

MEETING OF CLYDE GATEWAY URC

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

Present: Alison Thewliss (Chair)
Councillor Robert Brown (South Lanarkshire Council)
Councillor Margaret Cowie (South Lanarkshire Council) *
Councillor Greg Hepburn (Glasgow City Council) *
Councillor Cecilia O'Lone (Glasgow City Council) *
Martin McKay (Chief Executive)
Robert McLeary (South Lanarkshire Community Representative)

Apologies: Victoria Carmichael (Scottish Enterprise)
Alison Munro (Scottish Enterprise)
Stuart Patrick (Glasgow Business Community Representative)
Rosie Robertson (Glasgow Community Representative)

In attendance: Allan Drysdale (Clyde Gateway)
Martin Joyce (Clyde Gateway)
Bernadette Pollock (Clyde Gateway)
Angela Rowley (Clyde Gateway)
Niki Spence (Clyde Gateway)
Getrude Wachira (Clyde Gateway)
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 and noted apologies from Robert Brown, Cecilia O'Lone, Stuart Patrick and Rosie Robertson.

The Chair advised that as the meeting was inquorate items would be for information and it would be necessary to ratify the business which required approval at a quorate meeting of the Board, in line with the Articles of Association.

There were no declarations of interest.

2. Minutes of previous meeting and any matters arising

The Minutes of the Joint Board Meeting held on 27 June 2025 were submitted and noted.

3. Chair's Report

Alison Thewliss mentioned the recent visit to the Clyde Gateway area by the First Minister and Martin Joyce provided further feedback on the engagement.

4. Chief Executive's Report

Martin McKay provided an update in which he:

- made reference to the Financial Statements noting that these had been considered by the Audit & Evaluation Committee and recognised the substantive amount of work which had gone into delivering a positive set of accounts.
- Engagement with Michael Shanks MP who had been supportive about the investment being made by Clyde Gateway.
- Mentioned the Strategic Review noting that an update was on the agenda, and made specific reference to child poverty, advising that this had been raised at the Glasgow City Council Corporate Leadership Team which he attends
- That CG would be presenting the Strategic Delivery Framework to the Sustainable Glasgow meeting on 9 September
- Covered business at the CGDL Board meeting held prior and highlighted the approval of sales at Clyde Gateway East and French Street.

5. Business

For Approval

5.1 CGURC Consolidated Financial Statements to 31 March 2025 – CG25(AUG)01

Bernadette Pollock presented the Consolidated Financial Statements to 31 March 2025 for Clyde Gateway URC.

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.

It was highlighted that an unqualified audit opinion had been issued by the external auditors in respect of CGURC's and CGDL's annual accounts for 2024/25 that they reflected a true and fair view and that preparing the accounts on a going concern basis was appropriate

She began with the CGDL Statements, taking the meeting through the key points which included a detailed review of the trading and profit and loss account. The net profit for the year was £8.4m showing a positive profit and loss reserve of £1.7m, however, as no Corporation Tax was due, there was no opportunity to make a Gift Aid payment this year.

The Board were also provided with a detailed presentation of the consolidated accounts which covered key sections including fixed assets, stock, debtors, creditors and pension scheme.

The Board noted the Consolidated Financial Statements to 31 March 2025.

5.2 NBD Shawfield update including UK Government Funding – CG25(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.

The Board noted the positive progress being achieved against the three projects against an overall approved project budget of £20.7m.

5.3 Appointment to Clyde Gateway Developments Limited – CG25(AUG)03

Allan Drysdale presented a report which asked the Board to approve the appointment of Lynn Smith as a Director of Clyde Gateway Developments Limited (CGDL).

The Board noted the proposed appointment of Lynn Smith as a Director of CGDL.

For Information

5.4 Clyde Gateway Strategic Review – CG25(AUG)04

Martin McKay presented a paper which provided an update on the progress of a strategic review of the future operations of Clyde Gateway and Clyde Gateway Developments Limited.

The Board noted the update in relation to the strategic review.

5.5 Transition to Net Zero Action Plan – CG25(AUG)05

Niki Spence presented a report which provided the Board with an update on work over the past 12 months to further develop and implement an ambitious Transition to Net Zero (TNZ) action plan which will respond to Scotland's target to achieve net zero greenhouse gas emissions by 2045 and reflected the need to approach this transition in a fair, inclusive and collaborative manner i.e. a Just Transition (JT).

The Board:

- i) noted the contents of the paper;
- ii) endorsed the TNZ Action Plan for 2025/26; and
- iii) noted that the Community Committee will further consider the TNZ action plan at its October 2025 meeting.

5.6 Carbon Footprint – CG25(AUG)06

Niki Spence presented a paper which provided the Board with an update on the work carried out to calculate Clyde Gateway's Carbon Footprint and outlines the establishment of a baseline year, which is fundamental to our net zero strategy.

The Board noted the information in relation to the Carbon Footprint.

5.7 Audit & Evaluation Committee Annual Report – CG25(AUG)07

Bernadette Pollock presented the Annual Report of the Audit & Evaluation Committee on behalf of the Chair; the report provided a summary of the audit work performed during the preceding twelve months.

The Board noted the Audit & Evaluation Committee Annual Report.

5.8 Capital Programme Update – CG25(AUG)08

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

The Board noted the Capital Programme update.

5.9 Financial Update to 31 July 2025 – CG25(AUG)09

Bernadette Pollock presented a paper which provided an overview of financial activity for the four months to 31 July 2025.

The Board noted the financial update.

5.10 Committee Meetings - Oversight of Business Conducted – CG25(AUG)10

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

The Board noted the report.

6. Any other business

There were no other items of business raised.

7. Date, time and venue of next meeting

The Board noted that the next meeting would be held on Friday 31 October 2025 at 2:30pm, in the Olympia, Bridgeton Cross, Glasgow.
