

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, Dumbarton Road, Clydebank on Wednesday, 16 August 2017 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 and Martin Rooney.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Peter Barry, Strategic Lead – Housing and Employability; Ronald Dinnie, Strategic Lead – Environment and Neighbourhood; Jim McAloon, Strategic Lead – Regeneration; Michael McGuinness, Economic Development Manager; Stuart Gibson, Assets Co-ordinator; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Councillor Iain McLaren in the Chair

DECLARATIONS OF INTEREST

Councillor McNair declared an interest in the item 'Sale of Langcraigs Care Home, 2 Gooseholm Road, Dumbarton', being the Chair of the West Dunbartonshire Health and Social Care Partnership Board.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 21 June 2017 were submitted and approved as a correct record.

BUSINESS GATEWAY CONTRACT FOR WORKSHOPS AND EXPERT HELP

A report was submitted by the Strategic Lead – Regeneration seeking approval to secure workshops and expert help services to be delivered on behalf of the Council's Business Gateway service.

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

- (1) that the current contract be extended for a six month period until March 2018; and
- (2) that a tendering exercise be undertaken to award a contract to provide workshops, and expert help on behalf of the Business Gateway service for the sum up to £147,900 over a 3 year period from 1 April 2018 to 31 March 2021.

REGENERATION FUND - PROJECT PROPOSALS FOR DUMBARTON WATERFRONT PATHWAY AND BALLOCH VILLAGE SQUARE PROJECTS

A report was submitted by the Strategic Lead – Regeneration providing detailed project proposals for the Dumbarton Waterfront Pathway and Balloch Village Square projects that are supported by the Council's Regeneration Fund.

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

- (1) to approve both project proposals prepared for the Dumbarton Waterfront Pathway Project and Balloch Village Square Project, as set out within Appendices 1 and 2 of the report;
- (2) to approve funding of £0.867m towards the Dumbarton Waterfront Pathway Project and up to £1.2m towards Balloch Village Square held within the capital budget for Regeneration within the approved capital plan agreed by Council on 22 February 2017;
- (3) to note that, depending on the timing of the developers contributions to the Dumbarton Waterfront Project the Council will require to temporarily fund up to an additional £0.860m – which would later be refunded by payments from the developers; and
- (4) to note that the outcome of the procurement processes for these projects will be reported to a future meeting of the Tendering Committee for approval.

SALE OF LANGCRAIGS CARE HOME, 2 GOOSEHOLM ROAD, DUMBARTON

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of Langcraigs Care Home and seeking approval to conclude disposal of the site.

After discussion and having heard the Strategic Lead – Regeneration and 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 Langcraigs Care Home, 2 Gooseholm Road, Dumbarton, G82 2AY for a consideration of £975,000 (Nine Hundred and Seventy Five Thousand Pounds) to Meallmore Ltd;
- (2) that authority be delegated to the Strategic Lead - Regeneration to conclude negotiations; and
- (3) that authority be delegated to the Strategic Lead - Regulatory to conclude the transaction on such conditions as considered appropriate.

SALE OF GROUND AT CARROCHAN ROAD, BALLOCH G83 8EG

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the ground at Carrochan Road, Balloch and seeking approval to conclude disposal of the site.

The Chair, Councillor McLaren, advised that a letter had been received from an under- bidders' Solicitor requesting its contents be read to the Committee. The Strategic Lead – Regeneration advised that he had taken legal advice and confirmed that the letter should be communicated to the Committee. Thereafter the Assets Co-ordinator read out the following:-

James Alexander Whyte is the sole director and shareholder of Bingham Homes & Co Limited. Mr Whyte owned a site at Heather Avenue, Alexandria and reduced the size of his development by selling some of his site to provide ground for the new Balquidder Residential Care Home in Alexandria. Mr Whyte advises that local people had been trying for 20 years or so to get another care home built in this area as there was a lack of places locally which meant that when the time came, elderly people were more likely to have to move into care homes further away in West Dunbartonshire, making it more difficult for them to keep in touch with their family and friends. This new care home brought jobs in the area which Mr Whyte believes is good for the local economy.

Mr Whyte believes that the construction of the Care Home Facility and the adjacent development of new homes which he completed in Heather Avenue has helped to improve the area and make it a more attractive place to live.

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

- (1) to approve the disposal of the ground at Carrochan Road, Balloch, G83 8EG for a consideration of £1,069,000 (One Million and Sixty Nine Thousand Pounds) to Turnberry Homes;
- (2) that authority be delegated to the Strategic Lead - Regeneration to conclude negotiations; and

- (3) that authority be delegated to the Strategic Lead - Regulatory to conclude the transaction on such conditions as considered appropriate.

DEMOLITION OF PLAYDROME, 2 ABBOTSFORD ROAD, CLYDEBANK

A report was submitted by the Strategic Lead – Regeneration providing an update on the progress of the disposal of the Clydebank Town Centre Development Opportunity Site - Playdrome Site and seeking approval to afford the preferred developer Henry Boot Developments Limited permission to demolish the building formerly known as the Playdrome prior to conclusion of the sale of the whole site.

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

- (1) to approve that Henry Boot Developments Limited, the preferred developer, be permitted to demolish the building formerly known as the Playdrome;
- (2) that authority be delegated to the Strategic Lead - Regeneration and the Strategic Lead - Resources to conclude negotiations including the underwriting of the developers demolition costs to a limit of £500,000; and
- (3) that authority be delegated to the Strategic Lead - Regulatory to conclude the transaction on such conditions as considered appropriate.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2017/18 TO PERIOD 3 (30 JUNE 2017)

A report was submitted by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 30 June 2017 (Period 3) of those services under the auspices of this Committee.

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

- (1) to note the contents of the report showing the revenue budget forecast to overspend against budget by £0.037m (0.1%) at the year-end;
- (2) to note the net projected annual capital underspend of £4.581m (8.1%), of which £4.463m (7.9%) relates to project rephrasing and an in-year underspend of £0.117m (less than 1%); and
- (3) note the progress on savings incorporated into budgets for 2017/18.

**WORKING WELL TOGETHER – ATTENDANCE MANAGEMENT:
QUARTER 1 (APRIL – JUNE 2017)**

A report was submitted by the Strategic Lead – People and Technology advising on attendance levels across the Council for Quarter 1 and providing detailed analysis on the attendance performance for the strategic lead areas within the locus of this Committee.

The Committee agreed:-

- (1) to note the contents of the report and the Council's attendance results for Quarter 1, namely an increase of 0.2 FTE days lost (8.4%) compared to the same period last year;
- (2) to note the attendance performance of the strategic lead areas covered by the report for Quarter 1, namely an increase of 0.06 FTE days lost (2.39%), compared to the same period last year; and
- (2) to note the contents of the appendices to the report.

The meeting closed 10.45 a.m.