

City Chambers  
DUNDEE  
DD1 3BY

16th February, 2018

Dear Sir or Madam

**CITY DEVELOPMENT COMMITTEE**

You are requested to attend a MEETING of the **CITY DEVELOPMENT COMMITTEE** to be held in the City Chambers, City Square, Dundee on Monday, 26th February, 2018 to follow the meeting of the Children and Families Services Committee called for 6.00 pm.

Yours faithfully

DAVID R MARTIN

Chief Executive

**AGENDA OF BUSINESS**

**1 DECLARATION OF INTEREST**

Members are reminded that, in terms of The Councillors Code, it is their responsibility to make decisions about whether to declare an interest in any item on this agenda and whether to take part in any discussions or voting.

This will include all interests, whether or not entered on your Register of Interests, which would reasonably be regarded as so significant that they are likely to prejudice your discussion or decision-making.

**2 COLDSIDE PRIMARY SCHOOL – EXTENSION TO FRANCES WRIGHT NURSERY (AN7-2018)**

Reference is made to Article VI of the Minute of Meeting of the City Development Committee of 12th December, 2016 (Report No. 371-2016 refers), whereby Committee approved the acceptance of the tender from Wilmott Dixon Construction Ltd for the construction of the new Coldside Schools and Community project.

Due to the Scottish Government expanding Free Early Learning and Childcare provision to 1140 hours, additional resources are required and the nursery provision at the school was reviewed and revised to allow for these hours.

The works comprise the addition of a 163sqm extension to the nursery wing of the approved new primary school and nursery, presently under construction.

The additional costs of these integral works instructed through the above contract is £463,365 made up as £398,515 construction costs, professional fees of £39,850 and £25,000 for loose furniture.

The Executive Director of Corporate Services has confirmed that these additional costs can be met from the £809,000 in the 2017/18 Funding Allocation received from Scottish Government for the provision of 1140 Hours Expansion for Early Learning and Childcare.

The Committee is asked to note the foregoing information.

### **3 NEW ROADS – ROAD CONSTRUCTION CONSENTS (AN8-2018)**

Report 200-2009 approved by the Policy & Resources Committee on 27 April 2009 delegates the grant of Road Construction Consent to the Executive Director of City Development with the proviso that any consents granted be reported to the City Development Committee as soon as practicable thereafter.

The undernoted applications have been submitted and the Executive Director of City Development has approved the applications subject to conditions which have been agreed with the applicants:

<b>Location</b>	<b>Ward</b>	<b>Applicant</b>	<b>Revenue Implications Per Annum</b>	<b>Approval Date</b>
Dykes of Gray Road, Site 2 Phase 3 (CC17/11)	Lochee	Springfield	£5,900	9 January 2018
Mauchline Avenue/Pitairlie Road, Dundee (CC17/04)	East End	Angus Housing Association	£6,000	19 January 2018

### **4 CIVIC GOVERNMENT (SCOTLAND) ACT, 1982 – STREET NAME (AN9-2018)**

#### **SITE AT FORMER ST JOSEPH’S PRIMARY SCHOOL, BELLFIELD STREET, DUNDEE**

A consultation was carried out between 1 December 2017 and 22 December 2017 for a new street name at the above site.

The consultation correspondence was sent to ward councillors, convener, city archivist, community officer, community council and the applicant.

After consideration, it is proposed to put forward the new street name of “St Joseph’s Court” to keep links with the former school.

Committee is therefore asked to approve “St Joseph’s Court” as the new street name.

### **5 TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY – Page 1**

(Report No 23-2018 enclosed).

### **6 CHANGING FACILITIES AT 3G PITCH AT CRAIGIE HIGH SCHOOL – Page 7**

(Report No 64-2018 enclosed).

### **7 PROPOSED HOTEL DEVELOPMENT, SITE 6, DUNDEE WATERFRONT – Page 9**

(Report No 2-2018 enclosed).

**The Committee may resolve under Section 50(A)(4) of the Local Government (Scotland) Act 1973 that the press and public be excluded from the meeting for the undernoted items of business on the grounds that they involve the likely disclosure of exempt information as defined in paragraphs 6 and 9 of Part I of Schedule 7A of the Act.**

### **8 1.26 HECTARES WEST OF OLD GLAMIS ROAD, DUNDEE**

### **9 SALE OF LAND, HILLTOWN, DUNDEE**

### **10 SALE OF LAND, SUMMERFIELD TERRACE, DUNDEE**

- 11 SALE OF LAND, DUNHOLM ROAD, DUNDEE
- 12 COMMERCIAL LEASES/LICENCES AND RENT REVIEWS
- 13 SALE OF LAND, HAPPYHILLOCK ROAD, DUNDEE



**ITEM No ...5.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 26 FEBRUARY 2018  
**REPORT ON:** TENDERS RECEIVED BY HEAD OF DESIGN AND PROPERTY  
**REPORT BY:** HEAD OF DESIGN AND PROPERTY  
**REPORT NO:** 23-2018

**1 PURPOSE OF REPORT**

1.1 This report details tenders received and requests a decision on acceptance thereof.

**2 RECOMMENDATION**

2.1 Approval is recommended of (1) the acceptance of the tenders submitted by the undernoted contractors and (2) the undernoted total amount, including allowances, for each project.

<b>Project Reference Project Description</b>	<b>Contractor</b>	<b>Tender Amount</b>	<b>Fees and Other Costs</b>	<b>Total Amount</b>
P17642 West End Campus School Service Building	Construction Services	£8,627.00	£4,700.00	£13,327.00
Old Dudhope Park Tennis Pavilion - Reinstatement of Public Toilets	Construction Services	£18,935.79	£5,991.00	£24,926.79
16-6027 - St Ninians Primary School - Window Replacement	Construction Services	£95,770.41	£15,731.72	£111,502.13
17-6026 - Craigiebarns Nursery School - Toilet Upgrades	Construction Services	£37,321.57	£5,896.81	£43,218.38
17-6023 - Glebelands Primary School – Upgrade of First Floor Boys And Girls Toilets	Construction Services	£98,033.40	£17,389.28	£115,422.68
16-6033 – St Pius Primary School - Toilet Upgrades	Construction Services	£54,486.89	£9,008.93	£63,495.82
Marchbanks Depot – Removal of Weighbridge	Dundee Plant	£14,236.00	£2,000.00	£16,236.00

**3 FINANCIAL IMPLICATIONS**

3.1 The Executive Director of Corporate Services has confirmed that funding for the above project is available as detailed on the attached sheet.

**4 POLICY IMPLICATIONS**

4.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. Any issues are detailed on the attached sheets.

**CONSULTATIONS**

4.2 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

**5 BACKGROUND PAPERS**

5.1 None.

**6 FURTHER INFORMATION**

6.1 Detailed information relating to the above Tenders is included on the attached sheet. The construction works in this report have been procured using the general guidance contained in the following documents approved by the Council:

- a Report: 148-2003 - Partnering Guidelines for Construction Projects;
- b Report: 356-2009 - Construction Procurement Policy; and
- c Standing Orders - Tender Procedures of the Council.

Mike Galloway  
Executive Director of City Development

Fergus Wilson  
Head of Design and Property

FW/IS/EC  
FW/CM/KM

15 February 2018

Dundee City Council  
Dundee House  
Dundee

CLIENT	City Development	City Development																		
PROJECT NUMBER PROJECT	P17642 West End Campus School Service Building	Old Dudhope Park Tennis Pavilion – Reinstatement of Public Toilets																		
PROJECT INFORMATION	Modifications to Plant Room	The works comprise the refurbishment of the existing toilets together with level disabled access.																		
ESTIMATED START AND COMPLETION DATES	Start July 2018 Complete July 2018	Start: July 2018 Complete: August 2018																		
TOTAL COST	<table> <tr> <td>Contract</td> <td>£8,627.00</td> </tr> <tr> <td>Non Contract Allowances</td> <td>£1,500.00</td> </tr> <tr> <td>Fees</td> <td><u>£3,200.00</u></td> </tr> <tr> <td>Total</td> <td>£13,327.00</td> </tr> </table>	Contract	£8,627.00	Non Contract Allowances	£1,500.00	Fees	<u>£3,200.00</u>	Total	£13,327.00	<table> <tr> <td>Several Works</td> <td>£18,935.79</td> </tr> <tr> <td>Allowances</td> <td><u>£5,991.00</u></td> </tr> <tr> <td>Total</td> <td><u>£24,926.79</u></td> </tr> </table>	Several Works	£18,935.79	Allowances	<u>£5,991.00</u>	Total	<u>£24,926.79</u>				
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FUNDING SOURCE	Capital - Service Provision – Structural Improvements and Property Upgrades	Capital – Building Stronger Communities – Community Regeneration Fund																		
BUDGET PROVISION & PHASING	2018/2019            £13,327.00	2018/2019            £24,926.79																		
ADDITIONAL FUNDING	None																			
REVENUE IMPLICATIONS	None	None.																		
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.																		
TENDERS	<p>Negotiated Contract</p> <table> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td>£8,627.00</td> </tr> </tbody> </table>	<u>Tenderers</u>	<u>Tender</u>	Construction Services	£8,627.00	<p>Negotiated contract.</p> <table> <thead> <tr> <th><u>Tenderers</u></th> <th><u>Tender</u></th> </tr> </thead> <tbody> <tr> <td>Construction Services</td> <td>£18,935.79</td> </tr> </tbody> </table>	<u>Tenderers</u>	<u>Tender</u>	Construction Services	£18,935.79										
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RECOMMENDATION	Acceptance of Offer	Acceptance of offer.																		
ALLOWANCES	<table> <tr> <td>Contingencies</td> <td>£1,000.00</td> </tr> <tr> <td>Public Utilities</td> <td>£500.00</td> </tr> <tr> <td>Professional Fees</td> <td>£2,600.00</td> </tr> <tr> <td>CDM Principal Designer</td> <td><u>£600.00</u></td> </tr> <tr> <td>Total</td> <td>£4,700.00</td> </tr> </table>	Contingencies	£1,000.00	Public Utilities	£500.00	Professional Fees	£2,600.00	CDM Principal Designer	<u>£600.00</u>	Total	£4,700.00	<table> <tr> <td>Professional Services</td> <td>£2,900.00</td> </tr> <tr> <td>Building Warrant</td> <td>£511.00</td> </tr> <tr> <td>Allowances</td> <td><u>£2,580.00</u></td> </tr> <tr> <td>Total</td> <td><u>£5,991.00</u></td> </tr> </table>	Professional Services	£2,900.00	Building Warrant	£511.00	Allowances	<u>£2,580.00</u>	Total	<u>£5,991.00</u>
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Total	<u>£5,991.00</u>																			
SUB-CONTRACTORS	IAS Dundee Ltd	None																		
BACKGROUND PAPERS	None	None																		

CLIENT	City Development	City Development
PROJECT NUMBER PROJECT	16-6027 St Ninians Primary School - Window Replacement to Internal Quadrangle.	17-6026 Craigiebarns Nursery School - Toilet Upgrades
PROJECT INFORMATION	Replacement curtain walling, windows, and doors with new high performance double glazed powder coated curtain walling, windows and doors. Complete with, re-decoration and renewal of floor coverings to certain areas.	Upgrades to infant toilets, including for new cubicles and vanity unit, all associated plumbing and electrical works and new flooring.
ESTIMATED START AND COMPLETION DATES	Start: July 2018 Complete: August 2018	Start: July 2018 Complete: August 2018
TOTAL COST	Several Works Allowances Total	Several Works Allowances Total
	£95,770.41 <u>£15,731.72</u> <u>£111,502.13</u>	£37,321.57 <u>£5,896.81</u> <u>£43,218.38</u>
FUNDING SOURCE	Capital – Service Proviaion – Window Replacement	Capital – Service Provision – Structural Improvements and Property Upgrades
BUDGET PROVISION & PHASING	2017/2018 2018/2019	2017/2018 2018/2019
	£10,000.00 <u>£101,502.13</u> <u>£111,502.13</u>	£4,100.00 <u>£39,118.38</u> <u>£43,218.38</u>
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None.	None.
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated contract.  <b><u>Tenderers</u></b>  Construction Services	Negotiated contract.  <b><u>Tenderers</u></b>  Construction Services
	<b><u>Tender</u></b>  £95,770.41	<b><u>Tender</u></b>  £37,321.57
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services Allowances Total	Professional Services Total
	£15,131.72 <u>£600.00</u> <u>£15,731.72</u>	£5,896.81 <u>£5,896.81</u>
SUB-CONTRACTORS	Enabling Works - Gowrie Contracts Window & Doors - Sidey Floor Finishes - Noble and Bradford Mechanical Work - Scan Building Services	None
BACKGROUND PAPERS	None	None



CLIENT	City Development	City Development
PROJECT NUMBER PROJECT	17-6023 Glebelands Primary School - Upgrade of 1st Floor Boys & Girls Toilets	16-6033 St Pius Primary School - Toilet Upgrades
PROJECT INFORMATION	Upgrading of existing 1st floor boys and girls toilets including new sanitaryware, cubicles, vanity units, floor coverings and decoration, as well as electrical and mechanical upgrading works.	Upgrades to toilet, including new cubicles and vanity unit, all associated plumbing and electrical works and new flooring/decoration.
ESTIMATED START AND COMPLETION DATES	Start: July 2018 Complete: August 2018	Start: July 2018 Complete: August 2018
TOTAL COST	Several Works £98,033.40 Allowances <u>£17,389.28</u> Total <u>£115,422.68</u>	Several Works £54,486.89 Allowances <u>£9,008.93</u> Total <u>£63,495.82</u>
FUNDING SOURCE	Capital – Service Provision – Structural Improvements and Property Upgrades	Capital – Service Provision – Structural Improvements and Property Upgrades
BUDGET PROVISION & PHASING	2017/2018 £10,000.00 2018/2019 <u>£105,422.68</u> <u>£115,422.68</u>	2017/2018 £1,250.00 2018/2019 <u>£62,245.82</u> <u>£63,495.82</u>
ADDITIONAL FUNDING	None	None
REVENUE IMPLICATIONS	None.	None.
POLICY IMPLICATIONS	There are no major issues.	There are no major issues.
TENDERS	Negotiated contract.  <b><u>Tenderers</u></b> <b><u>Tender</u></b> Construction Services £98,033.40	Negotiated contract.  <b><u>Tenderers</u></b> <b><u>Tender</u></b> Construction Services £54,486.89
RECOMMENDATION	Acceptance of offer.	Acceptance of offer.
ALLOWANCES	Professional Services £15,489.28 Purchase of Equipment £1,500.00 Allowances <u>£400.00</u> Total <u>£17,389.28</u>	Professional Services £8,608.93 Allowances <u>£400.00</u> Total <u>£9,008.93</u>
SUB-CONTRACTORS	None	None
BACKGROUND PAPERS	None	None

CLIENT	City Development	
PROJECT NUMBER PROJECT PROJECT INFORMATION	Marchbanks Depot - Removal of Weighbridge The works comprise inspection, dismantling and concrete infill of collapsed weighbridge.	
TOTAL COST	Several Works Allowances Total	£14,236.00 <u>£2,000.00</u> <u>£16,236.00</u>
FUNDING SOURCE BUDGET PROVISION & PHASING ADDITIONAL FUNDING	Capital – Health and Safety 2017/2018 None	 £16,236.00 
REVENUE IMPLICATIONS	None.	
POLICY IMPLICATIONS	There are no major issues.	
TENDERS	Negotiated contract.  <u>Tenderers</u> <span style="float: right;"><u>Tender</u></span> Dundee Plant Ltd <span style="float: right;">£14,236.00</span>	
RECOMMENDATION	Acceptance of offer.	
ALLOWANCES	Professional Services Total	<u>£2,000.00</u> <u>£2,000.00</u>
SUB-CONTRACTORS	None	
BACKGROUND PAPERS	None	

<b>ITEM No ...6.....</b>
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**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 26 FEBRUARY 2018

**REPORT ON:** CHANGING FACILITIES AT 3G PITCH AT CRAIGIE HIGH SCHOOL

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 64-2018

**1 PURPOSE OF REPORT**

1.1 To recommend support for the development of changing facilities at the 3G pitch in the grounds of Craigie High School.

**2 RECOMMENDATION**

2.1 It is recommended that the Committee agree to

- i make a contribution of £130,000 towards the development of changing facilities at the 3G pitch in the grounds of Craigie High School
- ii remit the Executive Director of City Development to arrange a lease to Craigie Community Sports Hub (CCSH) for the land required

**3 FINANCIAL IMPLICATIONS**

3.1 The expenditure recommended in this report can be met from the allowance for Sports Facilities under Health, Care and Wellbeing in the Capital Plan 2018-23.

**4 BACKGROUND**

4.1 Craigie Community Sports Hub has an excellent track record in providing sporting opportunities and facilities in the local community, in particular through the facility they manage at Huntly Square and the 3G pitch at Craigie High School.

4.2 For some time the Committee of the Hub has been working on plans to develop changing facilities at the 3G synthetic pitch in the grounds of Craigie High School. They have been very successful in obtaining funding, including £22,500 from SportsScotland; £75,000 from a local charitable trust; and £10,000 from the Scottish Football Partnership. CCSH has already contributed £29,000 themselves towards costs already incurred. These contributions amount to £136,500. The Hub has requested a contribution of £130,000 from the Council towards the cost of the project.

4.3 The 3G pitch is suitable for football coaching and competition and for rugby training. The changing facilities and pitch will be used by the clubs associated with the Hub (Dundee United Sports Club and Morgan Academy FPs Football Club), by five other youth clubs and an average of six other clubs per week which request lets. Crucially from the Council's point of view Craigie High School will have free use of the facility on week days until 5.30 pm during term times.

4.4 Development of the changing facilities for the 3G pitch will be extremely beneficial for the school and the wider community of the East End and will make a significant contribution to achieving the outcomes in the Single Outcome Agreement relating to improving health and tackling inequalities by encouraging active lifestyles and to giving children opportunities to take part in play, recreation and sport which contribute to their healthy growth and development. CCSH is run by an enthusiastic and committed group of volunteers, with a range of professional skills and access to expert advice as required. They are regarded both

the Council and Leisure and Culture Dundee as a valued partner in our strategies for sport and physical activity. The Hub has a credible business plan for management, maintenance and renewal of the 3G and this associated facility.

4.5 It is therefore recommended that the Council:

- makes a contribution of £130,000 towards the cost of the project
- remits City Development to arrange a lease for the land required

## **5 POLICY IMPLICATIONS**

5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

## **6 CONSULTATIONS**

6.1 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

7.1 None.

Mike Galloway  
Executive Director of City Development

Fergus Wilson  
Head of Property & Design

FWMS

8 February 2018

Dundee City Council  
Dundee House  
Dundee

**ITEM No ...7.....**

**REPORT TO:** CITY DEVELOPMENT COMMITTEE – 26 FEBRUARY 2018

**REPORT ON:** PROPOSED HOTEL DEVELOPMENT, SITE 6, DUNDEE WATERFRONT

**REPORT BY:** EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

**REPORT NO:** 2-2018

**1 PURPOSE OF REPORT**

- 1.1 To seek approval for the Council to progress the development of an upscale hotel on Site 6 at Dundee Central Waterfront on the basis of an operating contract with Marriott Hotels International Ltd.

**2 RECOMMENDATION**

- 2.1 It is recommended that the Committee remit the Executive Director of City Development and Executive Director of Corporate Services to;
- a agree a Letter of Intent with Marriott Hotels International Ltd to operate an hotel on Site 6 (south) of Dundee Central Waterfront;
  - b enter into a Technical Services Agreement with Marriott Hotels International Ltd to provide advisory services for the design of the hotel to their brand standards; and
  - c report back to the Committee on final proposals and costs for the development of the hotel and on the proposed contract for its operation.

**3 FINANCIAL IMPLICATIONS**

- 3.1 Through a SCAPE contract, the Council has already incurred design team fees for the submission and receipt of planning permission for the whole of Site 6; the proportion of these fees which are allocated to the hotel development component is £240,000.
- 3.2 The estimated cost of Marriott providing the necessary design review and advisory services covered by the Technical Services Agreement is US\$180,000 (£135,000). The further professional fees required to take the hotel design to a pre-tender estimate will be £450,000.
- 3.3 The Executive Director of Corporate Services confirms that these total costs of £585,000 can be met from additional provision being included in the 2017-23 Capital Plan.

**4 BACKGROUND**

- 4.1 The development of Site 6 at Dundee Central Waterfront includes proposals to provide a high quality new hotel directly opposite the V&A Museum of Design; this is a uniquely prestigious site within the city which offers a prime opportunity to add to the city's 'upscale' hotel facilities. The term 'upscale' equates to a 4+ star operation and such a facility is considered to be essential if the city is to maximise the tourism potential of the V&A both from leisure and business visitors.
- 4.2 The City Development Committee agreed on 22 August 2016 (Article XVI refers) to enter into a SCAPE Stage 1 agreement with the Robertson Group to prepare design proposals for the development of Site 6 and to submit these for detailed planning consent. A design team led by Cooper Cromar were appointed by Robertsons to develop the scheme and planning permission for a mixed use development including erection of new offices, residential units, hotel and retail units was granted on 19 June 2017.

- 4.3 With the assistance of Scottish Development International and their property advisors, GVA, alongside the Council's retained property advisors, Ryden, a targeted marketing exercise was undertaken to identify a suitable full-service, upscale hotel operator/brand for the Site 6 (south) site. Three written Expressions of Interest were received and the advice from GVA and Ryden was that the most favourable to the Council, in financial and quality terms, was that from Marriott Hotels International.
- 4.4 The Marriott proposal is for 72,968 sq.ft of accommodation consisting of a 150 bedroom upscale, full service hotel via their 'AC' brand. The hotel facilities would include a full restaurant and bar plus meeting/conference facilities and gym. Marriott are proposing to run the hotel under a Hotel Operating Contract from the Council whereby they are responsible for the full operation of the hotel and its commercial performance based on agreed targets. The Council would retain full ownership of the asset and all commercial profits (net of Marriott's management fees, etc).
- 4.5 The financial estimates for the operation of the hotel from Marriott and GVA show an annual turnover which generates a potential return to the Council. Further negotiations are necessary with Marriott to determine the full income potential for the Council. Only once these have been concluded will the Council be able to fully assess the viability of the project and its associated risks.
- 4.6 The estimated job numbers resulting from the proposed hotel development are circa 120 FTEs plus a further 260 construction jobs during the period of the building works. Marriott have agreed to pay the Living Wage to all employees and this will be reflected in the final contract arrangements.
- 4.7 In conclusion, the Council's desire to secure a quality, upscale hotel at an early date on Site 6 can be achieved through direct development. Detailed contractual terms need to be finalised with Marriott and more work undertaken to ensure cost certainty; this work will require the full and active participation of Marriott and this can be secured via a Technical Services Agreement. Officers can then report back subsequently to Committee with finalised terms and costs for consideration and final approval to proceed.

## **5 POLICY IMPLICATIONS**

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

## **6 CONSULTATIONS**

- 6.1 All members of the Council Management Team have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

- 7.1 There are no background papers of relevance to this report.

Mike Galloway  
Executive Director of City Development

MPG/MS  
Dundee City Council  
Dundee House  
Dundee

9 February 2018