



Minutes of the Development Sub Committee Meeting held on Thursday 20 February 2020 at 11.00 am 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
	Mrs C Donaldson		Ms E Taggart
	Mr D Mackie		Miss B Watson (Minutes)
	Mr R Martin (Telephone)		

BUSINESS

1.0	DECLARATIONS OF INTEREST	Action
		ALL

There were no Declarations of Interest.

2.0	APOLOGIES	
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There were no apologies received for this meeting.

3.0	APPROVAL OF THE MINUTES OF THE MEETING HELD ON 10 DECEMBER 2019	ALL
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The minutes of the meeting held on Tuesday 10 December 2019 were approved.

Moved: Ms Catterall

Seconded: Mr Martin

4.0	MATTERS ARISING	ALL
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There were no matters arising.

5.0	TENDER RISK ASSESSMENT UPDATE – BROOMHILL HOSPITAL, KIRKINTILLOCH	ET
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The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a PPC(S) 2000 contract with McTaggart Construction Ltd for the delivery of 45 houses and flats for social rent at Broomhill Hospital, Kirkintilloch ■■■■■ subject to the following:

- A satisfactory offer of Grant from the Scottish Government;

- Satisfactory conclusion of all necessary due diligence.

6.0 TENDER RISK ASSESSMENT UPDATE – KILSYTH ROAD, KIRKINTILLOCH ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a PPC(S) 2000 contract with McTaggart Construction Ltd for the delivery of 23 houses and flats for social rent at Kilsyth Road, Kirkintilloch [REDACTED], subject to the following:

- A satisfactory offer of grant from the Scottish Government.
- Satisfactory conclusion of all necessary due diligence.

7.0 PRE ACQUISITION RISK ASSESSMENT – ABBEY QUARTER, PHASE 4, PAISLEY ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to purchase the site bounded by Smithhill Street and Lawn Street in Paisley, known as Abbey Quarter Phase 4, from Park Lane Developments (Renfrewshire LLP) [REDACTED]. The site will deliver approximately 73 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
- Any deduction for agreed abnormal costs
- A letter of reliance on site investigation and associated reports.
- A buy back clause with a longstop date of March 2021 if Scottish Government funding, statutory consents, subsidy targets and the site letter from the council are not deliverable.

8.0 PRE ACQUISITION RISK ASSESSMENT – BUTTERBIGGINS ROAD, PHASE 2, GLASGOW ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to purchase the site at Butterbiggins Road from PL Larkfield SVP Ltd [REDACTED]. The site will deliver approximately 121 new build flats for retirement living, amenity and a small element of family flats with associated car parking and amenity space. This purchase will be subject to the following:

- Satisfactory conclusion of the necessary due diligence
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- Satisfactory conclusion of the necessary legal agreements
- A satisfactory offer of grant from Glasgow City Council Development Regeneration Services (GCC-DRS)
- A letter of reliance on the site investigation and associated reports.

9.0 PRE TENDER RISK ASSESSMENT – BUTTERBIGGINS CHILDREN’S CARE HOME, GLASGOW ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a Design and Build contract with Ashleigh (Scotland) Ltd for the delivery of an 8 bedroom children’s care home at Butterbiggins Road, Glasgow [REDACTED], subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory conclusion of the necessary legal agreements including a satisfactory Development Agreement
- Satisfactory agreement of a Design and Build contract
- A letter of reliance on site investigation and associated report
- Agreement on the children’s care home funding package from GCC-HSCP

10.0 PRE TENDER RISK ASSESSMENT – RAVENSCRAIG HOSPITAL, INVERCLYDE ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into an NEC4 contract with McTaggart Construction Ltd for the delivery of the Junction works in relation improving access to the development of 198 units of mixed tenure housing at the site of the former Ravenscraig Hospital, [REDACTED]. subject to:

- Satisfactory conclusion of the necessary due diligence
- Satisfactory agreement of an NEC4 contract
- A satisfactory offer of grant from Scottish Government

11.0 PRE TENDER RISK ASSESSMENT – WHITESIDE HOTEL, LEWIS ROAD, POLMONT ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to enter into a Design and Build contract with JR Construction (Scotland) Ltd, for the delivery of 32 units for social rent at Lewis Road, Polmont [REDACTED] subject to:

- Satisfactory conclusion of the necessary due diligence

- Satisfactory agreement of the Design and Build contract
- A satisfactory offer of grant from the Scottish Government
- A satisfactory Tender Report from Link's Employer's Agent

12.0 DIRECTOR'S REPORT CC

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

13.0 DEVELOPMENT STAFFING UPDATE CC

A new Development Officer (Post Contract) would start on Monday 2 March 2020.

14.0 ANY OTHER BUSINESS ALL

There were no items of Any Other Business.

15.0 DATE OF NEXT MEETING

The date of the next meeting was confirmed as Monday 9 March 2020 at 1.00 pm in the Soper Suite, Link House, 2c New Mart Road, Edinburgh, EH14 1RL.

16.0 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 12.00 noon