

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Hybrid Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Civic Space, 16 Church Street, Dumbarton on Wednesday, 17 November 2021 at 10.01 a.m.

Present: Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Ian Dickson, Diane Docherty, Jim Finn, David McBride, Jonathan McColl, Iain McLaren, John Mooney, Lawrence O'Neill and Martin Rooney.

Attending: Peter Hessem, Chief Officer – Regulatory and Regeneration; Angela Wilson, Chief Officer – Supply, Distribution and Property; Gail MacFarlane, Chief Officer – Roads and Neighbourhood; Malcolm Bennie, Chief Officer – Citizen, Culture and Facilities; Richard Cairns, Strategic Advisor; Michael McGuinness, Economic Development Manager; Craig Jardine, Corporate Assets Manager; Michelle Lynn, Assets Coordinator; Martin Feeney, Building Services Manager; Alan Young, Housing Asset and Investment Manager; Jackie Nicol-Thomson, Business Partner – Resources; Gillian McNamara, Regeneration Co-ordinator; Christine McCaffary, Senior Democratic Services Officer; and Ashley McIntyre and Gabriella Gonda, Committee Officers.

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.

RECORDING OF VOTES

The Committee agreed that all votes taken during the meeting would be done by roll call vote to ensure an accurate record.

MINUTES OF PREVIOUS MEETINGS

The Minutes of Meetings of the Infrastructure, Regeneration and Economic Development Committee held on 10 June 2021 (Special Meeting) and 15 September 2021 (Ordinary Meeting) were submitted and approved as correct records, subject to the Minutes of the Meeting held on 15 September 2021 to show that It was Councillor Mooney who had moved the motion in relation to the item 'Sale of former Care Home Known as Frank Downie House, Ottawa Crescent, Clydebank'.

OPEN FORUM

The Committee noted that no open forum questions had been submitted by members of the public.

WEST DUNBARTONSHIRE ECONOMIC DEVELOPMENT STRATEGY UPDATE

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update of progress made in delivering the West Dunbartonshire Economic Development Strategy 2015-20 and its associated action plan.

After discussion and having heard the Economic Development Manager in further explanation and in answer to Members' questions, the Committee agreed to note the final progress made in delivering the West Dunbartonshire Economic Development Strategy Action Plan 2015-20.

CLYDEBANK TOWN CENTRE DEVELOPMENT FRAMEWORK

A report was submitted by the Chief Officer – Regulatory and Regeneration advising of the Clydebank Town Centre Development Framework and seeking approval to use it to guide future development, funding and decisions around acquisitions and disposals in Clydebank Town Centre.

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

- (1) to approve the Development Framework;
- (2) that a cross-service approach was required to deliver the Framework;
- (3) to authorise the development of projects and commencement of procurement for the projects contained within the Framework from the Local Economic Development budget bringing projects to a 'shovel ready' business case condition;

- (4) to note that the Framework would be presented to the Planning Committee to seek approval to adopt as planning guidance; and
- (5) to note that discussions on the delivery of the principles of the Framework would continue.

ECONOMIC DEVELOPMENT ELEMENTS OF THE REGULATORY & REGENERATION DELIVERY PLAN 2021/22 MID-YEAR PROGRESS REPORT

A report was submitted by the Chief Officer – Regulatory and Regeneration setting out the mid-year progress of the Economic Development elements of the Regulatory & Regeneration Delivery Plan 2021/22.

After discussion and having heard the Chief Officer – Regulatory and Regeneration in further explanation and in answer to Members' questions, the Committee agreed to note the contents of the report and the progress achieved at mid-year.

SALE OF FORMER CARE HOME KNOWN AS FRANK DOWNIE HOUSE, OTTOWA CRESCENT, CLYDEBANK

A report was submitted by the Chief Officer – Supply, Distribution and Property providing additional information on the outcome of the marketing of the former care home known as Frank Downie House, Ottawa Crescent, Clydebank, detailing the offer received and seeking Committee approval to conclude disposal of the site.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the disposal of former care home known as Frank Downie House, Ottawa Crescent, Clydebank for a consideration of £137,137 (One Hundred and Thirty Seven Thousand One Hundred and Thirty Seven Pounds) to Torah Capital;
- (2) to authorise the Chief Officer – Supply, Distribution and Property to conclude negotiations; and
- (3) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

SALE OF SITES AT CHARLESTON WAY & WILSON STREET, ALEXANDRIA

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking the approval of the Committee for the Council to enter into a contract for the disposal of these sites to Bingham Homes and Co Ltd.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the disposal of the sites for a gross value of Seven Hundred Thousand Pounds (£700,000) Sterling to Bingham Homes and Co Ltd subject to abnormalities; and
- (2) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

UPDATE ON REVIEW OF CHANGING PLACES TOILET PROVISION IN WEST DUNBARTONSHIRE COUNCIL

A report was submitted by the Chief Officer – Supply, Distribution and Property updating on a review of Changing Places Toilet provision in West Dunbartonshire Council area.

After discussion and having heard the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed to note the review and to request additional budget for financial year 2022/23 that is proposed as outlined in paragraph 4.9. of the report.

UPDATE ON ACTIVITY IN RELATION TO GLENCAIRN HOUSE, HIGH STREET, DUMBARTON AND THE CREATION OF A PUBLICLY ACCESSIBLE COLLECTIONS STORE AND ARCHIVE

A report was submitted by the Chief Officer – Citizens, Culture and Facilities providing an update on the progress made since August 2019 in relation to the redevelopment of Glencairn House, Dumbarton, and the creation of a Publicly Accessible Collections Store.

After discussion and having heard the Chief Officer – Citizens, Culture and Facilities in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the terms of the report and the progress made in developing the plans for Glencairn House, Dumbarton and the creation of a Publicly Accessible Collections Store and Archive;
- (2) to authorise the Chief Officer – Supply, Distribution and Property to carry out a procurement exercise in accordance with the Council's Standing Orders and Financial Regulations and the Public Contracts (Scotland) Regulations 2015; and
- (3) to note that the outcome of the procurement process would be reported to a future meeting of the Tendering Committee for approval.

UPDATE ON ACTIVITY BY CLYDEBANK PROPERTY COMPANY LIMITED

A report was submitted by the Chief Officer – Supply, Distribution and Property updating on the progress of activity in Clydebank Property Company Limited (CPC) for the last 12 month period November 2020-2021.

After discussion and having heard the Assets Coordinator in further explanation 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.

SUPPLY, DISTRIBUTION AND PROPERTY DELIVERY PLAN 2021/22: MID-YEAR PROGRESS

A report was submitted by the Chief Officer – Supply, Distribution and Property setting out progress to date in delivery of the actions detailed within the Supply, Distribution and Property Delivery Plan 2021/22 which are delegated to IRED Committee. These are: Corporate Asset Management, Building Services and Housing Asset & Investment.

After discussion and having heard the Chief Officer – Supply, Distribution and Property in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report and the progress achieved at mid-year; and
- (2) to note that the progress of the Delivery Plan for Corporate Procurement would also be submitted to the Corporate Services Committee to enable scrutiny of the Corporate Procurement Unit.

SUBCONTRACTOR PROCUREMENTS FOR THE BUILDING SERVICES

A report was submitted by the Chief Officer – Supply, Distribution and Property advising the Committee of the proposed procurement of subcontractors supporting the work of Building Services.

After discussion and having heard the Chief Officer – Supply, Distribution and Property in further explanation and in answer to Members' questions, the Committee agreed:

- (1) to the commencement of procurement of subcontractors; and
- (2) to note that following the conclusion of tendering activities, reports would be remitted to the Tendering Committee for the award of contracts.

ROADS AND NEIGHBOURHOOD DELIVERY PLAN 2021/22 – MID-YEAR PROGRESS

A report was submitted by the Chief Officer – Roads and Neighbourhood setting out the mid-year progress to date in delivery of the actions detailed within the Roads and Neighbourhood Delivery Plan 2021/22 which are delegated to IRED Committee.

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

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2021/22 TO PERIOD 6 (30 SEPTEMBER 2021)

A report was submitted by the Chief Officer – Resources providing an update on the financial performance to 30 September 2021 (Period 6) of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee.

After discussion and having heard the Business Partner – Resources in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the contents of the report which showed the revenue budget forecast to overspend against budget by £1.068m (9.02%) at the year-end, of which £0.462m was COVID-19 related;
- (2) to note the net projected annual position in relation to relevant capital projects which was highlighting a projected variance of £5.019m (14.87%) due to slippage of £4.923m (14.58%) and an overspend of £0.096m (0.28%); and
- (3) to note the progress on efficiencies incorporated into budgets for 2021/22.

OUT OF HOURS FOOTWAY GRITTING

A report was submitted by the Chief Officer – Roads and Neighbourhood providing an update on the costs incurred following the implementation of the additional footway gritting actions during the period between November 2020 and March 2021 and seeking approval to agree footway gritting actions for the Winter Plan 2021/2022.

After discussion and having heard the Chief Officer – Roads and Neighbourhood in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the incurred additional costs identified in paragraph 4.4. of the report and the number of times treatment had taken place for the period between November 2020 and March 2021;

- (2) to note the anticipated financial impact for 2021/22 set out in paragraph 4.5 of the report should a similar gritting regime be implemented for Winter 2021/22 and that there was no budget available for delivery of this level of provision;
- (3) to approve Option 1 (continuation of the full footway treatment in place January to March) of paragraph 3.4 of the report and identify free reserves as suitable budget for this option, and also to note that this would require to be ratified by Council; and
- (4) to instruct officers to update the Winter Plan to reflect the out of hours footway gritting position.

PURCHASE OF ARTIZAN SHOPPING CENTRE

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update in relation to the planned purchase of the Artizan Shopping Centre in Dumbarton and seeking approval to use existing Council capital budgets, if required.

After discussion and having heard the Chief Officer – Regulatory and Regeneration in further explanation and in answer to Members' questions, the Committee agreed that the Council temporarily funds the purchase of the Artizan Centre from the Regeneration Fund and funding which was available from the approved Local Economic Development Budget, as detailed in paragraph 4.6 of the report, in advance of receipt of funds from the UK Government's Levelling-up Fund, should this be required.

The meeting closed at 12.22 p.m.