

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 on Wednesday, 15 May 2019 at 10.00 a.m.

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

Attending: Richard Cairns, Strategic Director – Regeneration, Environment and Growth; Jim McAloon, Strategic Lead – Regeneration; Peter Barry, Strategic Lead – Housing & Employability; Malcolm Bennie, Strategic Lead – Communications, Culture & Communities; Gail MacFarlane, Strategic Lead – Shared Services Roads & Transportation; Michael McGuinness, Economic Development Manager; Michelle Lynn, Assets Co-ordinator; Sally Michael, Principal Solicitor and Scott Kelly, Committee Officer.

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

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.

MINUTES OF PREVIOUS MEETING

The Minutes of Meeting of the Infrastructure, Regeneration and Economic Development Committee held on 13 February 2019 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.

REGENERATION DELIVERY PLAN 2019-20

A report was submitted by the Strategic Lead – Regeneration presenting the 2019/20 Delivery Plan for Regeneration and the year-end progress report for the 2018/19 Delivery Plan which was agreed by the Committee at its meeting on 30 May 2018.

After discussion and having heard the Strategic Lead, the Strategic Director and relevant officers in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to approve the 2019/20 Delivery Plan; and
- (2) to note the progress made on delivery of the 2018/19 Plan.

2019/20 DELIVERY PLANS - ENVIRONMENT AND NEIGHBOURHOOD AND SHARED SERVICES ROADS AND TRANSPORTATION

A report was submitted by the Strategic Leads – Environment & Neighbourhood and Shared Services Roads & Transportation presenting the year-end progress on the 2018/19 Environment and Neighbourhood Delivery Plan, including Roads & Transportation, and separate 2019/20 Delivery Plans for the Environment & Neighbourhood and Roads & Transportation strategic lead areas. It was noted that a corrected version of Appendix 1 to the report had been issued in advance of the meeting.

After discussion and having heard the Strategic Director, the Strategic Lead – Shared Services Roads & Transportation and the Assets Co-ordinator in further explanation and in answer to Members' questions, the Committee agreed to note the 2019/20 Delivery Plans and the progress on delivering the 2018/19 Environment & Neighbourhood Plan.

WEST OF SCOTLAND LOAN FUND LIMITED

A report was submitted by the Strategic Lead – Regeneration providing an update on the current status of the West of Scotland Loan Fund Ltd and the intention of its Board to wind-up the company, and seeking approval to amend the Articles of Association of Business Loans Scotland Ltd.

After discussion and having heard the Strategic Lead in further explanation, the Committee agreed:-

- (1) to note the Board's intention to wind-up West of Scotland Loan Fund Ltd;

- (2) to approve the transfer of the Council's loan portfolio to Business Loans Scotland Ltd;
- (3) to note the Council's commitment to the treatment of residual ERDF money received during the 2007-14 programme and approve the transfer of ring-fenced funds to Business Loans Scotland Ltd;
- (4) the Council's position with regards to withdrawal of West of Scotland Loan fund excess funds for activities as stated in the company's Articles of Association;
- (5) to approve the proposed amendment to the Business Loans Scotland Ltd Articles of Association; and
- (6) that the £200,000 referred to in section 4.10 of the report be earmarked for regeneration to enhance current plans or to add to them, subject to future Committee approval of any changes.

SCOTTISH GOVERNMENT TOWN CENTRE FUND

A report was submitted by the Strategic Lead – Regeneration providing information on the Scottish Government Town Centre Fund 2019/20 and recent discussions and consultations on the use of the Fund in West Dunbartonshire.

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

- (1) to note West Dunbartonshire Council's share of the Town Centre Fund, the eligibility criteria for projects, and timescale for expenditure;
- (2) to note the consultations that had taken place in each town prior to and as a result of the announcement of the Town Centre Fund; and
- (3) to note that developed projects would be presented to a future meeting of the IRED Committee for approval during 2019/20.

REGENERATION OF GLENCAIRN HOUSE, DUMBARTON AND THE CREATION OF A DUMBARTON COMMUNITY ARCHIVE

A report was submitted by the Strategic Lead – Communications, Culture & Communities providing details on proposals to regenerate Dumbarton's Glencairn House by adapting the building to house a new library and museum and find an alternative use for the existing Dumbarton Library building that would capitalise on its location and history and make better use of the Council's heritage and archive.

After discussion and having heard the Strategic Lead and the Strategic Director in further explanation and in answer to Members' questions, the Committee agreed:-

- (1) to note the feasibility study into future uses of Glencairn House, and the option appraisal for the re-use of the existing Dumbarton Library building;
- (2) to note the outcome of the internal option appraisal recommending the Library and Museum proposal for Glencairn house and a new community archive centre and office at Dumbarton Library;
- (3) that officers take this outline proposal for Glencairn House and Dumbarton Library forward for a further round of community engagement;
- (4) that the Strategic Lead should arrange a seminar for Elected Members on the project and also a visit to the Paisley Open Archive; and
- (5) that a further report would then come back to a future meeting of the IRED Committee with results of the consultation and a final recommendation.

SALE OF SITES 11 & 12 LEVENBANK ROAD, JAMESTOWN G83 8BZ

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of negotiations in relation to disposal of Sites 11 & 12, Levenbank Road, Jamestown to the existing tenant and adjacent landowner Mr Thomas Mather.

Having heard the Assets Co-ordinator in further explanation, the Committee agreed:-

- (1) to approve the sale of the property for a figure of £90,000 (Ninety Thousand Pounds) to Mr Thomas Mather;
- (2) to authorise the Strategic Lead, Regeneration to conclude negotiations; and
- (3) to authorise the Strategic Lead, Regulatory to conclude the transaction on such conditions as are considered appropriate.

SALE OF LAND AT DILLICHIP LOAN, BONHILL

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of negotiations in relation to disposal of land at Dillichip Loan, Bonhill to the adjacent landowner, Mr John Burleigh, detailing the offer received and seeking approval to conclude the disposal of the site.

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

- (1) to approve the disposal of the land for a consideration of £25,000 (Twenty Five Thousand Pounds) to Mr John Burleigh;
- (2) to authorise the Strategic Lead – Regeneration to conclude negotiations; and

- (3) to authorise the Strategic Lead – Regulatory to conclude the transaction on such conditions as are considered appropriate.

COMMUNITY ASSET TRANSFER

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of a Community Asset Transfer Application submitted by Westbridgend Community Hall Development Association and seeking approval to process the application and progress the design and build of a new Community Hall.

After discussion and having heard the Assets Co-ordinator in further explanation, the Committee agreed:-

- (1) to approve the application submitted by Westbridgend Community Hall Development Association for the site of the former Westbridgend Community Centre as detailed in the report;
- (2) to authorise the Strategic Lead – Regeneration to progress with the design and build of a new Community Hall;
- (3) to authorise the Strategic Lead – Regeneration to conclude negotiations in relation to the Community Asset Transfer Application; and
- (4) to authorise the Strategic Lead – Regulatory to conclude the transaction on such conditions as considered appropriate in relation to the Community Asset Transfer Application.

Thereafter, Councillor McLaren, Chair, on behalf of the Committee, congratulated the Westbridgend Community Hall Development Association for their achievements.

SALE OF FORMER COUNCIL OFFICES, ROSEBERRY PLACE, CLYDEBANK

A report was submitted by the Strategic Lead – Regeneration advising on the outcome of the marketing of the former Council Offices, Roseberry Place, Clydebank, providing details of the offer received and seeking approval to conclude the disposal of the site.

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

- (1) to approve the disposal of the former Council Offices, Roseberry Place, Clydebank for a consideration of £2,475,000 (Two Million Four Hundred and Seventy Five Thousand Pounds) to Miller Homes Limited;
- (2) to authorise the Strategic Lead – Regeneration to conclude negotiations; and
- (3) to authorise the Strategic Lead – Regulatory to conclude the transaction on such conditions as considered appropriate.

MEMBER CONSULTATION ON CAPITAL WORKS

With reference to the Minutes of Meeting of Council held on 14 February 2019, a report was submitted by the Strategic Lead – Regeneration seeking approval of an Elected Member engagement protocol.

After discussion and having heard the Strategic Lead – Shared Services Roads & Transportation in further explanation, the Committee agreed to continue consideration of this report to the next meeting of the Committee.

TENDER AND AWARD FOR A FUEL CARD PAYMENT AND REPORTING SYSTEM

A report was submitted by the Strategic Lead – Regeneration seeking approval to initiate a procurement process for the provision of a fuel card payment and reporting system.

After discussion and having heard the Strategic Director in explanation of the report and in answer to Members' questions, the Committee agreed:-

- (1) to approve the initiation of a procurement process for the provision of a fuel card payment and reporting system; and
- (2) to note that, on conclusion of the procurement process, a further report would be submitted to the Tendering Committee with recommendations on the award of the contact.

TENDER FOR A WATER QUALITY MANAGEMENT SERVICE (INCLUDING LEGIONELLA CONTROL)

A report was submitted by the Strategic Lead – Regeneration seeking approval for officers to issue a tender for water management services including legionella control within all Council operational buildings.

After discussion and having heard the Strategic Lead in further explanation, the Committee agreed:-

- (1) to approve the issue of the tender and delegate authority to the Strategic Director – Regeneration, Environment and Growth, in consultation with the Vice Convener of the Tendering Committee, to award the contract to the most economically advantageous tender, on a price and quality basis;
- (2) that a report be submitted to a future meeting of the Tendering Committee confirming the details of the awarding of the contract; and
- (3) to approve West Dunbartonshire Council to act as lead authority for the collaborative tender.

PROPOSAL TO CONSULT ON REVISALS TO THE RULES AND REGULATIONS FOR THE MANAGEMENT OF WEST DUNBARTONSHIRE CEMETERIES

A report was submitted by the Strategic Lead – Regeneration seeking approval to consult upon the proposed revised Rules and Regulations for the management of West Dunbartonshire Cemeteries.

Having heard the Strategic Director, the Committee agreed:-

- (1) to approve the terms of the proposed Rules and Regulations that should be consulted upon;
- (2) that authority be delegated to officers to consult upon the terms of the proposed revised Rules and Regulations and publically advertise as required in terms of the Civic Government (Scotland) Act 1982;
- (3) that officers specifically consult with Community Councils, Funeral Directors, Police Scotland and any appropriate relevant bodies; and
- (4) that thereafter, a report be brought back to a future meeting of the Committee to consider the consultation responses.

EMPLOYEE WELLBEING: ATTENDANCE MANAGEMENT ANNUAL UPDATE 2018-2019

A report was submitted by the Strategic Lead – People & Technology providing detailed analysis on employee wellbeing and annual attendance performance for 2018/19.

The Committee agreed:-

- (1) to note the increase in Council wide sickness absence of 2932.45 FTE days lost compared to the same period last year as outlined in Appendix 1 to the report;
- (2) to note the increase in sickness absence of 458.24 FTE days lost compared to the same period last year for Infrastructure, Regeneration and Economic Development as outlined in Appendix 2 to the report; and
- (3) to note that, for the purpose of annual absence reporting, 'FTE employees' was calculated at a point in time (31 March 2019) as opposed to being an average FTE over the 12 month period (2018/19).

The meeting closed at 12.05 p.m.