500 words)

### **Overview**

The baseline ask from LUF is £19.9 million. The following figures detail the impacts of the application of inflation, optimism bias, and discounting based on the spending profile with reference to the delivery programme.

Optimism Bias (OB) has been set at 30% as the project is in the early stages of development and robust, tendered price estimates for the works packages have not been obtained. The 30% figure is in accordance with guidance described in HM Treasury Green Book.

### **Cost breakdown**

The total discounted LUF request is £19.2 million, inclusive of inflation and Optimism Bias.

The total discounted public sector co-funding is £2.1 million inclusive of inflation and OB.

Therefore, the total discounted cost of the works programme is £21.3 million inclusive of inflation and OB.

### **Discounting**

Capital costs have been phased from 2021 to 2024 with reference to the delivery programme. These costs are discounted to the base year of 2021 at a rate of 3.5% per annum as recommended by HM Treasury Green Book.

### **Inflation**

Inflation has been applied to all capital costs. This uses the Consumer Price Index (CPI) forecasts published by the Office for Budget Responsibility in their Economic and Fiscal Outlook (March 2021). These estimates suggest that inflation will rise steadily from 1.2% in 2021 to the Bank of England target rate of 2% by 2025.

This suggests that the undiscounted capital costs of £22.1 million (inclusive of all co-funding) will rise by £0.25 million to £22.3 million over the buildout period. Discounted to 2021 the inflation cost equals £0.24 million in present value terms.

### **Cost risks and uncertainty**

Total project costs have been estimated to a moderate degree of certainty. Cost estimates have been provided for the works elements, however these are not tendered prices and therefore are not robust at this early stage. More recently there have been concerns regarding the supply of raw materials and semi-finished building materials that may impact on the budget and project delivery phases, this will require to be suitably risk managed.

To account for cost risk and uncertainty the economic costs include Optimism Bias (OB) at 30% of all capital costs, including inflation. West Dunbartonshire Council will manage optimism bias downward as the progress progresses and more detailed assessment of the costs is possible.

378/500

## 5.4 Analysis of monetised costs and benefits

5.4a Please describe how the economic benefits have been estimated. These must be categorised according to different impact. Depending on the nature of intervention, there could be land value uplift, air quality benefits, reduce journey times, support economic growth, support employment, or reduce carbon emissions. (Limit 750 words)

### **Direct Land Value Uplift**

Land Value Uplift (LVU) is the difference between new use value and previous use value.

A residual valuation model has calculated the value of land in its new use. Residual land valuation is calculated by subtracting the costs a developer will incur from the estimated maximum revenue that could be obtained from the land, referred to as Gross Development Value (GDV).

The GDV of project deliverables has been estimated using local market data sourced from Scottish Government statistics and CoStar Properties ©.

The development costs, fees, and profit associated with new development have been modelled using the set of assumptions in the accompanying guidance to MHCLG's Land Value Estimates for Policy Appraisal<sup>13</sup>.

The existing use values of the Artizan Centre has been assumed at £1.99 million, which equates to the estimated purchase price<sup>14</sup>.

Both new and existing land values are assumed to appreciate at 5% per annum as detailed in MHCLG guidance<sup>15</sup>. Benefits are realised in the anticipated opening year

<sup>13</sup> MHCLG (2018). *Land Value Estimates for Policy Appraisal*. p.8. Commercial assumptions were provided to Stantec by the VOA

<sup>14</sup> Artizan Centre Marketing Brochure. Savills 2020.

of a given development and are discounted to the base year and adjusted for displacement.

Investment in West Dunbartonshire Council's LUF project is anticipated to deliver £16.1 million in present value direct LVU.

### **Wider Land Value Uplift**

Wider LVU is the indirect impact on land values produced by a nearby investment. It can occur around regeneration projects as these may stimulate economic activity nearby or increase the desirability of the location and thus increase the demand for property.

A survey of residential properties within the 2011 datazone IZ12 – 05 identified circa 625 residential units with an estimated value of £119.3 million. We have modelled residential properties as appreciating by 1.5% per annum for 5 years following the completion of the proposed development. In a recent literature review, MHCLG has stated that this represents “a reasonable ceiling figure” for wider LVU<sup>16</sup>. The net present value of wider LVU on residential properties is estimated to be £7.4 million.

A survey of commercial properties within 0.25 miles of the site identified circa 41,000 m<sup>2</sup> of floorspace with an estimated value of £57.9 million. We have modelled the commercial floorspace as appreciating by 1.5% per annum for 5 years following the completion of the project. As the proposal will boost the viability and attractiveness of the town centre through enhancing the linkages between the rail station and the retail offer on the high street, and the general improvements made to the town centre, this rate of uplift is deemed proportionate to the interventions. The net present value of wider LVU on commercial floorspace is estimated to be £3.6 million.

Combined, the wider LVU stimulated by the proposal is estimated at £11 million.

### **Labour Supply Impacts**

An estimated 127 gross jobs will be supported by the commercial elements of the development. For employment impacts the BCR only considers the proportion of impacts estimated to be taken up by workforce (re-)entrants.

We have conservatively assumed that 10% of jobs will be taken up by workforce (re-)entrants and monetised these impacts taking into account of the welfare impact of labour market entrants (40%).

Labour supply impacts are anticipated to generate £3.4m in present value benefits over 30 years.

### **Active Travel Benefits**

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<sup>15</sup> *Appraisal Guide*. p.62.

<sup>16</sup> See: Bhabra, J. 2020. *Wider Land Value Uplift*

Active travel benefits have been estimated using Transport Scotland's Active Mode Appraisal Toolkit (AMAT). Surveys of pedestrian and cycle use from West Dunbartonshire Council provided the baseline. Previous work with active travel infrastructure, including the Greenways Pilot Assessment, suggest that a 10% increase in usage is achievable with high-quality improvements to the infrastructure. These usage figures and estimates, along with the quantum of active travel infrastructure provided, are then fed into the AMAT model to calculate the benefits, estimated at £0.6m over 30 years.

### **Distributional Impacts**

The proposal will create 105 affordable homes. Each of these units will receive a central government subsidy to meet the difference between market and affordable rents. This represents a transfer from the public sector to occupants. This will have distributional impacts due to the concentration of occupants of affordable homes at the lower end of the income spectrum.

The distributional impact of the project has been quantified by recording the income transfer in each year, multiplied by the number of occupied affordable dwellings and the discount rate. The net present value of the distributional impacts is £1.9 million over 30 years.

747/750

5.4b Please complete Tab A and B on the **appended excel spreadsheet** to demonstrate your:

Tab A - Discounted total costs by funding source (£m)

Tab B – Discounted benefits by category (£m)

## **5.5 Value for money of proposal**

5.5a Please provide a summary of the overall Value for Money of the proposal. This should include reporting of Benefit Cost Ratios. If a Benefit Cost Ratio (BCR) has been estimated there should be a clear explanation of how this is estimated in a methodology note. Benefit Cost Ratios should be calculated in a way that is consistent with [HMT's Green Book](#). For non-transport bids it should be consistent with [MHCLG's appraisal guidance](#). For bids requesting funding for transport projects this should be consistent with [DfT Transport Analysis Guidance](#). (Limit 500 words)

A BCR has been estimated for West Dunbartonshire Council's LUF project. The BCR is calculated by dividing the present value benefits of the project against the present value costs. Please see section 5.4a for an overview of the project benefits and 5.3a for an overview of the project costs.

The table below summarises the Value for Money (VfM) of the proposal, comparing the present value benefits against the economic costs.

	Category	Value
<b>Present value benefits</b>		
	Direct land value uplift	8.7
	Wider land value uplift	11.0
	Labour supply impacts	9.5
	Active travel impacts	0.6
	Distributional impacts	2.1
<b>A</b>	<b>Total benefits</b>	<b>31.8</b>
<b>Present value costs</b>		
	LUF request (including optimism bias)	19.2
<b>B</b>	<b>Total LUF cost</b>	<b>19.2</b>
C	Co-funding local authority cost (including optimism bias)	2.1
	Total co-funding cost	<b>2.1</b>
<b>D</b>	<b>Total public sector cost</b>	<b>21.3</b>
<b>E</b>	<b>Private sector cost</b>	-
<b>Value for money</b>		
<b>(A - E) / B</b>	<b>BCR on Levelling Up Fund grant</b>	<b>1.7</b>
<b>(A - E) / D</b>	<b>BCR on all public sector costs</b>	<b>1.5</b>

When compared against the LUF costs, the project will deliver good value for money with a BCR of 1.7, indicating £1.70 of benefits are anticipated for £1.00 of LUF investment

When compared against all public sector costs, the project will deliver good value for money with a BCR of 1.5, indicating £1.50 in benefits are anticipated for each £1.00 of public sector investment.

228/500

5.5b Please describe what other non-monetised impacts the bid will have, and provide a summary of how these have been assessed. (Limit 250 words)

As described in previous sections, the project proposal will deliver a range of benefits which are difficult to quantify in monetary terms. These include:

- Enhanced placemaking – the proposed designs for the redeveloped Artizan Centre will reconfigure the town centre and improve the connection between the rail station to the high street and the waterfront and Rock and Castle by improving navigability and wayfinding
- Improve sustainable day tourism and increase number of visitors to Dumbarton with an improved destination offer that legibly connects the rail station with a revitalised town centre and Glencairn House, and onward to Dumbarton Rock and Castle
- Preservation of heritage assets and provision of community space – Public consultation has identified desire within the community for increased provision of community space. Transforming Glencairn House from a vacant and unused building in the city centre to a museum and library facility will create a

high-quality public asset for community use and to safeguard and showcase local heritage.

- Improved services for local communities through more accessible, central public services and facilities

171/250

5.5c Please provide a summary assessment of risks and uncertainties that could affect the overall Value for Money of the bid. (Limit 250 words)

Land value uplift methodology relies heavily on market prices. The private benefits generation by the scheme are dependent upon housing sale prices and non-residential rental rates. These factors do not influence other project outputs such as new employment opportunities, environmental improvements, placemaking, or the new housing, employment or leisure spaces themselves.

The primary risks to the value for money of the project would be economic downturn, or over-estimation of housing values or non-residential rental rates. The table below shows the impacts of reductions to housing values or non-residential rental rates on the project BCR.

Assumption	BCR (all public sector costs)
<b>House values</b>	
20% reduction	1.4
15% reduction	1.4
10% reduction	1.4
5% reduction	1.5
Base case (£160,000)	1.5
<b>Non-residential rental rates</b>	
20% reduction	1.4
15% reduction	1.4
10% reduction	1.4
5% reduction	1.5
Base case (£15/sqft)	1.5

Wider LVU also represents a substantial portion of total benefits. These impacts are subject to the same risks stated above. The table below details the impact on the project BCR for different rates of land value uplift

Assumption	BCR (all public sector costs)
<b>Wider land value uplift rate</b>	
0.5%; lowest assumption	1.1
1.0%; low assumption	1.3
1.5%; base case	1.5
2.0%; high assumption	1.6
2.5%; highest assumption	1.8

As shown by the sensitivity testing, the project is robust to moderate changes in the variables driving the economic appraisal. The project will retain a BCR above 1.0, indicating positive value for money, even with 20% reductions to housing values or commercial rental rates.

249/250



5.5d For transport bids, we would expect the [Appraisal Summary Table](#), to be completed to enable a full range of transport impacts to be considered. Other material supporting the assessment of the scheme described in this section should be appended to your bid.

## PART 6 DELIVERABILITY

### 6.1 Financial

See technical note Table 1 for further guidance.

6.1a Please summarise below your financial ask of the LUF, and what if any local and third party contributions have been secured (please note that a minimum local (public or private sector) contribution of 10% of the bid costs is encouraged). Please also note that a contribution will be expected from private sector stakeholders, such as developers, if they stand to benefit from a specific bid (Limit 250 words)

The table below summaries the financial ask from LUF and the public sector co-funding.

Item	Category	Cost	LUF	Public Sector
Glencairn House Redevelopment	Cultural	£8,450,000	£7,450,000	£1,000,000
Connecting Dumbarton	Transport	£3,250,000	£2,050,000	£1,200,000
Artizan Purchase, Part Demolition & Site Preparation	Regeneration and town centre	£10,400,000	£10,400,000	-
LUF Programme Management	Management	£500,000	£500,000	-
<b>Total costs</b>		<b>£22,100,000</b>	<b>£19,900,000</b>	<b>£2,200,000</b>

The total cost of the LUF programme of works for Dumbarton is estimated at £22.1M.

£2.2M is secured from Council and to be secured from Sustrans. Glencairn House has an approved £1M from the Regeneration Fund, as approved at Council IRED committee on 21 August 2019, and the balance of £1.2M is secured through work with Sustrans leaving £19.9M to be requested from LUF.

The programme is comprised of the following costs, with an optimism bias of 30% added across all three projects, which is an appropriate contingency for regeneration and development projects at this early stage of development. Further development costs to deliver the project components are included in the cost estimates, including LUF Programme Management costs (see 6.3).

#179/250

6.1b Please also complete Tabs C and D in the **appended excel spreadsheet**, setting out details of the costs and spend profile at the project and bid level in the format requested within the excel sheet. The funding detail should be as accurate as possible as it will form the basis for funding agreements. Please note that we would expect all funding provided from the Fund to be spent by 31 March 2024, and, exceptionally, into 2024-25 for larger schemes.

<p>6.1c Please confirm if the bid will be part funded through other third-party funding (public or private sector). If so, please include evidence (i.e. letters, contractual commitments) to show how any third-party contributions are being secured, the level of commitment and when they will become available. The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Where relevant, bidders should provide evidence in the form of an attached letter from an <u>independent</u> valuer to verify the true market value of the land.</p>	<p><input checked="" type="checkbox"/> Yes</p> <p><input type="checkbox"/> No</p>
<p>6.1d Please explain what if any funding gaps there are, or what further work needs to be done to secure third party funding contributions. (Limit 250 words)</p>	
<p>West Dunbartonshire Council Members approved the proposed bid for Dumbarton Town Regeneration for LUF at IRED Committee on 10<sup>th</sup> June 2021. In doing so, the Council committed £1 million of funding, with the remaining £1.2million of funding anticipated to be secured from Sustrans to meet the funding gap. Additional grant funding will also be sought where appropriate to supplement this contribution and to continue to strengthen proposals and increase potential outcomes through additional activities.</p> <p>This underwriting ensures that there are no funding gaps in proposals.</p> <p>It is expected that residential development the Artizan Centre will be privately funded through major housebuilders and Registered Social Landlords in the area. Once funding is confirmed, the Council will seek a development partner for the site.</p> <p>#122/250</p>	
<p>6.1e Please list any other funding applications you have made for this scheme or variants thereof and the outcome of these applications, including any reasons for rejection. (Limit 250 words)</p>	
<p>£1.2M of capital funding is secured through work with Sustrans, see Appendix XX – Sustrans Letter of Support. No other funding applications have been made for this scheme or variants thereof.</p> <p>#30/250</p>	

6.1f Please provide information on margins and contingencies that have been allowed for and the rationale behind them. (Limit 250 words)

Optimism bias has been applied to capital costs at a rate of 30%. This figure falls within HM Treasury Green Book Guidance and reflects the early stage of the project's development. Indicative cost estimates have been obtained for the project elements, but these are not independently assessed or tendered values. Therefore, the 30% rate provides a healthy rate for margin and contingency.

As the project proposition is developed further, optimism bias can be refined in proportion to the robustness of the evidence. It is expected that that optimism bias will be managed down to around 10% prior to the award of contracts and commencement of construction activity.

**107/250**

6.1g Please set out below, what the main financial risks are and how they will be mitigated, including how cost overruns will be dealt with and shared between non-UKG funding partners. (you should cross refer to the Risk Register). (Limit 500 words)

In keeping with good practice, a live risk register has been created to identify potential risks, assess their likelihood of occurrence, their impact on the project were they to occur, identify appropriate mitigation/control actions and then assess the likelihood of occurrence and impact within mitigation in place. Risk will be allocated among delivery partners in accordance with which organisation is best placed to manage each particular risk.

The main financial risks to the project are:

Risk Ref	Risk Description	Mitigation
4_Fin	Funding bid from LUF unsuccessful	Development of robust funding application and assembly of experience delivery team
13_Fin	Programme costs increase causing budget overrun, requiring extra funding to be obtained which could delay project delivery	Obtain robust independent cost estimates for works, informed by detailed site analysis and design plans
16_Fin	Delays in LUF funding received, resulting in changes to programme spend and failure to meet milestones/gateway checks as set out in the Fund's spending guidance	Establish a programme delivery team to undertake careful project management and develop a delivery plan with flexibility to absorb potential funding delay
1_Fin	Inflation above forecast rates resulting in increased project cost	Application of inflation to cost estimates and period review of BoE guidance to ensure inflation is appropriately benchmarked

9_Con	Creep in project scope or changes to agreed designs, resulting in additional works, costs or time delays	Maintain clear management structure and establish clear contractual arrangements to monitor and review project progress and delivery against established programme. Adhere to good reporting practices for monitoring and auditing
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Please see the Risk Register attached at Appendix 2 for full list of risks and proposed mitigation measures identified at this stage.

275/500

## 6.2 Commercial

See technical note Section 4 and Table 1 for further guidance.

6.2a Please summarise your commercial structure, risk allocation and procurement strategy which sets out the rationale for the strategy selected and other options considered and discounted. The procurement route should also be set out with an explanation as to why it is appropriate for a bid of the scale and nature submitted.

Please note - all procurements must be made in accordance with all relevant legal requirements. Applicants must describe their approach to ensuring full compliance in order to discharge their legal duties. (Limit 500 words)

WDC is responsible for delivering the infrastructure detailed in the project description. The success of the project is dependent on the effective delivery of this infrastructure and the follow-on commercial elements (commercial and industrial buildings) that will subsequently drive the project benefits.

WDC will developed a Sourcing Strategy for this project in conjunction with Council's Corporate Procurement Unit (CPU) which is consistent with the Council's Procurement Policy.

The Sourcing Strategy will address procurement of the core infrastructure requirements such as demolition & site profiling (Artizan Centre), site redevelopment (Glencairn House) active travel infrastructure works, as well as ancillary works and services.

Currently the approach is envisaged as follows:

- construction of all project elements will be procured and managed by WDC. The works comprising this project will be separated into distinct works contracts, in recognition of the different specialisms and complexity requirements of each element.
- the works will be divided into several packages including those for Glencairn House, Artizan Centre part-demolition and site profiling and Connecting Dumbarton works. The projects will be delivered in the period from 2021 to

2024. The Artizan site available for development thereafter.

- the best procurement route to the market for the main construction contract for each project will be identified and agreed within the contract strategy but will include as a minimum consideration around Client design (utilising external specialist designers) and potentially a separate 'Construct Only' Works construction contract or contracts;
- the construction contract(s) are likely to be over the OJEU threshold in terms of the Public Contracts (Scotland) Regulations and will required to be advertised in line with relevant rules and regulations.
- industry standard terms and conditions will be explored and agreed within the contract strategy, with suitable Client amendments to reflect appropriate risk positions,
- contracts will be evaluated based on the Most Economical Advantageous Tender;
- the award criteria are set out in the contract strategy;
- the minimum weighting attributed to community benefits and fair working practices will follow the Councils Procurement Policy and Community Benefits Strategy; and
- the projects will be delivered and managed by a dedicated LUF Programme Manager. All contract opportunities will be advertised via the on the Public Contracts Scotland website.

WDC will seek a development partner prior to the part-demolition and site profiling of the Artizan Centre. WDC will agree Heads of Terms with a Preferred Developer. Based on their expertise, WDC will request that the Developer is responsible for demolition and site profiling, rather than the Council tendering a separate contract for the works. As part of these negotiations a redevelopment contract with full risk transfer and responsibility for securing tenants will also be negotiated.

Once Heads of Terms have been agreed, a Development Agreement will be drafted for signature between WDC and the Developer. It is essential that WDC is able to demonstrate Value for Money from this approach and complete transparency of all costs will be required to be enshrined within the Agreement.

#495/500

### 6.3 Management

See technical note Section 4 and Table 1 for further guidance

Delivery Plan: Places are asked to submit a delivery plan which demonstrates:

- Clear milestones, key dependencies and interfaces, resource requirements, task durations and contingency.
- An understanding of the roles and responsibilities, skills, capability, or capacity needed.
- Arrangements for managing any delivery partners and the plan for benefits realisation.
- Engagement of developers/ occupiers (where needed)
- The strategy for managing stakeholders and considering their interests and influences.

- Confirmation of any powers or consents needed, and statutory approvals eg Planning permission and details of information of ownership or agreements of land/ assets needed to deliver the bid with evidence
- Please also list any powers / consents etc needed/ obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them.

6.3a Please summarise the delivery plan, with reference to the above (Limit 500 words)

A Programme Manager post will be created and funded by the LUF Programme. The Programme Manager will have oversight of the programme and will co-ordinate activities in relation to monitoring and management of the programme's projects including financial and legal implications with support from in-house staff, and follow the standard West Dunbartonshire Council project management process. Where specialist expertise is required, this will be sought externally and funded from the LUF programme management cost.

They will report to the Planning and Economic Development Manager with regard to the LUF. Progress will be reported every three months to Corporate Management Team and IRED. This will provide an overview of the Programme's overall lifetime objectives and spend profile along with quarterly updates on annual profiled spend, outputs and outcomes prepared by the Programme Manager. Prior to projects being contracted to the Programme, appraisal will be undertaken by the Programme Manager against strategic and financial objectives of the Programme, and approval sought from Committee and/or the Planning and Economic Development Portfolio Holder.

The collective team of Council Members and officers, landowners, developers, consultants and external stakeholders will ensure a strong partnership between the mix of public and private sector bodies needed to deliver the LUF projects and provide the degree of oversight needed to satisfy the statutory requirements of the Council as accountable body.

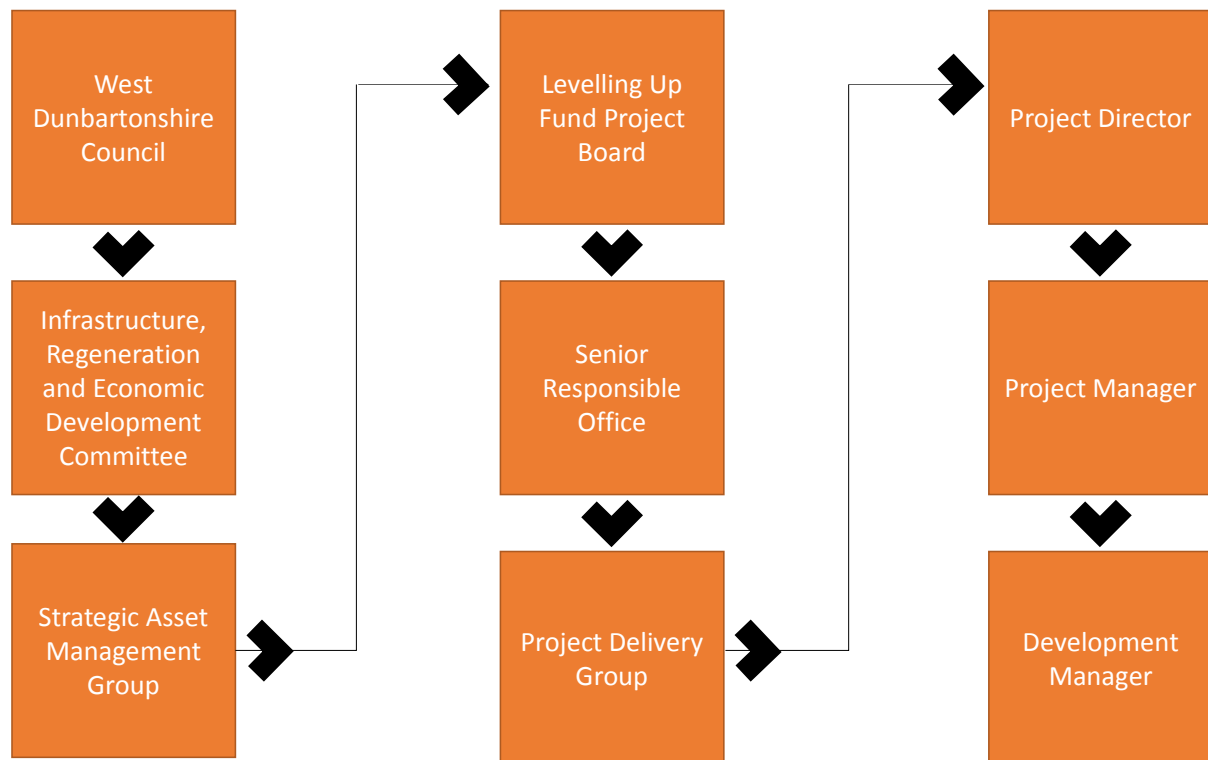
Identified Project Leads will be responsible for delivering aspects of individual projects and accountable to the LUF Programme Manager. Project spend will be subject to authorisation by the Chief Officer – Regulatory & Regeneration or delegation thereof. The Programme Manager will comply with the Council's financial rules and regulations and where appropriate procurement requirements/subsidy control. Contracts will also outline funding spend profiles, match funding, as well as outputs and outcomes the project is required to deliver.

The Programme Manager will monthly Programme Delivery Team meetings, audit meetings and the submission of annual claims to the UK Government, evidencing all monies defrayed for audit trail purposes. To mitigate risks associated with spend under-performance, WDC will commit where possible to safeguarding the delivery of a successful programme.

The arranged Governance Structure will ensure the co-ordination of LUF projects with interventions that are coming forward via other funding streams (e.g. CRF). This



will identify and ensure that the appropriate resources are deployed to enable each LUF project to come forward in accordance with the latest agreed version of the Project Plan. To maximise efficiency and minimise costs and complexity, the governance arrangements for the LUF scheme will draw upon the Council's existing structures, policies and procedures. The diagram below maps out the hierarchy of reporting and responsibility



424/500

6.3b Has a delivery plan been appended to your bid?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
6.3c Can you demonstrate ability to begin delivery on the ground in 2021-22?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

6.3e Risk Management: Places are asked to set out a detailed risk assessment which sets out (word limit 500 words not including the risk register):

- the barriers and level of risk to the delivery of your bid
- appropriate and effective arrangements for managing and mitigating these risk
- a clear understanding on roles / responsibilities for risk

The LUF Programme Manager (PM) will be responsible for risk management and will review the effectiveness of the risk management strategy during the programme.

A live risk register will record potential risks which could impact on the successful delivery of individual projects on time and on budget. The risk register will be regularly reviewed, updated and re-issued through the agreed channels of communication. All risks will be allocated a risk owner. All Project Leads will be aware of all the scheduled risks and should notify the PM as soon as possible if anything (not already identified) is likely to affect either the project cost or programme. All parties have a shared responsibility to help mitigate risks by means of good planning, co-ordination, communication and co-operation. Identified risks will be assessed to understand and quantify the chance of the risk occurring and its potential impact on project delivery. The risk will be reviewed against its likelihood and the resultant impact.

A Red (high) Amber (medium) Green (low) system will be implemented to ensure clarity on risk status. All risks will be regularly monitored and scored on their impact and probability. The revised priority of risks can then be acted on appropriately. The Council will retain risks which are not transferred or avoided, although these may be shared or reduced with the Preferred Developer for the Artizan Centre.

If the construction/study programme of individual projects falls into significant delay, the PM will update the Chief Officer – Regulatory & Regeneration and wider CMT if required. Remedial measures and associated timescales for redressing the delay will be outlined. Where a change is required, the PM (working with Project Leads) is to provide an initial cost to establish the viability based on the information available to Chief Officer. Although cost over-runs associated with projects led by external partners will be the responsibility of that partner e.g. the Preferred Developer or contractors. However, WDC will want to ensure that it is supported where possible. If the change is approved in principle, the design will be developed, and the PM will provide a final cost and details of any implications to the programme.

A standard WDC change request form will be used. The form will be sent to the Chief Officer or CMT if required, with the appropriate support outlined. The PM will not act upon any change request associated with the LUF funding until the Programme Manager has issued instruction. The PM will maintain a change log, detailing all requests for change and their status. This log will be issued to the client as part of the monthly report pack. At the project outset, the Programme Manager will agree with Chief Officer and the s.151 Officer a change value limit above which they are authorised to sign off.

The PM will negotiate with senior stakeholders to broker solutions to project issues. They will decide how responsibility for Project Assurance will be met, for instance by delegation to a suitably skilled individual(s) across the Council.

#498/500

6.3f Has a risk register been appended to your bid?	<input checked="" type="checkbox"/> Yes
	<input type="checkbox"/> No

6.3g Please evidence your track record and past experience of delivering schemes of a similar scale and type (Limit 250 words)

West Dunbartonshire Council has extensive experience delivering large scale infrastructure and regeneration projects, including:

- **Former Exxon site** – part of the Glasgow City Region City Deal, this ongoing £34.05M project will transform a former ExxonMobil site into a mixed-use development including storage, distribution, industrial, business and office space. The project will include creation of a new link road, upgrades to the A814, a new junction on the A82, a new under bridge of the Glasgow-Dumbarton railway, and enhanced routing of the NCN 7. This project demonstrates WDC's ability to manage large, complex projects on brownfield former industrial sites.
- **Queens Quay** – An extensive, £60M+ [masterplanned regeneration programme](#) delivering housing, care home, health centre and an innovative Council-led District Heating Network (£20.5M) on the site of a former shipyard in Clydebank. Being developed via a joint venture agreement between private landowner, CRL Ltd, and WDC, significant private investment has been levered in to Queens Quay as a result of early public funded interventions.
- **Town Centre Regeneration**– In each of our three town centres, Council-led placemaking and regeneration projects have been successfully implemented including a range of building, public realm and connectivity programmes with funding secured from multiple sources. Includes the award winning £12M restoration and repurposing of listed 16 Church Street in Dumbarton in 2018.
- **Schools/Public Buildings** – WDC has successfully delivered several school campuses and many other public buildings.

6.3h Assurance: We will require Chief Financial Officer confirmation that adequate assurance systems are in place.

For larger transport projects (between £20m - £50m) please provide evidence of an integrated assurance and approval plan. This should include details around planned health checks or gateway reviews. (Limit 250 words)

WDC has established internal governance arrangements for the management of the LUF Programme (see 6.3). A LUF Programme Manager will be employed, with the authority to develop the projects, including but not limited to managing stakeholders and procuring works for approval prior to submission authorisation by the Chief Officer. The Programme Manager provides a mechanism for regular progress updates and dialogue on all of the LUF elements between responsible officers and Elected Members. As set out in 6.3, they will be responsible for reporting to CMT on a regular basis and Council if required.

#94/250

## 6.4 Monitoring and Evaluation

*See technical note Section 4 and Table 1 for further guidance.*

6.4a Monitoring and Evaluation Plan: Please set out proportionate plans for M&E which should include (1000 word limit):

- Bid level M&E objectives and research questions
- Outline of bid level M&E approach
- Overview of key metrics for M&E (covering inputs, outputs, outcomes and impacts), informed by bid objectives and Theory of Change. Please complete Tabs E and F on the **appended excel spreadsheet**
- Resourcing and governance arrangements for bid level M&E

WDC is fully aware of the need to demonstrate Best Value and progress towards 'levelling up'. Building on the experience of City Deal and Strathleven Regeneration CIC (which has maintained annual monitoring of progress in project delivery and its economic effects at Lomondgate since 2009), the Council has developed an M&E framework to ensure compliance with LUF requirements for performance management and has made allowance for its cost within the Programme Management Costs.

The following proposal targets will be met upon practical completion:

- 13,010m<sup>2</sup> of the Artizan Centre demolished and platformed for development;
- 335m<sup>2</sup> of redeveloped space in Glencairn House created
- 411m<sup>2</sup> of new space in Glencairn House created; and
- 0.23km of new active travel infrastructure and 5,405m<sup>2</sup> of streetscape created.

Direct M&E of Artizan Centre benefits will be monitored through the aforementioned Developer Agreement. The Preferred Developer will be required to provide monthly updates to the Council's Planning & Economic Development team on progress. This will include but is not limited to:

- Number of homes constructed and occupied;
- Development of the Civic Centre;
- Number of retail units developed and occupied;
- Number of construction jobs supported;
- Various community benefits agreed in line with the Councils Community Benefits Strategy.

Direct M&E of redeveloping Glencairn House will take place through the separate streams of the Council's Library Team. Whilst they have their own statutory and internal reporting methods to fulfil, the Team will be required to feed into the LUF M&E. This will require more substantive research questions to be in place in order for the Council to assess whether the project is operating as envisioned. This may include:

- Is town centre footfall increasing as a result of the investment?
- Is the facility providing routes to new employment opportunities for local residents?
- Is the facility providing new job opportunities for vulnerable residents or groups?
- Is the facility providing greater access to library services?
- How many businesses is the facility supporting?
- How regularly are the community facilities being used?
- How many groups are booking the community facilities?
- Are the community facilities being overly used by one group, and is the wider community able to get the access it needs?

Direct M&E of Connecting Dumbarton infrastructure will be supported by WDC's Transport Teams and Sustrans, via monitoring the NCN route usage.

Quarterly progress reporting on project development and delivery will be provided to CMT. Benefit realisation updates will also be provided on a quarterly basis to adhere with the requirements, using methodology set out in the recent guidance issues by MHCLG.

The PM will have responsibility for creation and implementation of a Benefits Realisation Strategy to ensure the delivery of the project outcomes for economic development and regeneration. This will utilise the KPIs listed in Tables E & F of Appendix 3. Each KPI will be monitored quarterly. From award through to March 2024, an annual evaluation of the development and construction process, including an assessment of forecast versus outturn project costs, together with reasons for any variance, will be produced for monitoring and evaluation purposes. Following this, a staged monitoring and evaluation plan will take place at each of the following Gateway points:

- Gateway 1 (2022) – An initial evaluation, approximately one year into the programme will provide an early indication that the project is operating as planned.
- Gateway 2 (2024) – A detailed evaluation, approximately three to four years into the delivery of the entire programme. Analysis will be reported against each of the three project themes: Town Centre & Regeneration, Cultural & Heritage, and Transport. At this stage, we will carry out a more detailed land

value uplift assessment, to understand the interventions effect as outlined in the business case.

- Gateway 3 (2028) – This crucial stage will consider impacts in the context of data gathered over a longer period and provides a more detailed measurement as to what extent the longer-term objectives have been achieved (i.e. footfall, land value uplift, vacancy rates). This longer timeframe also allows consideration of the impacts of wider initiatives, including the local resident and business sentiment.

Measuring benefits realised against Gateway target outputs will demonstrate the robust governance, timely delivery and strong value for money which further grant funding is conditional upon.

**697/1000**

## PART 7 DECLARATIONS

### 7.1 Senior Responsible Owner Declaration

As Senior Responsible Owner for [scheme name] I hereby submit this request for approval to UKG on behalf of [name of organisation] and confirm that I have the necessary authority to do so.

I confirm that [name of organisation] will have all the necessary statutory powers and other relevant consents in place to ensure the planned timescales in the application can be realised.

Name:

Peter Hessett

Signed:



### 7.2 Chief Finance Officer Declaration

As Chief Finance Officer for West Dunbartonshire Council I declare that the scheme cost estimates quoted in this bid are accurate to the best of my knowledge and that West Dunbartonshire:

- has allocated sufficient budget to deliver this scheme on the basis of its proposed funding contribution
- accepts responsibility for meeting any costs over and above the UKG contribution requested, including potential cost overruns and the underwriting of any funding contributions expected from third parties
- accepts responsibility for meeting any ongoing revenue requirements in relation to the scheme
- accepts that no further increase in UKG funding will be considered beyond the maximum contribution requested and that no UKG funding will be provided after 2024-25
- confirm that the authority commits to ensure successful bids will deliver value for money or best value.
- confirms that the authority has the necessary governance / assurance arrangements in place and that all legal and other statutory obligations and consents will be adhered to.

Name: Stephen West

Signed:





### **7.3 Data Protection**

Please note that the The Ministry of Housing, Communities and Local Government (MHCLG) is a data controller for all Levelling Up Fund related personal data collected with the relevant forms submitted to MHCLG, and the control and processing of Personal Data.

The Department, and its contractors where relevant, may process the Personal Data that it collects from you, and use the information provided as part of the application to the Department for funding from the Levelling Up Fund, as well as in accordance with its privacy policies. For the purposes of assessing your bid the Department may need to share your Personal Data with other Government departments and departments in the Devolved Administrations and by submitting this form you are agreeing to your Personal Data being used in this way.

Any information you provide will be kept securely and destroyed within 7 years of the application process completing.

**You can find more information about how the Department deals with your data [here](#).**

**Annex A - Project One Summary** (only required for a package bid)

Project 1	
A1. Project Name	
Artizan purchase, part demolition and site preparation	
A2. Strategic Linkage to bid: Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)	
This project is at the centre of the programme of works focused on regenerating Dumbarton and catalysing the areas 'levelling up'. The combined redevelopment of the Artizan Centre and Glencairn House and connection to the station will provide a powerful symbol of a new future for Dumbarton. The town centre will once again be an important focus for public life and civic activity. The three packages of work represent the spine of Dumbarton Town and these integrated interventions will connect and align the Town from the central train station to the Riverfront.	
A3. Geographical area: Please provide a short description of the area covered by the bid ( <u>in no more than 100 words</u> )	
The interventions proposed are within Dumbarton town centre.	
A4. OS Grid Reference	NS 39584 75309
A5. Postcode	G82 1LQ
A6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)	West Dunbartonshire Council
A7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A8. Project theme Please select the project theme	<input type="checkbox"/> <b>Transport investment</b> <input checked="" type="checkbox"/> <b>Regeneration and town centre investment</b> <input type="checkbox"/> <b>Cultural investment</b>
A9. Value of capital grant being	£10,331,373

requested for this project (£):	
A10. Value of match funding and sources (£):	N/A
<p><b>A11. Value for Money</b></p> <p>This section should set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment (Limit 250 word</p>	
<p>The investment from LUF and public sector co-funding supporting the entire programme of works will result in economic benefits. These benefits have not been disentangled and attributed to each workstream as there are strong linkages and interdependencies between the projects. The overall programme benefits include:</p> <ul style="list-style-type: none"> <li>• Direct land value uplift – £7.6 million</li> <li>• Wider land value uplift – £11.0 million</li> <li>• Labour supply impacts – £9.5 million</li> <li>• Active travel impacts - £0.6 million</li> <li>• Distributional impacts - £2.1 million</li> </ul>	
<p>A12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.</p>	
<p>N/A – an overall programme BCR has been calculated</p>	
A13. Where available, please provide the BCR for this project	A BCR has been calculated for the entire programme of works. The BCR on all public sector investment is 1.5
A14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.	The redevelopment of the Artizan Centre will contribute to placemaking and enhanced public realm by reconfiguring the town centre and supporting the active travel interventions which are another strand of work within this bid
<p><b>A15. Deliverability</b></p> <p>Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.</p>	
<p>Planning Permission for part-demolition of the site will be required. As noted, the</p>	

project is supported by the LDP2.	
<b>A16. The Bid – demonstrating investment or ability to begin delivery on the ground in 2021-22</b>	
As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22	
A17. Does this project includes plans for some LUF expenditure in 2021-22?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A19. Please provide evidence	This is one part of a holistic package of regeneration for Dumbarton town centre. While the project could be delivered in isolation, the combined effects of failing to regenerate the entire area would fall short of enabling transformative change needed to 'level-up' Dumbarton.
A20. Can you demonstrate ability to deliver on the ground in 2021-22.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
A21. Please provide evidence	Purchase of the Artizan is anticipated in Q3/Q4 and commencement of the works will follow
<b>Statutory Powers and Consents</b>	
A22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	N/A
A23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	WDC will seek planning permission for part-demotion.



**Annex B - Project Two description and funding profile** (only required for package bid)

Project 2	
B1. Project Name	Glencairn House
B2. Strategic Linkage to bid:  Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)	
The Glencairn House project forms a part of the strategic town centre regeneration. The combined redevelopment of the Artizan Centre and Glencairn House and connection to the station will provide a powerful symbol of a new future for Dumbarton. The town centre will once again be an important focus for public life and civic activity. The three packages of work represent the spine of Dumbarton Town and these integrated interventions will connect and align the Town from the central train station to the Riverfront.	
B3. Geographical area: Please provide a short description of the area covered by the bid ( <u>in no more than 100 words</u> )	
The project lies within the core of Dumbarton town centre along the High Street.	
B4. OS Grid Reference	NS 39503 75230
B5. Postcode	G82 1LF
B6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)	West Dunbartonshire Council
B7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	
B8. Project theme Please select the project theme	<input type="checkbox"/> <b>Transport investment</b> <input type="checkbox"/> <b>Regeneration and town centre investment</b> <input checked="" type="checkbox"/> <b>Cultural investment</b>
B9. Value of capital grant being requested for this project (£):	£7,425,490
B10. Value of match funding and	£1,000,000

sources (£):	
<b>B11. Value for Money</b>	
<p>This section should set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment</p>	
<p>The investment from LUF and public sector co-funding supporting the entire programme of works will result in economic benefits. These benefits have not been disentangled and attributed to each workstream as there are strong linkages and interdependencies between the projects. The overall programme benefits include:</p> <ul style="list-style-type: none"> <li>• Direct land value uplift – £7.6 million</li> <li>• Wider land value uplift – £11.0 million</li> <li>• Labour supply impacts – £9.5 million</li> <li>• Active travel impacts - £0.6 million</li> <li>• Distributional impacts - £2.1 million</li> </ul>	
<p><b>B12.</b> It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.</p>	
<p>N/A – an overall programme BCR has been calculated.</p>	
<p><b>B13.</b> Where available, please provide the BCR for this project</p>	<p>A BCR has been calculated for the entire programme of works. The BCR on all public sector investment is 1.5</p>
<p><b>B14.</b> Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.</p>	<p>The redevelopment of Glencairn House will create a new public asset which will increase accessibility to services and support the development of community in the town centre</p>
<p><b>B15. Deliverability</b>  Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.</p>	
<p>Planning Permission for part-demolition of the site will be required. As noted, the project is supported by the LDP2.</p>	
<p><b>B16. The Bid – demonstrating investment or ability to begin delivery on the</b></p>	



<b>ground in 2021-22</b>	
As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22	
B17. Does this project includes plans for some LUF expenditure in 2021-22?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B19. Please provide evidence	This is one part of a holistic package of regeneration for Dumbarton town centre. While it can be delivered in isolation, the lack of investment in community facilities proposed would fail to deliver transformative change required to level up Dumbarton.
B20. Can you demonstrate ability to deliver on the ground in 2021-22.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
B21. Please provide evidence	Glencairn House is already under Council ownership and securing LUF funding will enables works to commence
<b>Statutory Powers and Consents</b>	
B22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	N/A
B23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	WDC will seek planning permission for the extension and will secure the necessary Building



**Annex C – Project Three- description and funding profile** (only required for package bid)

Project 3	
C1. Project Name	Connecting Dumbarton
C2. Strategic Linkage to bid:  Please enter a brief explanation of how this project links strategically to the overall bid. (in no more than 100 words)	
Project will be within Dumbarton town centre	
C3. Geographical area: Please provide a short description of the area covered by the bid ( <u>in no more than 100 words</u> )	
The proposed interventions stretch from Dumbarton Central Station down to the High Street	
C4. OS Grid Reference	
C5. Postcode	G82 1LQ
C6. For Counties, Greater London Authority and Combined Authorities/Mayoral Combined Authorities, please provide details of the district council or unitary authority where the bid is located (or predominantly located)	West Dunbartonshire Council
C7. Please append a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	
C8. Project theme Please select the project theme	<input checked="" type="checkbox"/> <b>Transport investment</b> <input type="checkbox"/> <b>Regeneration and town centre investment</b> <input type="checkbox"/> <b>Cultural investment</b>
C9. Value of capital grant being requested for this project (£):	£2,143,137
C10. Value of match funding and sources (£):	£1,200,000
C11. Value for Money	

<p>This section should set out the full range of impacts – both beneficial and adverse – of the project. Where possible, impacts should be described, quantified and also reported in monetary terms. However there may be some impacts where only a qualitative assessment is possible due to limitations in the available analysis. There should be a clear and detailed explanation of how all impacts reported have been identified, considered and analysed. When deciding what are the most significant impacts to consider, bidders should consider what impacts and outcomes the project is intended to achieve, taking into account the strategic case, but should also consider if there are other possible significant positive or negative impacts, to the economy, people, or environment</p>	
<p>The investment from LUF and public sector co-funding supporting the entire programme of works will result in economic benefits. These benefits have not been disentangled and attributed to each workstream as there are strong linkages and interdependencies between the projects. The overall programme benefits include:</p> <ul style="list-style-type: none"> <li>• Direct land value uplift – £7.6 million</li> <li>• Wider land value uplift – £11.0 million</li> <li>• Labour supply impacts – £9.5 million</li> <li>• Active travel impacts - £0.6 million</li> <li>• Distributional impacts - £2.1 million</li> </ul>	
<p>C12. It will be generally expected that an overall Benefit Cost Ratio and Value for Money Assessment will be reported in applications. If this is not possible, then the application should include a clear explanation of why not.</p>	
<p>N/A – an overall programme BCR has been calculated.</p>	
<p>C13. Where available, please provide the BCR for this project</p>	<p>A BCR has been calculated for the entire programme of works. The BCR on all public sector investment is 1.5</p>
<p>C14. Does your proposal deliver strong non-monetised benefits? Please set out what these are and evidence them.</p>	<p>The enhancements to active travel infrastructure will increase placemaking and enhance quality of life</p>
<p><b>C15. Deliverability</b>  Deliverability is one of the key criteria for this Fund and as such any bid should set out any necessary statutory procedures that are needed before it can be constructed.</p>	
<p>The project team have worked closely with Sustrans and the Councils Transport Planning team to ensure that the necessary approvals will be made subject funding and final design sign off.</p>	
<p><b>C16. The Bid – demonstrating investment or ability to begin delivery on the ground in 2021-22</b></p> <p>As stated in the prospectus UKG seeks for the first round of the funding that priority will be given to bids that can demonstrate investment and ability to deliver on the ground in 2021-22</p>	

C17. Does this project includes plans for some LUF expenditure in 2021-22?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C18. Could this project be delivered as a standalone project or do it require to be part of the overall bid?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C19. Please provide evidence	This is one part of a holistic package of regeneration for Dumbarton town centre. Delivering this in isolation would not deliver transformative change or catalyse sustainable economic growth.
C20. Can you demonstrate ability to deliver on the ground in 2021-22.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
C21. Please provide evidence	Project's delivery programme has work on site commencing July 2021 with some initial public realm improvements
<b>Statutory Powers and Consents</b>	
C22. Please list separately each power / consents etc obtained, details of date acquired, challenge period (if applicable) and date of expiry of powers and conditions attached to them. Any key dates should be referenced in your project plan.	<b>N/A</b>
C23. Please list separately any <u>outstanding</u> statutory powers / consents etc, including the timetable for obtaining them.	The project team have worked closely with Sustrans and the Councils Transport Planning team to ensure that the necessary approvals will be made subject funding and final design sign off.

## ANNEX D - Check List Great Britain Local Authorities

Questions	Y/N	Comments
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4.1a Member of Parliament support		
MPs have the option of providing formal written support for one bid which they see as a priority. Have you appended a letter from the MP to support this case?	Y	
	Y/N	Comments
<b>Part 1 Gateway Criteria</b>		
<b>Part 4.2 Stakeholder Engagement and Support</b>		
Where the bidding local authority does not have responsibility for the delivery of projects, have you appended a letter from the responsible authority or body confirming their support?	N/A	
<b>Part 4.3 The Case for Investment</b>		
For Transport Bids: Have you provided an Option Assessment Report (OAR)	N/A	
<b>Part 6.1 Financial</b>		
Have you appended copies of confirmed match funding?	Y	
The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land.  Have you appended a letter to support this case?	Y	
<b>Part 6.3 Management</b>		
Has a delivery plan been appended to your bid?	Y	
Has a letter relating to land acquisition been appended?	No	Commercial discussions underway
Have you attached a copy of your Risk Register?	Y	
<b>Annex A-C - Project description Summary (only required for package bid)</b>		
Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.	Y	

## Annex E Checklist for Northern Ireland Bidding Entities



You have attached two years of audited accounts		
You have provided evidence of the delivery team having experience of delivering two capital projects of similar size and in the last five years		
<b>Part 4.2 Stakeholder Engagement and Support</b>		
For transport bids, have you appended a letter of support from the relevant district council		
<b>Part 6.1 Financial</b>		
Have you appended copies of confirmed match funding		
The UKG may accept the provision of land from third parties as part of the local contribution towards scheme costs. Please provide evidence in the form of a letter from an independent valuer to verify the true market value of the land.		
<b>Part 6.3 Management</b>		
Has a delivery plan been appended to your bid?		
Has a letter relating to land acquisition been appended?		
Have you attached a copy of your Risk Register?		
<b>Annex A-C - Project description Summary (only required for package bid)</b>		
Have you appended a map showing the location (and where applicable the route) of the proposed scheme, existing transport infrastructure and other points of particular interest to the bid e.g. development sites, areas of existing employment, constraints etc.		