



Minutes of the Development Sub Committee Meeting held on Tuesday 27 October 2020 at 10.30 am by Microsoft Teams call.

Present:	Ms P Biberbach (Chair) Mrs C Donaldson Mr D Mackie Mr R Martin	In attendance:	Mr C Culross Ms E Taggart Ms H Robertson Miss B Watson (Minutes)
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BUSINESS

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| 1.0 | DECLARATIONS OF INTEREST | ALL |
| | Ms Biberbach advised that a former board member of PAS was a Director of CALA Homes. | |
| 2.0 | APOLOGIES | |
| | There were no apologies received. | |
| 3.0 | APPROVAL OF THE MINUTES OF THE MEETING HELD ON 17 JUNE 2020 | ALL |
| | The minutes of the meeting held on Tuesday 25 August 2020 were approved. | |
| | Moved: Mrs Donaldson
Seconded: Mr Mackie | |
| 4.0 | MATTERS ARISING | ALL |
| | Mr Mackie noted that Mr Martin would identify another member from Link Group Board to join the Development Sub Committee. | |
| | Mr Martin would raise this at the November Link Group Board meeting. | |
| 5.0 | PRE ACQUISITION & PRE TENDER RISK ASSESSMENT – KING STREET, FALKIRK | ET |
| | The Committee considered and discussed the previously circulated report. | |
| | The Committee approved the request to enter into a 'Golden Brick' purchase agreement with G&N Homes [REDACTED] then | |

enter into a Design and Build contract with G&N Construction, for the delivery of 23 units for social rent at King Street, Falkirk [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.

POST MEETING NOTE

On 27 October 2020, the Development Sub Committee approved the request to enter into a 'Golden Brick' purchase agreement with G&N Homes [REDACTED] then enter into a Design and Build contract with G&N Construction, for the delivery of 23 units for social rent at King Street, Falkirk [REDACTED] subject to a number of conditions including finalising the necessary due diligence.

[REDACTED]

[REDACTED] Link has no alternative but to step back from the project and have advised G&N Homes of this decision and also Falkirk Council.

6.0

PRE ACQUISITION & PRE TENDER RISK ASSESSMENT – BOROUGHMUIR SCHOOL, EDINBURGH

ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to purchase part of the site at Boroughmuir High School in Edinburgh and enter into a subsequent Design and Build contract with CALA Homes (East) Ltd for the delivery of 17 Mid-Market Rent units, 9 new build and 8 refurbished flats in an annex at the former Boroughmuir School at Viewforth in Edinburgh, [REDACTED] inclusive of the land value, 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 Tender Report from Link's Employer's Agent.
- A satisfactory offer of grant from City of Edinburgh Council.

7.0 PRE ACQUISITION & PRE TENDER RISK ASSESSMENT – FERRYMUIR GAIT, SOUTH QUEENSFERRY ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to purchase the site at Ferrymuir Gait in South Queensferry and enter into a subsequent Design and Build contract with AR (Ferrymuir Gait) Ltd for the delivery of 32 Social Rent units, 26 Flats and 6 terraced and semi-detached houses [REDACTED] inclusive of the land value, 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 Tender Report from Link's Employer's Agent.
- A satisfactory offer of grant from City of Edinburgh Council.

8.0 PRE ACQUISITION RISK ASSESSMENT - OFF THE SHELF PURCHASE OF 3 FLATS IN WEST PILTON, EDINBURGH ET

The Committee considered and discussed the previously circulated report.

The Committee approved the request to purchase 3 completed new build units at West Pilton Place, Edinburgh from Salus Development Ltd [REDACTED]. The off the shelf purchase will deliver 3, two 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 City of Edinburgh Council.

9.0 DIRECTOR'S REPORT CC

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

- 10.0 GUIDE TO DEVELOPMENT CONTRACTUAL ROLES AND TERMINOLOGY CC**
- The Committee found that document to be very informative and helpful and thanked Ms Robertson for compiling it.
- 11.0 DEVELOPMENT STAFFING UPDATE CC**
- Mr Culross advised the Committee that he was seeking approval from Senior Management Group for a review of the business structure. This would allow full support of the Development programme going forward as well as opportunities to diversify.
- Mr Culross would provide a further update at the next meeting.
- 12.0 ANY OTHER BUSINESS ALL**
- Meeting dates for 2021. Miss Watson would send Committee members date options for 2021.
- 13.0 DATE OF NEXT MEETING ALL**
- The date of the next meeting was confirmed as Monday 14 December 2020 at 1.30 pm by Microsoft Teams call.
- 14.0 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 11.32 am