

# MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED

## Minutes of Meeting of 24 February 2023

**Present:** David Bankier  
Councillor Robert Brown  
John Gallacher (Chair)  
Councillor Greg Hepburn  
Stuart Heslop  
Ian Manson  
Derek Shaw

**In attendance:** Alison Brown (South Lanarkshire Council)  
Douglas Cameron (Clyde Gateway)  
Graham Forsyth (Clyde Gateway)  
Michael Gray (Glasgow City Council)  
Lesley-Ann Logan (Clyde Gateway)  
Barry Macintyre (Clyde Gateway)  
Martin McKay (Clyde Gateway)  
Hugh Moore (Clyde Gateway)  
Bernadette Pollock (Clyde Gateway)  
Angela Rowley (Clyde Gateway)  
Jamie Shields (Clyde Gateway)  
Niki Spence (Clyde Gateway)  
Robert Young (Clyde Gateway)  
Donna Brand (Minutes)

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

John Gallacher welcomed everyone to the meeting. The Chair congratulated Stuart Heslop on receiving the Business Leadership Award at the previous evening's Scottish Property Awards. This was a great achievement and recognition by Stuart's peers of his considerable service to the Scottish property sector. The Chair also congratulated Martin McKay on his promotion to Chief Executive following Ian Manson's decision to retire at the end of March. John also advised that Angela Rowley and Niki Spence had been promoted and taken on additional responsibilities.

There were no apologies or declarations of interest.

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

The Minutes of the previous Board meeting of Clyde Gateway Developments Limited, held on 16 December 2022, were submitted and approved. Under matters arising Martin McKay updated the Board on the sale of land (Lot 1) at Dalmarnock North in terms of the abnormal ground conditions encountered by the buyer, Colhoun Estates (Dalmarnock) Limited. The options appraisal exercise was now complete and he hoped to be in a position to bring recommendations to the April Board for consideration and approval.

### 3. **Chief Executive's Report**

Ian Manson began his report by also congratulating Martin McKay on his appointment as Chief Executive. This allowed an immediate response by working together on transition and maintaining momentum. Ian thanked those Board members involved in the recruitment process and for once again giving their time freely for a vital Clyde Gateway activity.

Although Clyde Gateway's bid with South Lanarkshire Council to the UK Government's Levelling Up Fund for support at Shawfield had been unsuccessful, Ian Manson advised that around £20m of new funds had been attracted since the last Board meeting including a Regeneration Capital Grant Fund award which would establish the Shawfield GRID Campus. Also within this total was up to £16m of funds from Scottish Enterprise to create business space suitable for High Value Manufacturing companies. He thanked the Chief Operating Officer, Barry Macintyre, and Scottish Enterprise staff, particularly Garry Williamson and Ellen Stevenson as well as past and current Board members Gillian Adam and Derek Shaw, for the collaborative approach towards establishing this highly significant development programme.

Feedback on the Levelling Up Fund bid is awaited and in the meantime Ian Manson said that he continued to pursue the Scottish Government for the funding necessary to complete the remediation of Shawfield thereby unlocking this area's significant economic potential and improving the environment. Most recently he hosted a site visit with Mairi McAllan MSP, the Minister for Environment, Biodiversity and Land Reform, where she saw for herself the direct impact of chromium pollution on the Polmadie Burn. She asked Clyde Gateway to make an updated submission for the multi-year funding to complete these vital remediation works.

Given public sector budgets were under ever increasing pressure Ian Manson was pleased to note that the Scottish Government's 2023/24 Budget had been approved this week with continued support for Clyde Gateway included. He thanked South Lanarkshire Council who had also included core capital grant for Clyde Gateway within their capital budget.

Ian Manson concluded his Chief Executive's report by adding his congratulations to those from the Chair for Stuart Heslop's Business Leadership Award.

## **For approval**

### **4.1 Funded Operating Plan 2022/23 – 2025/26 CGDL23(FEB)01**

Lesley-Ann Logan sought approval of the latest version of the Funded Operating Plan which reflected re-forecasting results undertaken at the nine month point of the current financial year.

After consideration, the Board approved the latest version of the rolling Funded Operating Plan and noted its basis of preparation.

### **4.2 Full Operating Plan 2023/24 – 2025/26 CGDL23(FEB)02**

Barry Macintyre sought approval of the operational intent within the Full Operating Plan which covered the further regeneration initiatives that could be taken forward over the next three financial years should new sources of funding be secured above those already identified within the Funded version of the Operating Plan.

After consideration, the Board approved the latest version of the Full Operating Plan spanning the three year period until 2025/26.

### **4.3 Dalmarnock South – Sale of Land (Lots 1 and 2) CGDL23(FEB)03**

Robert Young sought approval to conclude a contract with CCG (Scotland) Limited to progress the sale of the heritable interests in Lots 1 and 2 at Dalmarnock South, following the Board's approval of the Heads of Term between the preferred bidder and Clyde Gateway Developments Limited at its meeting of 16 December 2022 (CGDL22(DEC)01).

The principal terms and conclusion of conditional missives were targeted to occur by 28 March 2023, and Robert Young set out the key milestones and suspensive conditions agreed so far.

After consideration, the Board approved the completion of a contract with CCG (Scotland) Limited (CCG) in respect of the sale of the heritable interests in Lot 1 (0.66 Ha/1.63 acres) at Carstairs Street/Solway Street and Lot 2 (1.16 Ha/ 2.87 acres) at French Street/Colvend Street. for a combined price of [REDACTED] exclusive of VAT.

#### 4.4 Bridgeton Civic Hub – Megan Street Car Park CGDL23(FEB)04

Ken Dee sought approval to appoint a contractor to deliver the extension and refurbishment of Megan Street Car Park as part of the ongoing establishment of Bridgeton as a Civic Hub.

After consideration, the Board

- (a) approved a total project budget of [REDACTED] (including irrecoverable VAT and previous budget approval of £12,710) to refurbish and extend the Megan Street car park; and
- (b) authorised the Chief Executive to enter into a contract with John McGeady Limited as the contractor for [REDACTED] (including irrecoverable VAT).

#### 4.5 Risk Register CGDL23(FEB)05

Lesley-Ann Logan reported on the latest version of the 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 risk register as set out in the Appendix.

#### **For information**

#### 4.6 Funding Bids Update CGDL23(FEB)06

Dougie Cameron presented a report providing an overview of funding bids which had recently been submitted.

After consideration, the Board noted the report.

#### 4.7 Scottish Enterprise – High Value Manufacturing CGDL23(FEB)07

Barry Macintyre presented a report which provided details of the Memorandum of Understanding agreed between Scottish Enterprise and Clyde Gateway which had the potential to leverage up to £15.7m of grant support over the next five financial years towards the construction of net zero manufacturing and business space capable of attracting High Value Manufacturing businesses and jobs to the Clyde Gateway area.

Barry Macintyre also gave details of the first award made under this collaborative programme towards the speculative development by Clyde Gateway Developments Limited of three industrial units on its remaining heritable interests at Clyde Gateway East Business Park.

After consideration, the Board noted the report.

#### 4.8 Clyde Gateway East – Development of Plots 1, 2B and 3 CGDL23(FEB)08

Graeme Forsyth provided details of the tender submissions and assessment for the main construction works to develop three industrial units at Clyde Gateway East Business Park, and that following the identification of the preferred bidder outlined a revised capital investment budget of up to £10,232,099 net of recoverable VAT as set out in Appendix 1.

After consideration, the Board noted the report.

4.9 Manscroft Place, Carntyne – Management of Surplus Material CGDL23(FEB)09

Angela Rowley reported on the removal of surplus material from Manscroft Place, Carntyne.

After consideration, the Board noted the report.

4.10 Community Energy Project, Dalmarnock – Energy Pricing Strategy CGDL23(FEB)10

Hugh Moore presented a report on the proposed pricing strategy in respect of the Community Energy Project based on the budgeted revenue position, and provided information in respect of the updated financial model to maintain any revenue deficit within the current approval as well as confirming updated energy pricing for customer connections which took account of gas price indexation and energy price comparatives.

After consideration, the Board noted the report.

4.11 Capital Programme Update CGDL23(FEB)11

Angela Rowley 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.

4.12 Finance Report – Period Ended 31 January 2023 CGDL23(FEB)12

Bernadette Pollock presented a report outlining the consolidated financial performance of both Clyde Gateway URC and Clyde Gateway Developments Limited at 31 January 2023.

After consideration, the Board noted the report.

4.13 Health & Safety Committee – Annual Report CGDL23(FEB)13

The Board noted the annual report of the Clyde Gateway Health & Safety Committee.

**5. Any Other Business**

John Gallacher advised that this was Ian Manson's one hundred and fifteenth Board Meeting as a director of Clyde Gateway Developments Limited for Ian. The Chair thanked Ian for the energy and professionalism that he had brought to Clyde Gateway, which had resulted in the delivery of so many successful projects. He also thanked Ian for the support given not only to Clyde Gateway's staff but to Board members too. The work done under Ian's direction had not only won many awards but more importantly had made a huge difference to the people living in the area, and the Chair wished him a long, happy and healthy retirement.

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

The Board noted the next meeting would be held on Friday 28 April 2023 at 1:00 pm, venue to be confirmed.