

CLYDE GATEWAY DEVELOPMENTS LIMITED

Minute of Board Meeting of 11 September 2020

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| Present: | Allan McQuade (Vice Chair) Ian Manson | Stuart Heslop Greg Hepburn |
| Apologies: | David Bankier John Gallacher | Carol Nugent |
| In Attendance: | Michelle Barr Alison Brown Lesley-Ann Logan Barry Macintyre Martin McKay | Ken Meek Lynne Valentine Angela Rowley Michael Kerr (Scottish Government) Fiona Brittle (Scottish Government) |

1. Welcome, introductions, apologies and any declarations of interests

The Vice Chair Allan McQuade, welcomed everyone to the meeting. Apologies had been received from David Bankier, the Chair John Gallacher and Carol Nugent. There were no declarations of interest.

2. Approval of the Minute of the Board Meeting held on Monday 29 June 2020 and any matters arising

The Minute of the Board meeting held by conference call on 29 June 2020 was approved.

3. Business

For Approval

3.1 Financial Statements – Year Ended 31 March 2020 CGDL20(SEP)01

Lesley-Ann Logan sought approval of Clyde Gateway Developments Limited's (CGDL) financial statements for 2019/20. She advised that the Audit & Evaluation Committee (AEC) had met on 10 August to review in detail CGDL's financial statements together with those of Clyde Gateway URC. The external auditors, Scott-Moncrieff, had attended the AEC meeting to present their management report and to confirm that they would be issuing an unqualified audit opinion.

After consideration, the Board approved CGDL's annual accounts for 2019/20 and congratulated the staff for their work and input to the process.

3.2 Voice and Data Systems – Investment Decision CGDL20(SEP)02

Angela Rowley sought endorsement of the direct award to an existing sub-contractor for the provision of Voice and Data Systems. She advised the Board that there is an opportunity to improve the income model and to simplify the data packages office to increase tenant's data bandwidth and associated income.

After consideration, the Board retrospectively approved the direct award to the existing subcontractor to provide up to three years Voice and Data Systems to CGDL properties and tenants at a cost of £304,278 plus recoverable VAT.

3.3 Dalmarnock North – Sale of Land and Property CGDL20(SEP)03

Angela Rowley presented a paper seeking approval to dispose of a development site at Dalmarnock North including the partially completed Unit 6 building following administration of SHARC Highlands Limited.

Angela advised that a number of disposal scenarios for both Dalmarnock North and Unit 6 have been considered and it is recommended that the asset disposals be simultaneously brought to the market in two lots. Potential purchasers will be able to purchase one or both lots as follows;

- Lot 1 (Dalmarnock North) – 1.37 hectares (3.38 acres) development opportunity with planning consent for 5,805 sq m (62,485 sq ft) industrial hybrid development. Various developer interests have been noted including proposals for alternative occupational requirements, e.g. retail or roadside uses which will be considered should they emerge as part of the marketing campaign.
- Lot 2 (Unit 6) – A hybrid industrial facility extending to 1,113 sq m (11,977 sq ft). A range of options has been considered for the unit and it is recommended that the property be offered to the market in its current condition of 85% complete to allow a developer or owner occupier to complete the building to their own specification.

After consideration, the Board approved;

- (i) Marketing for disposal by sale of two assets comprising 1.37 hectares (3.38 acres) of land at Dalmarnock North and the Unit 6 building which comprises 1,112.70 square metres (11,977 square feet) of office and industrial space.
- (ii) Financial expenditure of £77,868 plus recoverable VAT for works required to allow marketing and disposal of both the Dalmarnock North site and Unit 6 building.

For Information

3.4 Prospecthill Circus, Toryglen – Sale of Land CGDL20(SEP)04

Angela Rowley asked the Board to note the area of land currently under offer to Cruden Estates Limited, will be reduced in size from 33,590 sq. m (8.3 acres) acres to 23,000 sq. m (5.68 acres) to ensure an integrated approach is adopted to the full redevelopment of land under CGDL's ownership to support the Infrastructure, Recreation & Active Travel – Toryglen Park Project.

Angela advised that the land was unlikely to remain in CGDL's ownership long term.

The paper was noted.

3.5 Manscroft Place, Shettleston – Sale of Land CGDL20(SEP)05

The Board noted a report by Angela Rowley that CGDL has agreed to contribute up to £17,000 (net of VAT) payable to the purchaser, Stewart Properties Limited for any environmental solution required to protect the existing box culvert within Manscroft Place in order to meet required statutory consents.

3.6 NBD, Shawfield (Phase 2) – Remediation Main Works Contract CGDL20(SEP)06

The Board was asked to note the final account position of the remediation and earthworks contract Work Package 1 at Shawfield Phase 2 following practical completion in March 2020, and the subsequent snagging and trenching works in September 2020.

The contract works had successfully achieved reductions of Hexavalent Chromium between 90 – 99% across the three sections of the site.

The paper was noted.

4. Any other business

Ian Manson reported that solid legal progress was being made to conclude the disposal of Unit 201 at Clyde Gateway East Business Park to Bradda Capital Propco One Ltd which the Board had approved by the written procedures at the beginning of August.

5. Date, time and venue of next meeting

The next Board meeting will take place on Friday 6 November at 1pm. The arrangements will be confirmed in due course.
