

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Council Chamber, Clydebank Town Hall, Clydebank on Wednesday, 21 August 2019 at 10.00 a.m.

Present: Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Diane Docherty, Caroline McAllister, David McBride, Jonathan McColl, Iain McLaren, Marie McNair, John Mooney, Lawrence O'Neill and Martin Rooney.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment & Growth; Jim McAloon, Strategic Lead – Regeneration; Malcolm Bennie, Strategic Lead – Communications, Culture, Communities and Facilities; Michael McGuinness, Manager, Economic Development; Craig Jardine, Corporate Asset Manager; Michelle Lynn, Assets Co-ordinator; Amanda Coulthard, Performance & Strategy Manager; Sally Michael, Principal Solicitor; Craig Stewart and Gabriella Gonda, Committee Officers.

Councillor Iain McLaren in the Chair

STATEMENT BY CHAIR – AUDIO STREAMING

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

DECLARATIONS OF INTEREST

Councillor O'Neill declared an interest in Item 8 – Sale of former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank, being a shareholder in Knowes Housing Association.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 15 May 2019 were submitted and approved as a correct record.

OPEN FORUM

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

TOWN CENTRE FUND

A report was submitted by the Strategic Lead – Regeneration seeking approval to progress projects related to the Town Centre Fund expenditure in 2019/20.

After discussion and having heard the Manager, Economic Development in further explanation of the report and in answer to Members' questions,

Councillor McAllister moved:-

That Committee agrees:

to approve the town centre improvement projects in Alexandria, Clydebank and Dumbarton described in the report, utilising the full allocation from the Scottish Government's Town Centre Fund allocation to the Council of £859,000;

the allocation of £51,000 from previously secured developer contributions to part fund the recommended project in Dumbarton; and

that completed tenders related to the Town Centre Fund will be presented at the next available Tendering Committee for approval.

With regards the refurbishment of vacant properties in Alexandria, on completion one of the units will be identified as a community hub for multi use space and made available free of charge. After speaking with a number of community groups and constituents a significant number expressed a desire for a community cinema similar to the community cinema housed in the Concorde Centre in Dumbarton.

Council will work with local groups during the refurbishment of the properties in developing a management group who will assume the running of the hub.

The hub will be offered for a period of 1 year initially, which may be extended by a further year following a review of the community's use of the property.

Council will continue to pursue investigations into renovating Smollett Fountain in the High Street, including the viability of restoring water and light features.

Council will pursue the improvement of Main Street and Bank Street in consultation with the community, including public realm upgrade, enhanced

street lighting, improved signage and the tidying up of buildings, removing any self seeding greenery from buildings.

The Committee agreed the motion.

REGENERATION OF GLENCAIRN HOUSE, DUMBARTON, AND THE CREATION OF A PUBLICLY ACCESSIBLE COLLECTIONS STORE AND ARCHIVE

A report was submitted by the Strategic Lead - Communications, Culture, Communities and Facilities providing an update on the public consultation on the regeneration of Glencairn House and the creation of a Publicly Accessible Collections Store and Archive in the existing Dumbarton Library.

After discussion and having heard the Strategic Lead - Communications, Culture, Communities and Facilities in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the positive feedback gathered during the public consultation on the future uses of Glencairn House and the existing Dumbarton Library;
- (2) to note the updated financial information in the report which details the cost of this project and the funding plans;
- (3) that officers should progress with the transformation of Glencairn House and Dumbarton Library as outlined in the report;
- (4) that the project is included in an updated Capital Plan when the 2020/21 budget is approved in March 2020; and
- (5) that following confirmation of funding from external partners that officers can proceed to go to tender for the project. The results of this will be reported to a future Tendering Committee.

Note:- Councillor O'Neill left the meeting at this point, having declared an interest in the following item of business earlier in the meeting.

SALE OF FORMER FAIFLEY BOWLING CLUB, ABBEYLANDS ROAD, FAIFLEY, CLYDEBANK

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank, detailing the negotiated purchase price and seeking approval to conclude disposal of the site.

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

- (1) to approve the disposal of the former Faifley Bowling Club, Abbeylands Road, Faifley, Clydebank for a consideration of £127,500 (One Hundred and Twenty Seven Thousand Five Hundred Pounds) to Knowes Housing Association;
- (2) to authorise the Strategic Lead - Regeneration to conclude negotiations; and
- (3) to authorise the Strategic Lead - Regulatory to conclude the transaction on such conditions as considered appropriate.

Note: Councillor O'Neill rejoined the meeting at this point.

SALE OF SURPLUS LAND AT CROSSLET HOUSE, STIRLING ROAD, DUMBARTON

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the surplus land at Crosslet House, Stirling Road, Dumbarton, detailing the offer received and seeking approval to conclude disposal of the site.

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

- (1) to approve the disposal of the surplus land at Crosslet House, Stirling Road, Dumbarton for a consideration of £1,150,000 (One Million One Hundred and Fifty Thousand Pounds) to Turnberry Homes Ltd.;
- (2) to authorise the Strategic Lead - Regeneration to conclude negotiations; and
- (3) to authorise the Strategic Lead - Regulatory to conclude the transaction on such conditions as considered appropriate.

ENGAGEMENT WITH THE GYPSY/TRAVELLER COMMUNITY

A report was submitted by the Strategic Director - Regeneration, Environment & Growth providing information on the context and challenges related to unauthorised encampments, and proposing steps to be taken to explore alternative means of managing the issue.

After discussion and having heard the Strategic Director - Regeneration, Environment & Growth in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the information detailed in the report;
- (2) the criteria to be used for the evaluation of potential temporary stopping places;
- (3) to approve the proposed respect code as attached at appendix 1 to the report;

- (4) to consider the establishment of a Gypsy Traveller sub-committee; and
- (5) to undertake early engagement and consultation on potential future options.

Note: Malcolm Bennie, Strategic Lead – Communications, Culture, Communities and Facilities left the meeting during discussion on the above item.

MEMBER CONSULTATION ON CAPITAL WORKS

A report was submitted by the Strategic Lead – Roads & Transportation requesting approval in relation to Member Consultation further to a motion considered by Council on 14 February 2019.

After discussion and having heard the Strategic Director – Regeneration, Environment & Growth in further explanation of the report, the Committee agreed:-

- (1) to note the content of the report; and
- (2) to approve the Elected Member engagement protocol proposed in the report.

PAPPERT WINDFARM UPDATE

A report was submitted by the Strategic Lead – Regeneration advising of progress made on the Pappert Windfarm project.

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

- (1) to note the content of the report;
- (2) to continue engagement with private sector developers to assess options for a commercial partnership/part ownership;
- (3) to continue engagement with Statutory Consultees; and
- (4) to receive an update report following the completion of detailed proposals and options from private developers.

Note: Councillor Gail Casey left the meeting during discussion on the above item.

IRED BUDGETARY CONTROL REPORT 2019/2020 TO PERIOD 4

A report was submitted by the Strategic Director – Regeneration, Environment & Growth providing an update on the financial performance to 31 July 2019 (Period 4)

of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee.

Having heard the Strategic Director – Regeneration, Environment & Growth in further explanation of the report and in answer to Member's question, the Committee agreed:-

- (1) to note the contents of the report showing the revenue budget forecast to overspend against budget by £0.033m (0.1%) at the year-end;
- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting a projected variance of £2.166m (-4.4%) due to slippage of £2.323m (-4.7%) and an overspend of £0.157 (0.3%); and
- (3) to note the progress on efficiencies incorporated into budgets for 2019/20.

The meeting closed at 11:45 a.m.

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