

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, 16 February 2021 at 2.00 p.m.

Present: 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 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 Coordinator; Christine McCaffary, Senior Democratic Services Officer; Ashley MacIntyre and Scott Kelly, Committee Officers.

Apology: An apology for absence was intimated on behalf of Provost William Hendrie.

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 MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 17 November 2021 were submitted and approved as a correct record.

OPEN FORUM

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

CONNECTING DUMBARTON

A report was submitted by the Chief Officer – Regulatory and Regeneration providing an update on the Connecting Dumbarton project, seeking approval to allocate Regeneration Fund to close the funding gap that had been anticipated to be funded by Sustrans and seeking approval for the costs of design and project delivery consultancy fees, some of which have been subject to a pre-Committee approval.

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

- (1) to approve allocation of £1.2M of Regeneration Fund to meet the balance of costs for the project;
- (2) to confirm the approval of an additional fee increase of £50,448 taking total fees committed to £135,448, which was required to secure and retain the consultants until the tendering stage, and
- (3) to approve the commencement of procurement for both the contract management and construction of the project.

CLYDEBANK REGIONAL SHOPPING CENTRE

A report was submitted by the Chief Officer – Supply, Distribution and Property.

After discussion and having heard the Chief Officer – Supply, Distribution and Property and the Assets Coordinator in further explanation and in answer to Members' questions, the Committee agreed to note the content of the report and progress on activities in relation to the Clyde Regional Shopping Centre.

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 to enter into a contract for the disposal of the site to CW Properties – Bruce Weir Holdings Limited.

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

- (1) to approve the sale of the site to CW Properties - Bruce Weir Holdings Limited (SC188273) or nominated subsidiary company;
- (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 FORMERLY KNOWN AS PLAYDROME

A report was submitted by the Chief Officer – Supply, Distribution and Property seeking approval to enter into a contract for the disposal of the site formerly known as Playdrome to Miller Homes Limited.

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

- (1) to approve the sale of the Clydebank Town Centre Development Opportunity Site (Playdrome Site), 2 Abbotsford Road, Clydebank, G81 1PA for a consideration of Five Million Six Hundred and Seventy Five Thousand Pounds Sterling (£5,675,000) to Miller Homes 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.

DEPOT RATIONALISATION PROJECT DELIVERY PHASE 1: SALT STORAGE

A joint report was submitted by the Chief Officer – Shared Services Roads and Neighbourhood and the Chief Officer – Supply, Distribution and Property updating on the current status of the Depot Rationalisation Project and seeking approval to progress with Phase 1 which would see the delivery of a new Salt Storage facility.

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

- (1) to note the Depot Rationalisation Project update and the options being progressed to business case and options appraisal stage;
- (2) to agree proposals as set out within the Report to progress with the procurement and installation of a salt dome;
- (3) to authorise the Chief Officer - Supply, Property and Distribution to carry out a procurement exercise in accordance with the Council’s Standing Orders and Financial Regulations and the Public Contracts (Scotland) Regulations 2015 to procure a salt dome;
- (4) to grant delegated authority to the Chief Officer – Roads and Neighbourhood Services to approve the award of contract for the salt dome to the most economically advantageous tenderer following a compliant procurement process;
- (5) to authorise the Chief Officer – Regulatory and Regeneration to conclude on behalf of West Dunbartonshire Council, the award of the salt dome to the successful bidder following authorisation from the Chief Officer – Roads and Neighbourhood Services; and
- (6) that the Chief Officer – Supply, Distribution and Property will produce a briefing detailing depot rationalisation history and an update on the current status.

Note :- Councillor Lawrence O’Neill left the meeting following consideration of this item.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2021/22 TO PERIOD 9 (31 DECEMBER 2021)

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

After discussion and having heard the Business Unit Finance Partner and the Chief Officer – Shared Services Roads and Neighbourhood in further explanation and in answer to Members’ questions, the Committee agreed:-

- (1) to note the contents of this report showing the revenue budget forecast to overspend against budget by £1.042m (8.80%) at the year-end, of which £0.770m is COVID-19 related, therefore the non-Covid variance was currently projected at £0.272m adverse;

- (2) to note the net projected annual position in relation to relevant capital projects which is highlighting a projected variance of £10.996m (32.06%) due to slippage of £11.793m (34.38%) and an overspend of £0.797m (2.32%). This includes the acceleration of budget detailed at appendix 9;
- (3) to note the progress on efficiencies incorporated into budgets for 2021/22;
and
- (4) to note the projects to be accelerated.

The meeting closed at 3.30 p.m.