

**JOINT BOARD MEETING OF CLYDE GATEWAY URC
AND CLYDE GATEWAY DEVELOPMENTS LIMITED**

**Minutes of Meeting of 31 October 2025
held in the Olympia, Bridgeton Cross, Glasgow**

Present: Alison Thewliss (Chair)
David Bankier (Clyde Gateway Developments Limited) *
Councillor Margaret Cowie (South Lanarkshire Council) *
John Gallacher (Clyde Gateway Developments Limited)
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) *
Stuart Patrick (Glasgow Business Community Representative) *
Rosie Robertson (Glasgow Community Representative) *
Lynn Smith (Clyde Gateway Developments Limited)

Apologies: Councillor Robert Brown (South Lanarkshire Council)
Victoria Carmichael (Scottish Enterprise)
Councillor Cecilia O'Lone (Glasgow City Council)

In attendance: Alison Brown (South Lanarkshire Council) *
Allan Drysdale (Clyde Gateway)
Martin Joyce (Clyde Gateway)
Louise McCormack (Clyde Gateway)
Natalie Phillips (Clyde Gateway)
Bernadette Pollock (Clyde Gateway)
Angela Rowley (Clyde Gateway)
Niki Spence (Clyde Gateway)
Michael Gray (Glasgow City Council) *
Ben Wilson (Glasgow City Council) *

** attendance by video link*

1. Welcome, introductions, apologies and declarations of interest

The Chair, Alison Thewliss, welcomed everyone to the meeting, in particular Lynn Smith, who had recently been appointed to the Board of Clyde Gateway Developments Limited.

Apologies were noted from Robert Brown, Victoria Carmichael, and Cecilia O'Lone, and it was advised that as a quorum was present the meeting proceeded to the business as set out in the agenda.

It was noted that, with the agreement of John Gallacher, that Alison would Chair the business of both Companies.

There were no declarations of interest.

2. Minutes of previous meeting and any matters arising

The Minutes of the Clyde Gateway Board Meetings held on 29 August 2025, and the Clyde Gateway URC Board meeting held on 5 September 2025 were submitted and approved as correct records.

3. Chair's Report

The Chair made reference to Natalie Philips' piece in the Scotsman on Tackling Child Poverty which noted the particular benefits of Childcare and highlighted the Calton Demonstration of Change.

The forthcoming visit of Blair McDougal MP Parliamentary Under-Secretary of State (Minister for Small Business and Economic Transformation) to EastWorks and Shawfield next week to hear about Clyde Gateway Innovation was also highlighted.

4. Chief Executive's Report

Martin McKay provided an update which covered the following:

- Welcoming Glasgow City Council's Net Zero Committee on a tour of Clyde Gateway
- Advised that he had delivered a presentation to the Cross Party Group at the Scottish Parliament on Towns and Towns Centres
- Also informed of a presentation he'd given to the University of Strathclyde Glasgow City Innovation District Board Meeting
- Noted that the Property Team were pursuing a number of enquiries from parties interested in developments operated by CG

Stuart Patrick commented on the University of Strathclyde presentation and noted that it had been helpful to understand the vision and aspirations in relation to the Innovation District.

5. Clyde Gateway Strategic Review

5.1 Clyde Gateway Strategic Review – Presentation and Report – CG25(OCT)01

Martin McKay provided the meeting with a presentation highlighting the achievements of Clyde Gateway since its inception and setting out the work undertaken to produce a Business Case for continuation of intervention within the area.

The accompanying report presented a summary of the draft Business Case for the continuation of Clyde Gateway beyond 2028, developed in line with HM Treasury's Five Case Model. The Business Case evidenced that Clyde Gateway remains positioned to deliver sustained regeneration outcomes and contribute to long-term economic, social and environmental objectives. The Board was asked to approve the draft Business Case for finalisation and submission to Scottish Government and funding partners.

Following the presentation and consideration of the report the Boards:

- (i) Endorsed the draft 10-year Business Case for Clyde Gateway prepared in line with HM Treasury's Five Case Model;
- (ii) Approved the progression of the Business Case to finalisation; and
- (iii) Noted that the final Business Case would be brought back to the Board in December 2025 for approval prior to submission to the Scottish Government, local authority partners, and other funders, to inform financial planning from April 2026/27 onwards.

6. Business

For Approval (CGURC and CGDL)

6.1 Funded Operating Plan 2025/26 – 2027/28 – CG25(OCT)02

Bernadette Pollock presented an update to the three year Funded Operating Plan, which both Boards had approved at their meetings in June 2025 (CG25(JUN)01), to incorporate additional grant awards, budget amendments and the results of a re-forecasting exercise performed following the September period-end.

After consideration the Boards approved the latest version of the Funded Operating Plan spanning the 2025/26 to 2027/28 financial years and noted its basis of preparation.

6.2 NBD Shawfield update including UK Government Funding – CG25(OCT)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 £21.1m, and sought approval of additional funding for design team fees in respect of Shawfield Phase 2 Remediation.

After consideration the Boards:

- (i) Noted the continuing progress being achieved against the three projects against an overall approved project budget of £21.1m and approve this paper as part of the UKG governance process.
- (ii) Noted the potential risks identified in section 2.5 and the potential for future changes in the funding and payment structures from the UKG which are still being understood and assessed.
- (iii) Approved the release of a further [REDACTED] of Design Team and Testing Fees associated with the Remediation Works at 141 Glasgow Road, which comprises:
 - [REDACTED] costs for additional fees, XRD (X-Ray Diffraction) testing and product testing associated with the 'hot spot'
 - [REDACTED] costs for the Shawfield Short-term Coordination Group and Planning Consultant
 - [REDACTED] to undertake a Peer Review
 - [REDACTED] contingency funding until final December Investment Decision paper.

These costs would be contained within the current overall budget of [REDACTED]

- (iv) Approved the sum of [REDACTED] to appoint [REDACTED], to undertake initial design activity in relation to the Polmadie Burn

These costs would be contained within the current overall budget of [REDACTED]

6.3 XWorks Investment Decision – CG25(OCT)04

Martin Joyce presented a paper which sought budget approval to proceed with the development of a High Value Manufacturing (HVM) unit, at the corner of Clyde Gateway and Dalmarnock Road.

It was advised to the meeting that from initial observations the tender returns from the recently closed procurement exercise were significantly below the pre-tender estimate and a review of the approach undertaken by the external Cost Consultant was underway.

6.8 Board Meeting Dates 2026 – CG25(OCT)09

Allan Drysdale presented a paper which set out the proposed Board meeting dates for 2026.

The Boards noted the dates as proposed.

For Information (CGURC only)

6.9 Unlocking Opportunity – Tackling Child Poverty – CG25(OCT)10

Natalie Phillips presented a report which provided the Board with a progress update on Clyde Gateway's work to reduce child poverty across Glasgow and South Lanarkshire.

The paper highlighted the transformational impact of the Calton Demonstration of Change in Glasgow, the expansion of the Supporting Families Whole Family Approach, the new innovation work with colleges, schools and employers and the milestone achievement of mainstreaming Supporting Families in South Lanarkshire.

After consideration the Board:

- Noted the successful mainstreaming of Supporting Families within South Lanarkshire Council.
- Endorsed continued innovation through strengthened partnerships with colleges and employers to scale employability pathways.
- Recognised Clyde Gateway's position as a national leader in tackling child poverty and shaping the future of public service reform through integrated, outcome driven delivery.

6.10 Committee Meetings - Oversight of Business Conducted – CG25(OCT)11

Allan Drysdale presented a paper which provided an oversight of committee business conducted since the last Board meeting.

The Board noted the report.

6.11 CGDL Board Meeting of 29 August 2025 – CG25(OCT)12

Allan Drysdale presented a paper which provided an overview of the business conducted by the sub-committees of Clyde Gateway URC (CGURC) in the intervening period since the Board last met on 29 August 2025.

The Board noted the contents of the paper.

7. **Any other business**

There were no other items of business raised.

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

The Board noted that the next meetings would be held on Friday 12 December 2025, in the Olympia, Bridgeton Cross, Glasgow.