

**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.

**INFRASTRUCTURE, REGENERATION AND ECONOMIC
DEVELOPMENT COMMITTEE**

At a Special Meeting of the Infrastructure, Regeneration and Economic Development Committee held in the Council Chamber, Clydebank Town Hall, Clydebank on Wednesday, 23 January 2019 at 2.00 p.m.

Present: Provost William Hendrie and Councillors Gail Casey, Karen Conaghan, Diane Docherty, Caroline McAllister, David McBride, Jonathan McColl, Iain McLaren, Marie McNair and John Mooney

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Gail MacFarlane, Strategic Lead - Roads and Transportation; Raymond Walsh, Interim Roads and Transportation Manager; Sally Michael, Principal Solicitor and Nuala Quinn-Ross, Committee Officer.

Apologies: Apologies for absence were intimated on behalf of Councillors Lawrence O'Neill and Martin Rooney.

Councillor Iain McLaren in the Chair

CHAIR'S REMARKS

The Chair, Councillor McLaren welcomed Gail MacFarlane, the newly appointed Strategic Lead - Roads and Transportation to the meeting.

DECLARATIONS OF INTEREST

It was noted that there were no declarations of interest in any of the items of business on the agenda.

**THE RENFREWSHIRE COUNCIL RIVER CLYDE OPENING BRIDGE SCHEME
2018 ROADS (SCOTLAND) ACT 1984**

A report was submitted by the Strategic Director - Regeneration, Environment and Growth seeking agreement of the Council's final position in relation to the Roads (Scotland) Act 1984 for the Renfrewshire Council River Clyde Opening Bridge.

After discussion and having heard the Interim Roads and Transportation Manager in further explanation of the report and in answer to Members' questions, the Committee agreed that the objection submitted by this Council to the Renfrewshire

Council River Clyde Opening Bridge Scheme 2018 under the Roads (Scotland) Act 1984 be withdrawn.

The meeting closed at 2.20 p.m.

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WEST DUNBARTONSHIRE COUNCIL

Report by Strategic Lead - Environment and Neighbourhood

Infrastructure Regeneration and Economic Development Committee:

13 February 2019

Subject: Purchase of Land to facilitate an extension to Vale of Leven cemetery.

1. Purpose

1.1 The purpose of this report is to advise the Committee on the outcome of investigations and negotiations for the purchase of a field to the south of Overton Road, Alexandria to allow the future expansion of the Vale of Leven cemetery.

2. Recommendations

2.1 It is recommended that the Committee:

- (i) Approve the purchase of the field to the south of Overton Road, Alexandria for a figure of £90,000 (Ninety Thousand Pounds).
- (ii) Authorise the Strategic Lead, Regeneration to conclude negotiations.
- (iii) Authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as considered appropriate.

3. Background

3.1 West Dunbartonshire Council has a statutory duty to provide adequate burial provision throughout the District.

3.2 A report to the Housing Environment and Economic Development Committee dated 5th February 2014 highlighted that the Vale of Leven cemetery was nearing capacity, with approximately 2 years worth of available burial lairs. An options appraisal had identified a preferred site to extend the cemetery and negotiations were ongoing with the landowner

4. Main Issues

4.1 It is important that the land for the cemetery extension is adjacent to the existing cemetery; is of a size which will provide future capacity and that the ground conditions are suitable for use as a cemetery/ burial ground.

- 4.2 After considering various alternatives it was decided that the field between Overton Road and the A82, which is immediately to the east of the existing cemetery is the most suitable, and will provide at least 20 years worth of new burial lairs. This field is owned by Mr & Mrs Muirhead of Overton Farm, Alexandria and is currently used as open grazing for horses.
- 4.3 Following receipt of valuation advice from the District Valuers Office a proposal was made to acquire the field for £90,000 and this has been accepted in principle by the current owners of the field.
- 4.4 We have had ground investigation work undertaken and are satisfied that the field is suitable for the proposed use.
- 4.5 We have undertaken initial Title investigations and are satisfied that there is nothing which should prevent the Council from being able to acquire the land required and utilise it for the intended use.

5. Options Appraisal

- 5.1 As previously stated the Council is under a statutory duty to provide adequate burial provision.
- 5.2 The field identified is the most suitable in terms of location, size, geology and cost.

6. People Implications

- 6.1 The extended cemetery will be maintained and managed by existing staff. No additional staff will require to be employed.

7. Financial and Procurement Implications

- 7.1 The financial implications of the proposed acquisition are a capital cost to the Council of £90,000. The acquisition costs will be funded as part of a £650,000 agreed capital plan project to develop an extension to the Vale of Leven Cemetery.

8. Risk Analysis

- 8.1 The main risk associated with the acquisition is that the transaction may not conclude for a variety of reasons including planning and due diligence. The purchase is conditional upon satisfactory planning permission for change of use being obtained.
- 8.2 If the construction of the cemetery has not commenced within five years of missives being concluded, the current owner has the right to buy back the land from West Dunbartonshire Council. This is a risk which the Council can manage.

9 Environmental Sustainability

- 9.1** The SEA legislation will be considered and taken into account as part of the planning application assessment.
- 9.2** There has already been consultation with SEPA who have confirmed that there does not appear to be any significant impediment to the proposed use of the land for cemetery purposes.

10. Equalities Impact Assessment (EIA)

- 10.1** An Equality Impact Screening did not indicate any further action required in relation to this transaction.

11. Consultation

- 11.1** Consultations have been undertaken with Legal.
- 11.2** Wider consultation will take place during the Planning Application process.

12. Strategic Assessment

- 12.1** By agreeing to this acquisition the Council will be able to fulfil its statutory duty to provide suitable burial provision within the District.

Ronald M Dinnie
Strategic Lead - Environment and Neighbourhood
22 January 2019

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Dumbarton G82 1NT. T: 01389 737581
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Appendices: Appendix 1 : Site Location Plan

Background Papers: None

Wards Affected: Ward 2