

WEST DUNBARTONSHIRE COUNCIL**Report by Chief Officer (Regulatory & Regeneration)****Council: 22 December 2021**

Subject: Glasgow City Region City Deal - Update**1. Purpose**

1.1 To note the progress with the implementation of the Glasgow City Region, City Deal.

2. Recommendations

2.1 It is recommended that Council:

- i) notes the progress of the Glasgow City Region (GCR), and
- ii) notes progress of the Council's City Deal project for the Exxon site.

3. Background

3.1 The Glasgow City Region City Deal Infrastructure programme equates to £1.13bn of investment during period 2015-2035. Projects are progressing and have reached various stages from Strategic, Outline and Full Business Case stages of approval.

4. Main Issues

4.1 The Council is progressing our Exxon Project, recently concluding the contract arrangement through the Scape Framework with our main contractor Balfour Beatty. ExxonMobil are continuing their works to remediate the site with extensive plant, equipment, and personnel on site.

5. Glasgow City Region City Deal Update

5.1 The GCR Cabinet met on 7 December 2021. The Interim performance report up to 18 November 2021 was presented and approved and is provided at link: [GCR Interim Performance Report- 18 Nov 2021](#), and is available as a background paper on request. The report provides key highlights completed during the period, a comprehensive update across the City Region groups and sub-groups, highlights each City Deal infrastructure funded project and any associated approval, a project status report, the overall budget position, and the programme risks and issues.

5.2 The GCR Education Collaborative Improvement Plan 2021/22 was presented at Cabinet which continues to set out our vision for equity, excellence and empowerment across all eight partner authorities. The plan recognises the unprecedented challenges that have resulted from COVID-19 and outlines the West Partnership's clear commitment to supporting

recovery. The report can be found at following link: [GCR Education Improvement Collaborative/West Partnership Improvement Plan 2021/22](#) and is available as a background paper on request. The plan complements and enhances the excellent work already underway across each of our authorities and outlines our ongoing approach to working together. It relies on practitioners being empowered to make decisions that best suit their learners, and leaders being supported to navigate the challenges ahead. The Chief Education Officer has presented the report to the Education Committee in order to maintain local democratic oversight.

5.3 The Glasgow City Region Chief Executive Officers met on 25 November 2021 and noted an update paper from East Dunbartonshire Council (EDC) regarding the Place and Growth programme. The paper presented findings of the early impact assessment, and noted the progress of the Project into an Outline Business Case stage. In February 2020 the Strategic Business case was approved for the £30m of funding for three key transport related projects as follows: Delivery of phase 5 of the Bishopbriggs' Relief Road (BRR5); Improvement to Sustainable Transport on the A803 Route Corridor; and Bishopbriggs' Town Centre Regeneration. The Gross Value Add (GVA) in the economic impact assessment identified over £177m of GVA over a 25 year period and net job creation of 561 full time equivalent by 2035 will be achieved through these projects at EDC.

5.4 The Glasgow City Region Cabinet met on 7 December 2021 and approved the following project updates as follows:

- (i) East Renfrewshire Council (ERC) to modify their M77 Strategic Corridor programme. Originally ERC had four project totaling £44m as follows:
1. Completed Projects £5.1m
 2. Lavern Valley Link Road £21.8m
 3. Balgraystone Road £11.5m
 4. Dams Country Park Visitor Facilities £5.6m

The changes approved at Cabinet remain within the £44m budget are as follows:

1. Completed projects cost £6.515m
2. Lavern Valley Link/Newton Mearns to Barrhead new road connection will be £0.153m
3. Aurs Road Improvement will now be £12.72m and is 27 months delayed
4. Ballgraystone Road will be £3.443m
5. New Rail Station at Barrhead South will now be £18.37m
6. Country Park Visitors Facilities will now be £2.8m and is 27 months delayed

The changes approved have no detrimental impact on Gross Value Add (GVA) being achieved and the timeframe for delivery remains within the 2025 period.

- (ii) Glasgow City Council Clyde Waterfront & West End Innovation Quarter (CWFWEIQ) programme includes a bridge connecting Partick with Govan. The Partick Bridge Outline Business case original estimated budget was £14.7m. The project costs have now been identified

following a tendering exercise and have increased to £39.9m. The request approved at Cabinet was to make changes to sub-projects and re-allocate budget from the range of Glasgow City Council projects totalling £113.9m to meet these increased budget requirements for the bridge.

5.5 Renfrew Bridge Project

- 5.5.1** The £90.6m City Deal funded Clyde Waterfront and Renfrew Riverside (CWRR) Project consists of a new “opening bridge” in the location of Meadowside Street, Renfrew linked to a new road network which links to Dock Street in the north and the new Renfrew North Development Road (RNDR), to the south. The RNDR will run between Meadowside Street, and Argyll Avenue Renfrew to link with Inchinnan Road.
- 5.5.2** The roads and bridge will include provision for walking and cycling and will enable improved public transport links. Graham Construction (the Main Contactor) is continuing with additional site investigations which commenced on site in September 2021, it is envisaged that test piles will also be undertaken prior to Christmas 2021. The programme is being developed with main contractor in parallel with design considerations.
- 5.5.3** A consultant has been appointed to explore the opportunity to dispose of dredged material offshore or within Lobnitz Dock, have engaged with Marine Scotland (MS) to explore options for cost savings on project. A licence has now been approved by Marine Scotland for offshore disposal of arisings.
- 5.5.4** An Elected Member briefing for Council was arranged for 15 December 2021 and provided members the opportunity to hear about progress and ask any question regarding the project. There has also been a first in a series of Newsletters distributed and available online at the following link:
www.CWRR-Newsletter-Issue-1

6. West Dunbartonshire Council City Deal Project

- 6.1** The Council approved budget for the project is £34.05m, however with delays in completing the final business case and price increases globally due to the Pandemic and Brexit there is high risk of increased costs.
- 6.2** Officers continue to monitor the budget position and are exploring the following elements in managing the project expenditure:
- (i) With our main contractors now on-board officers will explore opportunities across the works packages to minimise the estimated budget costs on the various packages or work.
 - (ii) There is a 15% optimism bias built in across most elements of works packages and this will be reviewed as further detailed designs emerge, with the aim of being able to reduce the contingency element.

- (iii) Budget allocated for infill to achieve land raising will be fully considered and potentially passed onto future developers or delivered in a phased manner.
- (iv) There will be value in the regenerated land available for development once works are completed and this value is currently not included in the cost estimates. Officers are currently reviewing the plans to estimate the likely value of such sites and will then be added into the overall budget.
- (v) The UK Government's Levelling-Up fund (LUF) has a transport related funding opportunity with the date for bids to be announced soon. The project board will explore the option for the transport related elements of this project being supported from the LUF.
- (vi) Officers continue to engage with the City Region Project Management Office to seek any opportunity for any additional costs being funded from any underspends in other Councils City Deal projects.
- (vii) The OBC described a number of options for this project and it may be that these would require to be reviewed again in finalising the Final Business Case should the current agreed option currently being developed prove to be unaffordable.

6.3 The pre-construction agreement with our selected main contract Balfour Beatty has been entered into in early December 2021. This allows officers to progress the project design elements of works and determine more certainty around costs estimates for the project.

6.4 Asset Management are continuing to progress agreements which are being drawn up with the majority of 3rd party land owners. Some parcels of land require further detailed design works being completed. Once agreements in principal are agreed these will be brought before Council for consideration.

7. People Implications

7.1 There are a number of senior officers involved in the Glasgow City Region wider programme as identified at City Region Update paper at Council on 26 August 2021.

8. Financial Implications

8.1 The expenditure for the City Deal project for 2021/22 is currently £228,100 as at end of November 2021 the total project Capital budget expenditure is £2.464m.

8.2 The approved budget to date for the City Deal Exxon project is £3.448m. This will provide sufficient funding to take us to the Final Business Case in November 2022. The overall Council approved project budget is £34.05m. This is continually monitored and any changes to this will be reported to Council.

9. Risk Analysis

9.1 There are a number of project risks associated with the development at the ExxonMobil project site and these are contained within the risk register of the refreshed Outline Business Case and updated by the project board on a regular basis.

10. Equalities Impact Assessment

10.1 An Equalities Impact Assessment is not necessary for this report as it is providing an update on previously agreed actions.

11. Consultation

11.1 Consultation with all key stakeholders is progressing as we continue to work as part of the Glasgow City Region.

11.2 Legal services, finance and procurement are regularly consulted through their participation in the Exxon project board.

11.3 Wider communication is produced regarding progress of the Glasgow City Region at its website <http://www.glasgowcityregion.co.uk/>

12. Strategic Assessment

12.1 At its meeting on 25 October 2017, the Council agreed that one of its main strategic priorities for 2017 - 2022 is:

- A Strong local economy and improved employment opportunities

12.2 The proposals within this report are specifically designed to deliver on this priority.

Peter Hesett

Chief Officer – Regulatory & Regeneration

Date: 8 December 2021

Person to Contact: Michael McGuinness - Manager, Economic Development. T: 0777 442 8294
michael.mcguinness@west-dunbarton.gov.uk

Appendix: None

Background Papers: [GCR Interim Performance Report- 18 Nov 2021](#), [GCR Education Improvement Collaborative/West Partnership Improvement Plan 2021/22](#), Glasgow City Region City Deal – 27 Council updates since February 2016, March 2021 Elected Members briefing- Renfrew Bridge, July 2020 Members Bulletin.
ExxonMobil Commercial Agreement 24 June 2020.
Glasgow City Region City Deal - Exxon Site Outline

Business Cases 22 Feb 2017 and 28 Nov 2018
(Refreshed).
Clyde Valley City Deal - Update and Strategic Business
Case- Council 24 June 2015.
Clyde Valley City Deal Update- Council 25 Aug 2015 and
16 Dec 2015.
Clyde Valley City Deal- Governance- Council 17 Dec
2014.
Glasgow City Region City Deal- Council 13 August 2014.
“City Deal Initiative” Clyde Valley Investment Fund-
Council 30 April 2014 (Memorandum of Understanding).
Clyde Valley Community Planning Partnership – City Deal
Initiative – Council 28 August 2013.
Equalities Impact Assessment November 2018.
Environmental Impact Assessment - [DC20/088 –
Planning Application – Documents.](#)

Wards Affected: All