

MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED

Minutes of meeting of 17th December 2021, by video conference

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

Apologies: Gillian Adam, Scottish Enterprise

Attendance: Fiona Brittle, Scottish Government
Alison Brown, Clyde Gateway
Stephen Gibson, Glasgow City Council
Michael Gray, Glasgow City Council
John Jackson, Clyde Gateway
Barry Macintyre, Clyde Gateway
Martin McKay, Clyde Gateway
Ken Meek, South Lanarkshire Council
Michelle Mundie, Glasgow City Council
Angela Rowley, Clyde Gateway
Craig Ritchie, Clyde Gateway
Niki Spence, Clyde Gateway
Donna Brand (Minutes)

1. Welcome, introductions, apologies and declarations of interest.

John Gallacher welcomed everyone to the meeting and said that Gillian Adam had submitted her apology.

Barry Macintyre advised that Clyde Gateway Developments Limited's thirteenth AGM had been held earlier in the month. Under the Articles of Association the Chair is required to step down at the AGM and then seek re-appointment. The Chair had indicated his wish to be re-appointed and this matter was now put to the other directors for consideration. The Board approved John Gallacher's re-appointment as Chair.

Ian Manson then welcomed Stephen Gibson to the meeting and advised that Patrick Flynn had retired from his post at Glasgow City Council.

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 held on 29th October 2021 were submitted and approved.

3. Chief Executive's Report.

Ian welcomed the award this week of £4.8m from the Scottish Government's RCGF which will enable the Shawfield Technology Hub and Olympia House to proceed. The bids had been highlighted at the Pladis Action Group, along with a number of other projects, as early opportunities to accelerate the provision of new employment to partly mitigate the impact of closure. The Action Group continues to seek progress on the remaining projects which could be accelerated; a local industrial strategy to secure investment into manufacturing; and the potential location of current live Scottish Government office requirements in the area.

Ian updated the Board on the continuing efforts to secure funding commensurate with the Shawfield contamination challenge, with a further submission made in response to the Scottish Government's request for estimated costs. Welcomed the decision of SLC that investment in Phase 2 would be one of its Second Round UK Levelling-Up Fund bids to be submitted sometime during 2022.

Ian highlighted successful delivery during COP26 of the Hope Sculpture within the Cuningar Loop Park and invited Martin to brief the Board. Martin outlined the many unique characteristics of the process, and the resulting sculpture, and thanked the artist along with the many construction industry partners who had come together to realise this ground-breaking low carbon structure. Martin summarised Clyde Gateway's role as always seeking to say 'yes' and make things happen, and Ian concluded by thanking Martin for the leadership he has displayed in securing this success for Clyde Gateway.

Finally, Ian referred to the retirement of Patrick Flynn from GCC and his key role in supporting Clyde Gateway and securing significant housing investment. Patrick leaves behind a strong legacy of quality housing across the city. The role Patrick played with Clyde Gateway will now be taken up by Stephen Gibson who was welcomed to his first meeting.

4. Business.

For approval

4.1 London Road – Acquisition of Land and Property Assets CGDL21(DEC)01

Angela Rowley presented a report setting out the strategic acquisition strategy for an urban block in Bridgeton.

After consideration the Board approved

- (1) the acquisition of Anson House from Robinbrook Limited at a total cost of £609,000 net of recoverable VAT comprising an anticipated purchase price of up to £450,000, Land and Buildings Transaction Tax of £15,500, associated professional fees of £23,500 and demolition costs of £120,000;

4.2 Dalmarnock North, Unit 6 – Holding Costs CGDL21(DEC)02

John Jackson presented a report seeking approval for costs associated with the ongoing management of Unit 6 (Lot 2) including further survey and remedial works required prior to its disposal.

John provided an update on the project following the Board's approval of the disposal of the heritable interests to Frontline Safety Limited (CGDL21(AUG)02), and that further remedial works had been identified and required to be carried out prior to the disposal.

After consideration, the Board approved an increase in the approved budgets from £176,726 to £231,852 (net of recoverable VAT) to continue management and remedial works to Unit 6 (Lot 2), and that the increase to the approval was £55,126 (net of recoverable VAT).

4.3 South Dalmarnock Integrated Urban Infrastructure Framework and Green Infrastructure and Travel Interchange CGDL21(DEC)03

Alison Brown presented a report seeking approval for the 2021 refresh of the South Dalmarnock Integrated Urban Infrastructure Framework which would support the disposal of a number of residential plots, and that the need for a Green Infrastructure and Travel Interchange

at Dalmarnock Cross which would support both the Eastworks development and residential plot had been identified in the refresh of the Framework.

Alison provided background information on the project throughout its development and of the various updates which had been presented to the Board in the past, and that in order to deliver the project, CGDL had competitively procured a Landscape Architect led Design Team.

After consideration, the Board

- (1) approved the 2021 refresh of the South Dalmarnock Integrated Urban Infrastructure Framework (SDIUIF); and
- (2) appointed a Design Team to deliver the Green Infrastructure and Travel Interchange at Dalmarnock Cross to support the Eastworks development at a total project cost of £115,438 (excluding recoverable VAT), but at this time to proceed to RIBA Stage 4 – Detailed Design at a cost of £88,295 (excluding recoverable VAT).

For information

4.4 Integrated Energy Strategy – D2 Grids Renewable Energy Project Update CDL21(DEC)04

Martin McKay presented a report providing an update to the Board on the progress with the development of the Full Business Case for the D2 Grids Project 5th Generation District Heating and Cooling system which had been approved by the Board in May 2021 (CGDL21(MAY)02) as part of the Clyde Gateway Integrated Energy Strategy.

After consideration, the Board noted the progress with the project and the activities being carried out towards developing a Full Business Case which would be presented to the Board in February 2022.

4.5 National Business District: Shawfield Phase 1 – Riverbank Stabilisation Works CGDL21(DEC)05

Martin McKay presented a report regarding the progress of the Shawfield Phase 1 Riverbank Stabilisation Works project following Board approval on September 2021 via Written Procedures CGDL21(SEP)W01.

After consideration, the Board noted the current progress on site at the Shawfield Riverbank Stabilisation project, and that a further update on the project would be provided at the next Board meeting on 25th February 2022.

4.6 Capital Programme – Update CGDL21(DEC)06

Alison Brown provided an update of the Capital Programme and of projects at the pre-development stage.

Alison advised that there were several projects which had been completed in 2021/22 and provided further information on projects which were still on site.

After consideration, the Board noted the report.

4.7 Insurance Services Tender CGDL21(DEC)07

Barry Macintyre presented a report informing the Board of a tender (mini-competition) for insurance services for Clyde Gateway URC and Clyde Gateway Developments Limited for the

3-year period from 30th September 2021 to 29th September 2024, with option to extend for a further 2 years.

After consideration, the Board noted the outcome of the insurance tender and the appointment of Royal Sun Alliance (RSA) to provide these services for the period 30th September 2021 to 29th September 2024, with an option to extend for a further 2 years by mutual agreement between CGURC and RSA.

4.8 Finance Report – Period Ended 30th November 2021 CGDL21(DEC)08

Barry Macintyre presented a report outlining the consolidated financial performance of both Clyde Gateway URC and Clyde Gateway Developments Limited at 30th November 2021.

After consideration, the Board noted the report.

5 Date, time and venue of next meeting.

The next meeting would be held on Friday, 22 April 2022 at 1.00pm by video conference.
