

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held by Video Conference on Wednesday, 15 September 2021 at 2.01 p.m.

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

Attending: Peter Hessett, Chief Officer – Regulatory and Regeneration; Angela Wilson, Chief Officer – Supply, Distribution and Property; Gail MacFarlane, Chief Officer – Roads and Neighbourhood; Richard Cairns, Strategic Advisor; Michael McGuinness, Economic Development Manager; Craig Jardine, Corporate Assets Manager; Michelle Lynn, Assets Coordinator; Jackie Nicol-Thomson, Business Partner – Resources; Gillian McNamara, Regeneration Co-ordinator; Sally Michael, Principal Solicitor; Christine McCaffary, Senior Democratic Services Officer; Ashley McIntyre and Gabriella Gonda, Committee Officers.

Also attending: Stephen McGowan, Solicitor, Head of Licensing (Scotland) TLT LLP and Simone Varese, Operations Director Blue Lagoon (Fish & Chip Shops) Limited (both in attendance for the item 'Use of area to front of Blue Lagoon, 40 Balloch Road, Balloch, G83 8LE' only)

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

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

Councillor Lawrence O'Neill declared an interest in the item 'Gruggies Burn Flooding Project Update' being the Vice-Convenor of the West of Scotland Clyde and Loch Lomond (CaLL) Flooding Group, and advised that he would remain in the meeting during consideration.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 12 May 2021 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.

VARIATION IN ORDER OF BUSINESS

Having heard the Chair, Councillor McLaren, the Committee agreed to vary the order of business as hereinafter minuted.

USE OF AREA TO FRONT OF BLUE LAGOON, 40 BALLOCH ROAD, BALLOCH, G83 8LE

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval to grant a licence to occupy over an area of the pavement to the front of 40 Balloch Road, Balloch for outdoor seating in connection with the business of the Blue Lagoon Fish and Chip Shop.

Mr. McGowan and Mr. Varese, on behalf of Blue Lagoon Fish and Chip Shop, were then given the opportunity to address the Committee, and were heard in support of the application and in answer to Members' questions.

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

- (1) to approve the use of the area for outdoor seating in connection with the business of the occupier of 40 Balloch Road;
- (2) to authorise the Chief Officer – Supply, Property and Distribution to conclude negotiations on a licence to occupy for a period of 1 year with a 2 week notice period by either party; and

* as corrected by WDC at it's meeting on 17 November 2021

- (3) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

NEW REGENERATION OFFICER POST (LEVELLING UP FUND) (FIXED TERM)

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval for a new fixed term Regeneration Officer post to support projects as part of the Dumbarton Town Centre UK Levelling Up Funding programme.

Having heard the Chief Officer – Regulatory and Regeneration in further explanation, the Committee agreed to approve the establishment and open recruitment of a fixed term Regeneration Officer Grade 8 post, until 2024, to be located within the Regeneration Team in the Economic Development Service subject to securing UK Levelling Up funding.

PLACE BASED INVESTMENT FUND

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval to allocate funding from Years One to Three of the new five year programme of Place Based Investment Fund to projects in Clydebanks and Alexandria.

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

- (1) to approve the allocation of £0.580m of Year One (2021/22) of Council's Place Based Investment Programme to support delivery of Titan Boulevard at Queens Quay;
- (2) to approve the allocation of £0.139m of Year One (2021/22) of Council's Place Based Investment Programme to support delivery of Bruce Street public realm works;
- (3) to authorise regeneration officers to allocate the remaining Year One balance of £0.061m to suitable town centre projects and commence the procurement processes relating to the Alexandria projects;
- (4) to approve the allocation of Years Two and Three, with an estimated total of £1.149m to projects arising from the Alexandria Masterplan; and
- (5) to note that recommendations on the allocation of Years Four and Five funding would be made in a future report, and would be subject to circumstances and priorities nearer the time.

BUSINESS GATEWAY EXPERT HELP, WORKSHOPS AND WEBINARS

A report was submitted by the Chief Officer – Regulatory and Regeneration obtaining retrospective approval to initiate a procurement exercise to appoint a contractor to deliver expert help, workshops and webinars on behalf of the Business Gateway (BG) service and provide approval to award the contract to the successful contractor.

Having heard the Chief Officer – Regulatory and Regeneration in further explanation, the Committee agreed:-

- (1) to provide retrospective approval to initiate a procurement exercise to appoint a contractor to deliver the BG expert help, workshops and webinars service; and
- (2) to provide Committee approval to award the contract for a period of 24 months with an option to extend for an additional 12 months (maximum period is 36 months) to Business Development Advisors Limited. The value of the contract over three years being £128,520 ex VAT and the estimated commencement date of the contract will be 1 October 2021.

CLYDEBANK CAN ON THE CANAL ACTIVITY CENTRE IN CLYDEBANK

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval to commence a procurement process for the new Activity Centre in Clydebank.

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

- (1) to note the progress with the Clydebank Can on the Canal project; and
- (2) to authorise the commencement of the procurement processes relating to construction of the Activity Centre in Clydebank.

ALEXANDRIA MASTERPLAN

A report was submitted by the Chief Officer – Regulatory and Regeneration advising of the new masterplan for Alexandria, to outline its broad content and seeking approval to use it to guide future projects and development.

After discussion and having heard the Regeneration Co-ordinator in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the Masterplan;
- (2) to note the requirement for cross-Service collaboration to achieve the aspirations of the Masterplan; and

- (3) to authorise the development of projects and commencement of procurement processes relating to the projects contained within it as funding opportunities arose.

REGENERATION FUND – SCOTTISH MARINE TECHNOLOGY PARK

A report was submitted by the Chief Officer – Regulatory and Regeneration seeking approval to use the Council's Regeneration Fund to invest in the delivery of the Scottish Marine Technology Park at the former Carless site in Dalmuir, and entering into an agreement for the development of the site with the site owners.

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

- (1) to approve funding of £2m from the Regeneration Fund to invest in the proposed Scottish Marine Technology Park at the former Carless site in Dalmuir; and
- (2) to authorise the Chief Officer, Regulatory – Regeneration to enter into a development agreement on such conditions as considered appropriate.

GRUGGIES BURN FLOODING PROJECT UPDATE

A report was submitted by the Chief Officer – Roads and Neighbourhood providing an update on the outcome of the options appraisal carried out for the Gruggies Burn Flood Prevention Scheme, setting out the recommended option and requesting approval to progress to detailed design stage.

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

- (1) that Option 4 - Hard Defences and Flood Relief Culvert Route 1 as set out in section 4.8 of the report be the recommended option;
- (2) to approve progressing to detailed design of Option 4 including consultation with all stakeholders;
- (3) to note that detailed design will cost in the region of £1,000,000 and that the design detail and construction cost will be presented in a further report to Committee; and
- (4) to note that the Scottish Government is reviewing the delivery of Cycle 1 flooding schemes and will provide a review update to Local Authorities in autumn 2021.

**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 advising 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 approval to conclude disposal of the site.

Councillor Mooney, seconded by Councillor Rooney moved:-*

That consideration of the report be continued to the next meeting of the Committee, to allow time for officers to get more information from Torah Capital.

The Committee agreed the motion.

**SALE OF FORMER SOCIAL WORK OFFICE, 19 CHURCH STREET,
ALEXANDRIA, G83 0NP**

A report was submitted by the Chief Officer - Supply, Distribution and Property providing an update on the re-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 O'Neil moved:-

That the recommendations of the report be rejected and that a plan be developed to bring the building back into operational use as a social work services office.

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

- (1) that Council approve the disposal of the property at Church Street, Alexandria for a consideration of a gross purchase price of £88,000 (Eighty Eight Thousand Pounds) to Edzell Properties;
- (2) that Council authorise the Chief Officer - Supply, Property and Distribution to conclude negotiations; and
- (3) to authorise the Chief Officer - Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

On a roll call vote being taken, 7 Members voted for the amendment namely, Provost Hendrie and Councillors Conaghan, Dickson, Docherty, Finn, McColl and McLaren and 4 Members voted for the motion, namely Councillors McBride, Mooney, O'Neil and Rooney . The amendment was declared carried.

* as corrected by WDC at it's meeting on 17 November 2021

SALE OF 31-35 QUEEN MARY AVENUE, CLYDEBANK

A report was submitted by the Chief Officer - Supply, Distribution and Property advising on the outcome of the marketing of 31-35 Queen Mary Avenue, Clydebank, detailing the offer received and seeking Committee approval to conclude disposal of the site.

The Committee agreed:-

- (1) to approve the disposal of 31- 35 Queen Mary Avenue, Clydebank for a consideration of £265,000 (Two Hundred and Sixty Five Thousand Pounds) to Property Scotland Limited;
- (2) to authorise the Chief Officer - Supply, Property and Distribution to conclude negotiations; and
- (3) to authorise the Chief Officer - Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

PURCHASE OF ARTIZAN SHOPPING CENTRE, DUMBARTON, G82 1LJ

A report was submitted by the Chief Officer - Supply, Distribution and Property advising on the outcome of the discussions and negotiations with the seller of the Artizan Shopping Centre, Dumbarton, AEW Europe LLP on behalf of Mars Real Estate Investment BV.

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

- (1) to approve the purchase of the heritable and leasehold interests in Artizan Shopping Centre, Dumbarton for the consideration of £1.7m (One Million Seven Hundred Thousand Pounds) from Mars Real Estate Investment BV;
- (2) to authorise the Chief Officer -Supply, Property and Distribution to conclude negotiations, and
- (3) to authorise the Chief Officer, Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2021/22 TO PERIOD 4 (31 JULY 2021)

A report was submitted by the Chief Officer – Resources providing an update on the financial performance to 31 July 2021 (Period 4) of those services under the auspices of the Infrastructure, Regeneration & Economic Development.

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

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- (1) to note the contents of the report showing the revenue budget forecast to overspend against budget by £0.402m (3.4%) at the year-end, of which £0.100m is COVID-19 related;
- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting a projected variance of £4.734m (14.11%) due to slippage of £4.608m (13.73%) and an overspend of £0.126m (0.37%); and
- (3) to note the progress on efficiencies incorporated into budgets for 2021/22.

DELEGATED AUTHORITY, CONTRACT AUTHORISATION REPORT – THE PURCHASE OF TWO TRAVERSING COMPACTORS

A report was submitted by the Chief Officer – Roads and Neighbourhood seeking approval to authorise the Chief Officer – Roads and Neighbourhood to carry out a Direct award for the purchase of two traversing Compactors.

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 authorises the Chief Officer – Roads & Neighbourhood to undertake, on behalf of West Dunbartonshire Council (WDC), a Direct award exercise for the two traversing Compactors; and
- (2) to note that the contract for two traversing Compactors shall be a one off purchase agreement commencing once approval is granted.

The meeting closed at 4:27 p.m.