

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 August 2022 at 10.00 a.m.

Present: Councillors David McBride, Jonathan McColl, Michelle McGinty, Lawrence O'Neill, Lauren Oxley, Chris Pollock, Martin Rooney, Gordon Scanlan, Clare Steel and Sophie Traynor.

Attending: Angela Wilson, Chief Officer – Supply, Distribution and Property; Gail Macfarlane, Chief Officer – Shared Services Roads and Neighbourhood; Craig Jardine, Corporate Assets Manager; Michelle Lynn, Assets Coordinator; Jackie Nicol-Thomson, Business Partner – Resources; Gillian McNamara, Regeneration Coordinator; Pamela Clifford, Planning, Building Standards and Environmental Health Manager; Alan Douglas, Manager of Legal Services; Gabriella Gonda and Lynn Straker, Committee Officers.

Apologies: Apologies for absence were intimated on behalf of Councillors Craig Edward and John Millar.

Councillor David McBride in the Chair

STATEMENT BY CHAIR – AUDIO STREAMING

Councillor David McBride, 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 Chris Pollock declared a non-financial interest in Item 14 – Infrastructure, Regeneration & Economic Development Budgetary Control Report and advised he would leave the meeting during consideration of this item.

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.

OPEN FORUM

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

ROADS & NEIGHBOURHOOD DELIVERY PLAN 2021/22 - YEAR END PROGRESS REPORT

A report was submitted by the Chief Officer – Shared Services Roads and Neighbourhood providing the year-end progress of the 2021/22 Delivery Plan.

After discussion and having heard the Chief Officer – Roads and Neighbourhood in further explanation of the report and in answer to Members' questions, Councillor McColl, seconded by Councillor Pollock moved:-

That Council does not believe that the benefits of reducing the current two weekly landfill waste collection service to three or four weekly, outweigh the negative impact on the amenity of our residents.

This is a 'savings option' that has repeatedly been brought to Council by officers and has been repeatedly rejected by both the SNP and Labour.

Committee agrees that this remains an inappropriate proposal and agrees that it should not feature in any proposals arising from the various waste services reviews referred to in this report.

As an amendment Councillor McBride, seconded by Councillor O'Neill moved:-

That Committee notes the year-end position for 2021/22.

On a roll call vote being taken 5 Members voted for the amendment, namely Councillors McBride, McGinty, O'Neill, Rooney and Steel and 5 Members voted for the motion, namely Councillors McColl, Oxley, Pollock, Scanlan and Traynor. There being an equality of votes Councillor David McBride, Chair, used his casting vote in favour of the amendment which was accordingly declared carried.

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

A report was submitted by the Chief Officer – Supply, Distribution and Property providing the year-end progress of the Economic Development elements of the Regulation & Regeneration Delivery Plan 2021/22.

After discussion and having heard the Chair, Councillor McBride in further explanation of the report, the Committee agreed to note the year-end position for 2021/22.

SUPPLY DISTRIBUTION & PROPERTY DELIVERY PLAN 2021/22 YEAR END PROGRESS

A report was submitted by the Chief Officer – Supply, Distribution and Property providing the year-end progress of the 2021/22 Delivery Plan.

After discussion and having heard the Chair, Councillor McBride and the Assets Coordinator in further explanation of the report and in answer to Members' questions, the Committee agreed to note the year-end position for 2021/22 plan.

SALE OF SITE AT 12 OVERTON STREET, ALEXANDRIA

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval for the Council to enter into a contract for the disposal of this site to McPherson Memorials Ltd.

After discussion and having heard the Chair, Councillor McBride and the Assets Coordinator in further explanation of the report, the Committee agreed:-

- (1) to approve the disposal of the site to McPherson Memorials Ltd (SC236286) for a value of £25,000 (Twenty Five Thousand Pounds);
- (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 SITE AT LEVENBANK, JAMESTOWN, G83 8BZ

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval for the Council to enter into a contract for the disposal of this site to Turnberry Homes Limited.

After discussion and having heard 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 site to Turnberry Homes Limited (SC129174) or nominated subsidiary company for a gross value of £5,055,050 (Five Million and Fifty Five Thousand and Fifty Pounds) subject to abnormalities;
- (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 LAND AT REAR OF FERRYDYKES COTTAGE, OLD KILPATRICK

A report was submitted by report by the Chief Officer – Supply, Distribution and Property seeking approval for the Council to enter into a contract for the disposal of land to Mr. Malik.

After discussion and having heard the Chair, Councillor McBride 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 site to Mr Malik for the sum of £20,000 (Twenty Thousand Pounds);
- (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.

SALE OF SITE AT BURROUGHS WAY, VALE OF LEVEN INDUSTRIAL ESTATE, DUMBARTON

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval for the Council to enter into a contract for the disposal of land to Muirfield Ltd.

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

- (1) to approve the sale of the site to Muirfield Ltd SC NO 330244 with registered office at 69 Bothwell Road, Hamilton, ML3 0DW, Vat registration number 982624983, for a figure of £950,000 plus vat;
- (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 77 BANK STREET, ALEXANDRIA, G83 0LZ

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval for the Council to enter into a contract for the disposal of 77 Bank Street, Alexandria to Aldi UK Ltd.

After discussion and having heard 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 site to Aldi UK Ltd for the sum of £175,000 (One Hundred and Seventy Five Thousand Pounds);
- (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.

SUBLEASE OF 3 BIRCH ROAD AND 1 OVERBURN AVENUE DUMBARTON, BROADMEADOW INDUSTRIAL ESTATE, DUMBARTON

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval of the Committee for the Council to grant consent to approve the sublease of 3 Birch Road and 1 Overburn Avenue, Broadmeadow Industrial Estate, Dumbarton.

After discussion and having heard the Chair, Councillor McBride and the Asset Coordinator in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the sublease of 1 Overburn Avenue from Aggreko to Complete Paving Requirements (Scotland) Limited (SC236251) with a rental of £45,000pa for the remainder of lease, which is for a further 76 years;
- (2) to approve the sublease of 3 Birch Road from Aggreko to HBR Dumbarton Limited (SC405581) with a rental of £21,750pa for the remainder of lease, which is for a further 77 years;
- (3) to authorise the Chief Officer – Supply, Distribution and Property to conclude negotiations; and
- (4) to authorise the Chief Officer – Regulatory and Regeneration to conclude the transaction on such conditions as considered appropriate.

UPDATE ON DEVELOPMENT AT MITCHELL WAY, REDEVELOPMENT SITE, ALEXANDRIA

A report was submitted by the Chief Officer – Supply, Distribution and Property providing an update with indicative layout plans at Mitchell Way redevelopment site, Alexandria.

After discussion and having heard the Chair, Councillor McBride and the Assets Coordinator in further explanation and in answer to Members' questions, Councillor McColl, seconded by Councillor Traynor moved:-

That Committee agrees to continue this issue to August Council or a Special IRED Committee Meeting to be called by the Convener. A more detailed report should be presented, providing the history of this plan and why we are where we are at this time.

Officers should use the report to outline why this is a good deal for West Dunbartonshire Council and the residents of the Vale of Leven.

We would also like to see options and officer opinion regards the Council using all or part of the site for Council Housing as an alternative either to the sale to Lidl, or just for the housing aspect of the development.

As an amendment Councillor Rooney, seconded by Councillor McGinty moved:-

That the Committee agrees to note the contents of the report and agree to recommendations in paragraph 4.3, 4.4 and 4.5 to the report.

Councillor McColl asked if Councillor Rooney would accept as an addendum to his amendment to add a line to paragraph 4.4 to the report that Council retains the option to consider this for Council housing at a future date.

Councillor Rooney confirmed his acceptance to the addendum.

On a roll call vote being taken 5 Members voted for the amendment with addendum, namely Councillors McBride, McGinty, O'Neill, Rooney and Steel and 5 Members voted for the motion, namely Councillors McColl, Oxley, Pollock, Scanlan and Traynor. There being an equality of votes Councillor David McBride, Chair, used his casting vote in favour of the amendment with addendum which was accordingly declared carried.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2022/23 TO PERIOD 3 (30 JUNE 2022)

A report was submitted by the Chief Officer – Resources, providing an update on the financial performance to 30 June 2022 of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee.

After discussion and having heard the Chief Officer – Supply, Distribution and Property and the Business Partner – Resources 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 £0.486m (4.00%) at the year-end, of which £0.064m was COVID-19 related, therefore the non-covid variance was currently projected at £0.422m adverse;
- (2) to note the net projected annual position in relation to relevant capital projects which was highlighting a projected variance of £1.962m (1.09%) due to slippage of £1.971m (1.10%) and an underspend of £0.009m (0.001%);
- (3) to note the progress on efficiencies incorporated into budgets for 2022/23; and
- (4) to note the projects to be accelerated.

The meeting closed at 11.08 a.m.

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