

## MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED

### Minutes of Meeting of 29 August 2025 held in the Olympia, Bridgeton Cross, Glasgow

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

**Apologies:** Victoria Carmichael (Scottish Enterprise)

**In attendance:** Alison Brown (South Lanarkshire Council) \*  
Allan Drysdale (Clyde Gateway)  
Martin Joyce (Clyde Gateway)  
Bernadette Pollock (Clyde Gateway)  
Angela Rowley (Clyde Gateway)  
Niki Spence (Clyde Gateway)  
Getrude Wachira (Clyde Gateway)

\*attendance by video link

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

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

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

The Minutes of the Joint Board meeting held on 27 June 2025 were submitted and approved as a correct record.

#### 3. Chief Executive's Report

Martin McKay gave a verbal report during which he:

- Thanked the finance team, external auditors and the Audit & Evaluation Committee for their work in delivering the financial statements which were on the agenda for approval.
- Mentioned the visit by the First Minister to the Clyde Gateway area including Shawfield and D2 Grids, as well as discussing the wider innovation proposals. Good media coverage had been received including Martin Joyce being interviewed on BBC Radio Scotland.
- Advised of recent awards including from the Glasgow Chamber of Commerce.
- Updated on the conclusion of sales at Clyde Gateway East
- Gave feedback on visits to innovation centres in Aberdeen and Kent.

The Board noted the verbal update by the Chief Executive.

#### 4. Business

##### For Approval

#### 4.1 CGDL Financial Statements to 31 March 2025 – CGDL25(AUG)01

Bernadette Pollock presented the financial statements of Clyde Gateway Developments Limited (CGDL) for the year ended 31 March 2025.

It was advised that these had been considered by the Audit & Evaluation Committee at its meeting on 15 August 2025 which had recommended them to the Board for approval.

After consideration the Board approved the financial statements of Clyde Gateway Developments Limited for the year ended 31 March 2025.

#### 4.2 NBD Shawfield update including UK Government Funding – CGDL25(AUG)02

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.

The paper outlined progress on the three related projects and attention was drawn to the fact that the two industrial units at Shawfield Innovation had now been completed.

There was discussion around the remediation work being undertaken in terms of what is achievable, and it was recognised that one of the key considerations would be undertaking a value for money assessment on the cost versus impact of the remediation and treatment of contamination.

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) – Site Acquisition – CGDL25(AUG)03

Angela Rowley presented a paper which sought approval for the acquisition of a development site which would facilitate the inclusion of significant additional land area within Innovation Shawfield 2.0, supporting the overall Site Remediation Strategy and assisting in the completion of Phases 2 & 3 of the proposed Shawfield Gateway infrastructure route.

After consideration the Board approved, subject to funding,

■ [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

#### 4.4 Shawfield Water Quality Monitoring – CGDL25(AUG)04

Martin Joyce presented a report which advised that the regulator at South Lanarkshire Council (SLC) and their advisor SEPA (Scottish Environmental Protection Agency) have requested that six monthly water quality monitoring continue within the Shawfield Masterplan area for a further two years.

After consideration the Board approved an increase in budget for water quality monitoring across the Shawfield Masterplan area for a two year-period, between September 2025 and March 2027, resulting in an increase of [REDACTED] in the corresponding budget from [REDACTED] to [REDACTED] (excluding recoverable VAT) comprising:

- [REDACTED]
- [REDACTED]
- [REDACTED]

4.5 Unit 2 Innovation Shawfield – Lease Agreement – CGDL25(AUG)05

Angela Rowley presented a report which asked the Board to approve the letting of Unit 2 at Innovation Shawfield to [REDACTED].

After consideration the Board approved to:

- (i) [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

4.6 Manscroft Place – Site Disposal – CGDL25(AUG)06

Angela Rowley presented a report which sought approval to dispose of Clyde Gateway Development Limited’s interest at Yard 1, Manscroft Place to Glasgow City Council.

After consideration the Board approved to complete the disposal of Yard 1 at Manscroft Place to Glasgow City Council (GCC) for a price of [REDACTED] plus VAT and noted that professional fees of up to [REDACTED] excluding recoverable VAT have been budgeted within the land and property disposal budget.

4.7 Land and Property Disposals – Professional Fees – CGDL25(AUG)07

Angela Rowley presented a report which asked the Board to approve updated costs for the disposal of land and property including marketing collateral and associated professional fees for the period 2025/26 - 2027/28.

After consideration the Board approved the increase in disposal costs of [REDACTED] up to a budget of [REDACTED] (excluding recoverable VAT) including the marketing collateral and professional fees necessary to support the ongoing 3 year Inward Investment and Disposals Strategy for the period 2025/26 - 2027/28.

For information

4.8 Clyde Gateway Strategic Review – CGDL25(AUG)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.



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

The Board noted that the next meeting would be held on Friday 31 October 2025 at 1:00pm, in the Olympia, Bridgeton Cross, Glasgow.

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