

# JOINT MEETING OF CLYDE GATEWAY URC AND CLYDE GATEWAY DEVELOPMENTS LIMITED

## Minutes of Meeting of 27 June 2025

**Present:** John Gallacher (Clyde Gateway Developments Limited) (Chair)  
David Bankier (Clyde Gateway Developments Limited)  
Councillor Robert Brown (South Lanarkshire Council)  
Victoria Carmichael (Scottish Enterprise) \*  
Councillor Margaret Cowie (South Lanarkshire Council) \*  
Councillor Greg Hepburn (Glasgow City Council) \*  
Stuart Heslop (Clyde Gateway Developments Limited)  
Martin McKay (Chief Executive)  
Robert McLeary (South Lanarkshire Community Representative)  
Alison Munro (Scottish Enterprise)  
Councillor Cecilia O'Lone (Glasgow City Council) (part meeting) \*  
Rosie Robertson (Glasgow Community Representative) \*

**Apologies:** Stuart Patrick (Glasgow Business Community Representative)  
Alison Thewliss

**In attendance:** Alison Brown (South Lanarkshire Council) \*  
Dougie Cameron (Clyde Gateway)  
Allan Drysdale (Clyde Gateway)  
Michelle Jones (Clyde Gateway)  
Martin Joyce (Clyde Gateway)  
Bernadette Pollock (Clyde Gateway)  
Angela Rowley (Clyde Gateway)  
Jamie Shields (Clyde Gateway)  
Niki Spence (Clyde Gateway)  
Ben Wilson (Glasgow City Council) \*

*\* attendance by video link*

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

John Gallacher welcomed those present to the meeting and advised that apologies had been received from Alison Thewliss and Stuart Patrick.

He advised that in the absence of Alison Thewliss, the Vice Chairs of Clyde Gateway URC (CGURC), had agreed that he Chair the business of both companies.

Robert Brown declared an interest as Chair of the Rutherglen 900 Committee.

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

The Minutes of the previous Board Meetings of CGURC and Clyde Gateway Developments Limited (CGDL) held on 25 April 2025 were submitted and approved as correct records.

There were no matters arising.

### 3. Chair's Report

The Chair gave a verbal report in which he:

- Mentioned the British Council for Offices (BCO) Regional Chairman's Award that was presented and accepted on behalf of the whole Clyde Gateway team.
- Noted the extensive coverage received in relation to Clyde Gateway Innovation and that the Chief Executive would be giving a presentation on this to the meeting.

The Board noted the verbal update by the Chair.

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

Martin McKay reflected on a busy period for Clyde Gateway during which he:

- Noted the Regeneration Capital Grant Fund (RCGF) award for Baltic Street Adventure Play area.
- Advised of that the Vacant and Derelict Land Investment Programmes (VDLIP) had awarded a grant for Cuningar Loop Phase 3 to deliver the final phase of the park.
- Informed that there was ongoing engagement with Glasgow City Council and South Lanarkshire Council and additional funding via Glasgow City Region towards Red Tree Labs and XWorks.
- Mentioned that the Innovation Shawfield project had now achieved completion.
- Gave feedback on the annual all staff event which included presentations from local organisations and businesses based in the area.

The Boards noted the Chief Executive's update report.

#### **5. Business**

##### For Approval – Joint Business

##### **5.1 Full Operating Plan 2025/26 – 2027/28 – CG25(JUN)01**

Bernadette Pollok presented a report which asked the Boards to approve the latest iteration of the rolling Funded Operating Plan covering the three financial years from 2025/26 to 2027/28 and to note the alternative Full version detailing potential development should funding be confirmed.

It was highlighted that the Funded Operating Plan had been updated to incorporate the provisional outturn figures for the 2024/25 financial year, the allocation of additional capital grant awards, and any material re-forecasts to project budgets in the intervening period since last being considered by both Boards at their meetings on 28 February 2025.

After consideration the Boards approved the latest iteration of the rolling Funded Operating Plan and noted the contents of the Full Operating Plan as set out within the paper and subject to the Strategic Review and 10 year Business Plan.

##### **5.2 NBD Shawfield update including UK Government Funding – CG25(JUN)02**

Jamie Shields 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 (UKG) funding contribution of £14.6m, against total project costs of £21.1m.

After consideration the Boards noted the positive progress being achieved against the three projects against an overall approved project budget of £21.1m and approved the paper as part of the UKG governance process.

### 5.3 Risk Register – CG25(JUN)03

Allan Drysdale presented a report which asked the Boards to consider and approve amendments to the group Risk Register as summarised within the paper and to note the full register which was provided at Appendix 1.

After consideration the Boards agreed to approve the changes to the Risk Register as set out in the report.

For Approval – CGDL Only

### 5.4 NBD Shawfield (Phase 2) Polmadie Burn – Procurement Strategy – CG25(JUN)04

Martin Joyce presented a paper which sought approval to increase the project budget for the Polmadie Burn Remediation by [REDACTED] (inclusive of irrecoverable VAT), for Contractor related fees associated with the revised procurement strategy which now included Early Contractor Involvement.

After consideration the Board:

- i) Approved to increase the project budget by £191,157 for Contractor and Ground Investigations fees required to complete the RIBA stage 3 and 4 design, taking the overall approval to [REDACTED]
- ii) Noted the revised cost estimate of RIBA stage 5 and 6, including design team fees, main contractors' costs and contingency, is [REDACTED]
- iii) Noted that the total revised estimated project costs can be contained within the current funding package of [REDACTED]

### 5.5 Dalmarnock Open Space Plot 9 – Investment Decision – CG25(JUN)05

Dougie Cameron presented a report that advised that as part of the Dalmarnock masterplan, the provision of a new 'pocket park' was proposed, and sought approval to authorise the Chief Executive to enter into a construction contract, and to approve a project budget.

It was advised that the 'pocket park' would help meet planning requirements for open space and play standards, to support the delivery of new housing at French Street and Carstairs Street, as well as other potential future housing.

After consideration the Board:

- (i) Approved to authorise the Chief Executive to enter into a construction contract for up to [REDACTED] (excluding recoverable VAT) to deliver a new park at Plot 9 Dalmarnock.
- (ii) Approved the total global project budget of [REDACTED] (excluding recoverable VAT) including fees and contingency for the delivery stage.

For Approval – CGURC Only

### 5.6 Baltic Street Adventure Playground – CG25(JUN)06

Dougie Cameron presented a paper which sought approval to the value of [REDACTED] (including irrecoverable VAT) for professional and survey fees associated with delivering a new bespoke facility for Baltic Street Adventure Playground (BSAP).

After consideration the Board:

- (i) Approved [REDACTED] (including irrecoverable VAT) for the professional and survey fees associated with delivering a new bespoke facility for BSAP.
- (ii) Noted that subsequent Board approval will be sought at the end of 2025 for the Chief Executive to enter into a contract with a preferred contractor to deliver the works following a procurement exercise.
- (iii) Noted that the construction contract required to be signed by March 2026 to enable RCGF funding drawdown.

For Information – Joint Business

5.7 Clyde Gateway Strategic Review – CG25(JUN)07

Martin McKay presented a report which provided an update on the progress of a strategic review of the future operations of Clyde Gateway (CG, the Group, the organisation) comprising Clyde Gateway URC (CGURC, the Charity) and Clyde Gateway Developments Limited (CGDL, the Development Company).

The Boards noted the content of the report.

5.8 Key Performance Indicators 2024/25 – CG25(JUN)08

Allan Drysdale presented a report which advised of progress against the Key Performance Indicators (KPIs) for the year to 31 March 2025.

The Boards noted the content of the report.

5.9 Capital Programme Update – CG25(JUN)09

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

The Boards noted the content of the report.

5.10 Finance Report to 31 May 2025 – CG25(JUN)10

Michelle Jones presented a report which provided an overview of financial activity for the two months to 31 May 2025.

The Boards noted the content of the report.

For Information – CGURC Only

5.11 Committee Meetings – Oversight of Business Conducted – CG25(JUN)11

Allan Drysdale presented a report which provided the details of business considered at committee meetings held since the Board last met. These were the Community Committee which took place on 11 June and the Audit & Evaluation Committee which met on 13 June.

The Board noted the contents of the report.

5.12 CGDL Board Meeting - 25 April 2025 – GG25(JUN)12

Allan Drysdale presented a report which provided agenda and minute of the CGDL Board meeting held on 25 April 2025 for information.

The Board noted the contents of the report.

**6. Any Other Business**

Martin McKay mentioned the recent publication of a book on Glasgow which featured a number of photos of the Clyde Gateway area.

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

The Board noted that the next meetings would be held on Friday 29 August 2025 in the Olympia, Bridgeton Cross, with Clyde Gateway Developments Limited taking place at 1.00pm and Clyde Gateway URC at 2.30pm.

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