



Minutes of the Development Sub Committee Meeting held on Tuesday 10 December 2019 at 2.30pm in the Soper Suite, Link House, 2c New Mart Road, Edinburgh, EH14 1RL.

Present:	Ms P Biberbach (Chair)	In attendance:	Mr C Culross
	Ms M Catterall		Ms H Robertson
	Mr R Martin		Ms E Taggart
			Mr J Turner
			Miss B Watson (Minutes)

BUSINESS

- | | | Action |
|------------|---|------------|
| 1.0 | DECLARATIONS OF INTEREST | ALL |
| | Mr Martin's planning consultancy, The Place Store was working with Cala on unrelated housing development sites. | |
| 2.0 | APOLOGIES | |
| | Apologies were received from Mr Mackie. | |
| 3.0 | APPROVAL OF THE MINUTES OF THE MEETING HELD ON 21 MAY 2019 | ALL |
| | The minutes of the meeting held on Tuesday 21 May 2019 were approved. | |
| 4.0 | MATTERS ARISING | ALL |
| | Moved: Mr Martin
Seconded: Ms Biberbach | |
| | There were no matters arising. | |
| 5.0 | PRE ACQUISITION & TENDER RISK ASSESSMENT – TINKER'S LANE, MOTHERWELL | ET |
| | The Committee considered and discussed the previously circulated report. | |
| | The Committee approved the request to enter into a golden brick purchase agreement and enter into a subsequent Design and Build contract with Dundas Building Co Ltd for the delivery of 68 flatted units, 52 for social rent and 16 for NSSE at Tinker's Lane Motherwell
[REDACTED] subject to: | |

- Satisfactory conclusion of the necessary due diligence
- Satisfactory conclusion of the necessary legal agreements
- Satisfactory agreement of a Design and Build contract
- A letter of reliance on the site investigation and associated report
- A satisfactory offer of grant from the Scottish Government
- Satisfactory Tender Report from Link's Employer's Agent

6.0 PRE ACQUISITION & TENDER RISK ASSESSMENT – CARLOWRIE AVENUE, BLANTYRE ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a purchase of the site at Carlowrie Avenue, Blantyre and enter into a subsequent Design and Build contract with Building Craftsmen (Dumfries) Limited. The proposals will deliver 24 social rent units, comprising 6 one-bedroom, 9 two-bedroom flats, including 2 wheelchair exemplar flats and 9 three bed houses [REDACTED] subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory conclusion of the necessary legal agreements
- Satisfactory agreement of a Design and Build contract
- A satisfactory offer of grant from the Scottish Government
- A satisfactory Tender Report from Link's Employer's Agent

7.0 PRE ACQUISITION & TENDER RISK ASSESSMENT – LAXFORD PLACE, COATBRIDGE ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a purchase of the site at Laxford Place from North Lanarkshire Council and enter into a subsequent Partnering (PPC(S)2000) contract with JR Construction (Scotland) Ltd for the delivery of 36 units, including 18 flats and 18 houses, for social rent, [REDACTED] for the PPC(S)2000 contract and £nil value for the land from North Lanarkshire Council, subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory conclusion of the necessary legal agreements
- Satisfactory agreement of a Partnering (PPC(S)2000) contract
- A satisfactory offer of grant from the Scottish Government
- Any deduction for agreed abnormal costs
- A satisfactory Tender Report from Link's Client Representative

8.0 PRE ACQUISITION RISK ASSESSMENT – RIVERSIDE WALK, PAISLEY ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to purchase completed new build units at Riverside Walk, Paisley from Nixon Blue (Old Sneddon Street) Limited [REDACTED]. The off the shelf purchase will deliver 16, 2 bedroom new build units within a flatted development with associated car parking and amenity space. This purchase will be subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory conclusion of the necessary legal agreements
- A satisfactory offer of grant from the Scottish Government

9.0 PRE ACQUISITION & TENDER RISK ASSESSMENT – ST NINIAN’S CRESCENT, PAISLEY ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a Partnering (PPC(S)2000) contract with JR Construction (Scotland) Ltd for the delivery of 23 social rented; semi-detached, terraced houses and cottage flats at St Ninian’s Crescent, Paisley [REDACTED], subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory conclusion of the necessary legal agreements
- Satisfactory agreement of a Partnering (PPC(S)2000) contract
- A satisfactory offer of grant from the Scottish Government
- Satisfactory Tender Report from Link’s Client Representative

10.0 PRE TENDER RISK ASSESSMENT – MILLARSTON DRIVE, PAISLEY ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a Partnering (PPC(S)2000) contract with McTaggart Construction Ltd for the delivery of 99 units for social rent including 41 flats and 58 houses at Millarston Drive, Paisley, [REDACTED], subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory agreement of a Partnering (PPC2000) contract
- A satisfactory offer of grant from the Scottish Government

11.0 • Satisfactory Tender Report from Link's Client Representative
PRE TENDER RISK ASSESSMENT – KILSYTH ROAD, KIRKINTILLOCH **ET**

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into the Partnering (PPC(S)2000) contract with CCG (Scotland) Limited, for the delivery of 23 units for social rent at 38 Kilsyth Road, Kirkintilloch [REDACTED] subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory agreement of the Commencement Agreement of the Partnering (PPC(S)2000) contract
- A satisfactory offer of grant from the Scottish Government
- A satisfactory Tender Report from Link's Client Representative

12.0 **PRE TENDER RISK ASSESSMENT – BROOMHILL HOSPITAL, KIRKINTILLOCH** **ET**

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into the Partnering (PPC(S)2000) contract with McTaggart Construction Ltd, for the delivery of 33 social rent and 12 mid-market rent units at the former Broomhill Hospital site, Kirkintilloch, [REDACTED], subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory agreement of the Partnering (PPC(S)2000) contract
- A satisfactory offer of grant from The Scottish Government
- A satisfactory Tender Report from Link's Client Representative

13.0 **DIRECTOR'S REPORT** **CC**

The Committee confirmed that it was satisfied with the content of Mr Culross's report as previously circulated.

14.0 **DEVELOPMENT STAFFING UPDATE** **CC**

Recruitment of the Development Officer post was ongoing.

- 15.0 PROJECT & PROGRAMME MANAGEMENT – DEVELOPMENT INTERNAL AUDIT CC**
- The Committee noted the report and highlighted good practice, no risks and all green Grade One indicators. The Chair thanked Mr Culross for sight of the report and congratulated his team on the outcomes.
- 16.0 ANY OTHER BUSINESS ALL**
- There were no items of Any Other Business.
- 17.0 DATE OF NEXT MEETING**
- The date of the next meeting was confirmed as Thursday 20 February 2020 at 11.00 am in the Soper Suite, Link House, 2c New Mart Road, Edinburgh, EH14 1RL.
- 18.0 DEVELOPMENT APPENDICES ALL**
- The Committee discussed and noted the previously circulated appendices and confirmed it was satisfied with the management of the projects matters identified in the appendices.
- The meeting closed at 15:32 pm