

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held in Committee Room 2, Council Offices, Garshake Road, Dumbarton on Wednesday, 17 September 2014 at 2.00 p.m.

Present: Councillors Gail Casey, William Hendrie, David McBride, Michelle McGinty, Patrick McGlinchey, Marie McNair, Ian Murray, Lawrence O'Neill, Tommy Rainey, Martin Rooney and Kath Ryall.

Attending: Richard Cairns, Executive Director of Infrastructure and Regeneration; Ronnie Dinnie, Head of Neighbourhood Services; Jim McAloon, Head of Regeneration and Economic Development; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer, Legal, Democratic and Regulatory Services.

Also attending: Neil McDougall, External Project Advisor.

Apologies: An apology for absence was intimated on behalf of Councillor Gail Robertson.

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 18 June 2014 were submitted and approved as a correct record.

LEVENGROVE PARK - HERITAGE LOTTERY FUND REGENERATION PROJECT

A report was submitted by the Executive Director of Infrastructure and Regeneration informing of the Council's stage one pass from the Heritage Lottery Fund for the regeneration of Levensgrove Park.

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) that authority be delegated to the Executive Director of Infrastructure and Regeneration to accept the terms and conditions of the grant offer from the Heritage Lottery Fund to develop a stage two application for the regeneration of Levensgrove Park; and
- (2) otherwise to note the contents of the report.

CLYDEBANK REBUILT – CONCLUSION TO THE PURCHASE OF CLYDEBANK PROPERTY COMPANY

A report was submitted by the Executive Director of Infrastructure and Regeneration providing an update on the successful conclusion of the share purchase of all assets of the Clydebank Rebuilt Group of companies by the Council.

Having heard the Principal Solicitor in answer to Members' questions, Councillor Ryall declared a non financial interest in this item of business, being a Board Member of Clydebank Rebuilt.

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

- (1) to note that the process for the Share Purchase Agreement on behalf of the Council with Clydebank Rebuilt had been successfully completed; and
- (2) to support the governance model proposed for the Council owned 'Clydebank Property Company'.

QUEENS' QUAY, CLYDEBANK

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval for the required funding necessary to implement the Infrastructure Development Plan for Queens' Quay.

Having heard the Executive Director of Infrastructure and Regeneration, the Head of Regeneration and Economic Development and the External Projector Advisor in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that the Executive Director of Infrastructure and Regeneration and the Head of Legal, Democratic and Regulatory Services continue negotiations with Clydeside Regeneration Ltd (CRL);
- (2) that authority be delegated to the Executive Director of Infrastructure and Regeneration and the Head of Legal, Democratic and Regulatory to conclude a formal legal agreement for a land based transaction which will lead to the implementation of the regeneration for Queens' Quay; and
- (3) that a report be submitted to a future meeting of Council to consider funding the proposed investment in Queens' Quay from the Capital Plan for a total expenditure of £15.62m over a three year period which is expected to commence in financial year 2015/16.

**NEW LEASE OF 3.16 ACRES OF LAND (WITH OPTION TO PURCHASE) TO
CROSSREACH AT AUCHENTOSHAN ESTATE, MOUNTBLOW ROAD,
CLYDEBANK**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval to conclude a lease with the Option to Purchase of 3.16 acres of land at Auchentoshan Estate, Clydebank with CrossReach.

Councillor McGlinchey, seconded by Councillor Casey moved that:-

The site at Auchentoshan Estate go back on the Market with due consideration to the Local Development Plan.

As an amendment, Councillor Hendrie, seconded by Councillor Murray moved that:-

Consideration of the lease for the site at Auchentoshan Estate be continued to a future meeting of the Committee to allow consultations on the proposal to be undertaken with schools and residents.

On a vote being taken, 2 Members voted for the amendment and 9 Members voted for the motion, which was therefore carried.

**EXTENSION OF LEASE AT WORLD OF GOLF COMPLEX, 2700 GREAT
WESTERN ROAD, CLYDEBANK**

A report was submitted by the Executive Director of Infrastructure and Regeneration seeking approval to extend the lease of 9.34 acres of land at 2700 Great Western Road, Clydebank to World of Golf for a further 104 years from its current termination date.

Having heard the Head of Regeneration and Economic Development in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) that authority be delegated to the Executive Director of Infrastructure and Regeneration to extend the lease at World of Golf to Ashtour Ltd from its current termination date of 13 July 2035 to a new termination date 31 August 2139, subject to the lease amendment as detailed within the report; and
- (2) that authority be delegated to the Head of Legal, Democratic and Regulatory Services to conclude the lease extension subject to such legal conditions that are considered appropriate.

FINANCIAL REPORT 2014/15 AS AT PERIOD 4 (31 JULY 2014)

A report was submitted by the Executive Director of Infrastructure and Regeneration providing an update on the financial performance to 31 July 2014 (Period 4).

Having heard the Head of Infrastructure and Regeneration and the Head of Regeneration and Economic Development in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to note the revenue budget forecast to overspend against budget by £0.228m at the year-end;
- (2) to note the projected annual favourable capital variance of £1.768m (7.7%), of which £2.321m (10.0%) related to project slippage and an in-year overspend of £0.553 (2.4%); and
- (3) to note the progress on savings incorporated into budgets for 2014/15.

The meeting closed at 3.30 p.m.