

## **INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE**

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 18 March 2015 at 2.00 p.m.

**Present:** Councillors Gail Casey\*, William Hendrie, David McBride, Michelle McGinty, Patrick McGlinchey, Marie McNair\*, Ian Murray, Tommy Rainey, Gail Robertson, Martin Rooney and Kath Ryall.

\* Arrived later in the meeting.

**Attending:** Richard Cairns, Executive Director of Infrastructure and Regeneration; Ronnie Dinnie, Head of Neighbourhood Services; Michael McGuinness, Economic Development Manager; Alison Wood, Procurement Business Manager; Stuart Gibson, Asset Co-ordinator; Joe Reilly, Business Unit Finance Partner; Sally Michael, Principal Solicitor and Nuala Borthwick, Committee Officer, Legal, Democratic and Regulatory Services.

**Apology:** An apology for absence was intimated on behalf of Councillor Lawrence O'Neill.

**Councillor Patrick McGlinchey in the Chair**

### **DECLARATIONS OF INTEREST**

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

### **MINUTES OF PREVIOUS MEETING**

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 10 December 2014 were submitted and approved as a correct record.

Note:- Councillor Marie McNair arrived at this point in the meeting.

## **BUSINESS GATEWAY INTEGRATED SERVICE DELIVERY MODEL FOR BUSINESS SUPPORT – EFFICIENCY SAVINGS**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval to bring delivery of the Business Gateway service in house from 1 October 2015, through the development and implementation of an integrated Business Support service delivery model which it is estimated will provide significant efficiency savings by 2016/17.

After discussion and having heard the Executive Director of Infrastructure and Regeneration and the Economic Development Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to bring the Business Gateway service delivery in-house from 1 October 2015; and
- (2) to approve the proposed integrated Business Support delivery model outlined in the report which it is estimated will provide significant efficiency savings in 2015/16, 2016/17 and 2017/18.

Note:- Councillor Gail Casey arrived during discussion of the above item of business.

## **SCOTTISH LOCAL AUTHORITY BUSINESS LOAN FUND**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval to participate in the formation and implementation of a Scotland Wide Local Authority Loan Fund as a means of providing loan finance to small and medium sized local businesses.

After discussion and having heard the Executive Director of Infrastructure and Regeneration and the Economic Development Manager in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to participate in the formation and implementation of a new Scottish Local Authority Loan Fund as a means of providing loan finance to small and medium sized local businesses;
- (2) that the existing business and assets of West of Scotland Loan Fund be transferred to the new Scottish Local Authority Loan Fund company as of 1 April 2015;
- (3) to delegate authority to Executive Director of Infrastructure and Regeneration to conclude and agree the Articles of Association and Members Agreement for the new Scottish Local Authority Business Loan Fund Company;
- (4) to delegate authority to Executive Director of Infrastructure and Regeneration to nominate, as required, Council officers to attend working groups on behalf of West Dunbartonshire Council; and

- (5) that a Members' Briefing be issued to Members providing information on the assistance provided to local businesses by the West of Scotland Loan Fund.

### **CLYDEBANK CREMATORIUM PROCUREMENT**

A report was submitted by the Executive Director of Infrastructure and Regeneration:-

- (a) providing an update on progress with the phase 1 procurement exercise for the redevelopment of the Clydebank Crematorium project; and
- (b) seeking approval to go out to tender and award for phase 2 of the project, i.e. the procurement of construction works.

After discussion and having heard the Head of Neighbourhood Services in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the tender and award of the procurement of construction works to deliver phase two of the redevelopment of Clydebank Crematorium; and
- (2) to delegate authority to the Executive Director of Infrastructure and Regeneration to approve the awarding of the contract to the most economically advantageous tenderer.

### **UPDATE ON PROPERTY AND LAND ASSET DISPOSAL STRATEGY 2013-18**

A report was submitted by the Executive Director of Infrastructure and Regeneration providing an update in respect of the Property and Land Disposal Strategy 2013-2018 for Council assets as approved by the Housing, Environment and Economic Development Committee on 13 February 2013.

After discussion and having heard the Asset Co-ordinator in further explanation of the report and in answer to Members' questions, the Committee unanimously agreed the undernoted motion by Councillor Rooney:-

The Committee acknowledges the continued progress made by the Department and in particular the work of the Assets Co-ordinator in driving forward improvements in the disposal of assets and land.

The Committee therefore agrees the recommendations at paragraph 2.1 of the report.

The Property and Land Disposal Strategy was approved in February 2013. The key focus of the strategy is to set out the terms for a Property and Land Asset Disposal approach that supports the Council's Corporate Asset

Management Strategy and Property Asset Management Plan and this approach ensures best value for the Council.

In 2014 there were two outstanding legacy issues, namely: (i) the sale of 147 High Street to Dumbarton Credit Union which was concluded this year; and (ii) the potential disposal of Renton Nursery to the Vale of Leven Autism and Aspergers Forum (VOLAAF).

Committee notes that VOLAAF is working positively with the Assets Co-ordinator and a range of partners in the continued development of the ambitious West of Scotland Autism and Aspergers Centre, including West Dunbartonshire Environmental Trust; and the Scottish Government.

The motion to Council in 2014 was designed to give VOLAAF time to consider whether to pursue a rental agreement or an ownership option of the former Renton Nursery. They have since confirmed that their preferred option is to take over ownership and have full responsibility for the management and control of the centre.

The Committee further notes that the provisions in the Local Government (Scotland) Act means land should not be disposed of for less than the best value that can reasonably be achieved. However, it also allows for circumstances where land can be disposed of for less than market value, so long as we comply with the Disposal of Land by Local Authorities (Scotland) Regulations which requires a full options appraisal.

Although the Committee cannot fix the sale price it is noted that a previous disposal for community use of £25,000 was agreed with Renton Community Development Trust. This Committee's expectation is that after adjustments for inflation and other reasonable considerations that any future sale for community use would be expected to pay a similar price to that offered to Renton Community Development Trust.

However, this does not prevent other interested parties such as private developers or other voluntary organisations from submitting bids and offering a higher purchase price as part of options appraisal process.

Given the above, the Committee also agrees that a full options appraisal is carried out for the disposal of Renton Nursery and a report comes back to Infrastructure, Regeneration and Economic Development Committee for consideration in June.

In the meantime, this Committee actively encourages VOLAAF to work with the Head of Neighbourhood Services with a view to securing additional funding from the Council's Community Fund (match-fund) to help develop proposals for the outside space at the West of Scotland Autism & Aspergers Centre to create a play environment suitable for the children and their families.

The report recommendations also agreed as part of the motion were as follows:-

- (1) to acknowledge the progress made in meeting the aims and objectives of the approved West Dunbartonshire Council Property and Land Asset Disposal Strategy 2013-2018 and the resultant Strategy update as at February 2015 detailed at Appendix 1 of the report;
- (2) to note the contents of the updated Surplus Assets list and Action Plan detailed at appendix 2 of the report; and
- (3) to note that a further annual update on the Strategy would be submitted to a future meeting of the Committee in the first quarter of 2016.

### **APPOINTMENT OF STRATEGIC SERVICES TO SUPPORT WEST DUNBARTONSHIRE COUNCIL'S CITY DEAL PROJECT**

A report was submitted by the Executive Director of Infrastructure and Regeneration notifying of the decision taken by the Chief Executive to relax the procedures for tender in accordance with the requirements of Standing Order 39(d).

After discussion and having heard the Executive Director of Infrastructure and Regeneration and the Procurement Business Manager in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

### **INFRASTRUCTURE, REGENERATION & ECONOMIC BUDGETARY CONTROL REPORT 2014/15 TO PERIOD 10 (31 JANUARY 2015)**

A report was submitted by the Executive Director of Infrastructure and Regeneration providing an update on the financial performance to 31 January 2015 (Period 10) of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee.

After discussion and having heard the Executive Director of Infrastructure and Regeneration, the Head of Neighbourhood Services and the Business Unit Finance Partner (HEEDS) in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast to underspend against budget by £0.434m (1.4%) at the year-end;
- (2) to note the net projected annual capital underspend of £2.427m (9.9%), of which £3.660m (14.9%) relates to project rephasing and an in-year overspend of £1.233m (5.0%);
- (3) to note the progress on savings incorporated into budgets for 2014/15; and

- (4) that a Members' Briefing be issued to Members of the Committee on the plans to redevelop Alexandria Town Centre including options for delivery of a food store in the area.

### **DATES OF FUTURE MEETINGS**

Members agreed the following dates for future meetings of the Infrastructure, Regeneration and Economic Development Committee, to be held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on:-

Wednesday, 16 September 2015, 2.00 p.m.  
Wednesday, 25 November 2015, 10.00 a.m.  
Wednesday, 16 March 2016, 2.00 p.m.  
Wednesday, 15 June 2016, 10.00 a.m.  
Wednesday, 14 September 2016, 2.00 p.m.  
Wednesday, 14 December 2016, 10.00 a.m.  
Wednesday, 15 March 2017, 2.00 p.m.

The meeting closed at 2.50 p.m.