MEETING OF CLYDE GATEWAY DEVELOPMENTS LIMITED

Minutes of Meeting of 27 February 2026
held in the Olympia, Bridgeton Cross, Glasgow

Present:	John Gallacher (Chair) David Bankier Councillor Robert Brown (South Lanarkshire Council) Victoria Carmichael (Scottish Enterprise) * Councillor Greg Hepburn (Glasgow City Council) * Stuart Heslop Martin McKay (Clyde Gateway)
Apologies:	Lynn Smith
In attendance:	Alison Brown (South Lanarkshire Council) * 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) Niki Spence (Clyde Gateway) Lynne Valentine (Clyde Gateway) *attendance by video link

1. Welcome, apologies and declarations of interest

The Chair welcomed those present to the meeting and advised that apologies had been received from Lynn Smith.

The Chair also advised the meeting that this was Martin Joyce's final meeting before taking up post as Chief Executive of Western Isles Council, and thanked Martin on behalf of the Board for his contribution to Clyde Gateway.

There were no declarations of interest made.

2. Minutes of previous meeting and any matters arising

The Minutes of the Board meeting held on 12 December 2025 were submitted and approved as a correct record.

3. Chief Executive's Report

Martin McKay gave a verbal report during which he:

- Noted the formal invitation from University of Strathclyde for Clyde Gateway to join the Glasgow City Innovation District (GCID) Board and that we are in continuing dialogue on the shared opportunities between GCID and CG Innovation.

- Also noted that Clyde Gateway has been selected as the preferred location for a university backed innovation organisation with Unit 01, Shawfield as a manufacturing hub and all remaining space at Red Tree Magenta as office and event space – discussions are underway on terms and should the opportunity progress may be subject to written procedures.

- Advised that he spoke at CMS / Savills Hotel Conference, and noted emerging interest in the hotel proposal, with discussions also held with Celtic FC.

- Mentioned that CG had hosted several meetings with Barclays Eagle Labs – exploring joint opportunities.

The Board noted the verbal update by the Chief Executive.

4. Business

For Approval

4.1 NBD Shawfield update including UK Government Funding – CGDL26(FEB)01

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 £21.46m.

He highlighted that the report was more concise than usual and that there were related approval papers on the agenda with regard to Polmadie Burn and 241 Glasgow Road.

After consideration the Board noted the positive progress being achieved against the three projects against an overall approved project budget of £21.46m and approved the paper as part of the UK Government governance process.

4.2 XWorks Unit 2 - Investment Decision – CGDL26(FEB)02

Jamie Shields presented a paper which sought approval to increase the scope of the XWorks High Value Manufacturing (HVM) project by incorporating the delivery and construction of a second unit.

After consideration the Board:

(i) Approved to provide the Chief Executive with delegated authority to instruct a second HVM unit into the main works contract to deliver an additional 606.2sqm (6,525sqft) of floor space.
(ii) Noted an increase to the commitment of [redacted]
(iii) Noted that the inclusion of the additional HVM unit and associated fees remains within the previously approved overall global budget of [redacted]
(iv) Approved an increase in the estimated operating cost of the development until the completion of lettings of [redacted] taking the total approved revenue budget for both buildings to [redacted]

4.3 Polmadie Burn – Investment Decision – CGDL26(FEB)03

Martin Joyce Presented a paper which sought approval to increase the project budget by [redacted] (inclusive of partially irrecoverable VAT), for the Investment Decision to appoint [redacted] as main contractor to repair two manholes in the Polmadie Burn Culvert following the conclusion of the Early Contractor Involvement (ECI) period.

The meeting was informed that this investment decision had been a long term consideration in consultation with South Lanarkshire Council. It was proposed to appoint [redacted] as the main contractor to carry out the manhole repairs following a period of testing and evaluation. These works would reduce contamination, however, it was recognised that the re-entry of chromium into the burn would not be eliminated entirely.

During discussion it was queried whether all the affected manholes could be treated. It was indicated that in order to carry out work on all manholes would require significantly more than the current budget, noting that there were constraints with accessibility and land ownership.

It was accepted that the proposed works would leave three remaining affected manholes, and although it would be desirable to repair these as well, the allocated budget didn't allow for this, however, solutions would continue to be explored.

The environmental credentials of the contractor were queried, and it was noted that they had successfully carried out similar operations previously.

After consideration the Board:

(i) Approved to provide the Chief Executive with delegated authority to the appoint [redacted] carry out bespoke lining repairs to two manholes in the Polmadie Culvert at a cost of [redacted] (including partially irrecoverable VAT).
(ii) Approved Professional Service fees amounting to [redacted] (including partially irrecoverable VAT) during stage 5 and 6 works
(iii) Approved Sundry Costs for Breakout Contingency, Legal Fees and Insurance amounting to [redacted] (including irrecoverable VAT)
(iv) Approved to increase the overall project budget by [redacted] (including partially irrecoverable VAT).
(v) Requested that options to repair the three further manholes continued to be explored.
(vi) Noted the intention to issue a media statement if required, as previously requested by the Clyde Gateway URC (CGURC) Board, to set out the aims and intentions of the works to provide clarity in the public domain.

4.4 <u>241 Glasgow Road – Investment Decision – CGDL26(FEB)04</u>

Lynne Valentine presented a paper which provided an update on the 241 Glasgow Road Remediation project and sought approval for the Investment Decision to appoint the main contractor and to increase the total project budget to [redacted] including additional design team fees.

It was advised that product testing had been successful and tender analysis had now been completed.

The Board requested more detail on the methodology being applied and it was advised that this approach was more economically viable than other methods, and examples were provided of this having been successfully implemented.

After consideration the Board approved an increase in project budget to:

i) Appoint the successful main contractor [redacted] for remediation, earthworks and supply of chemicals at a cost of [redacted]
ii) Provide design team fees for RIBA stages 5 and 6 at a cost of [redacted]
iii) Include legal, insurance and contingency fees at a cost of [redacted]
iv) An additional client held allowance of £[redacted] be allocated towards the cost of potentially undertaking works to the DHU

v) Increase the previously approved project budget of [redacted] to a new total budget of [redacted]

4.5 Clyde Gateway Innovation Masterplan – CGDL26(FEB)05

Dougie Cameron presented a paper which provided an overview of the Clyde Gateway Innovation Masterplan and sought approval for its strategic intent and the aspiration for the delivery of its component projects.

It was advised that the two main development areas within Clyde Gateway were formerly the Shawfield masterplan and South Dalmarnock Integrated Urban Infrastructure Framework (SDIUIF). To ensure a strategic approach to planned development, and in response to changing market conditions, the Clyde Gateway Innovation Masterplan was developed to cover both areas in one concise masterplan to support and deliver new development priorities going forward.

The main change to approach was that more HVM space was being proposed rather than the office space previously planned. It was anticipated that this was expected to provide more commercial viability and the examples of Clyde Gateway East and Rutherglen Links helped illustrate this.

After consideration the Board noted the overview of the Clyde Gateway Innovation Masterplan and approved its strategic intent and the aspiration for the delivery of its component projects.

4.6 Risk Register – CGDL26(FEB)06

Allan Drysdale presented for approval the Risk Register following the most recent review.

It was advised that there were no proposed changes to risks in the red and amber categories in terms of probability and impact, and narrative updates on risk mitigation had been made where required.

After consideration the Board approved the most recent iteration of the Risk Register.

For information

4.7 Clyde Gateway Strategic Review – CGDL26(FEB)07

Martin McKay presented a paper which provided the Board with an update on progress of a strategic review of the future operations of Clyde Gateway following the approval of the draft 10-year Business Case at the October Board.

After consideration the Board noted the update in relation to the strategic review and further noted that final approval of the 10-Year Business Case would be brought to the Board later in 2026 aligned to a revised Members Agreement.

4.8 Health & Safety Committee Annual Report – CGDL26(FEB)08

Jamie Shields presented the Health & Safety Committee Annual Report for 2025 to the Board for information.

After consideration the Board noted the contents of the Health & Safety Committee Annual Report.

4.9 Capital Programme Update – CGDL26(FEB)09

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

The Board noted the contents of the report.

4.10 Finance update to 31 January 2026 – CGDL26(FEB)10

Bernadette Pollock presented a report which provided an overview of financial activity for the year to 31 January 2026.

The Board noted the contents of the report.

5. Any Other Business

Martin McKay mentioned that the Clyde Gateway URC Board meeting that afternoon would be presented with a report in relation to Board Recruitment.

As there was currently a vacancy on the URC Board a campaign would be undertaken to attract potential candidates, which was a different approach than had been taken previously.

6. Date, time and venue of next meeting

The Board noted that the next meeting would be held on Friday 24 April 2026 at 1:00pm, in the Olympia, Bridgeton Cross, Glasgow.