

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Hybrid Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 1 November 2023 at 10.00 a.m.

Present: Councillors David McBride, Jonathan McColl, Michelle McGinty, John Millar, Lawrence O'Neill, Lauren Oxley, Chris Pollock, Martin Rooney, Gordon Scanlan, Hazel Sorrell, Clare Steel and Sophie Traynor.

Attending: Gail Macfarlane, Chief Officer – Roads and Neighbourhood; Laurence Slavin, Chief Officer – Resources; Alan Douglas, Chief Officer – Regulatory and Regeneration; Craig Jardine, Corporate Asset Manager; Michelle Lynn, Assets Coordinator; Gillian McNamara, Economic Development Manager; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Nicola Moorcroft and Ashley MacIntyre, Committee Officers.

Councillor David McBride in the Chair

STATEMENT BY CHAIR – AUDIO STREAMING

Councillor David McBride, Chair, advised that the meeting was being audio streamed and broadcast live to the internet and would be available for playback.

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting be done by roll call vote to ensure an accurate record.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 16 August 2023 were submitted and approved as a correct record.

REGULATORY AND REGENERATION DELIVERY PLAN 2023/24 - ECONOMIC DEVELOPMENT MID-YEAR PROGRESS REPORT

A report was submitted by the Chief Officer – Regulatory and Regeneration, setting out the mid-year progress of the 2023/24 Plan in relation to Economic Development.

After discussion, the Committee agreed to note the progress achieved.

ROADS AND NEIGHBOURHOOD DELIVERY PLAN 2023/24 MID-YEAR PROGRESS REPORT

A report was submitted by the Chief Officer – Roads and Neighbourhood, setting out the mid-year progress of the Roads and Neighbourhood Delivery Plan 2023/24.

After discussion and having heard the Chief Officer – Roads and Neighbourhood and the Corporate Asset Manager in further explanation and in answer to Members' questions, the Committee agreed to note the progress achieved.

SALE OF 134 A&B, MAIN STREET, ALEXANDRIA G83 0NZ

A report was submitted by the Chief Officer – Resources seeking approval for the Council to dispose of 134 A&B Main Street, Alexandria (the Property) to Stephen Mahan and James Sartain.

After discussion the Committee agreed:-

- (1) to approve the disposal of 134 A&B Main Street, Alexandria to Stephen Mahan and James Sartain for a figure of £45,500;
- (2) to authorise the Chief Officer – Resources to conclude negotiations; and
- (3) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

ECONOMIC DEVELOPMENT STRATEGY ACTION PLAN 2022-2027

A report was submitted by the Chief Officer – Regulatory and Regeneration, providing an update of work undertaken during 2022/23 to deliver the West Dunbartonshire Economic Development Strategy 2022-2027 and to obtain approval for a new Economic Development Strategy Action Plan for the period 2022-2027.

After discussion and having heard the Chief Officer – Regulatory and Regeneration, and the Economic Development Manager in further explanation and in answer to Members' questions, Councillor McBride moved that the Committee:-

- (1) note the work undertaken during 2022/23 to deliver the West Dunbartonshire Economic Development Strategy 2022-2027; and
- (2) approve the Economic Development Strategy Action Plan 2022-2027 and delegate authority to the Chief Officer - Regulatory and Regeneration to deliver against this plan.

As an amendment, Councillor Jonathan McColl moved:

With regards to action CCS-AP/22-23/002, Develop a Renewable Energy strategy for west Dunbartonshire, on page 63 of the Report, given the legal and moral responsibility we have to reduce West Dunbartonshire's carbon footprint, the Committee asks the Chief executive to work with senior Officers to identify how this important work can be resourced.

If a Committee decision is required to approve any future actions, a separate report will come back to the next IRED Committee, otherwise members would be updated of progress through normal reporting.

Councillor McBride accepted the amendment to his motion.

DEVELOPMENT STRATEGY FOR THE ARTIZAN CENTRE

A report was submitted by the Chief Officer – Regulatory and Regeneration, seeking approval for the proposed Artizan Redevelopment Masterplan, submission of an application for a Planning Permission in Principle for the site, and delivery of the Phase 1 of the redevelopment.

After discussion and having heard the Chief Officer – Regulatory and Regeneration, the Economic Development Manager and the Planning, Building Standards and Environmental Health Manager, in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the progress made on Artizan redevelopment proposals;
- (2) to approve the Masterplan for the Artizan redevelopment and that it would form an application for the Planning Permission in Principle, to be submitted later in 2023;
- (3) to authorise development, procurement and delivery of Phase 1 of the redevelopment works, including submission of a detailed planning application and appointment of one or more principal contractors for the works; and
- (4) to note that the existing tenants would continue to be supported as part of the strategy.

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2023/24 TO PERIOD 5 (31 AUGUST 2023)

A report was submitted by the Chief Officer – Resources providing an update on the financial performance to 31 August 2023 (Period 5) of those services under the auspices of the Infrastructure, Regeneration and Economic Development Committee (IRED).

After discussion and having heard the Chief Officer – Roads and Neighbourhood, the Economic Development Manager and the Corporate Asset Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of this report which showed the revenue budget forecast to overspend against budget by £1.051m (7.48%) at the year-end taking into account that this is subject to change, and
- (2) to note the net projected annual position in relation to relevant capital projects which highlighted a projected variance of £8.746m (11.68%) due to re-profiling.

PLACE BASED INVESTMENT PROGRAMME FUND

A report was submitted by the Chief Officer – Regulatory and Regeneration, seeking approval for the funding allocation for Years Two (22/23) to Five (25/26), of the 5 year Place Based Investment Programme Fund (PBIP) to projects in Alexandria and wider West Dunbartonshire Council area.

After discussion and having heard the Economic Development Manager in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the progress on development and delivery of the projects arising from the Alexandria Masterplan for which PBIP was allocated;
- (2) to approve the 2024/25 allocation of £0.471m and a proportion of the 2025/26 allocation, with an estimated total of £1.149m over three years to projects arising from the Alexandria Masterplan;
- (3) to approve the 2023/24 allocation of £0.471m of Council's Place Based Investment Programme to Community Grants;
- (4) to note that the remaining 2022/23 allocation of £0.310m would go towards the development of an activity centre in Clydebank;
- (5) to note that recommendations on the allocation of the remaining 2025/26 funding would be made in a future report, and would be subject to circumstances and priorities near the time;
- (6) to authorise the Chief Officer – Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council, the award of the contract(s) to deliver

the Alexandria projects in line with Contract Standing Orders and the Financial Regulations; and

- (7) to authorise the Chief Officer – Regulatory and Regeneration to award Grants to eligible Community groups following a formal selection process.

LEASE OF GLENHEAD COMMUNITY CENTRE DUNTIGLENNAN ROAD, DUNTOCHER, CLYDEBANK G81 6HF

A report was submitted by the Chief Officer – Resources seeking approval for the transfer of Glenhead Community Centre to the Antonine Sports Centre (a charitable organisation) which will manage the facility for the benefit of the local community in the form of a lease arrangement.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, Councillor McBride moved that the Committee:-

- (1) note that following the issue of the papers for the meeting, an erratum notice had been issued which contained a revised version of the report;
- (2) note the content of the revised report;
- (3) approve the lease of Glenhead Community Centre to the Antonine Sports Centre until 30 June 2056 at a rental of £24,000 per annum;
- (4) authorise the Chief Officer – Resources to conclude negotiations; and
- (5) authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

Councillor Scanlan submitted the following amendment, to Councillor McBride's motion:

Committee agrees the recommendations and notes that the Antonine Centre have indicated they may be able to accommodate the After School Club during term time and this is something the after school club would be interested in exploring. Council agrees to facilitate discussions between the Antonine Centre and the After School Club, with a view to making a mutually agreeable arrangement.

On a roll call vote being taken, 5 Members voted for the amendment, namely Councillors McColl, Oxley, Pollock, Scanlan and Traynor and 7 Members voted for the motion namely, Councillors McBride, McGinty, Millar, O'Neill, Rooney, Sorrell and Steel. The motion was accordingly, declared carried.

THE REDEVELOPMENT AND MAJOR REFURBISHMENT OF GLENCAIRN HOUSE

A report was submitted by the Chief Officer – Resources seeking approval to conclude the award of the contract for the redevelopment and major refurbishment of Glencairn House.

After discussion and having heard the Assets Coordinator in further explanation, the Committee agreed to authorise the Chief Officer – Regulatory and Regeneration to conclude, on behalf of West Dunbartonshire Council (the Council), the award of the contract for the redevelopment and major refurbishment of Glencairn House, to one of the five successful shortlisted contractors invited to tender, subject to such tender being within the budget figure of £7.2m.

The meeting closed at 11.21 a.m.