

# MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED

## Minutes of Meeting of 28 February 2025

**Present:** John Gallacher (Chair)  
David Bankier  
Councillor Robert Brown (South Lanarkshire Council)  
Councillor Greg Hepburn (Glasgow City Council)  
Stuart Heslop  
Martin McKay (Clyde Gateway)  
Derek Shaw (Scottish Enterprise)

**Apologies:** None

**In attendance:** Michelle Barr (Clyde Gateway)  
Alison Brown (South Lanarkshire Council) \*  
Allan Drysdale (Clyde Gateway)  
Michael Gray (Glasgow City Council)  
Martin Joyce (Clyde Gateway)  
Louise McCormack (Clyde Gateway)  
Angela Rowley (Clyde Gateway)  
Jamie Shields (Clyde Gateway)  
Niki Spence (Clyde Gateway)  
Robert Young (Clyde Gateway)

\*attendance by video link

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

John Gallacher welcomed those present to the meeting and it was noted that no apologies had been received. There were no declarations of interest made.

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

The Minutes of the Board meeting held on 13 December 2024 were submitted and approved as a correct record.

### 3. Chief Executive's Report

Martin McKay gave a verbal report during which he:

- reflected on the busy start to the year and thanked colleagues at Glasgow City Council and South Lanarkshire Council for their efforts in securing budget approval.
- mentioned that as part of the Operating Plan item on the agenda he would speak about the future direction of Clyde Gateway and business plan.
- noted the significant press coverage received on lettings to Morris & Spottiswood and Acumen Cyber and the shortlisting of CG East and D2 Grids projects for awards. It was also advised that there had been interest in Shawfield Innovation and the ongoing development of the Innovation Platform and associated projects was already providing opportunities for market engagement.

- thanked the Board for the consideration of the Sale of Heritable Interest Paper and outlined the purpose of the paper and the approval process.

The Board noted the verbal update by the Chief Executive.

#### 4. Business

##### For Approval

##### 4.1 Proposed Sale of Heritable Interests – CGDL25(FEB)01

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

- [REDACTED]

- [REDACTED]

##### 4.2 Funded Operating Plan 2024/25 – 2026/27 – CGDL24(FEB)02

Louise McCormack presented a paper which updated the three year Funded Operating Plan, previously approved by the Board in April (CGDL24(APR)01).

Louise mentioned that £7.7m worth of funding bids had been submitted and these were not included until successful confirmation received. Glasgow City Council (GCC) and South Lanarkshire Council (SLC) had both confirmed £800k contributions in their budgets. It was also advised that Scottish Enterprise (SE) had made a contribution to innovation platform fees. She highlighted the expenditure on each of the goals, and that a revised Operating Plan would be presented to the Board once results of the bids were known.

Martin McKay then spoke to the section in the paper which made reference to the future of Clyde Gateway. He noted that there was currently momentum around funding, such as that coming via LUF and the potential to generate funds elsewhere which helps give confidence to partners and stakeholders on future objectives. The purpose of this was to alert the Board that the Management Group had begun looking at future planning. Martin set out the proposed timeline, advising that there would be a paper to the April Board with the intention to conclude with an approval report to the Board in August.

After consideration the Board approved the latest version of the Funded Operating Plan spanning the 2024/25 to 2026/27 financial years and noted the basis of its preparation, and the update on future planning.

#### 4.3 NBD Shawfield update including UKG Funding – CGDL25(FEB)03

Martin Joyce presented a report which provided a continuing update in respect of the three NBD Shawfield Phase 2 projects which are being supported by a UK Government funding contribution of £14.6m, against total project costs of £20.7m.

Martin provided an update on each of the three components and advised that they were all progressing well, noting that the Polmadie Burn element was complex and options were being considered. There was reassurance that UK Government appeared to view the project as low risk, and it was noted that remediation was likely to go beyond March 2026, however, the Government seem comfortable to extend the timeframe.

The Board were informed that it is intended to present two investment papers at the April 2025 board meeting. These papers, one for the Polmadie Burn, and one for Shawfield Phase 2 Remediation, will set out in detail, the proposed delivery mechanisms through to completion of the planned construction activities associated with each scheme, and will provide a detailed assessment of cost, programme, risk and regulatory approvals.

After consideration the Board noted and approved the paper as part of the UK Government governance process.

#### 4.4 EastWorks Car Park – Investment Decision – CGDL25(FEB)04

Martin Joyce presented a report which sought approval to construct an extension to the EastWorks car park and to authorise the Chief Executive to enter into a contract with Luddon Construction as the contractor.

The Board were advised that in response to strong tenant demand for commercial space at EastWorks, it is proposed to create additional car parking for incoming tenants.

After consideration the Board agreed to:

- (i) Approve a total project budget of [REDACTED] (excluding recoverable VAT) including previous fees of [REDACTED] to construct an extension to the EastWorks car park, Dalmarnock.
- (ii) Authorise the Chief Executive to enter into a contract with Luddon Construction as the contractor for [REDACTED] which equates to [REDACTED] construction costs plus provisional sums of [REDACTED] (excluding recoverable VAT).

#### 4.5 Cuningar Loop Phase 3 and Manscroft Place update – CGDL25(FEB)05

Jamies Shields presented a report which provides an update on the appointment of the contractor to deliver works to Cuningar Loop Woodland Park Phase 3, Manscroft Place, and Clyde Gateway East GRID Greening.

After consideration the Board approved to:

- (i) Authorise the Chief Executive to enter into a contract for tendered works of up to [REDACTED] for the delivery of Cuningar Loop Woodland Park Phase 3 (CLWP).

Furthermore, the Board noted:

- (ii) That Three years of maintenance costs are no longer included within the contract costs for CLWP Phase 3.

- (iii) The updated costs associated with the delivery of Manscroft Place soil cleaning and movement.
- (iv) The costs associated with the delivery of Clyde Gateway East GRID Greening will be incorporated into the CLWP Phase 3 contract via a compensation event.

#### 4.6 Dalmarnock North – Power Infrastructure– CGDL25(FEB)06

Angela Rowley presented a paper which sought retrospective approval for an amendment to Board approval CGDL23(DEC)07 Dalmarnock North – Power Infrastructure, to enable energisation of the existing sub stations to deliver capacity to the remaining development sites within Dalmarnock North.

After consideration the Board retrospectively approved:

- (i) The additional amount of ██████ to fully fund the works required to energise the sub stations and development connections.
- (ii) The total investment of ██████ will be offset by a contribution from the developer Colhoun Estates, of ██████ on energisation of the substations.
- (iii) The total investment is also based on a rebate agreement from Energetics amounting to ██████ and which will be payable once supplies and meters are connected to be paid pro rata based on loads achieved per connection.

#### 4.7 Property Consultancy Services – Procurement Framework – CGDL25(FEB)07

Angela Rowley presented a paper which sought approval to appoint a framework of providers of Property Consultancy Services, together with associated legal costs.

After consideration the Board approved to appoint four property advisors as identified within the report to deliver various property services (excluding property management) at pre-agreed rates, and payment of associated legal fees in formalising individual contracts.

The Board also further approved to appoint, if necessary, and out with the framework structure, District Valuer Services (DVS).

#### 4.8 Investment Property – Property Management Services – CGDL25(FEB)08

Angela Rowley presented a paper which sought approval to appoint a provider of Property Management Services for the Clyde Gateway Developments Limited (CGDL) property portfolio, together with associated legal costs.

After consideration the Board approved the appointment of Colliers International to deliver various property management services at a total 3 year budget cost of ██████ together with associated legal fees of ██████ excluding recoverable VAT. The appointment under a new Property Management Services Contract will be for a period of 3 years with an option to extend for a further year.

#### 4.9 Risk Register – CGDL25(FEB)09

Allan Drysdale presented a report which asked the Board to consider and approve an amendment to the group Risk Register (RR) as summarised in the paper.

The Board was informed that the only proposed change following review by the management group was to risk 25 (Risk of delay in receiving grant payments) which had previously increased in probability due to concerns around receiving Levelling Up Funding from the UK Government. As these funds have now been released by South Lanarkshire Council, the probability as assessed as having decreased from 4 to 3, with the impact remaining at 4, resulting in an overall score of 12.

It was also advised that there had been minor changes to some of the narrative in relation to risk mitigations and actions.

After consideration the Board approved the proposed changes to the Risk Register.

### **For information**

#### **4.10 EastWorks Contract update – CGDL25(FEB)10**

Martin Joyce presented a report which provided an update on the status of the EastWorks construction contract between Clyde Gateway Developments Limited and Clark Construction Limited.

After consideration the Board noted the contents of the report and that further updates would be provided to the Board as matters progressed.

#### **4.11 Health & Safety Committee Annual Report – CGDL25(FEB)11**

Jamie Shields presented the Health & Safety Committee Annual Report for 2024 to the Board for information.

The report gave an overview of the terms of reference, membership and scope of the Committee, and updated on areas considered during the year such as the Health & Safety Policy, staff training, accident reporting and business continuity planning.

The Board noted Annual Report of the Health & Safety Committee for 2024.

#### **4.12 Capital Programme Update – CGDL25(FEB)12**

Jamie Shields presented a paper which provided a progress report on the capital development programme, including projects at the pre-development stage.

It was highlighted that at Appendix D there was a condensed version of the wider Capital Development Programme Reporting Log and the Board was asked to consider if this should form part of future reports.

After consideration the Board noted the contents of the report.

#### **4.13 Finance update to 31 January 2025 – CGDL25(FEB)13**

Michelle Barr presented a paper which provided an overview of financial activity for the year to 31 January 2025.

After consideration the Board noted the contents of the report.

### **5. Any Other Business**

Martin McKay mentioned that Derek Shaw would be standing down as a Director of Clyde Gateway URC and thanked Derek for his contribution during his time as a Board Member and wished him well for the future.

Derek responded, thanking fellow Board Members and staff for their support during his time as a Director and referred to the significant contribution the organisation has made to the area.

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

The Board noted that the next meeting would be held on Friday 25 April 2025 at 1:00pm, in the Olympia, Bridgeton Cross.

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