

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, 22 November 2017 at 10.02 a.m.

Present: Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Diane Docherty, Caroline McAllister, David McBride, Jonathan McColl, Iain McLaren, John Mooney, Lawrence O'Neill and Martin Rooney.

Attending: Jim McAloon, Strategic Lead – Regeneration; Ronald Dinnie, Strategic Lead – Environment and Neighbourhood; Peter Barry, Strategic Lead – Housing and Employability; Michael McGuinness, Economic Development Manager; Gillian McNeilly, Finance Manager; Stuart Gibson, Assets Co-ordinator; Sally Michael, Principal Solicitor 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 Councillor Marie McNair and Richard Cairns, Strategic Director – Regeneration, Environment and Growth.

Councillor Iain McLaren in the Chair

CHAIR'S REMARKS

Councillor McLaren advised that the item 'Regeneration Fund - Queens Quay District Heating Network, Energy Centre Land Purchase' would not be considered by Committee at this time as discussions were still ongoing with landowners and there was the potential for significant financial changes depending on future negotiations. Councillor McLaren advised that an updated report would be presented to a Special Meeting of the Committee before Christmas 2017. It was accordingly agreed that the item would be removed from the Agenda.

Councillor McLaren also advised that a photo call had been arranged for 12 noon for the Campaign '16 Days of Action Against Domestic Violence', therefore there may be a requirement to call for an adjournment at this time to allow Members to attend.

DECLARATIONS OF INTEREST

Provost Hendrie and Councillor McBride declared an interest in the item 'Annual Performance of West Dunbartonshire Leisure Trust For Year to 31 March 2017', being members of the West Dunbartonshire Leisure Trust Board.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 16 August 2017 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.

WEST OF SCOTLAND LOAN FUND (WSLF) – AMENDMENT TO ARTICLES OF ASSOCIATION

A report was submitted by the Strategic Lead – Regeneration providing an update on the current status of the West of Scotland Loan Fund (WSLF) and seeking approval to amend the Articles of Association.

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 and the current status of the West of Scotland Loan Fund; and
- (2) to approve the WSLF Articles of Association being amended to enable member authorities to access surplus funds from the Fund in line with the requirement to ensure that they continue to be earmarked and utilised for the purposes outlined in the objects of the company.

SALE OF FORMER BRAIDFIELD HIGH SCHOOL, QUEEN MARY AVENUE, CLYDEBANK

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Braidfield High School, Queen Mary Avenue, Clydebank, providing details of the offers received and seeking approval to conclude disposal of the site.

Councillor O'Neill asked the Principal Solicitor if being a Member of the Planning Committee, which would be required to consider a planning application for the development of this site would require him to declare an interest in this item of business. The Principal Solicitor advised that he would not require to declare an interest in this item of business as he was in attendance at this meeting in another role.

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) that the former Braidfield High School, Queen Mary Avenue, Clydebank be disposed for a consideration of a gross purchase price of £5,025,000 (Five Million and Twenty Five Thousand Pounds) to Miller 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 FORMER HIGHDYKES PRIMARY SCHOOL, BONHILL

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Highdykes Primary School, Bonhill, providing details of the offer received and seeking approval to conclude disposal of the site.

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

- (1) that the former Highdykes Primary School be disposed for a gross consideration of £300,000 (Three Hundred Thousand Pounds) to AS Homes (Scotland) Ltd;
- (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 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, providing details the offers received and seeking approval to conclude disposal of the site.

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) that the former care home known as Dalreoch House, Dumbarton be disposed for a consideration of £445,000 (Four Hundred and Forty Five Thousand) 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.

REVIEW OF THE ELIGIBILITY OF THE CARE OF GARDENS SCHEME

A report was submitted by the Strategic Lead – Environment and Neighbourhood providing details of the rise in use of the care of gardens service and the associated costs in service delivery resulting in financial pressures on the Greenspace budget and seeking to review the eligibility criteria to ensure the service is provided only to residents with the greatest need.

The Strategic Lead – Environment and Neighbourhood was in further explanation of the report and in answer to Members’ questions.

Following discussion Councillor McLaren seconded by Councillor McColl, moved that:-

The Committee agree:-

- (1) to note the historical increase in service use and result in cost increase as detailed within paragraph 3.3 of the report;
- (2) to approve the eligibility criteria as detailed within paragraph 4.2 of the report;
- (3) to approve the implementation of charging for this service as detailed within paragraph 4.3 of the report; and
- (4) to request that officers provide an update report to the Committee by the end of 2018.

As an amendment, Councillor McBride seconded by Councillor O’Neill, moved that:

The Committee agree that no action be taken by officers on this report.

Following discussion the Committee agreed to proceed by way of a roll call vote.

On a vote being taken 5 Members, namely Councillors Casey, McBride, Mooney, O'Neill and Rooney voted for the amendment and 6 Members voted for the motion, namely Provost Hendrie and Councillors Conaghan, Docherty, McAllister, McColl and McLaren, which was accordingly carried.

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 2015-20.

Having heard the Strategic Lead – Regeneration 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.

REGENERATION DELIVERY PLAN 2017/18: MID-YEAR PROGRESS REPORT

A report was submitted by the Strategic Lead – Regeneration setting out the mid-year progress of the Regeneration Delivery Plan 2017/18 actions.

After discussion and having heard the Strategic Lead – Regeneration 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.

ENVIRONMENT & NEIGHBOURHOOD DELIVERY PLAN 2017/18: MID-YEAR PROGRESS

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

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 to note contents of the report and the progress achieved at mid-year.

ANNUAL PERFORMANCE OF WEST DUNBARTONSHIRE LEISURE TRUST FOR YEAR TO 31 MARCH 2017

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 2016 to 31 March 2017.

The Strategic Lead – Environment and Neighbourhood was heard in further explanation of the report and in answer to Members' questions.

The Committee then invited John Anderson, General Manager of West Dunbartonshire Leisure Trust to address the Committee. Mr Anderson was heard in further explanation of the report, the performance of the West Dunbartonshire Leisure Trust and in answer to Members' questions.

Thereafter, the Committee agreed to note the contents of the annual performance report.

Note: Councillor O'Neill left the meeting during discussion on the above item of business.

UPDATE ON PROPERTY AND LAND ASSET DISPOSAL STRATEGY 2013 - 2018

Submit report 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 Co-ordinator 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 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.

ADJOURNMENT

Having heard the Chair, Councillor McLaren, the Committee agreed to an adjournment of 25 minutes to allow Members to attend a photo call for the Campaign '16 Days of Action Against Domestic Violence'.

The meeting resumed at 12.16 p.m. with all those Members noted in the sederunt present, with the exception of Councillor O'Neill.

QUEENS' QUAY, CLYDEBANK

A report was submitted by the Strategic Lead – Regeneration providing an update on the progress made at the Queens' Quay development.

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

- (1) to note the progress made to date; and
- (2) to note that the budget allocation of £15.621m is now expected to be fully utilised by December 2018.

REGENERATION FUND – PROJECT PROPOSAL FOR CONNECTING CLYDEBANK, DUMBARTON RD/GLASGOW RD, A814 PROJECT

Submit report by the Strategic Lead – Regeneration proving a detailed project proposal for the Connecting Clydebank, (Dumbarton Rd/Glasgow Rd A814) project.

After discussion and having heard the Strategic Lead – Environment and Neighbourhood and the Strategic Lead – Regeneration in further explanation of the report the Committee agreed:-

- (1) to approve the project proposal prepared for the Connecting Clydebank, Dumbarton Rd/Glasgow Rd A814 Project, as set out in Appendix 1 of the report, to allow progress of the procurement of a contract for the works, subject to the location of the bus stop outside Clydebank Town Hall being moved to outside Clydebank Library and the disabled spaces outside Clydebank Library being moved to Hall Street;
- (2) to approve the funding of £2.3m towards the project, held within the approved Regeneration Fund agreed by Council on 28 October 2015;
- (3) to note that the outcome of the procurement process for this project will be reported to a future meeting of the Tendering Committee for approval; and
- (4) that officers give consideration to using the capital surplus within the Regeneration Fund to support the Clydebank Library redevelopment project and report back to Committee on their findings.

UPDATE ON ACTIVITY BY CLYDEBANK PROPERTY COMPANY LIMITED

A report was submitted by the Strategic Lead – Regeneration on the progress of activity in Clydebank Property Company Limited (CPC) following its purchase in August 2014.

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 to note the progress being made in terms of the Council's investment in Clydebank Property Company Limited.

Note: Councillor Casey left at this point in the meeting.

UPDATE ON MITCHELL WAY REDEVELOPMENT SITE, ALEXANDRIA

A report was submitted by the Strategic Lead – Regeneration providing an update on the proposed redevelopment of the Mitchell Way redevelopment site in Alexandria following receipt of additional information, detailed costings and appraisal by the preferred developer.

The Committee agreed:-

- (1) to approve the additional expenditure to cover abnormal costs of approximately £300,000 inclusive of a small contingency above the agreed sale price which have arisen following the detailed intrusive and topographical surveys which have impacted on the viability of the development which will be funded from existing Capital Budgets;
- (2) to note the change in the price agreed for the site, and that the shortfall will be reported within the next Budgetary Control Report presented to Committee; and
- (3) that authority be delegated to the Strategic Lead – Regulatory to conclude the disposal transaction by long-term development agreement, subject to such legal conditions that are considered appropriate.

INFRASTRUCTURE, REGENERATION & ECONOMIC DEVELOPMENT BUDGETARY CONTROL REPORT 2017/18 TO PERIOD 7 (31 OCTOBER 2017)

Submit report by the Strategic Director – Regeneration, Environment and Growth providing an update on the financial performance to 31 October 2017 (Period 7) of those services under the auspices of this Committee.

Having heard the Strategic Lead – Regeneration, the Committee agreed:-

- (1) to note the contents of the report which shows the revenue budget forecast to underspend against budget by £0.271m (1%) at the year end;
- (2) to note the net projected annual capital underspend of £19.777m (33.4%), of which £19.482m (32.9%) relates to project rephasing and an in-year underspend of £0.295m (less than 1%); and
- (3) to note the progress on savings incorporated into budgets for 2017/18.

WORKING WELL TOGETHER - ATTENDANCE MANAGEMENT: QUARTER 2 (1 JUNE – 30 SEPTEMBER 2017)

Submit report by the Strategic Lead – People and Technology providing an update for Quarter 2 2017/18 in respect of sickness absence and to provide detailed analysis on the attendance performance for the strategic lead areas within the locus of this Committee.

Having heard the Strategic Lead – Regeneration, the Committee agreed:-

- (1) to note the contents of the report and the attendance performance of the Strategic Lead areas covered by this report for Quarter 2, namely a decrease of 0.32 FTE days lost (13%) compared to the same period last year; and
- (2) to note the Council's attendance results for Quarter 2, namely an increase of 0.37 FTE days lost (17%) compared to the same period last year.

The meeting closed 1.03 p.m.