

CLYDE GATEWAY URC

Minute of Board Meeting of 17 December 2018

- Present:** Lord Smith of Kelvin, Chair
Ian Manson, Chief Executive
Councillor Greg Hepburn, Glasgow City Council
Councillor John Anderson, South Lanarkshire Council
Councillor Carol Nugent, South Lanarkshire Council
Robert McLeary, South Lanarkshire Community Representative
Allan McQuade, Scottish Enterprise
Rosie Robertson, Glasgow Community Representative
Jim Watson, Scottish Enterprise
- Apologies:** Councillor Mandy Morgan, Glasgow City Council
Stuart Patrick, Glasgow Business Representative
Anne Clyde, South Lanarkshire Business Representative
- In attendance:** Steve Dunlop, Chief Executive, Scottish Enterprise
Pauline Elliott, South Lanarkshire Council
Billy Love, Scottish Government
Alison Brown, Clyde Gateway
Jim Clark, Clyde Gateway
Lesley-Ann Logan, Clyde Gateway
Barry Macintyre, Clyde Gateway
Martin McKay, Clyde Gateway
Angela Rowley, Clyde Gateway
Niki Spence, Clyde Gateway
Carol Jack (Minutes)

1. Board Appointments CG18(DEC)01

Ian Manson advised that, under the Articles of Association, the AGM of Clyde Gateway which had been held prior to the meeting, had confirmed the re-appointments of Lord Smith as Chair, Anne Clyde, Allan McQuade and Rosie Robertson as co-opted members and Councillor John Anderson and Councillor Greg Hepburn as Vice Chairs. Ian stated his gratitude to the members for their ongoing support.

After consideration, the Board approved the appointment/re-appointment of directors as set out in Appendix 1 of the report.

2. Welcome, introductions, apologies and any declarations of interest

Apologies were noted from Councillor Mandy Morgan, Anne Clyde and Stuart Patrick.

There were no declarations of interest.

Lord Smith thereafter welcomed everyone to the meeting of the Clyde Gateway URC (CGURC) Board and, in particular, Steve Dunlop, CEO, Scottish Enterprise.

Steve provided the Board with an overview of his new role and vision going forward with regards to working in partnership with Clyde Gateway.

3. Minutes of previous meeting and matters arising

The minutes of the previous CGURC Board meeting held on 29 October 2018 were submitted and approved. There were no matters arising.

4. Chair's Report

Lord Smith

- (1) highlighted the report on the agenda concerning Scottish Enterprise's potential involvement in constructing a new office building at Magenta which indicated that things were already started to progress under Steve Dunlop's leadership;
- (2) outlined the recent visit and tour by Patrick Harvie, co-leader of the Scottish Green Party; and
- (3) expressed his thanks to the Scottish Government for the continued financial support for Clyde Gateway as announced in the Scottish Budget.

5. Chief Executive's Report

Ian Manson provided the following update:

- (1) Ian highlighted the support noted in the Scottish Government's recently published Economic Action Plan which contained a reference to continued sponsorship of Clyde Gateway.
- (2) Ian spoke of his membership on the national Vacant and Derelict Land Task Force, chaired by Steve Dunlop, and the important progress being made.
- (3) There had been remarkable success achieved in securing a 75% pre-let of Red Tree Magenta at Practical Completion and Ian stated that he was delighted how private companies had responded.
- (4) Ian highlighted the continued hope for an early decision on Scottish Government funding of the Cuningar Loop Bothy and Tur proposal.
- (5) Sir Harry Burns, Director of Global Public Health at University of Strathclyde, had provided ongoing support for Clyde Gateway's health collaboration, and Ian outlined the positive impact of his first conference for front-line staff held recently in Camlachie.
- (6) Ian welcomed the attraction of significant new European and private investment into renewable energy infrastructure, as outlined in the Integrated Energy Strategy report.
- (7) Clyde Gateway continued to work on the case to attract Channel 4 to the Albus Building in Bridgeton.
- (8) Iain Munro, Active Chief Executive of Creative Scotland, had toured the Clyde Gateway area and viewed prospective buildings that could be utilised by the film and creative industries. Follow-up contacts are being arranged.
- (9) The owners of Olympia House, Bridgeton, had offered Clyde Gateway the opportunity of an off-market purchase of the property, with the details receiving the approval of the Clyde Gateway Developments Limited Board earlier in the day.

Pauline Elliott, South Lanarkshire Council, took the opportunity to advise the Board that the development at Cuningar Loop had received a Scottish Quality Planning Award and was on the shortlist for a UK award to be announced in early 2019.

The Board, in thanking Ian for his report, asked that an invite to attend a future meeting be extended to Sir Harry Burns.

6. Business

For Approval

6.1 Full Operating Plan 2018/19 – 2021/22 CG18(DEC)02

Barry Macintyre presented a report setting out Clyde Gateway's operating plan objectives for the 4-year period until 2021/22 on the assumption that existing grant funding levels were maintained.

Barry advised on the programme of regeneration activity that could be delivered in addition to that already committed within the latest version of the Funded Operating Plan should the current 2018/19 levels of grant funding be maintained during the next 3 financial years until 2021/22 as detailed at Appendix 1 of the report.

After consideration, the Board approved the latest version of the Full Operating Plan spanning the 4-year period until 2021/22.

6.2 Green Infrastructure Fund CG18(DEC)03

Alison Brown presented a report updating the Board on Clyde Gateway's "greening" initiatives. Alison advised

- (1) in further detail on Scottish Natural Heritage (SNH) who had been identified as the lead partner for the Green Infrastructure Strategic Intervention, a programme that had the potential to assist with the derelict land challenge across Scotland;
- (2) that Clyde Gateway had been working with partners and design teams to develop projects for 2 significant sites on the Vacant/Derelict Land Register; namely Cuningar Loop and Toryglen Park;
- (3) of the design team proposals for both projects as detailed in the appendices to the report; and
- (4) of the potential funding for both projects.

After consideration, the Board

- (a) noted the development of two greening initiatives at Cuningar Loop and Toryglen Park; and
- (b) approved that the projects were submitted to the Green Infrastructure Fund (GIF) which was administered on behalf of the Scottish Government.

6.3 Integrated Energy Strategy – Low Carbon and Renewables CG18(DEC)04

Martin McKay presented a report updating the Board on progress with the Clyde Gateway Integrated Energy Strategy (CGIES), that had been endorsed by the Board in April 2017 (CG17(APR)09).

Martin advised on the significant progress of the 2 core initiatives contained within the CGIES, namely

- (1) the Community Energy Project in collaboration with Scottish Water Horizons – a £5.7m project that had been successful in a £2.1m funding bid to the Scottish Power Green Energy Fund; and
- (2) INTERREG NEW – D2Grids 5th Generation heating project – a cross border European project that had been successful in €2.075m ERDF funding towards a total cost of €3.45m.

After consideration, the Board

- (a) noted significant progress with
 - (i) Community Energy Project in collaboration with Scottish Water Horizons; and
 - (ii) INTERREG NEW – D2Grids 5th Generation district heating project; and
- (b) approved the strategic intent for the continued development of the projects with a view to formally accepting the grant awards in due course, subject to funding availability within the approved Operating Plan.

6.4 National Business District, Shawfield Phase 2 CG18(DEC)05

Alison Brown presented a report providing an update on the remediation and construction projects for the National Business District, Shawfield Phase 2 and on the supporting activity and associated fees.

Alison further detailed Work Packages 1 and 2 and the impact of changes to the remediation strategy highlighting the allocation of funding as detailed in the report.

After consideration, the Board:

- (1) noted progress of the various works packages; and
- (2) approved an increase of £131,774 (partly inclusive of irrecoverable VAT) in Project Management and Design Team and Legal fees from £1,164,150 to £1,295,924 (inclusive of irrecoverable VAT).

6.5 Magenta @ Clyde Gateway – Office Development Funding CG18(DEC)06

Martin McKay presented a report outlining proposals for the development of Magenta Phase 1, 60,000 sq ft net office development by development partners Highbridge PLC and seeking in principle approval to participate in a capped rental guarantee structure alongside Highbridge and Scottish Enterprise.

Martin further advised on the project description and economic and financial appraisal.

After consideration, the Board agreed, in principle, to participate in a rental guarantee structure, at the value indicated in the report, to support the development of Magenta Phase 1, a 60,000 sq ft speculative office development by Highbridge PLC.

6.6 Increasing Economic Activity – Skills Data Needs Diagnostic CG18(DEC)07

Niki Spence presented a report summarising the work undertaken to produce robust data across a range of regeneration indicators, to complete the Scottish Government's inclusive growth (IG) diagnostic and establish Clyde Gateway's skills data requirements, and to seek approval to engage with key stakeholders to provide improved intelligence on working age residents with no qualifications, employment opportunities and skills needs which could be applied in other areas of Scotland.

Niki advised in further detail on the Scottish Government and Skills Development Scotland IG diagnostic tool which analysed the constraints on growth and inclusion through a 6-stage process as detailed in Appendix 1 of the report.

After consideration, the Board:

- (1) noted the content of the report; and
- (2) agreed that the project should be taken forward.

For Information

6.7 Capital Programme – Projects Update CG18(DEC)08

Alison Brown presented a report briefing the Board on the delivery of the 2018/19 Capital Programme and providing further detail of the 21 capital projects.

After consideration the Board noted the report.

6.8 The People's Development Trust CG18(DEC)09

Barry Macintyre presented a report advising the Board of operational and financial issues affecting the viability of The People's Development Trust which owned and operated the Legacy Hub community centre in Dalmarnock, and the steps being taken by the main funding organisations, including Clyde Gateway URC, to address these significant concerns.

After consideration, the Board noted the report and the intention that it would be kept informed of further developments.

6.9 Finance Report – Period Ended November 2018 CG18(DEC)10

The Board noted a report by Lesley-Ann Logan on the consolidated financial performance of both Clyde Gateway URC and Clyde Gateway Developments Limited for the 8 months ended 30 November 2018.

6.10 CGDL Board – Meetings of 27 August and 29 October 2018 CG18(DEC)11

The Board noted the agenda and minutes of the CGDL Board meetings of 27 August and 29 October 2018.

6.11 Health & Safety Committee – Meeting of 11 December 2018 CG18(DEC)12

The Board noted the agenda and minutes of the Health & Safety Committee meeting of 11 December 2018.

6.12 2019 Board Meeting Dates CG18(DEC)13

The Board noted the 2019 meeting dates.

7. Date, time and venue of next meeting

The next meeting would be held on Wednesday 6 March 2019 at 10:30 am in Rutherglen Town Hall.