MEETING OF CLYDE GATEWAY URC

Minutes of Meeting of 12 December 2025
held in the Olympia, Bridgeton Cross, Glasgow

Present: Alison Thewliss (Chair)
Councillor Robert Brown (South Lanarkshire Council)
Councillor Greg Hepburn (Glasgow City Council)
Alison Munro (Scottish Enterprise)
Martin McKay (Chief Executive)
Robert McLeary (South Lanarkshire Community Representative)
Stuart Patrick (Glasgow Business Community Representative) *
Rosie Robertson (Glasgow Community Representative) *

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

In attendance: Allan Drysdale (Clyde Gateway)
Martin Joyce (Clyde Gateway)
Bernadette Pollock (Clyde Gateway)
Angela Rowley (Clyde Gateway)
Jamie Shields (Clyde Gateway)
Niki Spence (Clyde Gateway)

** attendance by video link*

1. Welcome, appointments, apologies and declarations of interest

Allan Drysdale opened the meeting and with the Board's agreement took item CG25(DEC)01 – Board Appointments first on the agenda. He advised that Clyde Gateway URC's seventeenth AGM had been held immediately prior to the Board meeting. Under the Articles of Association, a number of directors holding specific posts were required to step down at the AGM and were eligible for re-appointment. The following directors had all indicated their wish to be re-appointed and the company's three Members had given their prior approval to these re-appointments as also required under the Articles of Association:

- Alison Thewliss (Independent Director and Chair);
- Robert McLeary (Co-opted Director drawn from the South Lanarkshire local community);
- Stuart Patrick (Co-opted Director with private sector financial/business expertise drawn from the Glasgow area); and
- Rosemary Robertson (Co-opted Director drawn from the Glasgow local community).

Before the December Board meeting could conduct its business Allan Drysdale sought approval to re-appoint the four directors above, and to appoint Alison Thewliss as Chair. Board approval was also sought to appoint Margaret Cowie and Greg Hepburn as the two Vice-Chairs. It was noted that the position of co-opted Director from South Lanarkshire remained vacant.

It was further advised that the Chair of the Audit & Evaluation Committee (AEC) vacated office following the AGM. It was proposed that David Bankier be reappointed as Chair of the AEC.

After consideration the Board approved:

(i) the appointment/re-appointment of directors as set out in the report and its Appendix;
(ii) the appointments to offices as set out in the report;

Alison Thewliss then took the Chair from this point forward and noted that apologies had been received from Victoria Carmichael, Margaret Cowie and Cecilia O'Lone.

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 31 October 2025 were submitted and approved.

3. Chair's Report

The Chair provided a verbal update and covered the following items:

- reported on the recent State of the City Economy conference and the positive references to Clyde Gateway and in particular the First Minister's comments.
- noted the widespread coverage of the Calton Demonstration of Change programme including the Glasgow Times and STV featuring Baltic Street Adventure Play with Natalie Phillips appearing for CG.
- congratulated Rosie Robertson on the recent event held to celebrate the Calton Heritage and Learning Centre's 12th Anniversary.

The Board noted the verbal update from the Chair.

4. Chief Executive's Report

Martin McKay provided an update in which he:

- also reflected on the recent State of the City conference and regionalisation and city devolution.
- noted that he had attended, along with Natalie Phillips, a Private Round Table with the First Minister exploring Child Poverty.
- welcomed the CCG Homes Groundbreaking at Dalmarnock with the leader of GCC
- highlighted that funding had been received from Creative Scotland to support the Rutherglen 900 programme.
- noted that an update would be provided on the Business Case under the item on the agenda.

The Board noted the verbal update by the Chief Executive.

5. Business

For Approval

5.1 Board Appointments – CG25(DEC)01

This item was taken and approved under item 1.

5.2 NBD Shawfield update including UK Government Funding – CG25(DEC)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 £21.1m.

The Board noted the positive progress being achieved against the three projects against an overall approved project budget of £21.1m.

5.3 XWorks Investment Decision – CG25(DEC)03

Martin Joyce presented a report which provided an update on the XWorks High Value Manufacturing (HVM) project and subsequent procurement exercise. Approval was sought to enter into the construction contract with Heron Brothers who were identified as the most economically viable tenderer.

After consideration the Board noted the procurement and cost clarification progress of XWorks, a new HVM unit, initially comprising 2,734 sqm (29,432sq.ft) of floor space, and approved:

(i) [redacted]

The Board also noted the following:

(i) A commitment of funds up to [redacted] required to deliver the main works contract.
(ii) There may be an opportunity to introduce a second smaller HVM unit that would deliver an additional 427.6sqm (4,603sqft) plus mezzanine of up to 178.6sqm (1,923sqft) of HVM and R&D space. A further investment decision for the introduction of the smaller HVM unit will be brought back to Board following additional cost and risk assessments. The value of the smaller HVM unit and associated fees will be captured within the currently approved overall budget of [redacted]

For Information

5.4 Clyde Gateway Strategic Review – CG25(DEC)04

Martin McKay presented a paper which provided the Board with an update on progress of the Strategic Review of the future operations of Clyde Gateway following approval of the draft 10-year Business Case at the Board meeting in October 2025. It was noted that two hard copies of the 10-year Business Case were available at the meeting for review and available on request to Board members.

After consideration the Board noted the content of the report and update therein and further noted that final approval of the 10-year Business Case would be brought to the Board in 2026.

5.5 Capital Programme Update – CG25(DEC)05

Jamie Shields 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.

5.6 Financial Update to 30 November 2025 – CG25(DEC)06

Bernadette Pollock presented a paper which provided an overview of financial activity for the four months to 30 November 2025.

The Board noted the financial update.

5.7 Committee Meetings - Oversight of Business Conducted – CG25(DEC)07

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 27 February 2026 at 2:30pm, in the Olympia, Bridgeton Cross, Glasgow.