

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, 7 February 2024 at 10.00 a.m.

Present: Councillors David McBride, Jonathan McColl, Michelle McGinty, 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; Michelle Lynn, Assets Coordinator; Gillian McNamara, Economic Development Manager; Laura Mason – Chief education Officer; Nigel Ettles; Principal Solicitor and Nicola Moorcroft, Committee Officer.

Apology: An apology for absence was intimated on behalf of Councillor John Millar.

Also Attending: Gillian Kirkwood, Chief Executive Officer, Y-Sort-It

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 1 November 2023 were submitted and approved as a correct record.

ADJOURNMENT

The meeting adjourned at 10.05 a.m. in order that technical difficulties could be resolved. The meeting reconvened at 10.11 a.m. with all those Members listed in the sederunt in attendance.

CLYDEBANK: LONG TERM PLAN FOR TOWNS FUND

A report was submitted by the Chief Officer – Regulatory and Regeneration, seeking approval for the establishment of a Clydebank Town Board including appointment of Chair and Deputy, and procurement of services to help the Council develop and deliver a Long-Term Plan and Investment Plan to fulfil the requirements of the Long-Term Plan for Towns Fund.

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

- (1) to note that Clydebank was selected by UK Government as one of seven towns in Scotland to receive £20m of Long-Term Plan for Towns Fund split into 75% capital funding and 25% revenue funding;
- (2) to note that the Council received £50k capacity funding in 2023/24 and would receive further £200k in 2024/25 to support the development of the Long-Term and Investment Plans;
- (3) to note the summary of the guidance for the Fund provided by UK Government Department of Levelling Up Housing and Communities;
- (4) to approve the establishment of a Clydebank Town Board with the range of Members suggested at Paragraph 4.4 of the Report;
- (5) to invite the meeting of Council on 27th March 2024 to nominate two elected members to the Clydebank Town Board;

- (6) to approve the appointment of Liz Connolly, Principal of West College Scotland, as Chairperson and delegates authority to the Chief Officer of Regulatory and Regeneration to appoint a Deputy for the Town Board; and
- (7) to delegate authority to the Chief Officer – Regulatory and Regeneration to procure and appoint consultants required to produce the Long-Term Plan and Investment Plan.

COLLECTION, HAULAGE, PROCESSING, TREATMENT AND DISPOSAL OF BULKY WASTE

A report was submitted by Chief Officer – Roads and Neighbourhood, advising that the award of the contract for the Collection, Haulage, Processing, Treatment and Disposal of Bulky Waste, was approved on 15 December 2023 by the Chief Officer – Roads and Neighbourhoods, after consulting with the Convenor of the Infrastructure, Regeneration and Economic Development Committee.

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

- (1) to note that the contract is for a period of two years with the option of a one year extension and at a value of £4,953,600 inclusive of VAT, over two years and £7,430,400 inclusive of VAT should the contract be extended. The estimated commencement date of the contract is 1 January 2024; and
- (2) to note the approval was granted in accordance with Standing Orders Standing Order 35(b)(ii), (iii) and (iv). Due to the urgent need to ensure continuity of an essential statutory public service.

“35 (b) Officers will exercise those powers referred to above in accordance with the following scheme: (ii) Delegated powers should generally not be exercised where any decision by an authorised officer would represent a departure from Council policy or procedure or would be contrary to a standing instruction of Council (or Committee), or would itself represent a significant development of policy or procedure. (iii) Such decisions will be referred to Council, or the appropriate Committee, except in the case of urgency, where the officer may, after consultation with the relevant Service Spokesperson or Convenor of the appropriate Committee, exercise such delegated powers. (iv) Should such powers be exercised in urgent circumstance, a report will be submitted to the next appropriate Committee for noting.

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2023/24 TO PERIOD 7 (31 OCTOBER 2023)

A report was submitted by the Chief Officer – Resources providing an update on the financial performance to 31 October 2023 (Period 7) of those services under the auspices of the Infrastructure, Regeneration and Economic Development Committee.

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 contents of this report showing the revenue budget forecast to overspend against budget by £1.945m (13.91%) 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 highlights a projected variance of £31.306m (42.28%) due to re-profiling.

DISPOSAL OF 53A GEORGE STREET, BONHILL G83 9JQ

A report was submitted by Chief Officer – Resources seeking approval for the Council to enter into a contract for the disposal of 53A George Street, Bonhill G83 9JQ to Sava Estates Ltd.

After discussion, the Committee agreed:-

- (1) to approve the disposal of 53A George Street to Sava Estates Ltd. for £27,601;
- (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.

SALE OF 7 BANK STREET, ALEXANDRIA G83 0NG

A report was submitted by Chief Officer – Resources seeking approval for the Council to enter into a contract for the disposal of 7 Bank Street, Alexandria G83 0NG to Daveed Malik.

After discussion, the Committee agreed:-

- (1) to approve the disposal of 7 Bank Street, Alexandria to Daveed Malik for £40,144;
- (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.

SALE OF LAND ADJACENT TO 193 DUMBARTON ROAD, CLYDEBANK

A report was submitted by Chief Officer – Resources seeking approval for the sale of land at Dumbarton Road, Clydebank to David Hamilton.

After discussion the Committee agreed:-

- (1) to approve the sale of the land to David Hamilton at a price of £30,000;
- (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.

SERVITUDE OF LAND ADJACENT TO DUNTIGLENNAN FIELDS DUNTOCHER

A report was submitted by Chief Officer – Resources seeking approval to enter into a Servitude Agreement of land adjacent to Duntigleannan Fields, Duntocher, with BDW Trading Limited, trading as Barratt West Scotland (Barratt).

After discussion and having heard the Asset Co-ordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve a Servitude Agreement of the land to BDW Trading Limited, trading as Barratt West Scotland;
- (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.

LEASE OF THE HUB, KILBOWIE ROAD, CLYDEBANK

A report was submitted by Chief Officer – Resources seeking approval for the Council to transfer The HUB, Kilbowie Road, Clydebank (the Hub) to Dynamite Gymnastics Club.

Chair invited Gillian Kirkwood to address the Committee. Ms Kirkwood requested that the Committee delay any decision regarding the Hub until numerous queries had been answered.

After discussion and having heard the Asset Co-ordinator in further explanation and in answer to Members' questions, Councillor McBride, seconded by Councillor O'Neill, moved:-

- (1) Dynamite Gymnastics Management will be responsible for the full leasing and repair costs of the Hub but will work with existing users and West Dunbartonshire Leisure Trust in the coming months to try to help existing user groups, where possible to maintain their lets. However, Dynamic Gymnastics cannot reasonably be expected to subsidise the running costs of other groups. Therefore, the Chief Officer – Resources and Chief Officer – Regulatory and Regeneration in their negotiations, should consider whether there is scope to adjust the market rent to Dynamic Gymnastics so that they

can consider protecting let costs for the current users for a minimum of two years.

- (2) to approve lease of the Hub for a period of 25 years, commencing 31 January 2025, to Dynamite Gymnastics Club for £42,000 per annum;
- (3) to authorise the Chief Officer – Resources to conclude negotiations; and
- (4) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

Councillor Traynor, seconded by Councillor McColl, submitted the following amendment, to Councillor McBride's motion:

Council requests that the decision around the lease of the HUB is continued until the next IRED meeting due to take place on May 22nd. This would allow time for further information to be provided to committee members about the plans from the group looking to take over the lease and give reassurance to the current user groups.

On a roll call vote being taken 4 Members voted for the amendment, namely Councillors McColl, Pollock, Scanlan and Traynor and 5 Members voted for the motion namely, Councillors McBride, McGinty, O'Neill, Rooney, and Steel. The motion was accordingly, declared carried.

LEASE OF KNOWES SPORTS PAVILION, FAIFLEY

A report was submitted by Chief Officer – Resources seeking approval for the Council to transfer Knowes Sports Pavilion (Knowes) to Flourishing Faifley Community Group.

After discussion and having heard the Asset Coordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the 25 year lease of Knowes Sports Pavilion to Flourishing Faifley Community Group with a target date of entry prior to 31 March 2024;
- (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.

The meeting closed at 11.26 a.m.