

Agenda Item 2

REPORT

To:	Clydebank re-built Board	Date:	15th May 2009
Subject:	Minutes of Board Meeting 30th January 2009	Author:	Donna Leitch

Present Rt Hon John McFall MP
Eleanor McAllister (CR)
Colin Shaw (Private Sector)
Gordon Patterson (Clydebank College)
Alex Robertson (Scottish Government)
Hope Robertson (Community Rep)
Des McNulty MSP
John Shovelin (National Australia Group)
Martin McKay (Scottish Enterprise)
Graham Mochan (Private Sector)
Cllr Jim Brown (WDC)
Jill Young (Golden Jubilee Hospital)
Cllr Margaret Bootland (WDC)
Roger Popplewell (Scottish Government)

In Attendance Elaine Melrose (WDC)
Jim McAloon (WDC)
Alan Robertson (CR)
Hugh Moore (CR)
Claire McGinley (CR)
Peter Bennett (CR)
Donna Leitch (CR)

Welcome and apologies

John McFall welcomed Roger Popplewell as Alex Robertson's replacement to the Board to represent the Scottish Government.

Apologies were received from Cllr Gail Casey, Maurice Pert, Derek McCrindle, Cllr Jim McElhill.

Hope Robertson informed the Board that on Friday 27th February which is National Mesothelioma Day, a meeting of the Clydebank asbestos group will be

held in the Clydebank Town Hall between 12 noon and 3.00pm with an open invitation to all.

Hope circulated booklets and details of the meeting and also informed the group that a memorial is planned for the area down near the Titan.

1.0 Minutes from Previous Meeting

1.1 Jill Young referred to point 5.2 in the minutes and asked for it to be noted that the Golden Jubilee Hospital do not support or promote any one nursery over another.

1.2 The minutes of the previous meeting were approved as a true and accurate record.

2.0 Matters Arising and Action Points

Eleanor confirmed that actions from the previous meeting would be covered in the agenda.

3.0 Project Updates

3.1 John Knox Phase 3

Alan Robertson confirmed that progress on this project is satisfactory and that all four units are already under offer from existing tenants looking to expand their operations.

3.2 Pavilion 2

Completion of the project is due in April '09 and good progress is being reported by the Clerk of Works. Alan confirmed that a separate paper on the CR approach to property marketing is on the agenda for approval.

3.3 Projects in Development

Eleanor gave an overview of the various development projects and reported that the Town Centre and Leisure Facility will be presented on their own project sheets once the projects are formally up and running.

3.4 Town Centre & Transport Hub

A meeting has been held with SPT regarding the Transport Hub. The business case is being formulated and detailed plans are being worked up. The Council are close to securing the 4 acre site option for the leisure centre.

Des McNulty commented that following various adverse reports on the retail in Clydebank, WDC and Clydebank re-built need to be proactive in attracting funds to upgrade the town centre and other key locations in the town. Des indicated that he would assist in making the case to the Government and others.

3.5 **Queens Quay Housing: East Yard**

Eleanor indicated that an initial social and affordable housing development was still being discussed for the site. Clydebank re-built will also be willing to assist with infrastructure funding as part of a joint venture agreement with the owners. The basis of a deal is being developed and while there is scope to make an attractive proposal to Clydeside Regeneration, the owners believe that the current financial situation is temporary and that land values will increase. This means that they have high expectations of the site's worth and there is real concern that these expectations are unrealistic.

Des McNulty asked who would carry out the development on the site now that FM Developments have gone into receivership. Eleanor advised that it was presently unclear who Clydeside Regeneration would partner with for the remainder of the site but it was CR's intention to attempt to gain some control of the East Yard, and for the initial phase of development to be undertaken with Clydebank Housing Association.

Eleanor stated that as private sector representatives, Colin Shaw and Graham Mochan could provide invaluable assistance in framing the deal proposal to be put to Clydeside Regeneration for the East Yard and requested that an early meeting be held to discuss the way ahead. This approach was agreed by the Board.

Action: Graham Mochan Colin Shaw to meet with Eleanor to review and report back to Board

3.6 **Cart Street**

Hugh Moore updated the Board on the Cart Street housing development. The project continues to progress well and is running slightly ahead of schedule. Hugh confirmed that the building warrant was approved in November.

3.7 **Community Consultation**

Claire McGinley reported that the 14th Design Forum will be held in the Town Hall in April. There are also plans for lunchtime seminars throughout the year with the Chamber of Commerce, topics to be confirmed.

3.8 **Schools Projects**

Claire reported that the 2009 schools project plan will be finalized in January and submitted to the May Board. Claire has met with over 30 children from St. Stephen's Primary to discuss and agree what will be put in the time capsule to be buried at Clyde Gate.

The Board was informed that a funding application has been submitted to the Heritage Lottery Fund to develop the Titan Crane Education Pack an outcome is expected by the 5th February.

Action: Claire to prepare and submit the 2009 school project plan to the May Board.

3.9 Titan Crane

Eleanor reported that the purchase of a minibus from WDC had been progressed and stated that this will be an asset to building a more sustainable future for the Titan. Eleanor also reported that discussions have been held with the owners of the Waverley who are at the moment looking to put on short haul visits dropping people off at the Titan, an update will be given at the next Board.

4.0 Clyde Gate: Site 1 Development Proposal

Hugh Moore presented a paper and PowerPoint presentation to the Board to expand on the business case and confirm approval for the project to be progressed.

The Board was asked for their comments and questions:

- 4.1 Jill Young commented on the amazing transformation of the area at Clyde Gate and agreed that the colonizer would be of benefit in demonstrating the opportunity to interested parties. Jill enquired about any funding considerations that the Board should be aware of. Alan Robertson replied that the full capital costs of the build will be met by contributions from CR and the nursery operator.
- 4.2 Jim McAloon enquired about the access arrangements for the nursery and if there was an outdoor area for their use. Hugh explained that the nursery would have a separate entrance and an outside play area was planned south of the building. A legal arrangement will be put in place to ensure that this ground will be returned to general landscape in the event of the nursery vacating the building.
- 4.3 Martin McKay asked how payment from the nursery would be structured and if a covenant was agreed. Hugh confirmed that details of a three tier payment structure through a legal agreement had been prepared and emailed to his colleague in Scottish Enterprise, Jennifer Drummond.
- 4.4 Des McNulty enquired if research had been carried out into whether the colonizer/nursery is a valuable tool for enticing other builders or companies into the area. Alan Robertson said that research carried out by EKOS indicated that this was a known attractor at other business space developments but no quantitative information was presently available. Jill confirmed that the recent analysis of Hospital staff requirements showed that most mothers enquired about availability of local nurseries, with security being of key interest.
- 4.5 Hope Robertson asked if parking would be adequate at the site. Hugh stated that there was an area to the East side of the plot that would be a potential for additional parking, Alan added that a drop-off area is included in the plans for the nursery.

The Board approved the recommendation to proceed with the colonizing building at Clyde Gate.

5.0 Management Accounts

Peter Bennett presented the Management Accounts for the period to 31st December 2008.

The Board approved the management accounts for Clydebank re-built, Clydebank Property Company and the Titan Crane.

6.0 CR Property Marketing

- 6.1 Alan Robertson presented a property marketing paper to the Board detailing three possible options. Given wider economic circumstances and very limited property activity, the case was made for consideration of alternative marketing mechanisms rather than immediately taking the traditional route of appointing single or joint agents. It was noted that the use of a retained agent has not generated much interest at Titan Enterprise. Alan requested that the Board approve the third option that involved a considered and more inventive approach. It was indicated that taking no action until the wider economy improved was not acceptable.
- 6.2 On the third option, it was advised that in addition to a marketing day to showcase development opportunities at several locations, discussions would be undertaken with various parties in the property industry to identify mechanisms to accelerate take-up of land and space. Mention was made of the use of a bounty payment to agents.
- 6.3 John McFall asked Alan to explain what was meant by a bounty. Alan replied that the feasibility of this suggestion needed further investigation but the concept was that rather than being tied to a single or joint agents, this arrangement would allow “freelance” access to a large number of agents and their clients. To ensure interest, the fee for attracting occupiers would be higher than the industry average. It is presumed that this would be particularly attractive in current economic circumstances. This might be more expensive in the short term but if it accelerated occupancy then there would be longer term benefits. This was only one of various marketing techniques to be discussed with key property players.
- 6.4 Eleanor proposed that a property industry event be scheduled in May to coincide with the opening of the Titan season. A unit will also be taken in the shopping centre to promote our activities. Targeting developers, investors, property advisers and business owner/managers, the event will focus on the availability of space at Pavilion 2 as well as development plots at Queens Quay and Clyde Gate. Colin Shaw supported this approach. He commented that agents continue to underplay opportunities in the town and if Clydebank re-built can get developers and others to visit, this will pay dividends. Colin indicated that we have to be pro-active and inventive to keep up Clydebank’s profile through this difficult time.

The Board approved the progression of option 3 and for the Property Company to oversee activities.

Action: Clydebank Property Company to oversee the marketing of sites and space.

7.0 Minutes of the Resources Group Meeting

7.1 Eleanor reported that as a result of delays in the advancement of the Leisure Facility and Civic Heart projects, it is very unlikely that the remaining £400k in the budget from WDC will be spent this financial year. As agreed by the Sub Group members, Eleanor will meet with David Connell to request that this be carried over into the 2009/10 budget.

Action: Eleanor to meet with David Connell to request the carry over to 2009/10 budget.

7.2 John Shovelin requested that the Board approve the Titan Operating Budget for 2009/10. Appendix circulated. The Board approved the budget.

8.0 Minutes of the Clydebank Property Company

The Board noted the minutes from the meeting.

9.0 AOB

9.1 Claire McGinley presented the dates for 2009/2010 Board meetings which have been agreed by John McFall's office and WDC.

9.2 John McFall thanked Alex Robertson on behalf of the Board for his service and dedication to the Clydebank re-built Board over the years. Alex replied that he had enjoyed his time on the Board and wished Clydebank re-built every success for the future.

9.3 Martin McKay informed the Board that he was leaving Scottish Enterprise to take up a position with Clyde Gateway URC; Derek McCrindle will take over representing Scottish Enterprise on the Board. Martin was thanked for his support and he commented that he thought Clydebank re-built had set the benchmark for all URC's.

10.00 Clydebank College: Dispute over infrastructure funding

10.1 Gordon Patterson declared an interest and left the meeting.

10.2 Eleanor explained the background to the dispute which originated from the delay in the drainage system for the College being installed. A detailed claim was received and a settlement figure of £60k was put to the College which officers agreed to at the time but now the financial committee is refusing to pay any more than £40k.

- 10.3 Graham Mochan enquired what the rationale was behind the £40k offer. Martin McKay asked how the £60k was established initially. Eleanor indicated that it had been proposed as a compromise figure as the actual work costs had been substantially more but it was clear from previous discussions that the College was not willing to accept the higher figure so the £60k had been identified. John McFall commented that the College was the principal occupier on the Queens Quay site and agreed with Eleanor's suggestion that to maintain good relations, the offer of £40k should be accepted.
- 10.4 Graham Mochan asked if all possible options to increase the figure had been exhausted. Eleanor indicated that discussions had been on-going for 2 years and without wishing to expend yet further executive and consultant time, it was better, if grudgingly, to accept the current figure.

The Board agreed to accept the College's offer of £40k.

Action: Eleanor McAllister to accept the offer of £40k on behalf of the Board.

John McFall thanked all for attending and closed the meeting.

Chairman's Signature:

Date of Meeting: