

To: Infrastructure, Land & Environment Policy Board

On: 30 August 2023

Report by: Chief Executive

Heading: Acquisition of Land – CWWR Layby Berth

1. Summary

- 1.1 This report seeks to obtain the Boards agreement to the acquisition of property, required for the creation of a layby berth, part of the Clyde Waterfront and Renfrew Riverside (CWRR) project.
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2. Recommendations

2.1 It is recommended that Board: -

- (i) Agree to acquire the property as shaded pink on the attached Land Interest Plan No.19, subject to the terms and conditions detailed within the body of this report (The “Property”).
 - (iii) grant authority to the Head of Corporate Governance in conjunction with the City Deal & Infrastructure Programme Director to conclude the acquisition of the Property as detailed in this Report.
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3. Background

- 3.1 The Clyde Waterfront and Renfrew Riverside (CWRR) project comprises a new ‘opening’ bridge across the River Clyde; the Renfrew Northern Development Road and new cycle routes, all of which are aimed at providing improved access to development opportunities, employment, education, health and leisure locations. The Project will link the communities of Renfrew, Yoker and Clydebank and will provide improved access to the considerable job opportunities being delivered at the Advanced Manufacturing Innovation District Scotland (AMIDS).

AMIDS is already home to the new National Manufacturing Institute for Scotland (NMIS) and the Medicine Manufacturing Innovation Centre (MMIC) and the Council has recently appointed a Development Partner to bring forward the future phases of development.

- 3.2 Planning consent for the Project was granted by Scottish Ministers on 16th November 2018.
- 3.3 The Renfrewshire Council (Clyde Waterfront and Renfrew Riverside, City Deal) Compulsory Purchase Order 2018 (“the Order”) was approved by Scottish Ministers and became operative on 4th September 2020. This Order covered the land required within the Council’s boundary for the CWRR project.
- 3.4 In addition to the land covered by the Order, the CWRR project required to acquire certain land to the north of the River Clyde within both the Glasgow City and West Dunbartonshire Council boundaries. The main requirement focussed on land and rights at Rothesay Dock, Clydebank which were acquired from Clydeport Operations Limited (part of Peel). The acquisition from Clydeport Operations Limited (“Clydeport”), based on the specimen design for the project, was completed on a voluntary basis on 8th February 2019.

4. Current Construction

- 4.1 Work on the CWRR infrastructure started in December 2022 and to date new roads have been constructed and land prepared for the new river crossing.
- 4.2 The specimen design included a layby berth, essential for the operation of the bridge, as it provides a facility for ships to tie up, if required, to await the bridge opening to river traffic. The requirement to provide this is part of the Council’s statutory obligations under the s75 Agreement approved by Scottish Ministers. The specimen design has evolved as part of normal design and construction development processes including completion of further ground investigations, requirements from Clydeport regarding future operation of the bridge and layby berth and refinement of design and construction processes.
- 4.3 The finalised layby berth design approved by Peel is not fully accommodated within the land previously acquired from Clydeport. Additional land and servitude rights over a total area of 1.081 acres (purchase of 0.379 acre and servitude rights over 0.702 acre) are now required.

5. Provisional Terms and Conditions

- 5.1 The additional land and rights are required to provide a workable layby berth adjacent to new opening bridge.
- 5.2 The Council has no compulsory purchase powers outwith its boundary; therefore, the required acquisition has to be on a voluntary basis. The following factors impact on the price to be paid:

- There is no alternative location for the layby berth, which is an essential component of the new opening bridge. The land and rights must be acquired from Clydeport.
 - The changes to the design have resulted from the natural development of the specimen design and the availability of additional ground condition detail including:
 - Increased spacing between dolphins, allowing larger vessels to moor more readily and with a greater mooring length.
 - Amendment to bollard arrangement to make use of the layby berth easier.
 - Extension of the sheet piled wall, providing additional permanent engineering support for the quay wall.
 - Clydeport's ability to demand an overage payment.
 - The program delay and resultant increased construction and prolongation costs if the land and rights are not acquired by early September 2023.
- 5.3 The Council has undertaken extensive discussions with Clydeport regarding the additional land and rights required. Clydeport have maintained a purchase price of £500,000. Clydeport have not provided any valuation justification for this figure and Clydeport confirmed this is simply their overage price.
- 5.4 The Council's original purchase of land at Rothesay Dock in 2019 was completed for a price in the region of £150,000/acre and so this sum is in excess of the previous price paid in this area.
- 5.5 The Council's original purchase of land from Clydeport covering both north and south of the river was completed for a price in the region of £265,000/acre – this figure being raised above the figure for Rothesay Dock in isolation as the land south of the river was a tenanted investment property producing an income to Clydeport at the time, of @ £300,000 per annum.
- 5.6 The Council's Registered Valuer has valued the land at £162,000 ignoring the 'overage' situation.
- 5.7 The Contractor requires to progress the works to the layby berth in early September as this is on the project critical path and it is a statutory requirement that alternative berth be in place prior to the bridge itself becoming operational. Although the price exceeds comparable land values, it is recommended that the acquisition proceeds at a price of £500,000 to avoid additional contract delays and spiralling construction costs which would quickly exceed the 'overage' payment of £338,000.
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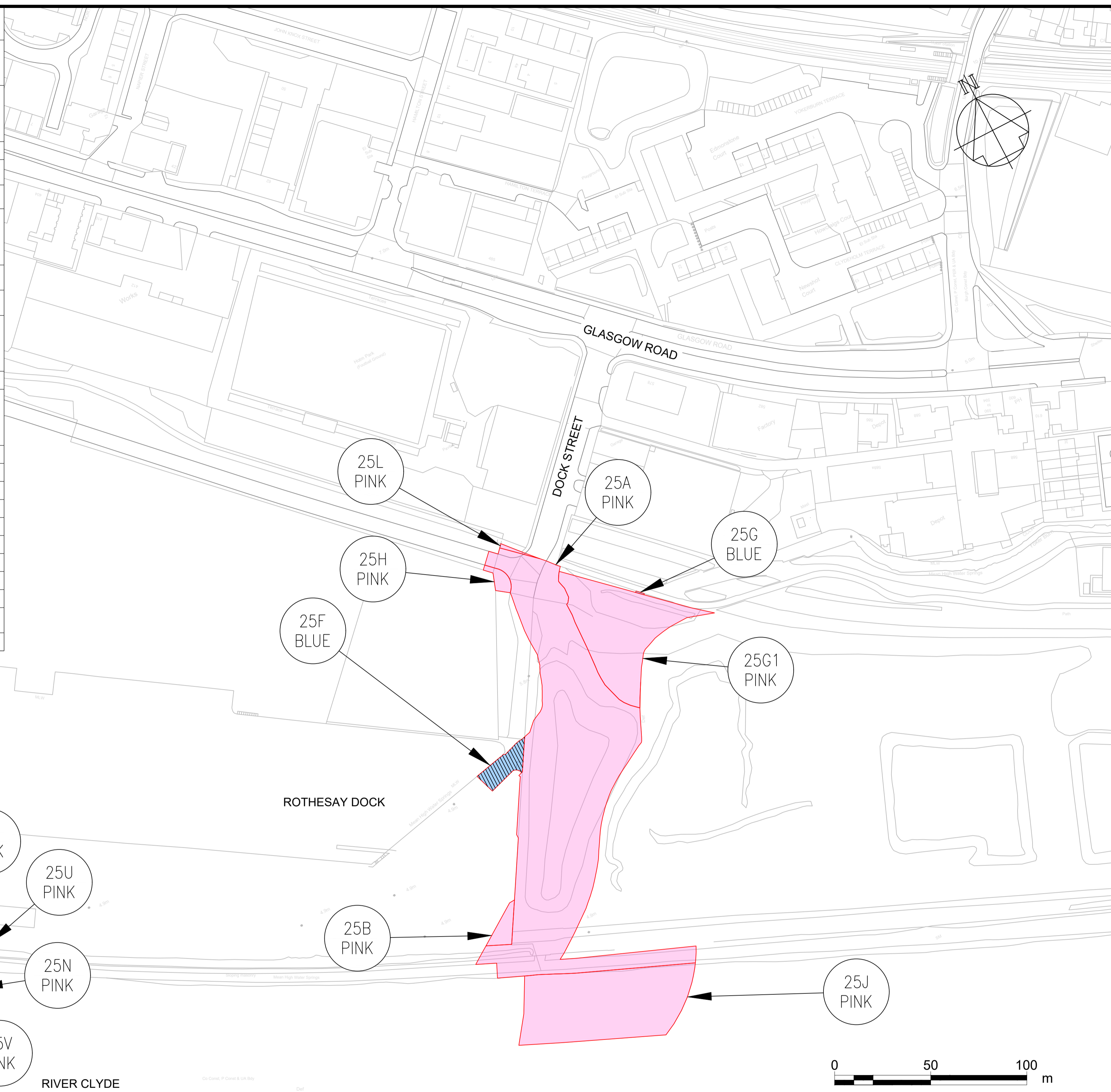
Implications of the Report

1. **Financial and Legal** – Payment of a purchase price of £500,000 which will be funded from project contingency.
2. **HR & Organisational Development** – Not Applicable.
3. **Community/Council Planning** –
 - *Our Renfrewshire is thriving* – The opening bridge will help regenerate the Clyde Waterfront as an attractive riverside and urban area that supports existing and promotes new residential, industrial, commercial, business, retail and leisure opportunities. The project will better link communities and businesses on both sides of the river to a number of key locations including the Clyde Riverside, the Advanced Manufacturing and Innovation District Scotland (AMIDS), Clydebank, Renfrew, Paisley Town Centre and Braehead Centre. The project will help improve the attractiveness of the vacant, derelict and underused sites that offer immense potential for development of new and enhanced commercial, business and housing uses. Improved connections between key educational and health centres would also improve educational and health opportunities for people within the local communities as well as aiding employees to access these major employment centres. Projects outcomes are envisioned to reduce traffic congestion in Renfrew town centre and aid in improving air quality.
 - *Reshaping our place, our economy and our future* - The completed CWRR infrastructure will provide connectivity and access to new and existing jobs for people in our communities and across the Glasgow City Region.
 - *Tackling inequality, ensuring opportunities for all* - the employment related community benefit commitments create job opportunities for all but targeted at hard to reach citizens through liaison with Invest in Renfrewshire and similar Glasgow City Region employability services.
 - *Creating a sustainable Renfrewshire for all to enjoy* - The completed infrastructure will help enable active travel and improve access to public transport links for people in our communities.
 - *Working together to improve outcomes* - The CWRR project includes works within the boundaries of 3 local authorities: Renfrewshire Council; West Dunbartonshire Council and Glasgow City Council. The Council has worked closely with these other Glasgow City Region Member Authorities and Peel Ports, the Harbour Authority to take the project forward. By linking the communities of Renfrew, Yoker and Clydebank the CWRR project will provide improved connections between key educational and health centres, such as: Queen Elizabeth University Hospital; Golden Jubilee Hospital; West College Scotland (Clydebank and Paisley Campuses) and West of Scotland University.

4. **Legal** - Disposal of the property as outlined in the body of the report. Best Value duty has been considered and this transaction is compliant. State Aid has been considered and the transfer of this Property is not State Aid.
5. **Property/Assets** – As per this report.
6. **Information Technology** – None.
7. **Equality & Human Rights** -
 - (a) The Recommendations contained within this report have been assessed in relation to their impact on equalities and human rights. No negative impacts on equality groups or potential for infringement of individuals' human rights have been identified arising from the recommendations contained in the report. If required following implementation, the actual impact of the recommendations and the mitigating actions will be reviewed and monitored, and the results of the assessment will be published on the Council's website.
8. **Health & Safety** – None.
9. **Procurement** – None.
10. **Risk** – The Property is conveyed subject to development conditions to ensure the land is used for outdoor electricity substations. Failure to provide the required land to SPD will lead to lack of supply and the new bridge will not function.
11. **Privacy Impact** – None.
12. **Cosla Policy Position** – Not Applicable.
13. **Climate Risk** – project has been designed based on the climate change parameters applicable at the time. The project has been designed in accordance with PAS 2080 which aims to reduce embedded carbon within the project development.

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Plot	Owners	Lessees and Occupiers	Area of Acquisition (m2)	Acquisition Type	Land Use	Change from Original LIP
25A	Clydeport Operations Limited, 16 Robertson Street, Glasgow, G2 8DS	Owner	9,251	Permanent	Grassed Area \ Light Vegetation \ Footpath \ River Bank \ River	No change
25B		Clyde Commercial Diving 58a Clydeford Road Cambuslang Glasgow G72 7JE	173	Permanent	Concrete Hardstanding	No change
25C		Owner	3,643	Permanent	River \ River Bank	No change
25D		Owner	8,187	Servitude (Dredging for Maintenance)	River Bed	No change
25E		Owner	1,733	Servitude (Maintenance)	Concrete Hardstanding	Plot reduced in size
25F		Offshore Workboats Limited Res Associated Limited 5 Royal Exchange Square Glasgow G1 3AH	281	Servitude (Maintenance)	Concrete Hardstanding	No change
25G		Owner	3	Servitude (Maintenance)	Grassed Area \ Light Vegetation	Reduced plot area due to purchase of 25G1 in 2022
25G1		Owner	2,243	Permanent	Grassed Area \ Light Vegetation	New plot purchased in 2022
25H		Peel Environmental Limited Peel Dome Intu Trafford Centre Manchester M17 8PL	102	Permanent	Grassed Area \ Light Vegetation	No change
25J		Owner	3,025	Permanent	River \ River Bank	No change
25K		Offshore Workboats Limited Res Associated Limited 5 Royal Exchange Square Glasgow G1 3AH	No longer required	Plot removed	Concrete Hardstanding	Plot removed
25L		Owner	24	Permanent	Carriageway	No change
25M		Owner	634	Permanent	River \ River Bank	New plot
25N		Owner	867	Permanent	River \ River Bank	New plot
25O		Owner	22	Permanent	River \ River Bank	New plot
25P		Owner	722	Permanent	River \ River Bank	New plot
25Q		Owner	27	Permanent	Concrete Hardstanding	New plot
25R		Owner	52	Permanent	Concrete Hardstanding	New plot
25S		Owner	98	Permanent	Concrete Hardstanding	New plot
25T		Owner	104	Permanent	Concrete Hardstanding	New plot
25U		Owner	1717	Permanent	River \ River Bank and Concrete Hardstanding	New plot
25V		Owner	118	Permanent	River \ River Bank	New plot



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KEY	
PINK	LAND TO BE ACQUIRED
BLUE	SERVITUDE RIGHT TO BE ACQUIRED

LIP Plan No.19 (Revised)

CLYDE WATERFRONT AND RENFREW RIVERSIDE
LAND INTEREST PLAN