

## **MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED**

### **Minutes of Meeting of 27 August 2021, by video conference**

**Present:** John Gallacher, Chair  
Ian Manson, Chief Executive  
Councillor Greg Hepburn, Glasgow City Council  
Councillor Carol Nugent, South Lanarkshire Council  
David Bankier  
Stuart Heslop

**In attendance:** Gillian Adam, Scottish Enterprise  
Alison Brown, Clyde Gateway  
Claire Ferguson, Clyde Gateway  
Michael Gray, Glasgow City Council  
John Jackson, Clyde Gateway  
Lesley-Ann Logan, Clyde Gateway  
Barry Macintyre, Clyde Gateway  
Martin McKay, Clyde Gateway  
Bernadette Pollock, Clyde Gateway  
Niki Spence, Clyde Gateway  
Angela Rowley, Clyde Gateway  
Donna Brand (Minutes)

#### **1. Welcome, introductions, apologies and any declarations of interest**

John Gallacher welcomed everyone to the meeting and introduced Gillian Adam from Scottish Enterprise. There were no declarations of interest.

#### **2. Minutes of previous meeting and matters arising**

The minutes of the previous Board meeting of Clyde Gateway Developments Limited (CGDL) held on 25th June 2021 were submitted and approved.

#### **3. Business**

##### **For approval**

##### **3.1 Financial Statements – Year Ended 31st March 21 CGDL21(AUG)01**

Bernadette Pollock presented a report seeking approval of CGDL's financial statements for the year ended 31 March 2021. Bernadette advised that, following approval of the financial statements for both CGDL and Clyde Gateway URC by the Audit & Evaluation Committee at its meeting on 13 August 2021, it had been recommended that they should now be presented to the relevant Boards for approval.

After consideration, the Board approved CGDL's financial statements for the year ended 31 March 2021 as detailed in the appendix to the report.

##### **3.2 Dalmarnock North – Sale of Land and Property CGDL21(AUG)02**

John Jackson presented a report seeking approval to sell the heritable interests in Lot 2 at Dalmarnock North to Frontline Safety Limited for £707,000 exclusive of VAT, and for the Board to note the intention to agree Heads of Terms for the proposed sale of Lot 1 to the Harris Family Pension Scheme.

John advised that following the information report which had been presented to the Board in April 2021 (CGDL21(APR)14), noting the process undertaken to identify a preferred developer/purchaser and progression of the sale, Frontline Safety Limited had been identified as the successful bidder for Lot 2 and that Harris Family Pension Scheme had submitted an offer for Lot 1, subject to agreement of Heads of Terms along with proof of funding and confirmation that its due diligence was complete.

After consideration, the Board

- (1) approved the disposal of the heritable interests in Lot 2 – Unit 6, Old Dalmarnock Road, Dalmarnock North extending to 1,112.70 square metres of industrial and office accommodation to Frontline Safety Limited for £707,000 exclusive of VAT; and
- (2) noted that:
  - (a) CGDL was in discussions with the Harris Family Pension Scheme with a view to agreeing Heads of Terms for the disposal of Lot 1 – 1.37 hectares Hybrid Industrial Development Site with 5,805 square metres of consented accommodation at Dalmarnock North; and
  - (b) the associated legal and agency professional fees were estimated at £14,000 excluding recoverable VAT.

### 3.3 National Business District, Shawfield – Water Quality Monitoring CGDL21(AUG)03

Alison Brown presented a report seeking approval for continued water quality monitoring within the Shawfield Masterplan area at 6-monthly intervals for a further 3 years at a cost of £130,854 (excluding recoverable VAT) in order to evidence the success of the Remediation Strategy.

Alison advised that following approval of the Board in March 2019 (CGDL19(MAR)04) for 6-monthly ground water monitoring at Shawfield Phase 1 and the wider Shawfield area for 2 years, South Lanarkshire Council and Scottish Environment Protection Agency had now requested that ground water monitoring continued to take place at 6-monthly intervals for a period of 3 years.

After consideration, the Board approved ongoing water quality monitoring at Shawfield Phase 1 and the wider Shawfield Masterplan area comprising of

- (1) ongoing water quality monitoring at 3 years at 6-monthly intervals amounting to £118,854 (excluding recoverable VAT);
- (2) contingency of £12,000 (excluding recoverable VAT); and
- (3) an increase to the total project budget from £260,654 (excluding recoverable VAT) to £391,508 (excluding recoverable VAT).

### 3.4 National Business District Shawfield (Phase 1) – Riverbank Infrastructure Works CGDL21(AUG)04

The Board noted that this item had been withdrawn from today's business, and that a report would be presented to the next meeting of the Board.

**For information**

3.5 National Business District: Shawfield (Phase 2) – Work Package 1 Remediation Results CGDL21(AUG)05)

Alison Brown provided a report outlining the success of the remediation and earthworks contract Work Package 1 (WP1) at Shawfield Phase 2 following practical completion in March 2020 and the subsequent trenching works in September 2020.

Alison provided background information of the project, including the objective of the remediation works and the results which had been achieved since the start of the project.

After consideration, the Board noted the report.

**4. AOCB**

Angela Rowley advised that the Board had approved (CGDL21(JUN)01) the sale of Red Tree Rutherglen to Certum Limited. The company has subsequently confirmed the purchasing entity would be Blackpeak Limited, a special purpose vehicle set up specifically for the acquisition whilst not a subsidiary of Certum, the persons of significant control from Companies House for both entities were the same. It should be noted that an overage clause has been agreed which would provide protection to CGDL in the event a lease sale back was agreed between the 2 companies and a price in excess of the proposed sale price was achieved.

**5. Date, time and venue of next meeting**

The next meeting would be held on Friday 29 October 2021 at 1:00 pm and that further arrangements would be confirmed nearer the time.

---