

## MEETING OF CLYDE GATEWAY URC BOARD

### Minute of Board Meeting of 1 May 2020

**Present:** Alison Thewliss MP – Chair  
Ian Manson, Chief Executive  
Councillor Greg Hepburn, Glasgow City Council (Items 5.5 and 5.6)  
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

**Apologies:** Councillor Mandy Morgan, Glasgow City Council  
Jim Watson, Scottish Enterprise  
Rosie Robertson, Glasgow Community Representative

**In attendance:** Alison Brown, Clyde Gateway  
Barry Macintyre, Clyde Gateway  
Martin McKay, Clyde Gateway  
Angela Rowley, Clyde Gateway  
Niki Spence, Clyde Gateway  
Louise McCormack, Clyde Gateway (Minute)

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

Alison Thewliss welcomed everyone to the meeting and thanked them for continued support in the current challenging circumstances.

Apologies were noted from Mandy Morgan, Jim Watson and Rosie Robertson.

There were no declarations of interest.

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

The Minute of the previous Board Meeting of Clyde Gateway URC held on 4 March 2020, was submitted and approved. There were no matters arising.

#### 3. Chair's Report

Alison said she was honoured to have taken the role as Chair and thanked Lord Smith of Kelvin for his contribution in this role over the last four years.

Jim Clark was also thanked by Alison for his work over the years and his contribution to the regeneration of the area.

Alison said that she appreciates the incredible level of change to the Clyde Gateway area over the years and is looking forward to getting to know more about the South Lanarkshire area of Clyde Gateway.

#### 4. Chief Executive's Report

Ian Manson provided the following update:

- (1) Ian thanked the Board members, staff and stakeholders for the flexibility and considerable efforts shown to allow both Clyde Gateway Developments Limited (CGDL) and Clyde Gateway URC (CGURC) meetings to go ahead.

- (2) Outlined the impact of COVID-19 on our work and the efforts made to continue operations during a period of considerable uncertainty and anxiety. There is, however, and will continue to be, a material impact on CGURC's finances, with a consequent need to identify other sources of income.
- (3) Highlighted Niki's paper, setting out our hope to develop business and community support on a longer term basis as part of the recovery and renewal from COVID-19.
- (4) The year end in March period saw a very welcome and supportive activity by our partners and members, resulting in a drawdown of all the Scottish Government funds, including RCGF; the approval by South Lanarkshire Council of its 2020/21 Capital programme, which included core and Vacant and Derelict Land Fund grant; approval by Glasgow City Council for VDLF funds, including additional and welcome resources; and securing a £2.6m working capital loan from Scottish Enterprise, which both boards approved at their respective meetings at the beginning of March.
- (5) March also saw the completion of this stage of our Resources Review, involving a voluntary redundancy exercise that focused on senior roles within the company. As a result, Jim Clark has now left and the senior structure is reduced by one post.
- (6) Clyde Gateway, once again, faces enormous challenges and will require to adjust and seek new opportunities. In this context, it is heartening to receive continuing strong support from our members, stakeholders and the community.
- (7) Ian welcomed Alison to her first meeting as the new chair of Clyde Gateway URC.

## **5. Business**

### **For Approval or For Information**

#### **5.1 COVID-19 Business Continuity – Management Plan & Risk Register (CG20(MAY)01)**

Martin McKay presented a report for the Board to note the implementation of the Business Continuity Management Plan and the bespoke risk register developed in response to COVID-19.

This is a short-term risk register and the corporate risk register will be updated under a full review and will be brought back to the Board for approval.

The Board considered in detail the wide range of possible impacts arising from COVID-19, including those on property and occupier markets and public expenditure plans, and discussed the ways in which these may be felt in respect of immediate decisions and medium to long-term strategy.

The Board noted the content of this report.

#### **5.2 COVID-19 Business Continuity – Funded Operating Plan 2019/20 to 2021/22 (CG20(MAY)02)**

Barry Macintyre presented a report for the Board to note which updated the Funded Operating Plan spanning 2019/20 to 2021/22, which both Boards approved at their meetings in March 2020, to take account of the provisional results for the last financial year and begin the process of incorporating the forecast effect of the COVID-19 lockdown on the remaining two financial years.

Ordinarily the three-year Funded Operating Plan would be rolled forward in April. The Board was asked to note that this has not yet been done. Instead, the report focused in particular on 2020/21 and introduced a new schedule of quarterly projections for the current financial year.

The Board noted this report.

### 5.3 COVID-19 Business Continuity – Capital Programme (CG20(MAY)03)

Alison Brown presented a report which briefs the Board on the completion of projects in the 2019/20 Capital Programme and provides a status of projects within the 2020/21 Capital Programme particularly in respect of COVID-19.

There are a number of projects impacted by COVID-19 in a variety of ways. Specifically there are:

- 2 projects currently on site
- 7 projects which are anticipated to commence on site during 2020/21; and
- 6 at feasibility/design development stage.

The expenditure in the report reflects board approvals and does not take account of any financial implications as a result of COVID-19.

After consideration, the Board noted this report and the intention to provide further updates.

### 5.4 COVID-19 Business Continuity – Business and Community Growth (CG20(MAY)04)

Niki Spence presented a report providing an update on the Business and Community Growth response to the impact of COVID-19 upon the Clyde Gateway area.

The Board noted that regular contact is being maintained with organisations and wished to thank them for their work throughout this pandemic.

The Board noted the report.

### 5.5 NBD Shawfield Phase 2 – Site Acquisitions (CG20(MAY)05)

Angela Rowley presented a report seeking strategic approval to the agreements in principle that have been reached with landowners to progress, subject to funding, further land acquisitions to facilitate the Shawfield Phase 2 Remediation Strategy and construction of the proposed Shawfield Development Link Road (SDLR).

Following detailed consideration, which included feedback about the decision taken by the Board of Clyde Gateway Developments Limited on this same matter earlier that day, the Board:

- 1) Approved in principle, subject to funding, the strategic acquisition of the heritable interest in 241 Glasgow Road, Rutherglen from Arnold Clark Automobiles Ltd (ACAL) for the sum of £2,000,000 plus Land and Buildings Transaction Tax (LBTT) at a cost of £108,500 and recoverable VAT of £400,000; and professional fees estimated at £15,000, excluding recoverable VAT.
- 2) In reaching this decision the Board noted the dissenting view of John Anderson and sought reassurance from staff that the subsequent negotiations with ACAL would adequately address the potential impact of COVID-19 on property valuations.
- 3) The progress with H Morris & Co Ltd (HMCL) and other third party owners to facilitate delivery of Stages 1R, 2R and 3R of the SDLR was also noted.

### 5.6 Integrated Energy Strategy – Community Energy Project (CG20(MAY)06)

Martin McKay presented a report to provide an update on the Integrated Energy Strategy – Community Energy Project (CEP) in partnership with Scottish Water Horizons (SWH).

It considered the impact of the current COVID-19 pandemic and restrictions which will limit the

current progress of the project along with longer term impacts on the residential market which may increase risk and require further financial modelling.

After consideration, the Board:

- 1) Noted that the Board of CGDL has been requested to approve additional expenditure of £44,000 excluding recoverable VAT in respect of professional fees in order to allow essential technical design to progress to mitigate longer term delays. The overall expenditure for the project would remain within the budget approval sought at the December Board.
- 2) Noted that the project remains subject to all three Members' approval to enter into the Heat Supply Agreement (HAS) with SWH and to establish a trading subsidiary of CGURC.
- 3) Requested further briefings as matters develop.

#### 5.7 Inward Investment – Property Enquiries (CG20(MAY)07)

Angela Rowley presented a report giving an overview of the range of inward investment and property enquiries received within the Clyde Gateway area in the 2019/20 financial year. It also highlights the associated marketing activities aimed at improving the performance of the CGDL Investment and Residual Property Portfolio (IRPP) by achieving property lettings.

The impact of the ongoing coronavirus pandemic on the CGDL property portfolio has resulted in various requests from existing tenants for rent deferral which are being considered on a case by case basis.

The Board noted the report.

#### 5.8 Deep End GP Money Advice Project (CG20(MAY)08)

Niki Spence provided a detailed overview of the Deep End GP Money Advice Project and current position statement.

The Project Advisory Group has been identifying funding options for the period beyond March 2021. The preferred option would be to mainstream the project and to attach Primary Care Improvement Plan funding. Agreement on this has not been possible and as yet no firm funding has been identified post 2020-21.

The contents of this paper were noted by the Board.

#### 5.9 Business and Community Growth (CG20(MAY)09)

Niki Spence presented a report which identifies three priority interventions and demonstrates the potential impact that could be achieved if a medium-term approach to funding is approved. The three interventions are: Supporting Families, Deep End GP Money Advice and NHS Jobs.

The report outlined the rationale for the prioritisation of interventions and reminded the Board of the revenue funding challenges faced by CGURC in continuing to provide this financial support.

The Board noted this report.

#### 5.10 CGDL Board – Meetings of 4 and 27 March 2020 (CG20(MAY)10)

The Board noted the details of the business conducted by the Board of CGDL at two meetings held in March 2020 and the update, provided by Allan McQuade, in respect of business that had been discussed at its latest meeting, immediately prior to the CGURC Board.

### 6. **Any other business**

There was no other business.

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

The next scheduled meeting will be held on Friday 19 June 2020 at 14.30 hours and the venue is to be confirmed.

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