

## MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED

### Minutes of Meeting of 25 April 2025 held in the Olympia, Bridgeton Cross, Glasgow

**Present:** David Bankier (Chair)  
Councillor Robert Brown (South Lanarkshire Council) \*  
Councillor Greg Hepburn (Glasgow City Council) \*  
Stuart Heslop  
Martin McKay (Clyde Gateway)

**Apologies:** John Gallacher

**In attendance:** Dougie Cameron (Clyde Gateway)  
Allan Drysdale (Clyde Gateway)  
Michael Gray (Glasgow City Council)  
Martin Joyce (Clyde Gateway)  
Bernadette Pollock (Clyde Gateway)  
Angela Rowley (Clyde Gateway)  
Jamie Shields (Clyde Gateway)  
Lynne Valentine (Clyde Gateway)  
Ben Wilson (Glasgow City Council)

\*attendance by video link

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

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

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

The Minutes of the Board meeting held on 28 February 2025 were submitted and approved as a correct record.

#### 3. Chief Executive's Report

Martin McKay gave a verbal report during which he:

- Advised that it was a substantive agenda which reflected the number of ongoing projects including the Clyde Gateway Innovation proposal. He thanked the Board for agreeing to consider the late issued report in relation to the EastWorks Contract update.
- Noted that it had been a very busy end to the financial year and the finance update report on the agenda would cover this. It was also highlighted that there was no Funded Operating Plan on the agenda as there remained some uncertainty around core funding.

The Board noted the verbal update by the Chief Executive.

## 4. Business

### Presentation

#### 4.1 Housing Development in Clyde Gateway – Update on Delivery – CGDL25(APR)01

Michael Gray, Glasgow City Council, gave a presentation and introduced an accompanying report which provided an update on housing delivery in the Glasgow area of Clyde Gateway.

During discussion the observation was made that a number of Clyde Gateway projects had been delivered in partnership, and housing sites were a good example. The 4,000 new homes in the area had also helped drive a significant increase in population. There were positive comments around the significant changes to the area and the importance of quality residential developments as part of regeneration.

It was noted that in relation to the residential units constructed KPI, when the initial target of 10k new homes was set it was anticipated that there would be more high density housing developments in the area.

It was highlighted that there had also been a significant shift in the housing market since 2008 which had seen different models develop, such as mid-market rent, some examples of which were present in the CG area.

After consideration the Board noted the presentation and the content of the report.

### For Approval

#### 4.2 NBD Shawfield update including UK Government Funding – CGDL25(APR)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 funding contribution of £14.6m, against total project costs of £20.7m.

It was reported that positive progress continued to be made between the parties involved and the second tranche of funding had been received at the end of March 2025, and the next monitoring return was due in May, with the value of the grant submission expected to be in the region of £3.6m.

After consideration the Board noted the positive progress being achieved against the three projects against an overall approved project budget of £20.7m and approved the paper as part of the UK Government governance process.

#### 4.3 NBD Shawfield (Phase 2) – Polmadie Burn – CGDL25(APR)03

Martin Joyce presented a paper which sought approval to increase the project budget for remediation works at Polmadie Burn by [REDACTED] (inclusive of irrecoverable VAT), for Design team fees to develop the remediation design to RIBA Stages 3 and 4 to seal two manholes in the Polmadie Culvert following the completion of the extended feasibility study.

After consideration the Board approved the additional professional fees to develop the Remediation design to RIBA stage 4, including the production of tender documents to procure a main contractor for the delivery of the works. The approval included:

- i) Increasing the project budget by [REDACTED] for design team fees to complete the RIBA stage 3 and 4 design, taking the overall approval to [REDACTED]
- ii) Noting the current cost estimate of RIBA stage 5 and 6 costs, including design teams fees, main contractors' fees and contingency is [REDACTED].

iii) Noting that the total estimated project cost sits within the funding available of [REDACTED]

4.4 NBD Shawfield Remediation – 241 Glasgow Road – CGDL25 (APR)04

Martin Joyce presented a paper which sought approval to increase the project budget by [REDACTED] (excluding recoverable VAT), for Design Team fees to develop the remediation design to RIBA Stages 3 and 4 at 241 Glasgow Road, and an area of the Shawfield Phase 2, WP1 site.

The Board, following conclusion of the Product Testing contract within the Shallow Hydrological Unit (SHU) at 241 Glasgow Road, approved the fees to develop the remediation design to RIBA Stage 4 including the issue of tender documents to procure a main contractor for the delivery of the works, and approved to:

- i) Increase the project budget by [REDACTED] for design team fees to complete the Stage 3 and 4 design taking the overall project approval to [REDACTED]
- ii) Noted the current cost estimate of RIBA stage 5 & 6 costs, including fixed design team fees, main contractors' fees, chemical procurement and contingency is [REDACTED] which sits within the overall funding for the project.

4.5 Investment Properties and Residual Assets Budget 2025/26-2027/28 – CGDL25(APR)05

Angela Rowley presented a report which informed the Board on actual performance against the 2024/25 component of the previously approved Investment Properties and Residual Assets (IPRA) budget and sought a new approval for the next three financial years spanning 2025/26 to 2027/28.

After consideration the Board noted the actual outturn of the Investment Properties and Residual Assets portfolios for 2024/25 and approved:

- (i) An operating expenditure budget of [REDACTED] net of VAT for the three financial years spanning 2025/26 to 2027/28.
- (ii) A rolling operating budget at a forecast deficit cost of [REDACTED]

4.6 Red Tree Central Labs – Stage 4 Fees – CGDL25(APR)06

Dougie Cameron presented a paper which sought to progress the RIBA stage 4 of the Red Tree Central/Labs project at a cost of [REDACTED] excluding recoverable VAT.

After consideration the Board approved:

- (i) Design team fees to RIBA Stage 4 for the Red Tree Central/ Labs project of [REDACTED] excluding recoverable VAT.
- (ii) Increased total approval of [REDACTED] excluding recoverable VAT.

4.7 [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

For information

4.8 Clyde Gateway Strategic Review – CGDL25(APR)08

Martin McKay presented a paper which provided the Board with background on the Strategic Review of the future of Clyde Gateway and set out the options for consideration and the proposed timescales for a decision on the revised Business Case.

It was highlighted that the URC Board would be asked to consider this paper in more detail and approve the strategic intent.

After consideration the Board noted the content of the report and further noted the strategic intent for the extension of Clyde Gateway subject to the outcome of a 10 year business case.

4.9 Asset Disposal and Acquisition update - CGDL25(APR)09

Angela Rowley presented a report which provided an update on two commercial property transactions.

After consideration the Board noted the contents of the report.

4.10 Funding Update – CGDL25(APR)10

Dougie Cameron presented a report which provided an update and overview of current funding sources and funding issues Clyde Gateway are engaging with and reviewing.

After consideration the Board noted the contents of the report.

4.11 Capital Programme Update – CGDL25(APR)11

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

After consideration the Board noted the contents of the report.

4.12 Finance update to 31 March 2025 – CGDL25(APR)12

Bernadette Pollock presented a paper which provided an overview of financial activity for the year to 31 March 2025.

After consideration the Board noted the contents of the report.

4.13 Delegated Authority Approvals to 31 March 2025 – CGDL25(APR)13

Bernadette Pollock presented a paper which provided the Board with information on budgets approved under delegated authority for the six months from 1 October 2024 to 31 March 2025.

After consideration the Board noted the contents of the report.

**5. Any Other Business**

There were no other items of business raised.

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

The Board noted that the next meeting would be held on Friday 27 June 2025 at 1:00pm, in the Olympia, Bridgeton Cross, Glasgow.

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