

**INFRASTRUCTURE, REGENERATION AND ECONOMIC
DEVELOPMENT COMMITTEE**

At a Meeting of the Infrastructure, Regeneration and Economic Development Committee held in Committee Room 3, Council Offices, Garshake Road, Dumbarton on Wednesday, 14 December 2016 at 10.00 a.m.

Present: Councillors Gail Casey, William Hendrie, David McBride, Patrick McGlinchey, John Mooney, Ian Murray, Gail Robertson, Martin Rooney, Kath Ryall and Hazel Sorrell.

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Jim McAloon, Strategic Lead - Regeneration; Ronald Dinnie, Strategic Lead – Environment and Neighbourhood; Alan Douglas, Manager of Legal Services; Stuart Gibson, Assets Co-ordinator; Stephanie Williamson, Sustainability Officer; Sally Michael, Section Head – Contracts and Property and Nuala Quinn-Ross, Committee Officer.

Also attending: John Anderson, General Manager of West Dunbartonshire Leisure Trust.

Apologies: Apologies for absence were intimated on behalf of Councillors Marie McNair and Tommy Rainey.

Councillor Patrick McGlinchey in the Chair

DECLARATIONS OF INTEREST

Councillors McBride and Ryall declared an interest in the item 'Annual Performance of West Dunbartonshire Leisure Trust For Year to 31 March 2016' being members of the West Dunbartonshire Leisure Trust Board.

Councillor Murray declared an interest in the item 'Park And Ride Car Park Strathleven Place, Dumbarton' being a member of St Patrick's Parish Council, and having heard the Legal Officer, Councillor Murray advised he would leave the meeting and take no part in this item of business.

MINUTES OF PREVIOUS MEETINGS

The following minutes were submitted and approved as correct records:-

- (1) Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 14 September; and
- (2) Minutes of the Special Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 12 October 2016.

ANNUAL PERFORMANCE OF WEST DUNBARTONSHIRE LEISURE TRUST FOR YEAR TO 31 MARCH 2016

A report was submitted by the Strategic Lead – Environment and Neighbourhood providing an update on the annual performance of West Dunbartonshire Leisure Trust (the Trust) during the period 01 April 2015 to 31 March 2016.

After discussion and having heard the General Manager of West Dunbartonshire Leisure Trust in further explanation of the report and in answer to Members' questions, the Committee agreed to note the contents of the report.

ECONOMIC DEVELOPMENT STRATEGY ACTION PLAN UPDATE

A report was submitted by the Strategic Lead – Regeneration informing of the progress in delivering the Economic Development Strategy Action Plan 2015-2020.

After discussion and having heard the Strategic Lead – Regeneration in further explanation of the report, the Committee agreed to note the progress made in implementing the Economic Development Strategy Action Plan 2015-20.

ENVIRONMENT & NEIGHBOURHOOD DELIVERY PLAN 2016/17: MID-YEAR PROGRESS

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

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

- (1) to note the progress achieved at mid-year; and
- (2) otherwise to note the contents of the report.

REGENERATION DELIVERY PLAN 2016/17: MID-YEAR PROGRESS REPORT

A report was submitted by the Strategic Lead – Regeneration setting out the mid-year progress of the Regeneration Delivery Plan 2016/17 actions.

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 note the progress achieved at mid-year; and
- (2) otherwise to note the contents of the report.

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 Director, Strategic Lead – Regeneration and the Asset Co-ordinator in further explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to acknowledge the priorities and progress made in meeting the priority objectives set out in The Property and Land Disposal Strategy 2013 – 2018; and
- (2) to note the progress made in respect of the strategic sites and the need to appoint external property agents to deal with the marketing of these to obtain the highest possible capital receipts.

SALE OF CLYDEBANK TOWN CENTRE DEVELOPMENT OPPORTUNITY SITE (PLAYDROME SITE), 2 ABBOTSFORD ROAD, CLYDEBANK G81 1PA

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of and seeking approval for the disposal of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank G81 1PA.

The Chair invited Mr Nick Harris, representing Henry Boot Developments Limited to address the Committee. Mr Harris was heard in further explanation of the applicant's proposals and in answer to Members' questions.

After discussion and having heard officers in further explanation of the report and in answer to Members' questions, Councillor Hendrie, seconded by Councillor Murray moved:-

That the Committee reject the sale of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank to Henry Boot Development Limited at this time and that a report be brought to the next meeting of the Committee providing further details on Henry Boot Development Limited's proposals for the site.

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

- (1) that the Committee approve the sale of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA for a consideration of Three Million, Nine Hundred and Eighteen Thousand, and Three Hundred Pounds Sterling (£3,918,300) to Henry Boot Developments Limited;
- (2) that authority be delegated to the Strategic Lead - Regeneration and Strategic Lead - Resources to conclude negotiations; and
- (3) that authority be delegated to the Strategic Lead - Regulatory to conclude the transaction on such conditions as considered appropriate.

Councillor Rooney left the meeting at this point in the meeting and waived his right to sum up his amendment.

At 10.52 a.m. the Chair, Councillor McGlinchey called an adjournment.

The meeting reconvened at 11.00 a.m. with all those named in the sederunt being present, with the exception of Councillor Rooney.

On a vote being taken, 3 Members voted for the motion and 6 Members voted for the amendment, which was accordingly declared carried.

FORMER ST EUNAN'S SITE REGENERATION

A report was submitted by the Strategic Lead – Regeneration providing an update on the development of proposals and external funding bids for the former St. Eunan's site in Clydebank.

The Committee agreed to accept deputations from Mr Phillip Watt, local resident and Councillor Denis Agnew, Councillor for the Clydebank Central Ward.

The Chair, Councillor McGlinchey, invited Mr Watt and then Councillor Agnew to address the Committee. Both made their views on the proposals for the former St. Eunan's site known.

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 outcome of a number of community consultation events, the outline proposals for the site and the position regarding external funding bids;

- (2) to progress with the development of the site as described within paragraph 4.6 of the report;
- (3) to note the allocation of general services capital budget funding towards the implementation of the project works as detailed within paragraph 6.2 of the report;
- (4) that authority be delegated to the Strategic Director to execute an appropriate tendering exercise;
- (5) that in line with the unanimous recommendation of the Audit & Performance Review Committee, the final awarding of the tender be delegated to the Tendering Committee who will act in accordance with the requirements of best value and efficient governance;
- (6) that an early meeting be arranged by officers with residents and the consultants where their reports into the contamination, with all associated survey data and assessments of the various health risks are available for viewing and explanation, subject to consultation with officers and Legal Services; and
- (7) that the final scheme of remediation, capping and landscaping prepared for planning permission show the proposed ground levels in relation to existing levels outwith the site as well as across the site itself.

Note: Councillor Rooney entered the meeting during discussion on the above item of business.

CORPORATE ASSET MANAGEMENT STRATEGY UPDATE 2016 - 21 AND ASSET MANAGEMENT PLAN: PROPERTY 2016 – 21

A report was submitted by the Strategic Lead – Regeneration seeking approval of the Corporate Asset Management Strategy Update 2016 – 21 and the Asset Management Plan: Property 2016 – 21.

Having heard the Strategic Lead - Regeneration in further explanation of the report, the Committee agreed:-

- (1) to approve the Corporate Asset Management Strategy Update 2016 – 2021, detailed within Appendix 1 to the report; and
- (2) to approve the Asset Management Plan: Property 2016 – 2021, detailed within Appendix 2 to the report.

MAINTAINING SCOTLAND'S ROADS: FOLLOW UP REPORT BY AUDIT SCOTLAND

A report was submitted by the Strategic Lead – Environment and Neighbourhood advising on the findings of Audit Scotland's follow up report on maintaining Scotland's road infrastructure and network, published in August 2016.

Having heard the Strategic Lead – Environment and Neighbourhood in further explanation of the report, the Committee agreed to note the recommendations made by Audit Scotland and the Society of Chief Officers for Transport Scotland (SCOTS) group regarding the maintenance of Scotland's roads, as detailed within 4.3 of the report.

CLIMATE CHANGE DUTIES MANDATORY REPORT

A report was submitted by the Strategic Lead – Regeneration providing information on the West Dunbartonshire Council Mandatory Climate Change Act submission for 2015/16.

After discussion and having heard officers in further explanation of the report, the Committee agreed to note the contents of the report.

PROPOSED PARKING BAYS, GARTH DRIVE, CLYDEBANK, TENDER PROCESS AND AWARING CONTRACT

A report was submitted by the Strategic Lead – Regeneration seeking approval to execute a tender process and subsequent award with associated approval of expenditure for the provision of additional car parking spaces along Garth Drive, Queens Quay, Clydebank.

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 approve the initiation of a tendering exercise for the provision of an additional 61 car parking spaces along Garth Drive, Clydebank;
- (2) to approve the estimated contribution of £200,000 from the Local Economic Development Fund Budget; and
- (3) that authority be delegated to the Strategic Lead - Regeneration to award a contract to the successful tenderer.

TENDER FOR THE SUPPLY AND DELIVERY OF A RANGE OF GOODS AND SERVICES TO LEISURE AND FACILITIES MANAGEMENT

A report was submitted by the Strategic Lead – Environment and Neighbourhood updating and informing on the requirement to tender for the supply and delivery of a range of goods and services to Leisure and Facilities Management.

Having heard the Strategic Lead – Environment and Neighbourhood in further explanation of the report, the Committee agreed:-

- (1) to note the requirement to tender for the supply and delivery of a range of goods and services to Leisure and Facilities Management;
- (2) to approve the initiation of tendering processes as required, for the provision of goods and services as outlined within the report; and
- (3) that in line with the unanimous recommendation of the Audit & Performance Review Committee, the final awarding of the tender be delegated to the Tendering Committee who will act in accordance with the requirements of best value and efficient governance.

TENDER AND AWARD FOR AN ELECTRONIC ENERGY MANAGEMENT SERVICE AND SOFTWARE

A report was submitted by the Strategic Lead – Regeneration seeking approval to execute a tender process and subsequent award for the provision of an Electronic Energy Management Service and software.

Having heard the Strategic Lead - Regeneration in further explanation of the report, the Committee agreed:-

- (1) to approve the initiation of a tendering exercise as required, for the provision of an Electronic Energy Management Service and software; and
- (2) that in line with the unanimous recommendation of the Audit & Performance Review Committee, the final awarding of the tender be delegated to the Tendering Committee who will act in accordance with the requirements of best value and efficient governance.

Note: As previously intimated, Councillor Murray left the meeting at this point as he had an interest in the following item of business.

PARK AND RIDE CAR PARK STRATHLEVEN PLACE, DUMBARTON

A report was submitted by the Strategic Lead – Environment and Neighbourhood seeking approval to execute a tender process and subsequent award for the construction of Strathleven Place Park and Ride.

Having heard the Strategic Lead – Environment and Neighbourhood in further explanation of the report, the Committee agreed:-

- (1) to approve the initiation of a tender for works as outlined within the report; and
- (2) that in line with the unanimous recommendation of the Audit & Performance Review Committee, the final awarding of the tender be delegated to the Tendering Committee who will act in accordance with the requirements of best value and efficient governance.

Note: Councillor Murray returned to the meeting at this point.

ROADS MINOR CIVIL WORKS FRAMEWORK CONTRACT

A report was submitted by the Strategic Lead – Environment and Neighbourhood seeking approval to execute a tender process and subsequent award of a framework contract for minor civil works within West Dunbartonshire Council.

Having heard the Strategic Lead – Environment and Neighbourhood in further explanation of the report, the Committee agreed:-

- (1) to approve the initiation of a tendering exercise for the procurement of a minor civil works framework contract; and
- (2) that in line with the unanimous recommendation of the Audit & Performance Review Committee, the final awarding of the tender be delegated to the Tendering Committee who will act in accordance with the requirements of best value and efficient governance.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2016/17 TO PERIOD 7 (31 OCTOBER 2016)

A report was submitted by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 31 October 2016 (Period 7) of those services under the auspices of the Infrastructure, Regeneration & Economic Development Committee.

After discussion and having heard the Strategic Director in further explanation of the report, the Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast for IRED services to underspend against budget by £0.053m (less than 1%) at the year-end;
- (2) to note the net projected annual capital forecast for IRED services projects to underspend of £16.796m (25.8%), of which £16.589m (25.5%) relates to project re-phasing and an in-year underspend of £0.207m (less than 1%); and

- (3) to note the progress on savings incorporated into budgets for 2016/17.

WORKING WELL TOGETHER – ATTENDANCE MANAGEMENT: QUARTER 2

A report was submitted by the Strategic Lead – People and Technology advising on attendance levels across the Council for Quarter 2 (July – September 2016), including absence performance by Strategic Lead area.

Having heard the Strategic Director in further explanation of the report, the Committee agreed-

- (1) to note the content of the report and the attendance results for Q2 2016/17, namely a significant decrease of 2106 FTE days lost (19.3%) compared to the same period last year; and
- (2) to note the breakdown of results for the Strategic Lead area(s) covered by the Committee, as detailed within Appendices 1 & 2 of the report.

The meeting closed at 12.06 p.m.