

## CLYDEBANK HOUSING ASSOCIATION LTD.

**TO:** Management Committee (23-Feb-21) **DATE:** 18.02.21

**FROM:** Chief Executive/Ewan Macdonald, Gregor Cameron Consultancy

**SUBJECT:** Development Report - Agenda Item 12 (Update)

---

### **Purpose of Report**

The purpose of the report is to update the Management Committee on our development programme, to allow consideration of the information and any recommendations and arrive at decisions where required.

### **Potential impact on tenants and service users/Tenant Consultation requirements**

There is no adverse impact on tenants and other service users as a result of information and decisions required in this report. There is ongoing consultation with Linnvale and Drumry Community Council in respect of this development.

Potential impact to tenants and future service users has already been reviewed and considered at previous meetings in terms of proposed rent levels for the new properties and the potential access to new build stock. The Association design standards have been agreed in line with current legislation, WDC requirements and CHA future maintenance costs.

### **Value for Money**

**CHA considers Value for Money in all aspect of its business including: -**

- Managing our resources to provide quality services and homes to meet the needs of customers and the local community.
- Delivering the right service at the right time at the right cost.
- Planning for and delivering year on year improvements on our services based on customer priorities.
- Getting the most out of our assets and staff by operating efficiently and effectively.

The provision of new homes via our development activity demonstrates Value for Money in terms of delivering homes at affordable rent levels, ensuring an efficient standard of specification and close monitoring of overall costs.

### **Risk (Appendix 6)**

Our development risk register is appended to this report for consideration and update

### **Legal/constitutional Implications (Reference to Model Rules)**

Relevant legislation, e.g. Building Standards

There are no adverse legal implications as a result of this report and/or any decision required.

### **Relevant CHA Objectives:**

- To provide quality, affordable housing that meets the changing needs of our customers and to ensure fair access to housing within our area.
- To work in partnership with others, supporting our tenants and other customers, to maximise opportunities for physical and socio-economic regeneration in Clydebank.
- To ensure local decision making and community control, we will encourage our tenants and other customers to influence our policy and participate in decisions, which may affect them.
- To ensure that our resources are adequate to deliver our objectives by investing in our people, demonstrating value for money and through robust procurement practices.
- To promote social inclusion by applying principles of equality and diversity to everything we do.

### **Relevant SHR Regulatory Standards of Governance and Financial Management**

- The governing body leads and directs the RSL to achieve good outcomes for its tenants and other service users.
- The RSL is open about and accountable for what it does. It understands and takes account of the needs and priorities of its tenants, service users and stakeholders. And its primary focus is the sustainable achievement of these objectives.
- The RSL manages its resources to ensure its financial well-being while maintaining rents at a level that tenants can afford to pay.
- The governing body bases its decision on good quality information and advice and identifies and mitigates risks to the organisation's purpose.
- The RSL conducts its affairs with honesty and integrity.
- The governing body and senior officers have the skills and knowledge they need to be effective.

***The Management Committee will require confirming that the contents of this report and decisions required do not constitute a breach, material or otherwise, of the above Standards and there is no requirement to report a Notifiable Event to the Regulator.***

### **Equalities**

No protected group is adversely affected by the proposals, recommendations or updates within this report. Our commitment to equal opportunities and fairness applies irrespective of factors such as race, sex, disability, age, gender reassignment, marriage & civil partnership, pregnancy & maternity, religion or belief and sexual orientation.




a)



## Memorandum of Understanding

(Update)

As highlighted in previous reports, our Memorandum of Understanding in relation to our strategic partnership with  would be formalised as soon as an official signing/PR event can be organised.

## b) Queens's Quay Development (37 units) (Update)

Updated information in relation to this development is as follows: -

- **Site mobilisation** - CCG commenced on site again on Monday 1st June following lockdown and the development is now well underway. The revised programme previously reported is detailed below: -

Task Name	Duration	Start	Finish
<b>Site A Handovers</b>	<b>45 days</b>	<b>Mon 10/01/22</b>	<b>Fri 11/03/22</b>
Block 9 - CHA	5 days	Mon 10/01/22	Fri 14/01/22
Block 8 - CHA	5 days	Mon 17/01/22	Fri 21/01/22
Block 7 - CHA	5 days	Mon 24/01/22	Fri 28/01/22
Block 6 - Cube	5 days	Mon 31/01/22	Fri 04/02/22
Block 5 - Cube	5 days	Mon 07/02/22	Fri 11/02/22
Block 4 - Cube	5 days	Mon 14/02/22	Fri 18/02/22
Block 3 - Cube	5 days	Mon 21/02/22	Fri 25/02/22
Block 2 - Cube	5 days	Mon 28/02/22	Fri 04/03/22
Block 1 - Cube	5 days	Mon 07/03/22	Fri 11/03/22
<b>Site B Handovers</b>		<b>Tue 05/01/21</b>	<b>Fri 25/03/22</b>
Block 10 - WDC	5 days	Mon 14/03/22	Fri 18/03/22
Block 11 - WDC	5 days	Mon 21/03/22	Fri 25/03/22

An aerial view of progress is below.



- **Private Finance** – The [REDACTED] loan facility financially closed 04 December 2020 and will begin to be drawn down as soon as the Housing Grant has been utilised.
- **Contracts Register** - Details of spend to date against the Offer of Grant is detailed in **Appendix 1**.

**c) [REDACTED] Dalmuir [REDACTED] (50+ units) (Update)**

There is still no update from the developer since the last meeting but we will continue to pursue this development opportunity.

**d) Former St. Cuthbert's Church – Linnvale (24 units) (Update)**

**Draft Programme**

The latest programme is detailed in **Appendix 2**. This will be updated as soon as the contractor takes possession of the site.

**Acquisition – small piece of triangular ground [REDACTED]**

Following [REDACTED] approval to sell the land to the Association on 16 September, the transaction legally completed on 21 October 2020. The Association now owns the complete development site.

**Funding**

A breakdown of funding and total costs is detailed below: -

	Total for scheme	Total per Unit
Housing Grant/Charitable Bond [REDACTED]	[REDACTED]	[REDACTED]
Private Finance requirement [REDACTED]	[REDACTED]	[REDACTED]
Total Costs/per unit	£4,580,417 =====	£190,850 =====

✂ has released the ~~a~~ on funding ( ) to the Association. The contracts register which shows spend to date is attached at **Appendix 3**.

### Site Start

The church demolition is now due to commence at the end of February and will complete within a fortnight. The construction of the new build scheme will commence thereafter (towards end of March).

### Private Finance

The Head of Finance and Corporate Services is in the process of gauging initial interest and has requested private finance quotes from various approved banks as detailed in our Treasury Management Policy for the required c. ✂ loan facility.

### Design for Planning

Planning approval was achieved on 10 June 2020.



The development consists of 24 units (8 stacks of 3) and the housing mix is as follows:

- 4 x 1 Bed / 2 Person
- 2 x 2 Bed / 3 Person Wheelchair
- 13 x 2 Bed / 4 Person
- 2 x 3 Bed / 5 Person
- 3 x 3 Bed / 6 Person

### Contractor Selection

The building contract with  is in an agreed form but final price negotiation continues whilst  are market testing the final aspects of the development. A contract award notice will be published on Public Contracts Scotland once the contract has been signed. In the meantime, CHA will give  possession of the site in order to progress the demolition work with an initial stage of their appointment within the agreed budget for that element.

### Community Consultation

I have made contact with the Community Council and have included their details on our recently issued Newsletter which can be found at the following link and at **(Appendix 4)** <https://clydebank-ha.org.uk/cha-downloads/cha-newsletters/>

### e) Proposed Clydebank Bowling Green development – Design and Build (Update)

Meetings between the developer and the Association's development team are continuing with a view to move forward with the development proposal.

### Legal

As previously reported, CHA is progressing the acquisition of the site on the basis of a buy back agreement with JR Group.

Prior to acquiring the site, we will also ensure that all site investigations and consents obtained by JR Group can be used to the benefit of CHA in the unlikely event that the Association wish to, and are unable to, return the site to JR Group.



An independent land valuation report has been instructed and we await the report from DM Hall.

## Planning/Specification

The scheme consists of - 18 units; 6 x 1 bedroom and 12 x 2 bedrooms; 127% parking; 3 storey + amenity space.

The developer has now lodged Building Warrant and Planning Applications in respect of this site with WDC and a press release was issued this week **(Appendix 5)** <https://www.scottishhousingnews.com/article/plans-lodged-for-new-homes-for-clydebank-housing-association>. In hindsight, the Press Release should have been clearer on the point that that the development is still dependent on securing the necessary funding and achieving planning permission and we have conveyed this to the Scottish Government and WDC.

**Scottish Government/West Dunbartonshire Council Liaison**

██████████ It is now the intention for CHA to submit an acquisition application to the Government which will include a request for the Government to meet all costs up to the point of achieving building warrant.

A tender application will be submitted to the Government on receipt of a final tender price from JR along with their detailed Contractor's Proposals.

#### f) Other Development Opportunities (Update)

### g) Development Risk

Our current new build development risk register is detailed in **Appendix 6**. Risk is continually monitored and assessed and there are no proposed additions this month.

## Appendix 1 - Queens Quay Contract Register (Finance)



<b>PROJECT Queens Quay (37 Units)</b>			
<b>COST AND FINANCE RECONCILIATION</b>			
<b>DATE:</b>	18/02/2021		
<b>Project Costs</b>		<b>Notes</b>	<b>Actual Spend t date</b>
Capital Works			
Pre-Tender costs inc. SI (inc. VAT), Planning, BW, Energy calcs, premier guarantee			
Architect (inc. VAT)			
Acquisition Costs including Sols-VAT & Valuation Fee			
Development Agent (Gregor Cameron) inc VAT			
Employer Agent NBM inc VAT			
Engineer - G3 Scott Bennet inc VAT			
Fire Consultant (inc VAT)			
Landscape Architect (inc VAT)			
M&E Consultants - Hulley & Kirkwood (inc. VAT)			
COW (inc. VAT)			
Legal Fees (Loan)-CHA cost			
PD/CDM (inc VAT)			
DO inc VAT (Cube)			
Capitalised Interest			
Additional Costs agreed with WDC			
<b>Total Costs</b>	-	2,644,962	6,825,009
<b>FINANCE</b>			
Housing Association Grant (HAG)			
Private Loan			
C.H.A. agreed contribution MC 27.06.19			
<b>Total Finance</b>		2,615,694	6,825,009

## Appendix 2 – Linnvale Church Programme

Clydebank Housing Association				Period Highlight:
Dalton Avenue				
ACTIVITY	PLAN START	PLAN END	PLAN DURATION	PERCENT COMPLETE
<b>Contractor Selection - Under Review</b>				
Appointment - Preferred Contractor	23/11/2020	23/11/2020	0	0%
<b>Clerk of Works</b>				
Quick Quote Preparation	04/12/2020	15/12/2020	11	50%
Quick Quote Published	16/12/2020	12/01/2021	27	0%
Quick Quote Evaluation	12/01/2021	13/01/2021	1	0%
Decision and Appointment of Clerk of Works	15/01/2021	15/01/2021	0	0%
<b>Statutory Approvals</b>				
Detailed Planning Consent Decision	10/06/2020	10/06/2020	0	100%
Contractor Progresses to Warrant Design	11/06/2020	13/11/2020	155	100%
Stage 2 Building Warrant Decision	13/11/2020	03/03/2021	110	30%
<b>Funding</b>				
Tender Application Submission	26/06/2020	26/06/2020	0	100%
Tender Application Decision	26/06/2020	29/06/2020	3	100%
<b>Construction Phase</b>				
Pre Start Meeting	12/01/2021	12/01/2021	0	0%
Site Start	13/01/2021	13/01/2021	1	0%
Target Completion Date	29/07/2022	29/07/2022	562	0%



## Appendix 3 – Linnvale Church Contract Sheet (Finance)



<b>PROJECT</b>	Linnvale Church-Dalton Avenue		
<b>COST AND FINANCE RECONCILIATION</b>			
<b>DATE:</b>	18/02/2021		
			<b>Actual</b>
<b>Project Costs</b>			<b>Spend t</b>
			<b>date</b>
			£
Capital Works			
Acquisition Costs including Sols & Valuation Fee			
Development Agent (Gregor Cameron) inc VAT			
Employer Agent (inc VAT)			
Architect			
Engineer Fees (inc D&B fees)			
Legal Fees			
Principal Designer (inc VAT)			
Clerk of Works (inc VAT)			
Water main design/Landscape architect/Energy Assessor fees			
Other fees (warrants, pl			
<b>FINANCE</b>			
Housing Association Grant (HAG)			
Private Loan			
Other - Allia Charitable Donation Funding			
CHA Planning Contribution			
<b>Total Finance</b>			

Clydebank Housing Association Newsletter | February 2021 | Issue No. 01



# Dalton Avenue

Information to Linnvale residents on our development

**Clydebank Housing Association is pleased to announce the commencement of 24 new homes at the former St. Cuthbert's Church, Dalton Avenue, Linnvale**

We are delighted to update the Linnvale community about the imminent commencement of our 24 new affordable rented homes on this site.

As previously reported, the Association has been exploring the development potential of the site during the course of the last year. We purchased the site in March 2019 and secured planning permission in June 2020 to build one, two and three bedroomed flats. We are now ready to commence the demolition and the build will follow shortly thereafter.

The demolition of the former church building will commence week beginning 15 February 2021 and the contractor carrying out this work will be Beattie Demolition. Following demolition, the work to build the new homes is likely to commence in mid - late March subject to all necessary approvals being in place. The main contractor for the new build is Cruden Building, Glasgow.



## What we are building

The development consists of **24 flats** and the housing mix is as follows:

- 4 x 1 Bed / 2 Person
- 2 x 2 Bed / 3 Person Wheelchair adapted
- 13 x 2 Bed / 4 Person
- 2 x 3 Bed / 5 Person
- 3 x 3 Bed / 6 Person



Scottish Government  
Riaghaltas na h-Alba  
gov.scot



## Our Design Team

Client - Clydebank HA



Developer - Cruden Building & Renewals



Architect - Coltart & Earley



Quantity Surveyor - Martin Aitken Associates



Engineers - Cowal Design Consultants



Development Agent - Gregor Cameron Contracts Ltd





### Bus Stop

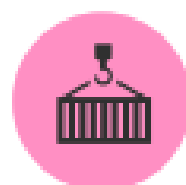
As part of our detailed Risk Assessment it has been identified that the existing bus stop immediately adjacent to the site will have to be either temporarily or permanently re-located. Cruden is in discussion with the relevant parties at present and will have this agreed prior to the main works commencing. Advisor signage will be erected in advance of any relocation.



### Working Hours

These have been agreed with West Dunbartonshire Council and will be as follows: -

- Mondays to Fridays: 0800-1800
- Saturdays: 0800-1300
- Sundays and public holidays: No working



### Compound

The exact location of the permanent site compound is under review, but the current intention is to have it located within the site boundary.



### Traffic Management Plan

Site-based protocols will be implemented in order to minimise the impact of the work on your day-to-day lives, which includes a strict working schedule and traffic management.

There will be a number of vehicles moving to and from the site for the duration of the demolition and main construction works. This will include delivery vehicles, forklifts, vans and personal cars belonging to site staff. A detailed Traffic Management/Parking Plan is currently being prepared for the site and the surrounding area, the purpose of which is to ensure that all vehicular traffic heading to the site, and operating in and around the site, does so within approved guidelines. The plan will also focus on minimising disruption to the surrounding area and ensuring the safety of the general public.



### Security

In the interests of public safety, the full perimeter of the site will be secured with Heras type fencing. As with all of our projects, the site will be kept secure through the implementation of a comprehensive CCTV system which will be linked to a remote monitoring centre. The system is operated by Robowatch an SIA accredited firm.



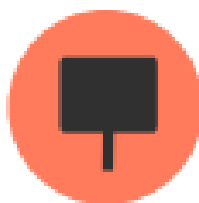
Deliveries will be undertaken out with peak hours wherever possible to minimise traffic in and around the site.



## Road Cleaning

Road cleaning will be undertaken on a regular basis, especially during the initial site clearance and foundation works.

Please remain vigilant and take extra care. We apologise in advance for any inconvenience caused as a result of activity on-site.



## Site Signage

Extensive warning/directional signage will be erected to direct vehicles and pedestrians along safe routes. Pavements may require to be closed for some/all of the contract and signage will clearly indicate the proposed alternative pedestrian routes around the site. Protective hoardings will also be installed in key locations to avoid any risk of accident to these pedestrians.



## Community Benefits

Community Benefits will play an important part of the development with Cruden committing to a number of Employment & Training initiatives including employment of local people, work placements and Community projects.



**cruden** BUILDING  
From Foundations, Realise Housing

## Cruden Building

Cruden Building is part of the Cruden Group of Companies. Our annual turnover is in the region of £100M with the majority of our workload attributable to social housing providers. We are a large employer within the West of Scotland with over 200 site operatives and 80 support staff within our head office in Cambuslang.



## Safety

For your safety - access to the site is strictly prohibited!

Please ensure that all family members, including children in your household are reminded of the dangers of accessing construction sites.



## Danger

Demolition work  
in progress



"Offering our community  
more than a home"



## Contact Numbers

We know that engaging with the local community is important and therefore for the duration of this contract, we will endeavour to provide you with regular updates about the construction programme as well as informing you of any works that may affect your day-to-day lives including such things as parking restrictions or road closures.

Should you wish to raise any questions or concerns relating to the construction activity or require further information, please do not hesitate to contact the staff at Clydebank HA below:-

Lynette Lees, Head of Finance and Corporate Services, [lynette@clydebank-ha.org.uk](mailto:lynette@clydebank-ha.org.uk)

Jack Devlin, Acting Housing Services Manager [jack@clydebank-ha.org.uk](mailto:jack@clydebank-ha.org.uk)

Joe Farrell, Head of Housing Services [joe@clydebank-ha.org.uk](mailto:joe@clydebank-ha.org.uk)

Sinead Farrell, Communications Officer, [sinead@clydebank-ha.org.uk](mailto:sinead@clydebank-ha.org.uk)

**Cruden Site Agent:** TBC – will be based at site compound mid/end March



## Apply for a House

If you would like to apply for one of our new homes, application forms are available on our website at [www.clydebank-ha.org.uk/housing/applying-for-a-house/](http://www.clydebank-ha.org.uk/housing/applying-for-a-house/). Once completed, you can return by email to [applications@clydebank-ha.org.uk](mailto:applications@clydebank-ha.org.uk)

Our Housing Applicant Newsletter is also available at [www.clydebank-ha.org.uk/housing/applying-for-a-house](http://www.clydebank-ha.org.uk/housing/applying-for-a-house)

If you require a paper copy of our form, please contact the office (details below).

Please note if you are already on our housing list for a 1, 2 or 3 bedroom house, this development will be automatically added to your choices.

## Linnvale & Drumry Community Council

We will also be liaising with the Linnvale & Drumry Community Council throughout the development process and their contact details are below:-

Mr John Hailey (Chairperson) [linnvaledrumrycc@gmail.com](mailto:linnvaledrumrycc@gmail.com) / <https://www.facebook.com/linnvaleanddrumry>

If you or someone you know would like this newsletter in any other format, let us know.

Clydebank Housing Association Ltd  
77-83 Kibbowie Road, Clydebank G81 1BL (currently closed)  
Tel: 0141 941 1044  
[info@clydebank-ha.org.uk](mailto:info@clydebank-ha.org.uk)  
twitter and facebook: [@clydebankha](https://twitter.com/clydebankha) [facebook](https://www.facebook.com/clydebankha)  
Fax: 0141 941 3448  
[www.clydebank-ha.org.uk](http://www.clydebank-ha.org.uk)



Please recycle this newsletter



Clydebank Housing Association Ltd is a registered company with the Scottish Housing Regulator, Registration No. 18. It is a registered charity under the Companies Act 2006 and the Companies Act 2006. Registered Office: 77-83 Kibbowie Road, Clydebank G81 1BL. To the best of our knowledge all information contained in this newsletter is correct at the time of going to print.

## Appendix 5 – Proposed Clydebank Bowling Green site – Press Release

<https://www.scottishhousingnews.com/article/plans-lodged-for-new-homes-for-clydebank-housing-association>

# Plans lodged for new homes for Clydebank Housing Association

Published 17 February 2021



The JR Group has submitted a detailed planning application to West Dunbartonshire Council to deliver a new social housing development in Clydebank.



The Paisley-based construction firm's proposal will offer new build flats in John Knox Street, at the site of a former bowling green at Clydebank Bowling Club.

The block of 18 flats will be delivered on behalf of **Clydebank Housing Association**, providing high-quality, affordable housing in the area.

Should planning be granted by the council, construction of the new housing is expected to kick off in the coming months.

Planning on the project has seen The JR Group work closely with a range of partners including architect, **MAST Architects**; engineers, **Cowal Design** and social housing provider, Clydebank Housing Association.

**Andrew Dallas, project director for the JR Group**, said he's delighted to be bringing forward plans to deliver new, social housing in Clydebank.

He added: "We're also delighted to be working with Clydebank Housing Association as part of this project. This is the second time we have worked with the organisation, following a successful refurbishment of the CHA's head office in Kilbowie Road last year.

"We will now work with West Dunbartonshire Council in efforts to take these plans forward and are confident, if plans were to be approved, that this social housing development will be a welcome boost to this already popular area."

**Sharon Keenan, chief executive of Clydebank Housing Association**, said: "We are delighted to be working with The JR Group on this project. The Association's Management Committee is committed to increasing its affordable rented housing stock for the benefit of current and future tenants and this development would go some way to meeting the high demand for social housing in our area."

Tags: JR Group, Clydebank Housing Association, MAST Architects, Cowal Design

## Appendix 6

### Risk Assessment – Proposed Design and Build/Partnership Development opportunities

**Risk management** – the evaluation of risks relating to our organisation's mission and strategic objectives. No construction project is risk free. Risk can be managed, minimised, shared, transferred or accepted but cannot be ignored.

proposed developments are directly linked to the fulfilment of the following strategic objectives.

- To provide quality, affordable housing that meets the changing needs of our customers and to ensure fair access to housing within our area.
- To manage the houses provided, in a professional and cost effective manner, for the benefit of our local community and the environment.
- To provide a first class maintenance service which offers value for money and ensures the comfort and safety of our residents while achieving high levels of satisfaction.
- To work in partnership with others, supporting our tenants and other customers, to maximise opportunities for physical and socio-economic regeneration in Clydebank.
- To ensure that our resources are adequate to deliver our objectives by investing in our people, demonstrating value for money and through robust procurement practices.
- To promote social inclusion by applying principles of equality and diversity to everything we do.

Levels of risk are assessed and categorised as follows: -

Risk <b>Likelihood</b> /Frequency	L	(1 = Low Probability, 5 = High Probability)
Risk <b>Consequence</b> /Severity	C	(1 = Lowest Risk, 5 = Highest Risk)
Risk <b>Score</b> /Ranking	S	Likelihood (L) x Consequence (C)
<b>Control Adequacy</b>	OK	Satisfactory (S = 01-10) – 3 yearly review
	MON	Monitor (S = 11-20) – Annual review
	!	Unsatisfactory/Urgent (S = 21-25) – Continuous review/regular reporting to Committee

#### Risk Categories

Political/Legislative  
Professional  
Financial/ Economic  
Contractual  
Environmental  
Competitive

Technological  
Tenant/Customers/socio-demographic



