

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, 20 November at 10.00 a.m.

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

Attending: Jim McAloon, Strategic Lead – Regeneration; Gail MacFarlane, Strategic Lead – Roads & Transportation; Michael McGuinness, Manager, Economic Development; Craig Jardine, Corporate Asset Manager; Michelle Lynn, Assets Co-ordinator; Janice Rainey, Business Unit Finance Partner; Sally Michael, Principal Solicitor and Gabriella Gonda, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Caroline McAllister and Lawrence O'Neill and Richard Cairns, Strategic Director – Regeneration, Environment & Growth.

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

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

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 21 August 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.

SALE OF FORMER OUR LADY & ST PATRICK'S HIGH SCHOOL, HAWTHORNHILL ROAD, DUMBARTON G82 5JN

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Our Lady & St Patrick's High School, Hawthornhill Road, Dumbarton G82 5JN, detailing the offer received 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 the former Our Lady & St Patrick's High School, Hawthornhill Road, Dumbarton for a consideration of £3,205,569 (Three Million Two Hundred and Five Thousand Five Hundred and Sixty Nine Pounds) to Persimmon Homes Limited;
- (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.

SALE OF FORMER COUNCIL OFFICES, GARSHAKE ROAD, DUMBARTON G82 9SX

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Council Offices, Garshake Road, Dumbarton, detailing the offer received and seeking approval to conclude disposal of the site.

It was noted that, following the issue of the papers for the meeting, an erratum notice had been issued which contained a revised version of the report.

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 Council Offices, Garshake Road, Dumbarton for a consideration of £6,055,000 (Six Million Fifty Five Thousand Pounds) to Miller Homes Limited;
- (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.

SALE OF 19 CHURCH STREET, ALEXANDRIA G83

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the property at 19 Church Street, Alexandria, detailing the offers received and seeking approval to conclude disposal of the property.

Councillor Rooney, seconded by Councillor McBride moved:-

That the Committee agrees to reject the recommendations and to no longer market the property with an intention to re-locate social work services back to 19 Church Street, Alexandria in the future.

As an amendment Councillor McLaren, seconded by Councillor McColl moved:-

That the Committee agrees:-

- (1) to approve the disposal of the property at 19 Church Street, Alexandria for a consideration of a gross purchase price of £70,000 (Seventy Thousand Pounds) to Spatial Property 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.

On a vote being taken 6 Members voted for the amendment and 4 for the motion. The amendment was accordingly declared carried.

SALE OF BLOCKS 4&5 STRONE ROAD, LOMOND INDUSTRIAL ESTATE, ALEXANDRIA G83 0TL

A report was submitted by the Strategic Lead – Regeneration recommending the sale of this property to Carrs Loch Lomond; detailing the background to the proposed sale and seeking approval to conclude the disposal of the property.

The Committee agreed:-

- (1) to approve the disposal of the property at Blocks 4&5 Strone Road, Lomond Industrial Estate, Alexandria for a consideration of a gross purchase price of £260,000 (Two Hundred and Sixty Thousand Pounds) to Carrs Loch Lomond Properties Limited;
- (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.

SALE OF 87/89 BANK STREET, ALEXANDRIA G83 0LZ

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the property at 87/89 Bank Street, Alexandria; detailing the offers received and seeking approval to conclude disposal of the property.

At this point the Committee welcomed John Duffy, Board Director of Alternatives WD to the meeting. Mr Duffy gave an introduction on the work the organisation had been previously involved in and how they would use the additional space.

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 property at 87/89 Bank Street, Alexandria for a consideration of a gross purchase price of £110,000 (One Hundred and Ten Thousand Pounds) to Alternatives WD;
- (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.

PROPOSED SALE OF SINGLE SHOP UNIT AT 322B DUMBARTON ROAD, OLD KILPATRICK G60 5JH TO A SITTING TENANT

A report was submitted by the Strategic Lead – Regeneration advising of a tenant proposal to purchase their existing leased premises at 322B Dumbarton Road, Old Kilpatrick, and seeking to obtain consent for the proposed disposal of the property to the sitting tenant, Ms Arlene Conroy.

After discussion the Committee agreed:-

- (1) to approve the disposal of 322B Dumbarton Road, Old Kilpatrick to the sitting tenant, Ms Arlene Conroy for a consideration of £42,000 (Forty Two Thousand Pounds);
- (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.

SALE OF SITE AT 95 NORTH STREET, ALEXANDRIA G83 0EB

A report was submitted by the Strategic Lead – Regeneration recommending the surrender of the existing ground lease and sale of the above site to the sitting tenant; detailing the sale price provisionally agreed and seeking approval to conclude disposal of the property.

After discussion the Committee agreed:-

- (1) to approve the renunciation of the existing lease to Mr and Mrs Grace over the site;
- (2) to approve the disposal of the property at 95 North Street, Alexandria for a consideration of a gross purchase price of £17,000 (Seventeen Thousand Pounds);
- (3) to authorise the Strategic Lead – Regeneration to conclude negotiations; and
- (4) to authorise the Strategic Lead – Regulatory to conclude the transaction on such conditions as considered appropriate.

TRANSFER OF OWNERSHIP OF FORMER POLICE BOX, 118A MAIN STREET, BONHILL G83 0NZ

A report was submitted by the Strategic Lead – Regeneration recommending the transfer of the ownership of the above property to Vale of Leven Trust (Charity Number: SC 047591) under the Community Asset Transfer legislation and seeking approval to conclude the transfer of the property.

After discussion the Committee agreed:-

- (1) to approve the transfer in the ownership of the property to Vale of Leven Trust (Charity Number :SC 047591);
- (2) to authorise the Strategic Lease – Regeneration to conclude negotiations; and
- (3) to authorise the Strategic Lead – Regulatory to complete the transfer on such conditions as considered appropriate.

PURCHASE OF FORMER JANITOR'S HOUSE, MAIN STREET, RENTON G82 4NA

A report was submitted by the Strategic Lead – Regeneration recommending the purchase of the former Janitor's house at the junction of Station Street and Main Street (B857), Renton; detailing the background and reasons for the proposed acquisition, the price provisionally agreed with the owners and seeking approval to conclude the purchase of the property.

The Committee agreed:-

- (1) to approve the purchase of the property for a consideration of a gross purchase price of £102,000 (One Hundred and Two Thousand Pounds).
- (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.

UPDATE ON ACTIVITY BY CLYDEBANK PROPERTY COMPANY LIMITED

A report was submitted by the Strategic Lead – Regeneration updating on the progress of activity in Clydebank Property Company Limited (CPC) following update papers in November 2017 and November 2018.

After discussion and having heard the Strategic Lead – Regeneration in further explanation of the report and in answer to Members' questions, the Committee agreed to note the progress being made in terms of the Council's investment in Clydebank Property Company Limited.

UPDATE ON CLYDEBANK TOWN CENTRE

A report was submitted by the Strategic Lead – Regeneration updating on the progress of the disposal of the Clydebank Town Centre Development Opportunity Site – Playdrome Site, 2 Abbotsford Road, Clydebank G81 1PA; seeking approval to proceed to demolish the building formerly known as the Playdrome and updating on Clydebank Regional Shopping Centre.

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 note the withdrawal of Henry Boot Developments Limited from the purchase of the Playdrome site and approve the demolition of the building formerly known as the Playdrome; and
- (2) to note the update in relation to Clydebank Regional Shopping and authorise the Strategic Lead – Regeneration and Strategic Director to carry out due diligence in relation to acquiring the leasehold interest in Clydebank Regional Shopping Centre and report back proposals at a future meeting of the Committee.

Note: Councillor Marie McNair left the meeting during discussion on the above item.

CAR PARKING WITHIN WEST DUNBARTONSHIRE

With reference to the Minutes of Meeting of West Dunbartonshire Council held on 27 March 2019, a report was submitted by the Strategic Lead – Roads & Transportation advising on parking availability and distribution within Dumbarton Town Centre.

After discussion and having heard the Strategic Lead – Roads & Transportation in further explanation of the report and in answer to Members' questions,

The Committee agreed:-

- (1) to note the number of on and off street parking spaces within Dumbarton Town Centre;
- (2) to note the ownerships and controls associated with parking provision within the Town Centre area;
- (3) to instruct Officers to carry out a review of the existing on and off street parking provision and associated traffic regulation orders;
- (4) to instruct Officers to develop a business case to assess viability for the introduction of decriminalised parking enforcement;
- (5) to note that the business case would be presented at a future meeting for consideration by the Committee; and
- (6) that the results of this are reconsidered, updated and brought back to a future meeting of the Committee after the works around Castle Street are complete.

ROADS & NEIGHBOURHOOD DELIVERY PLAN 2019/20 – MID-YEAR PROGRESS

A report was submitted by the Strategic Lead – Roads & Transportation setting out the mid-year progress of the Roads & Neighbourhood Delivery Plan.

After discussion and having heard the Strategic Lead – Roads & Transportation in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

REGENERATION DELIVERY PLAN 2019-20: MID-YEAR PROGRESS REPORT

A report was submitted by the Strategic Lead – Regeneration setting out the mid-year progress of the Regeneration Delivery Plan 2019/20 actions.

After having heard the Strategic Lead – Regeneration in further explanation of the report, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

ECONOMIC DEVELOPMENT STRATEGY ACTION PLAN UPDATE

A report was submitted by the Strategic Lead – Regeneration informing Members of the progress in delivering the Economic Development Strategy Action Plan 2015-20.

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

agreed to note the progress made in implementing the Economic Development Strategy Action Plan 2015-20.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2019/20 TO PERIOD 6 (30 SEPTEMBER 2019)

A report was submitted by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 30 September 2019 (Period 6) of those services under the auspices of the Infrastructure, Regeneration and Economic Development Committee.

The Committee agreed:-

- (1) to note the contents of the report showing the revenue budget forecast to overspend against budget by £0.093m (0.4%) at the year-end;
- (2) to note the net projected annual position in relation to relevant capital projects which was highlighting a projected variance of £9.438m (-19.3%) due to slippage of £9.603m (-19.67%) and an overspend of £0.164 (0.3%); and
- (3) to note the progress on efficiencies incorporated into budgets for 2019/20.

EMPLOYEE WELLBEING: BI-ANNUAL RESULTS QUARTER 1 AND QUARTER 2 (APRIL – SEPTEMBER 2019)

Submit report by the Strategic Lead – People and Technology providing detailed analysis on the attendance performance for Quarters 1 and 2 (April 2019 – September 2019).

The Committee agreed:-

- (1) to note the increase in Council-wide sickness absence of 3471.84 FTE days lost (approximately 13.6%) compared to the same period last year as outlined in Appendices 1 and 2 to the report;
- (2) to note the increase in sickness absence of 586 FTE days lost (approximately 30%) compared to the same period last year for Infrastructure, Regeneration and Economic Development as outlined in Appendices 3 and 4 to the report; and
- (3) to noted that a number of services had been restructured in Quarter 2 2019 and so any historical comparisons in relation to services impacted by the change should be considered only as an indication and not as an absolute figure.

The meeting closed at 11:50 a.m.