

# JOINT BOARD MEETING OF CLYDE GATEWAY URC AND CLYDE GATEWAY DEVELOPMENTS LIMITED

## Minute of Meeting of 6 November 2020

**Present:** Alison Thewliss MP - Chair  
Ian Manson, Chief Executive  
Councillor Greg Hepburn, Glasgow City Council  
Councillor Laura Doherty, Glasgow City Council  
Councillor John Anderson, South Lanarkshire Council  
Councillor Carol Nugent, South Lanarkshire Council  
Allan McQuade, Scottish Enterprise  
Stuart Patrick, Glasgow Business Representative  
Robert McLeary, South Lanarkshire Community Representative  
David Bankier, Clyde Gateway Developments Limited  
John Gallacher, Clyde Gateway Developments Limited  
Stuart Heslop, Clyde Gateway Developments Limited

**Apologies:** Jim Watson, Scottish Enterprise  
Rosie Robertson, Glasgow Community Representative

**In attendance:** Alison Brown, Clyde Gateway  
Ken Dee, Clyde Gateway  
Pauline Elliot, South Lanarkshire Council  
Clare Ferry, Clyde Gateway  
Patrick Flynn, Glasgow City Council  
Michael Kerr, Scottish Government  
Lesley-Ann Logan, Clyde Gateway  
Barry Macintyre, Clyde Gateway  
Martin McKay, Clyde Gateway  
Andrew Murphy, Office of Alison Thewliss MP  
Natalie Phillips, Clyde Gateway  
Angela Rowley, Clyde Gateway  
Niki Spence, Clyde Gateway  
Donna Brand, Glasgow City Council (Minutes)

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

Alison Thewliss MP welcomed everyone to the joint meeting of the Boards of Clyde Gateway URC (CGURC) and Clyde Gateway Developments Limited (CGDL).

Apologies were noted from Rosie Robertson and Jim Watson.

There were no declarations of interest.

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

The Minutes of the previous joint Board meeting of Clyde Gateway Developments Limited and Clyde Gateway URC held on 11 September 2020 were submitted and approved.

With regards to the letter which had been sent to Kate Forbes, Cabinet Secretary for Finance, which highlighted the case for long term funding and specific support to deal with the contamination at Shawfield, it was confirmed that a response had not yet been received'

Barry Macintyre confirmed his intention to circulate to the Board members a detailed breakdown of the impairment figure disclosed within the 2019/20 Financial Statements.

### 3. Chair's Report

Alison Thewlis MP thanked all Board members and staff for their continued hard work. She also welcomed Councillor Laura Doherty, Glasgow City Council to the Board.

### 4. Chief Executive's Report

Ian drew attention to his report and highlighted the specific and welcome progress being made on securing long term commitment and financial support for the continued regeneration of Clyde Gateway over the Scottish Government's next 5 year planning period. He also highlighted additional COVID-19 related resources and flexibilities which will result in some alterations across the current Operating Plan.

In addition he was able to report the asset sale in the last few days of Unit 201 at Clyde Gateway East Business Park. This receipt had been highlighted at previous board meetings as being critical to the realisation of future plans and a test of the continued market interest in CGDL's land and property assets. As such it provided a welcome boost and a degree of comfort around the viability of the operating model during the pandemic and in challenging economic circumstances.'

### 5. Business

#### For approval (CGURC and CGDL)

#### 5.1 Bothy & Tur @ Cuningar Land Woodland Park (CG20(NOV)01)

Alison Brown sought approval for an investment decision to proceed with the construction of business and community facilities at Cuningar Loop Woodland Park.

Alison advised that since both Boards had been provided with an update in March 2020 (CG20(MAR)06) in relation to the market testing carried out by Kier Construction Ltd and interrogation by external cost consultants, Gardiner & Theobold, which had resulted in the decision to procure a contractor through competitive tendering, the procurement process had been completed and detailed within the report.

Alison further outlined details of the project, along with the reasons for reaching the decision on the preferred bidder.

After consideration the Boards:

- (1) approved
  - (a) a total project capital cost of £2.49m including irrecoverable VAT of £20k for construction of the Bothy & Tur @ Cuningar Loop Woodland Park; and
  - (b) annual net operating revenue expenditure, currently forecast at £57k per annum, to operate these facilities during Clyde Gateway's remaining lifespan and note the obligation thereafter, as set out within the Members' Agreement, to place such assets with appropriate public or community bodies and seek an endowment fund to support their future maintenance; and
- (2) authorised the Chief Executive to enter into a construction contract with Linear Projects, for the construction of the Bothy & Tur for an amount not exceeding £1.97m excluding irrecoverable VAT.

## 5.2 Risk Register (CG20(NOV)02)

Barry Macintyre presented a report on the most recent Risk Register, a working document regularly reviewed for relevance by Clyde Gateway's Management Group and by the Audit & Evaluation Committee.

After consideration, the Boards approved the updated Risk Register as set out in the Appendix.

### **For information**

## 5.3 Regeneration Capital Grant Fund – Funding Submissions (CG20(NOV)03)

Martin McKay provided a status report to the Board on bids past and present to the Scottish Government's Regeneration Capital Grant Fund (RCGF).

Martin advised that Clyde Gateway had a strong track record in securing RCGF funding and to date had secured funding for a total of 10 successful bids. He advised that further to the update which had been brought to the Board in September 2020 in relation to the 8 stage 1 bids which had been submitted in June 2020, the Scottish Government had confirmed that 2 projects had been successful in progressing to the second and final stage with detailed applications to be submitted by 5 November 2020, and that outcomes would be notified in January/February 2021.

## 5.4 Clyde Mission – Funding Submissions (CG20(NOV)04)

Martin McKay presented a report providing detail of bids made to the Scottish Government's Clyde Mission Fund.

Martin provided some background information in relation to the Clyde Mission, and advised that the Scottish Government had committed £35m to the fund, which was made up from £10m to support capital projects and £25m over the period 2021-26 to support zero carbon energy infrastructure and heat networks for both residential and commercial premises along the River Clyde.

Martin further advised that after consultation with partners, 7 stage one bids had been submitted to the Clyde Mission Fund, that on 20th October 2020 the shortlisted bids had been announced and included 2 Clyde Gateway submissions for Cuningar Loop Woodland Park Phase 2 and Shawfield Regeneration Route, and that second stage bids for both projects were now being developed for the submission deadline on 6th November 2020 with funding awards announcements due later that month.

After consideration, the Boards noted

- (1) the report; and
- (2) that the stage 2 guidance placed emphasis on deliverability, achieving expenditure by end of 2020/21 and job creation.

## 5.5 Capital Programme (CG20(NOV)05)

Alison Brown provided a further update of the Capital Programme particularly in respect of COVID-19 and also provided an update of projects at the pre-development stage.

Alison advised that there were several projects which had been completed in 2019/20 which had outstanding issues associated with COVID-19, and provided further information on projects in the current financial year which had been impacted by the pandemic.

5.6 National Business District, Shawfield (Phase 2) – Projects Update (CG20(NOV)06)

Alison Brown presented a report informing the Boards of the progress of the various works packages and property acquisitions at Shawfield Phase 2 and the further actions required with associated risks.

Alison confirmed that the detailed paper regarding the ongoing funding of works at Shawfield which had been submitted to the Scottish Government in April 2019 had now been updated and resubmitted in May 2020 and was still waiting on the outcome.

5.7 Inward Investment – Property Enquiries (CG20(NOV)07)

Angela Rowley presented a report providing a 6 monthly update of the range of inward investment and property enquiries within the Clyde Gateway area up to the end of September 2020, highlighting the associated marketing activities which had been aimed at maintaining and improving the performance of CGDL and Residual Property Portfolio particularly in light of the ongoing COVID-19 pandemic.

5.8 Finance Report – Period Ended 30th September 2020 (CG20(NOV)08)

Lesley-Ann Logan presented a report outlining the consolidated financial performance of both Clyde Gateway URC (CGURC) and Clyde Gateway Developments Limited (CGDL) for the 6 month period to 30 September 2020.

After consideration, the Boards noted the report

5.9 Delegated Authority Approvals – 6 months to September 2020 (CG20(NOV)09)

The Boards noted the project budget allocations approved under delegated authority for the 6 months from 1st April to 30 September 2020.

5.10 Health & Safety Committee – Meeting of 17th September 2020 (CG20(NOV)10)

The Boards noted the Agenda and a verbal update of the meeting proceedings of the Health & Safety Committee of 17 September 2020.

5.11 Audit & Evaluation Committee – Meeting of 19th October 2020 (CG20(NOV)11)

The Boards noted the Agenda and Minutes of the Audit & Evaluation Committee of 19 October 2020.

5.12 Board Meeting Dates – 2021 (CG20(NOV)12)

The Boards noted the 2021 meeting dates.

**6 For approval (CGURC only)**

6.1 Sustainable Transport Project – Clyde Gateway Bus Service (CG20(NOV)13)

Alison Brown presented a report providing the CGURC Board with an update on the Clyde Gateway Sustainable Transport Project and following a review of options, sought approval of the continuation of the current bus service by the existing provider, and the extension of service with the current service provider for a further year to March 2022 subject to revenue funding availability.

After consideration, the Board:

- (1) approved the continuation of the current bus service by the existing bus provider for a further 5 weeks from 2 February to 12 March 2021 utilising the remaining fare income held by SPT estimated to be around £7,000; and
- (2) requested that a further report be brought to a future meeting of the Board exploring options to continue a service beyond March 2021.

## **For information**

### **6.2 NHS Greater Glasgow & Clyde – Targeted Recruitment (CG20(NOV)14)**

Clare Ferry gave an update on a partnership project with NHS Greater Glasgow & Clyde which provided pre-employment pathway to NHS vacancies for local unemployed people.

Clare further advised that recent developments included targeted interventions with partners to increase awareness of NHS jobs and facilitating pre-employment activities which would result in Health Care Support job opportunities for local people.

### **6.3 Reducing Child Poverty – Access to Childcare Fund (CG20(NOV)15)**

Natalie Phillips advised of a recent successful submission to the Scottish Government's Access to Childcare Fund for £139,110 and provided an overview of the Supporting Families projects to which the fund would be applied.

Natalie said that further updates would be provided to the CGURC Board in due course.

### **6.4 CGDL Board – Meeting of 11th September 2020 (CG20(NOV)16)**

The CGURC Board noted the Agenda and Minutes of the CGDL meeting of 11 September 2020.

## **7 Date, time and venue of next meeting.**

The next Board meetings will be held on Friday 18 December at 1.00pm (CGDL) and 2.30pm (CGURC).