

INFRASTRUCTURE, REGENERATION AND ECONOMIC DEVELOPMENT COMMITTEE

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Civic Space, Council Offices, 16 Church Street, Dumbarton on Wednesday, 21 November 2018 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, Lawrence O'Neill and Martin Rooney.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Ronnie Dinnie, Strategic Lead – Environment & Neighbourhood; Jim McAloon, Strategic Lead – Regeneration; Peter Barry, Strategic Lead – Housing & Employability; Michelle Lynn, Assets Coordinator; Michael McGuinness, Economic Development Manager; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Also attending: John Anderson, WD Leisure Trust Manager.

Councillor Iain McLaren in the Chair

DECLARATIONS OF INTEREST

Provost Hendrie and Councillors McBride and O'Neill declared an interest in Item 15 - Annual Performance Of West Dunbartonshire Leisure Trust For Year To 31 March 2018, Provost Hendrie and Councillor McBride being members of the West Dunbartonshire Leisure Trust Board and Councillor O'Neill being the Independent Chair of Holm Park Community Football Academy Ltd.

MINUTES OF PREVIOUS MEETING

The Minutes of the Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 22 August 2018 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.

UPDATE ON PROPERTY AND LAND ASSET DISPOSAL STRATEGY 2013-2018

A report was submitted by the Strategic Lead – Regeneration providing an update in respect of the Property and Land Disposal Strategy 2013 – 2018.

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

- (1) to note the priorities and progress made in meeting the objectives set out in the Property and Land Disposal Strategy 2013 – 2018;
- (2) to note the progress made in respect of the strategic sites;
- (3) to note the progress in relation to Mitchell Way as detailed within 4.9 of the report,
- (4) that the development with Lidl and Kingsmead alone should proceed;
- (5) that authority be delegated to the Strategic Lead - Regeneration to conclude negotiations with Lidl and Kingsmead to take the Mitchell Way site forward; and
- (6) that authority be delegated to the Strategic Lead - Regulatory to conclude the transaction on such conditions as are considered appropriate.

SALE OF FORMER CARE HOME KNOWN AS DALREOCH HOUSE, DUMBARTON

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former care home known as Dalreoch House, Dumbarton.

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

- (1) to approve the disposal of the former care home known as Dalreoch House, Dumbarton for a consideration of £617,000 (Six Hundred and Seventeen Thousand Pounds) to Turnberry Homes Limited;

- (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 LAND FORMERLY COMPRISING THE SITE OF THE FORMER DAY CENTRE AT AUCHENTOSHAN ESTATE

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the land formerly comprising the site of the former Day Centre at Auchentoshan Estate.

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

- (1) to approve the disposal of the land formerly comprising the site of the former Day Centre at Auchentoshan Estate for a consideration of £75,000 (Seventy Five Thousand Pounds) to Sim Group (Holdings) Limited;
- (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 FORMER CARE HOME KNOWN AS WILLOX PARK, DUMBARTON

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former care home known as Willox Park, Dumbarton.

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

- (1) to approve the disposal of the former care home known as Willox Park, Dumbarton for a consideration of £290,000 (Two Hundred and Ninety Thousand Pounds) to HB Villages Developments Limited;
- (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.

TENDER FOR THE RECEPTION, TRANSFER, TREATMENT & DISPOSAL OF MUNICIPAL SOLID WASTE. COLLABORATIVE PROCUREMENT BETWEEN WDC, INVERCLYDE COUNCIL AND ARGYLL & BUTE COUNCIL

A report was submitted by the Strategic Lead – Environment & Neighbourhood seeking approval for officers to issue a tender for a collaborative procurement for waste disposal services for West Dunbartonshire Council, Argyll & Bute Council and Inverclyde Council.

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

- (1) to approve that West Dunbartonshire Council could act as the lead authority for the collaborative tender for waste disposal for West Dunbartonshire Council, Argyll & Bute and Inverclyde Council; and
- (2) to approve the issue of the tender for waste disposal services for West Dunbartonshire Council, Argyll & Bute Council and Inverclyde Council, the award of which will be approved by West Dunbartonshire Council's Tendering Committee with the contract duration period to be ten years with an option of a five year extension.

BUILDING SERVICES PROCUREMENT PROVISION UPDATE

A report was submitted by the Strategic Lead – Regeneration seeking approval of the procurement processes to tender the requirements for appointment of a maintenance contractor for Fire Alarms, Intruder Alarms, CCTV, Door Entry Systems, Disabled Toilet Alarms, & Panic Alarms.

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 contents of the report;
- (2) to approve the procurement processes to tender the requirements for appointment of a maintenance contractor for Fire Alarms, Intruder Alarms, CCTV, Door Entry Systems, Disabled Toilet Alarms, & Panic Alarms; and
- (3) that the results of the tenders be brought to an appropriate Tendering Committee meeting for approval.

REMOVAL OF CHARGES FOR CHILD BURIAL AND CREMATION

A report was submitted by the Strategic Lead – Environment & Neighbourhood seeking approval to remove charging for child burials and cremations following a Scottish Government consultation on the matter.

After discussion and having heard the Strategic Lead - Environment & Neighbourhood in further explanation of the report, the Committee agreed to remove all burial and cremation charges for resident and non-resident children under 18, this to include:-

- Interment fee
- Lair purchase (exclusive right of burial)
- Headstone permit
- Cremation fee

REGENERATION FUND UPDATE

A report was submitted by the Strategic Lead – Regeneration providing an update on progress with the Regeneration Fund and seeking agreement to re-allocate the notional allocation for Bowling Basin.

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

- (1) to note the content of the report, and
- (2) that the notional allocation for the Bowling Basin be re-allocated to alternative viable projects as they emerge.

Note:- Councillor McNair left at this point in the meeting.

ECONOMIC DEVELOPMENT STRATEGY ACTION PLAN UPDATE

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

After discussion and having heard officers 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.

ANNUAL PERFORMANCE OF WEST DUNBARTONSHIRE LEISURE TRUST FOR YEAR TO 31 MARCH 2018

A report was submitted by the Strategic Lead – Environment & Neighbourhood providing an update on the annual performance of West Dunbartonshire Leisure Trust (the Trust) during the period 01 April 2017 to 31 March 2018.

After discussion and having heard the Strategic Lead – Environment & Neighbourhood and the WD Leisure Trust Manager in further explanation of the

report and in answer to Members' questions, the Committee agreed to note the contents of the annual performance report.

REGENERATION DELIVERY PLAN 2018/19: MID-YEAR PROGRESS REPORT

A report was submitted by the Strategic Lead - Regeneration setting out the mid-year progress of the Regeneration Delivery Plan 2018/19 actions.

After discussion and 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.

ENVIRONMENT & NEIGHBOURHOOD DELIVERY PLAN 2018/19 – MID-YEAR PROGRESS

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

After discussion and having heard the Strategic Lead – Environment & Neighbourhood 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.

UPDATE ON ACTIVITY BY CLYDEBANK PROPERTY COMPANY LIMITED

A report was submitted by the Strategic Lead – Regeneration providing an update on the progress of activity in Clydebank Property Company Limited (CPC).

After discussion and having heard officers 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.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2018/19 TO PERIOD 7 (31 OCTOBER 2018)

A joint report was submitted by the Strategic Lead - Environment & Neighbourhood and the Strategic Lead - Regeneration on the above.

After discussion and having heard the Assets Coordinator in answer to a Member's question, the Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast to overspend against budget by £0.078m (0.3%) at the year-end;

- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting projected variance of £15.949m (25.5%) due to slippage of £15.498m (24.8%) and an underspend of £0.451m (0.7%); and
- (3) to note the progress on savings incorporated into budgets for 2018/19.

WORKING WELL TOGETHER - ATTENDANCE MANAGEMENT: BI-ANNUAL RESULTS QUARTER 1 AND QUARTER 2 (APRIL – SEPTEMBER 2018)

A report was submitted by the Strategic Lead – People and Technology providing detailed analysis on the attendance performance for quarters 1 and 2 (April 2018 – September 2018).

The Committee agreed to note:-

- (1) the decrease in Council wide sickness absence of 1171.04 FTE days lost (approx. 5%) compared to the same period last year as outlined within Appendix 1 and Appendix 2 of the report; and
- (2) the decrease in sickness absence of 60.31 FTE days lost compared to the same period last year for Infrastructure, Regeneration and Economic Development as outlined within Appendix 3 and Appendix 4 of the report.

The meeting closed at 12:48 p.m.