Delivering Affordable Housing in West Dunbartonshire

July 2015
# Delivering Affordable Housing in West Dunbartonshire

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Foreword
Councillor David McBride
Convener Housing and Communities Committee

Good quality housing improves the quality of people’s lives and adds to the economic prosperity of local communities. I’m delighted as the Convener of Housing and Communities Committee to introduce this booklet which sets out the ambitious vision for housing in West Dunbartonshire that our Housing team and its housing association partners are working towards.

Together we aim to provide a broad range of high quality, affordable homes in safe and attractive neighbourhoods that meet the needs of our local residents. We are aware that West Dunbartonshire as an area and community has lots to offer and are determined to deliver through our ambitious strategic housing investment planning 1000 new affordable homes within the next ten years.

West Dunbartonshire Council, as strategic housing authority, has the statutory lead role in setting out the investment priorities for the delivery of affordable housing supported within the Scottish Government’s Affordable Housing Support Programme (AHSP).

This booklet shows the new properties that have been delivered since 2013, those currently under construction and the plans for new affordable housing in the area by the Council and its housing association Partners going forward.

Since 2013, and 25 years on from the last new council homes built in the area, West Dunbartonshire Council has invested over £8million in providing 121 new build council homes. This has included over £4million in grant funding from the Scottish Government.

These new properties have provided much needed homes of the right size and type for tenants and those on the waiting list and have improved the quality of our neighbourhoods.

In the same period, our housing association partners have provided 66 new units, investing over £6M and supported by £3.8M grant funding.

Together with our partners we aim to build on these successes to provide more and better new affordable homes which are attractive, energy efficient and meet the needs of people in our communities. In support of this objective, the Council has produced a Design Standard which aims to improve still further the quality of all new housing being supported through the support programme.

Going forward, our plans represent an investment of more than £100m in the West Dunbartonshire community. This investment will help drive economic regeneration and make our communities more attractive and sustainable.

And, we don’t intend to stop there. As well as the projects already completed and on the way, our Housing team is continuing to identify further projects for the future in other areas where there is a need of good quality affordable housing.

David McBride

David McBride
Delivering new affordable housing involves a range of partners including local and national housing associations, a host of contractors and the Scottish Government.

All our partners have shown commitment, determination and enthusiasm to get new projects going and delivered on time in budget, even in the face of sometimes difficult site conditions.

“By working closely with our partner housing associations we are delivering consistently high quality, new and affordable homes for the people of West Dunbartonshire.

By working together we are better able to provide housing that meets the needs of our communities and we plan to continue this success with future projects.”

The range of partners we work with has brought in a wealth of experience and with it a variety of designs and styles. All new affordable housing is built to ‘Housing for Varying Needs’ (HfVN) and ‘Secured by Design’ as minimum standards. HfVN ensures new homes are ‘barrier free’ and offer a degree of flexibility, suit people of different abilities, are convenient to use and fit for their purpose. ‘Secured by Design’ supports the principles of ‘designing out crime’ through physical security and site layout.

While there are minimum standards that must be met, as you will see in this brochure there are a variety of different design styles including the more traditional back-and-front door-type house, family housing built to meet the needs and aspirations of our communities, and modern flats close to heart of Clydebank.

As you will also see from the brochure the Council are looking at ways to drive forward improvements in design standards through the development of a ‘Design Standard for New Affordable Housing in West Dunbartonshire’

The partnership approach has delivered variety, quality, innovation and increased housing options for those who are in need of affordable housing in West Dunbartonshire. I am immensely proud of the work of the Housing team and their partners have achieved to date in positively changing the housing landscape in West Dunbartonshire, and look forward with excitement and pride as further ambitious plans to deliver new affordable homes for the communities of West Dunbartonshire are realised.

Helen Turley
Housing in West Dunbartonshire

Local Housing Strategy and Housing Investment Plan

The council has responsibility for housing across all tenures in West Dunbartonshire.

The Council’s Local Housing Strategy 2011-2016 (LHS) identifies the housing needs in West Dunbartonshire and the measures proposed to address them. It is prepared in consultation with partners including the Scottish Government, the West Dunbartonshire Community Health and Care Partnership, and RSLs. It is the subject of an annual review and a further wide ranging consultation exercise.

The five key themes contained in the strategy are:
- Housing Need and Demand
- Promoting Good Quality Housing
- Homelessness
- Sustainable and Supportive Communities: and
- Addressing Particular Housing Needs.

The LHS is supported by a Strategic Housing Investment Plan (SHIP) which all local authorities are required to submit to the Scottish Government every two years. The SHIP sets out the strategic investment priorities for affordable housing over a five year period needed to meet LHS outcomes. The SHIP details the proposed new affordable housing by location, type and tenure and indicates how the Investment programme will be resourced.

The Scottish Government supports new build housing through the Affordable Housing Supply Programme (AHSP). The Scottish Government has issued the Council with an AHSP Resource Planning Assumption of £14.771M for the period of the Plan.

To minimise the risk of under spending in the Programme and to maximise the delivery of affordable housing, the Scottish Government suggests that Councils build in a minimum 20% slippage element into the programme. This would give a revised total for the period of £17.725M. It is assumed that the grant will amount to around one third of the total cost of the new housing, with the remainder from the housing providers’ own sources, primarily borrowing, amounting to further investment of around £35M.
In 2013 West Dunbartonshire Council developed the first new build council homes in the area in 25 years. Following successful application to the Innovation and Investment Fund, the Council went on to provide 75 new council homes in 3 of its major regeneration areas.

After the success of the 75 new homes, a Council House Build Programme has been established going forward with the Affordable Housing Supply Programme Funding (AHSP) from the Scottish Government. We are currently reaching completion of another 37 new homes and the plan is to build around 30-40 new homes every year. The focus will mainly be on regenerating our priority areas.
Granville Street, Clydebank - WDC

Main Contractor: Robertsons

Following a 25 year period where the Council did not build any council houses, 24 new houses and flats were developed in this regeneration area. Whilst the build was on-going, a further 9 flats were added which the Council funded with grant assistance of AHSP. These properties provided the right type and size for those on the Council’s waiting list.

Newly married tenants on moving into their new home said:
“It’s like someone has given us a winning lottery ticket – with the wedding, the honeymoon and now the new house – the excitement is unbelievable. Both our boys have special needs and up until now all five of us have been in a two bedroom house. Now all the children will have their own room, so it will be a huge change for the whole family”
Miller Road Haldane - WDC

Main Contractor: Crudens

<table>
<thead>
<tr>
<th>Type</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>4 Bed Semi Detached House</td>
<td>2</td>
</tr>
<tr>
<td>3 Bed Semi Detached House</td>
<td>2</td>
</tr>
<tr>
<td>3 Bed Terrace House</td>
<td>5</td>
</tr>
<tr>
<td>1 Bed Flat</td>
<td>6</td>
</tr>
<tr>
<td><strong>Total</strong></td>
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When a planned housing association project at Miller Road, on a prominent gateway site to the Haldane estate, fell through, the Council stepped in and built 15 new homes. Additional work was carried out to a number of these houses to meet the particular needs of the new tenants, including significant adaptations for 2 wheelchair users and the provision of extra ground floor shower facilities in three flats.

One new tenant said: "We are over the moon. After almost two years in a homeless flat it's great to have a place to call home. Everything is brand new; I feel very lucky. My son is also over the moon and I think this will be more settling for him."
The contract to build 36 new Council homes over three sites in Bellsmyre was completed in December 2014. All houses have generous space standards and are accessible to people with mobility issues, meeting the Housing for Varying Needs benchmark. Energy efficiency measures included in the design will serve to reduce fuel costs for future tenants.

One new tenant and her young son moved to their new home from a maisonette in Bellsmyre’s Muir Road that is due for demolition. After two years of waiting for the first glimpse of her new home, she was delighted. She said: “I couldn’t imagine how big they’d be inside, they are so spacious and very modern, and of course it is great to have our own garden”.

<table>
<thead>
<tr>
<th>Bed Type</th>
<th>Quantity</th>
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<tbody>
<tr>
<td>4 Bed Semi Detached House</td>
<td>2</td>
</tr>
<tr>
<td>3 Bed Semi Detached House</td>
<td>4</td>
</tr>
<tr>
<td>3 Bed Terrace House</td>
<td>6</td>
</tr>
<tr>
<td>2 Bed Flat</td>
<td>2</td>
</tr>
<tr>
<td>1 Bed Flat</td>
<td>22</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>36</strong></td>
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Hillstreet Square/Napier Crescent, Brucehill, Dumbarton

Main Contractor: CCG Scotland Ltd

Over the summer of 2015, the Council will take handover of 37 new council houses and flats in Brucehill. These properties have been fully designed by the Council and constructed in partnership with our main contractor CCG Scotland Ltd to a high energy efficiency standard (Silver Standard). This standard will become a blueprint for all new council homes going forward.

<table>
<thead>
<tr>
<th>Type of Property</th>
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<tbody>
<tr>
<td>4 Bed Detached House</td>
<td>2</td>
</tr>
<tr>
<td>4 Bed Semi Detached House</td>
<td>4</td>
</tr>
<tr>
<td>4 Bed Detached Wheelchair bungalow</td>
<td>1</td>
</tr>
<tr>
<td>3 Bed Semi Detached House</td>
<td>4</td>
</tr>
<tr>
<td>3 Bed Terraced House</td>
<td>2</td>
</tr>
<tr>
<td>2 Bed Semi Detached House</td>
<td>4</td>
</tr>
<tr>
<td>2 Bed Terraced House</td>
<td>2</td>
</tr>
<tr>
<td>2 Bed Detached wheelchair bungalow</td>
<td>2</td>
</tr>
<tr>
<td>1 Bed Flat</td>
<td>16</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>37</strong></td>
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</table>
The Council is planning to introduce a Design Standard for all new houses being supported with grant aid through the Affordable Housing Supply Programme. This Standard will improve on existing design requirements, providing enhanced energy efficiency standards and better accessibility. Consideration is also being given to incorporating other design features to further enhance the quality of our built environment.

The Council’s new build project at Hill Street already features many of the proposed design enhancements.

We are currently consulting over the content of the Design Standard and it is proposed that it will be introduced for all schemes commencing in year 2016/17.
Partnership Working

As well as embarking on a new Council House Building Programme, the Council continues to work with the Housing Associations in the area and supports their development through the Strategic Housing Investment Plan (SHIP). In addition, the Council have entered into an innovative partnership with the Wheatley Group to try and bring extra resources to affordable new build development. The following are some examples of recently and nearly completed projects:

Glenfinnan Gardens, Dumbarton – Bield HA
Main Contractor: Persimmon Homes

Bield HA has added Glenfinnan Gardens to their housing portfolio in West Dunbartonshire. This 33 unit retirement home project provides social rented housing in a safe environment for people in the 60+ age group and was completed in February 2015.
Alexandria Town Centre
Main Contractor: Robertsons

This project recently got underway, providing 86 badly needed new socially rented units across 4 different sites within the town centre. Caledonia Housing Association are leading the project, however, they are working with Dunbritton Housing Association to provide them with 6 new homes on a small site they own.

The Scholars, Clydebank – Cube HA/Wheatley Group
Main Contractor: Barratt Homes

Cube HA/Wheatley Group purchased 33 flats from Barratt Homes in their mixed tenure Scholars development built on the site of the old Clydebank College. These homes are for social rented purposes and were completed in June 2014.
Beardmore Place, Dalmuir, Clydebank – Cube HA/Wheatley Group
Main Contractor: CCG

Work is scheduled to be completed on this canal side development of 54 social rented homes in Summer 2015.

This project will complement other recent housing investment in Dalmuir, including Council MSF regeneration and Link HA new build on adjacent sites.
Moving Forward

In addition to the successes already highlighted, a number of affordable new build homes will be developed throughout West Dunbartonshire by the Council and Housing Association partners by 2018. These include:

**Second Avenue/Singer Street, Clydebank**

The existing empty council housing on this site is currently in the process of being demolished. Work on early planning for around 40 new council homes on the site is now being worked on. There is an opportunity on this site to reduce the heights of the buildings and provide the right type and size of housing needed by applicants and tenants.

**Bonhill PS, Alexandria**

The site of the former School will be developed by the Wheatley Group to provide around 70-80 new units of affordable housing.
Carrick Terrace/Hawthornhill Road, Dumbarton

Following on from the recent demolition of run-down flats, this site will be developed by the Wheatley Group with around 30 units of affordable new build housing. There is also a row of mainly unused shops with empty maisonettes above them that will be demolished and be part of the development site. This project is in line with a Masterplan that was produced for Castlehill and plans to include a shop unit as a local amenity.

Westcliff, Dumbarton

Around 70 properties have recently been declared as surplus to Council requirements and the process of re-housing or decanting the tenants is underway. When this is complete, the Wheatley Group will develop around 40-50 units of new build affordable housing on the site. A drop in session has been held for the residents of Westcliff who were supportive of the project and enthusiastic to see continued regeneration work in their area.
More Information

For more information you can contact the Housing Strategy Team at West Dunbartonshire Council:

Housing Strategy and Development
Council Offices, Garshake Road
Dumbarton G82 3PU
Tel: 01389 737 889

Email: Housing.Strategy@west-dunbarton.gov.uk
This document can be provided in large print, Braille or on audio cassette and can be translated into different community languages.

If you need this information in a different format please do not hesitate to contact us.

Please contact:
Corporate Communications
Council Offices, Garshake Road
Dumbarton G82 3PU
Tel: 01389 737 000

Dokument ten jest na życzenie udostępniany także w innych wersjach językowych, w dużym druku lub w formacie audio.

هذه الوثيقة متاحة أيضا بلغات أخرى والأحرف الطباعية الكبيرة وطريقة سمعية عند الطلب.

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

درخواست پریستد نیاز دارید یا به زبانهای دیگر می‌خواهید، به‌طور کلی می‌توانید ارائه‌های زبانی و سیمپلیکس را دریافت کنید.