

MEETING OF CLYDE GATEWAY URC

Minutes of Meeting of 24 June 2022

Present: Gillian Adam (Scottish Enterprise)
Pauline Elliott (South Lanarkshire Council)
Councillor Greg Hepburn (Glasgow City Council)
Ian Manson (Chief Executive)
Robert McLeary (South Lanarkshire Community Representative)
Councillor Cecilia O'Lone (Glasgow City Council)
Rosie Robertson (Glasgow Community Representative)
Alison Thewliss MP (Chair)

Apologies: Stuart Patrick (Glasgow Business Community Representative)
Jim Watson (Scottish Enterprise)

In attendance: Alison Brown (Clyde Gateway)
Lesley-Ann Logan (Clyde Gateway)
Barry Macintyre (Clyde Gateway)
Martin McKay (Clyde Gateway)
Bernadette Pollock (Clyde Gateway)
Angela Rowley (Clyde Gateway)
Niki Spence (Clyde Gateway)
Donna Brand (Minutes)

1. Welcome, introductions, apologies and declarations of interest

Alison Thewliss MP welcomed everyone to the meeting, and apologies were noted from Stuart Patrick and Jim Watson.

2. Minutes of previous meeting continued

Barry Macintyre advised that the minutes of the previous meeting of 25 February 2022 would be submitted to the next meeting.

3. Chair's Report

The Chair thanked everyone for attending the meeting and advised that the prospect of having hybrid meetings was currently being explored.

Alison welcomed Councillor Cecilia O'Lone to the Board and advised South Lanarkshire Council had not assigned their representatives yet, but that Carol Nugent and John Anderson would be replaced, and thanked both for their contributions to the Board over the years.

Alison advised of the circulation of the Newsletter which was a comprehensive illustration of what was going on in Clyde Gateway.

The Chair referred to the recent opening of Malls Mire Community Woodland and thanked everyone who attended such a great community event.

Alison advised that the First Minister had formally opened the new STUC building in Bridgeton and was able to see for herself the positive changes that had been made to that area through the good work of Clyde Gateway.

Finally, Alison welcomed Pauline Elliott who was formally and temporarily representing South Lanarkshire Council in the interim period prior to the new partner directors joining. Pauline would shortly be retiring from her post at the council and the Chair thanked her for contribution to the work of Clyde Gateway over the years.

4. Chief Executive's Report

Ian advised that, following the Scottish Government's recent announcement of its spending and targeted capital reviews, Clyde Gateway remained within the Capital Programme. However, there had been no advance in providing a longer-term profile on the revenue grant as this continues to be subject to annual budget considerations.

He updated on the impending closure of the Pladis factory and outlined proposals for mitigation, which had been developed with colleagues in GCC and SE and submitted to the latest Pladis Working Group. The proposals involved the creation of a substantial fund to address the lack of land suitable for industrial development across the East End and to develop new industrial assets with the proceeds reinvested in the area, following the Clyde Gateway model. The Group had requested the proposals be further developed.

Finally, Ian noted the development of a number of significant project bids for the various regeneration funds and thanked the staff involved for their hard work and for meeting the deadlines.

5. For approval

5.1 Funded Operating Plan 2022/23-2025/26 CG22(JUN)01

Lesley-Ann Logan sought approval of the latest version of the rolling Funded Operating Plan which now spanned the 2022/23 to 2025/26 financial years.

After consideration, the Board approved the latest version of the rolling Funded Operating Plan spanning the 2022/23 to 2025/26 financial years and noted the basis of its preparation.

5.2 Clyde Gateway East – Development of Plots 1, 2B and 3 CG22(JUN)02

Barry Macintyre presented a report seeking endorsement of a revised development strategy for the remaining interests at Clyde Gateway East business park. He provided background information following the Board's approval of the disposal of plots 1, 2B and 3 on 18th December 2018 (CGDL(DEC)01) to Hermiston Securities Limited, together with a full project description, the strategic rationale along with the market options and financial appraisals.

After consideration the Board:

- (i) approved the strategic intent for Clyde Gateway Developments Limited to directly develop its remaining heritable interests at Clyde Gateway East business park comprising plots 1, 2B and 3 at a forecast cost of £12,933,742 excluding recoverable VAT and noting the final investment decision, including funding sources, would come back for consideration later this financial year; and
- (ii) noted Clyde Gateway Developments Limited's budget approval of £769,758 excluding recoverable VAT to take this initiative up to RIBA Stage 4 – Technical Design together with other pre-construction fees.

5.3 Site Remediation – Management of Surplus Material CG22(JUN)03.

Alison Brown presented a report seeking approval of the strategic intent to dispose of surplus contaminated material from three development sites in order to support development in Dalmarnock and Shettleston.

Alison advised that following the Board's approval on 30 April 2021 (CGDL(APR)21) to dispose of the site at Yard 1, Manscroft Place to the Smith family, when it was noted that as a suspensive condition of the sale, the purchaser was required to move at their own cost, partially contaminated soil stored on site in accordance with statutory requirements, that an assessment of the material had been undertaken together with an options appraisal which identified the disposal of the material to a third-party site was the preferred option.

After consideration, the Board

- (a) approved
 - (i) the strategic intent to dispose of 24,092m³ of surplus contaminated material from development sites in Dalmarnock and a site at Manscroft Place at an estimated cost of £3.85m; and
 - (ii) professional fees, testing costs and contingency of £80,000 (excluding recoverable VAT) to support the development of the project; and
- (b) noted that a further paper seeking approval for expenditure in respect of the disposal of the material would be brought back in due course following detailed design and a procurement exercise.

5.4 Risk Register CG22(JUN)04

Lesley-Ann Logan presented a report on the most recent Risk Register, a working document regularly reviewed for relevance by Clyde Gateway's Management Group and by the Audit & Evaluation Committee.

After consideration, the Board approved the updated Risk Register as set out in the Appendix.

For information

5.5 Bridgeton Umbrella Restoration CG22(JUN)06

Martin McKay presented a report informing the Board of the ongoing work Clyde Gateway had undertaken to determine the condition of the Bridgeton Umbrella, including efforts undertaken to identify its ownership, and the recommendation to restore and conserve the structure for future generations of the Bridgeton community.

After consideration, the Board

- (1) noted the report; and
- (2) agreed the importance of early community engagement advising of the plans for the structure.

5.6 Capital Programme CG22(JUN)07

Alison Brown provided an update of the Capital Programme and of projects at the pre-development stage. She advised that there were several projects which had been completed in 2022/23 and provided further information on projects which were still on site.

After consideration, the Board noted the report.

5.7 Grant Funding Submissions CG22(JUN)13

Alison Brown and Niki Spence presented a report providing an overview of funding bids which had recently been submitted to five separate funding programmes.

After consideration, the Board noted the report.

5.8 Key Performance Indicators – 2021/22 CG22(JUN)09

The Board noted a report by Niki Spence detailing the progress made on the 9 core Key Performance Indicators over the past 12 months to 31 March 2022 as outlined in the appendix to the report.

5.9 Finance Report – Period Ended 31 May 2022 CG22(JUN)10

Lesley-Ann Logan presented a report outlining the consolidated financial performance of both Clyde Gateway URC and Clyde Gateway Developments Limited at 31 May 2022.

After consideration, the Board noted the report.

5.10 CGDL Board – Meeting of 22 April 2022 CG22(JUN)10

The Board noted the agenda and draft minutes from the Clyde Gateway Developments Limited meeting of 22 April 2022 and a verbal update on the business conducted at its meeting on 24 June 2022.

5.11 Health & Safety Committee – Meetings of 14 April and 30 May 2022

The Board noted that two meetings of the Health & Safety Committee had been held during 2022 on 14 April and 30 May and that the minutes of both meetings were available on request.

5.12 Audit and Evaluation Committee – Meeting of 10 June 2022 CG22(JUN)15

The Board noted the agenda of the Audit and Evaluation Committee of 10 June 2022, and the approved minutes of the previous meeting of 11 February 2022.

6. Date, time and venue of next meeting

The Board noted the next meeting would be held on Friday 26 August at 2.30 pm, and that the venue would be confirmed nearer the time.