

25 October 2023

To:- **Councillors Dowey (Chair), Clark, Connolly, Davis, Ferry, Kilbride, Lyons, Pollock and Shields.**

**All other Members for INFORMATION ONLY**

Dear Councillor

## **CABINET**

You are requested to participate in a meeting of the Cabinet to be held **on Tuesday, 31 October 2023 at 10.00 a.m.** for the purpose of considering the undernoted business.

This meeting will be held in the County Hall, County Buildings, Ayr on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

**Yours sincerely**

**CATRIONA CAVES**  
**Head of Legal and Regulatory Services**

## **B U S I N E S S**

1. Declarations of Interest.
2. Minutes of previous meeting of 26 September 2023 (copy herewith).
3. Decision Log -
  - (a) Overdue Actions – *none*;
  - (b) Actions Listed with Revised Dates – for approval; and
  - (c) Recently Completed Actions – to note(copies herewith).

4. Buildings, Housing and Environment.
  - (a) Proposed Disposal of Council and Common Good Property: 'MVF Watchful', South Harbour, Ayr – Submit report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).
  - (b) Strategic Housing Investment Plan (SHIP) – 2024/25 to 2028/29 – Submit report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).
5. Economic Development.
  - (a) Strategic Approach to Inward Investment – Submit report by Director of Strategic Change and Communities (copy herewith).
6. Corporate and Strategic.
  - (a) Approval under Delegated Authority – Former Ayr Station Hotel – Submit report by Head of Legal and Regulatory Services (copy herewith).
7. Finance, Human Resources and ICT and Economic Development.
  - (a) Annual Procurement Report 2023 – Submit report by Head of Finance, ICT and Procurement (copy herewith).
8. Finance, Human Resources and ICT.
  - (a) Thriving Communities Funding – Submit report by Director of Strategic Change and Communities (copy to follow).
9. Buildings, Housing and Environment and Finance, Human Resources and ICT.
  - (a) **Neighbourhood Services Structure Changes – Submit report by Depute Chief Executive and Director of Housing, Operations and Development (Members Only).**
10. Consideration of Disclosure of the above confidential report.

For more information on any of the items on this agenda, please telephone  
Committee Services on at 01292 612436, at Wellington Square, Ayr or  
e-mail: [committee.services@south-ayrshire.gov.uk](mailto:committee.services@south-ayrshire.gov.uk)  
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**CABINET**

Minutes of a hybrid webcast meeting on 26 September 2023 at 10.00 a.m.

**Present**

in County Councillors Martin Dowey (Chair), Alec Clark, Brian Connolly, Ian Davis,  
Hall: Stephen Ferry, Lee Lyons, Martin Kilbride, Bob Pollock and Bob Shields.

**Attending****in County**

Hall: E. Howat, Chief Executive; M. Newall, Depute Chief Executive and Director of Housing, Operations and Development; L. McRoberts, Director of Education; T. Baulk, Head of Finance, ICT and Procurement; C. Cox, Assistant Director – Planning and Development; K. Dalrymple, Assistant Director – Housing and Operations; S. Mulholland, Assistant Director – Education; M. Inglis, Head of Children's Health, Care and Justice Service; K. Briggs, Service Lead – Legal and Licensing; K. Anderson, Service Lead – Policy, Performance and Community Planning; M. Alexander, Service Lead – Housing Services; C. Boyd, Service Lead – Risk and Safety; A. Gibson, Committee Services Officer and C. McCallum, Committee Services Assistant.

**Also****Attending****In County**

Hall: I. Gall; H. McGuire; G. Laird, N. Fullard, A. Allan; M. Gibson (in attendance for items 4 to 9); P. Murphy, Headteacher (in attendance for item 5); and Y. Templeton, Headteacher (in attendance for item 6).

Apology: D. Gemmell.

**Opening Remarks.**

The Chair took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live.

He then welcomed the new Education representatives to their first Cabinet meeting.

**1. Declarations of Interest.**

There were no declarations of interest by Members of the Cabinet in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

**2. Minutes of previous meeting.**

The [minutes](#) of 29 August 2023 were submitted and approved.

*In terms of Standing Order No 13.3, the Panel agreed to vary the order of business as hereinafter minuted.*

### 3. **Decision Log.**

The Cabinet

#### **Decided:**

- (1) to note there were no overdue actions.
- (2) to approve the action listed with a [revised due date](#); and
- (3) to note the [recently completed actions](#).

### **Education**

#### 4. **Educational Services Standards and Quality Report 2022/23 and Improvement Plan 2023-26**

There was submitted a report ([issued](#)) of 14 September 2023 by the Director of Education seeking approval of the Educational Services Standards and Quality Report, which covered academic session 2022/23 and the Improvement Plan for 2023-26

The Cabinet

#### **Decided:**

- (1) to approve the Standards and Quality Report 2022/23, attached as Appendix 1 to the report;
- (2) to approve the Educational Services Improvement Plan 2023-26, attached as Appendix 2 to the report;
- (3) to note the progress by Educational Services and the collective efforts of all staff across the service over the past year; and
- (4) to agree the publication of the report and plan in line with the Education (Scotland) Act 2016.

#### 5. **Inspection of Barr Primary School and Early Years Centre: Education Scotland Report**

There was submitted a report ([issued](#)) of 14 September 2023 by the Director of Education advising of the Education Scotland Report on Barr Primary School and Early Years Centre.

Having heard the Headteacher in further comment, the Cabinet, having considered the contents of the report by Education Scotland as contained in Appendix 1 to the report,

**Decided:** to agree that the main points for action would be addressed by the Headteacher and Quality Improvement Manager.

6. **Inspection of Colmonell Primary School and Early Years Centre: Education Scotland Report**

There was submitted a report ([issued](#)) of 14 September 2023 by the Director of Education advising of the Education Scotland Report on Colmonell Primary School and Early Years Centre.

Having heard the Headteacher in further comment, the Cabinet, having considered the contents of the report by Education Scotland as contained in Appendix 1 to the report,

**Decided:** to agree that the main points for action would be addressed by the Headteacher and Quality Improvement Manager.

7. **South West Educational Improvement Collaborative – Regional Improvement Plan 2023/24.**

There was submitted a report ([issued](#)) of 14 September 2023 by the Director of Education seeking approval to agree and publish the South West Educational Improvement Collaborative (SWEIC) Delivery Plan 2023/24.

The Cabinet

**Decided:**

- (1) to approve the SWEIC Delivery Plan 2023/24, attached as Appendix 1 to the report; and
- (2) to agree that the SWEIC Delivery Plan was published on all four Councils' websites for members of the public and other stakeholders.

**Education/ Health and Social Care.**

8. **Children's Services Plan Annual Report 2022/23**

There was submitted a joint report ([issued](#)) of 14 September 2023 by the Director of Education and the Head of Children's Health, Care and Justice Services seeking approval of the draft Children's Services Plan Annual Report 2022/23.

The Cabinet

**Decided:** to approve the draft Children's Services Plan Annual Report 2022/23, attached as Appendix 1 to the report.

## 9. **Children and Young People's Services Plan Annual Report 2022/23**

There was submitted a joint report ([issued](#)) of 14 September 2023 by the Director of Education and the Head of Children's Health, Care and Justice Services seeking approval for the publication of the Children and Young People's Services Plan 2023-2026.

Following discussion regarding the roll-out to all Clusters; the importance of having a focus on mental health as well as physical health; the concerning opinion of young people where it had been indicated that 45% felt that their area was not a nice place to live; and the need to focus on mental bullying as well as physical bullying in schools, the Cabinet

### **Decided:**

- (1) to approve the Children and Young People's Service Plan 2023-2026, attached as Appendix 1 to the report; and
- (2) to agree the publication of the report, in line with the Children and Young People (Scotland) Act 2014.

***The Education representatives left the meeting at this point.***

## **Corporate and Strategic/ Health and Social Care Partnership.**

### 10. **Integrated Impact Assessment.**

There was submitted a report ([issued](#)) of 18 September 2023 by the Director of Strategic Change and Communities seeking approval to pilot the new Integrated Impact Assessment (IIA) within the Strategic Change and Communities Directorate.

Following questions from Members of the Cabinet and having noted that implementation of this would fulfill the recommendation made by Audit Scotland in the recent Best Value report and that any refinements required would be reported to Cabinet, the Cabinet

### **Decided:**

- (1) to approve the cross cutting thematic areas, as identified in Appendix 1 of the report; and
- (2) to agree that the new IIA would be initially piloted within the Strategic Change and Communities Directorate with a view to full roll-out across the Council during 2024.

## **Buildings, Housing and Environment.**

### **11. Annual Assurance Statement – Housing.**

There was submitted a report ([issued](#)) of 14 September 2023 by the Depute Chief Executive and Director of Housing, Operations and Development

- (1) providing an update on the Regulatory Framework for Housing; and
- (2) seeking approval to submit the Annual Assurance Statement to the Scottish Housing Regulator and publish the statement for tenants and other customers.

Following discussion regarding the areas listed which were below the Scottish average, the impact of homelessness, housing need, the number of emergency and non-emergency repairs, homeless applications and rent arrears, the Cabinet

#### **Decided:**

- (a) to note the content of the Assurance Action Plan, as outlined in Appendix 1 of the report and the overview of operational service delivery, as outlined in Appendix 2 of the report;
- (b) to approve the Annual Assurance Statement, as detailed in Appendix 3 of the report;
- (c) to approve the submission of the Annual Assurance Statement to the Scottish Housing Regulator by 31 October 2023 and its publication for tenants and other customers; and
- (d) to note the requirements of the Regulatory Framework and ongoing work outlined to achieve full compliance in the areas of Equalities and Human Rights, as outlined in paragraph 4.1.1 of the report.

### **12. Vacant Educational Premises in Maybole**

There was submitted a report ([issued](#)) of 14 September 2023 by the Depute Chief Executive and Director of Housing, Operations and Development recommending future uses or disposals of Council properties in Maybole.

Following discussion regarding budget transfers and title checks and having heard the Assistant Director – Planning and Development advise that it should also be agreed to declare the St Cuthbert's Primary School site surplus to the Council's requirements, the Cabinet

#### **Decided:**

- (1) to agree to declare the St Cuthbert's Primary School site surplus to the Council's requirements and to grant authority to the Depute Chief Executive and Director of Housing, Operations and Development to market the site for sale, as outlined in Appendix 1 of the report;
- (2) to approve a strategic review of Facilities and Management to meet the future needs of the service; and



- (3) to approve the Professional Design Services undertaking a design, technical and financial analysis for Cairn Primary School.

### **Finance, HR and ICT.**

#### **13. Budget Management – Revenue Budgetary Control 2023/24 – Position at 31 July 2023**

There was submitted a report ([issued](#)) of 18 September 2023 by the Head of Finance, ICT and Procurement presenting a financial overview of the General Services Revenue Account, Housing Revenue Account and Common Good Accounts for 2023/24 as at 31 July 2023.

Following discussion on the number of current vacancies within the Council, it was noted that this was a concern that required to be addressed.

It was agreed that the Head of Finance, ICT and Procurement would provide a Briefing Note to Members regarding the shortfall in the efficiency savings listed in table 6 of the report.

The Cabinet

#### **Decided:**

- (1) to note the revised Directorate Budget following the budget movements, as outlined in paragraphs 3.3 and 3.4 of the report;
- (2) to approve the budget transfers as outlined in the Directorate financial performance reports, as detailed in Appendix 1 and summarised in paragraph 4.1.6 of the report;
- (3) to approve the requested earmarking of resources to be carried forward to 2024/25, as summarised in paragraph 4.1.7 of the report;
- (4) to note the projected in-year over-spend of £3.287m. after earmarking;
- (5) to request Directors, Assistant Directors and Heads of Service to take the steps to ensure that Directorate/Services were not overspent against budget by 31 March 2024 as per section 5.3 of the Financial Regulations; and
- (6) to note that the proposed actions to address the overspend would be included in the next Budget Management Report due to be considered at Cabinet in November.

#### 14. **Treasury Management and Investment Strategy Quarter 1 Update Report 2023/24**

There was submitted a report ([issued](#)) of 14 September 2023 by the Head of Finance, ICT and Procurement providing an update on the 2023/24 treasury prudential indicators for the period April to June 2023 (Quarter 1) and an update on the latest wider economic position.

Following a question from a Member of the Cabinet on the process of borrowing for capital projects, the Cabinet

**Decided:** to approve the Quarter 1 Update Report.

*At this point, the Cabinet adjourned for five minutes.*

#### **Corporate and Strategic.**

#### 15. **Strategic Risk Management**

There was submitted a report ([issued](#)) of 14 September 2023 by the Head of Legal and Regulatory Services providing an update on the reviewed Strategic Risk Register, attached as Appendix 1 to the report, in line with the agreed reporting framework.

There was discussion relating to ash dieback and child protection and following the cost of staff absence having been raised, it was agreed that the Chief HR Adviser would provide Members with a Briefing Note to include such matters as the reasons for absence.

The Cabinet, having considered the reviewed Strategic Risk Register, attached as Appendix 1 to the report, updated by Chief Officers,

**Decided:** to note the fourteen key risks and to endorse the work currently being undertaken or proposed by risk owners to mitigate these risks.

#### **Health and Social Care Partnership.**

#### 16. **Unannounced Inspection of Cunningham Place Children's House**

There was submitted a report ([issued](#)) of 14 September 2023 by the Director of Health and Social Care advising that there had been an unannounced inspection by the Care Inspectorate on Cunningham Place, one of South Ayrshire's Children's Houses; and that the inspection had been carried out by one inspector from the Care Inspectorate with in-person visits taking place and feedback provided on 9 June 2023.

The Cabinet

**Decided:**

- (1) to acknowledge the Care Inspectorate's unannounced inspection of Cunningham Place Children's House and the grading of being Adequate;

- (2) to reflect upon the key messages from the Inspection report; and
- (3) to acknowledge the Health and Social Care Partnership's Improvement plan and the assurances of the ongoing improvement work being undertaken.

**Corporate and Strategic/Buildings, Housing and Environment/ Finance, HR and ICT.**

**17. Proposed Ward Capital Projects – Update 2023 to 2025**

There was submitted a report ([issued](#)) of 18 September 2023 by the Depute Chief Executive and Director of Housing, Operations and Development

- (1) providing an update on implementation of capital projects approved by Council at its meeting of 29 June 2023;
- (2) recommending further capital projects for initiation and implementation during 2023/24; and
- (3) providing an update on arrangements for considering potential capital investment programmes related to Ayr esplanade and Ayr town centre in the period 2024-27.

Having heard Members of the Cabinet raise issues relating to specific Projects such as Troon Esplanade, community notice boards and Dailly carpark, the Cabinet

**Decided:**

- (a) to note the progress made with the capital investment projects identified in Appendix 1 of the report;
- (b) to agree that a report would be brought back to Council in March 2024 identifying a comprehensive programme of further capital investment projects for implementation during the financial period 2024 to 2027;
- (c) to agree the capital investment projects identified in Appendix 2 of the report for initiation during the financial year 2023-24;
- (d) to note the intention to prepare a Draft Ayr Esplanade Improvement Strategy and a Draft Ayr Town Centre Development Strategy that would provide the basis for a coherent package of capital investment projects in each of these locations; and
- (e) to note that the Draft Ayr Esplanade Improvement Strategy would be recommended to the Cabinet meeting of 28 November 2023 for approval as a basis for public engagement and a Draft Ayr Town Centre Development Strategy would be recommended to the Cabinet Meeting of 29 October 2023 for approval as a basis for public engagement.

**18. Closing Remarks.**

The Leader of the Council intimated that this was the Chief Executive's last meeting of Cabinet prior to her retirement and thanked her for her valuable work over the years.

The meeting ended at 12.30 p.m.

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
SAC	10/03/2022	Future Operating Model	["SC and C"]	Tait, Jamie	Provide a detailed report on the effectiveness of Thriving Communities shared model of delivery and the public consultation exercise.	No	30/09/2023	30/10/2023	Thriving Communities Year 2 'The story so far' planned for August 2023  Report due September - Service and Performance October	Dowey, Martin; Davis, Ian
CAB	29/08/2023	Ayrshire Growth Deal Update	["SC and C"]	Reid, Louise	Spaceport update and change proposal to the Ayrshire Economic Joint Committee	No	02/10/2023	20/11/2023	Date of AEJC now arranged as 20th November by NAC Committee Services.	Pollock, Bob;Dowey, Martin; Davis, Ian
CAB	29/08/2023	Ayrshire Growth Deal Update	["SC and C"]	Reid, Louise	Digital project re-scoping proposal approved by Ayrshire Economic Joint Committee	No	02/10/2023	20/11/2023	Date of AEJC now arranged as 20th November by NAC Committee Services	Pollock, Bob;Dowey, Martin; Davis, Ian

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	20/06/2023	Budget Management â€œ Revenue Budgetary Control 2022/23 â€œ Out-turn Statement at 31 March 2023	["SC and C"]	Newall, Mike	Complete the review of Common Good Funds to address the deteriorating financial position.	No	30/09/2023	28/11/2023	Item deferred to November 2023 Cabinet - PFH notified	Davis, Ian
CAB	29/08/2023	Vacant Educational Premises in Maybole and Maybole Swimming Pool	["H, O and D"]	Bradley, Pauline	Prepare and issue tender for demolition of Gardenrose Primary buildings/site	No	27/10/2023	30/11/2023	Tender preparation is underway, discussions ongoing with Education to ensure all materials have been removed from the property. Service disconnections being progressed.	Kilbride, Martin
CAB	29/08/2023	Corporate Support Services Capacity Issues - Update	["SC and C"]	Bradley, Jane	Review of Communication support to be undertaken and presented to Cabinet	No	31/10/2023	30/11/2023	To be presented alongside Communications Strategy in November.	Davis, Ian

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CAB	20/06/2023	Budget Management "Revenue Budgetary Control 2022/23" "Out-turn Statement at 31 March 2023	["SC and C"]	Bradley, Jane	Undertake review of Thriving Communities earmarked funds and present report to Cabinet outlining the planned uses.	No	30/09/2023	30/11/2023	Deferred until Cabinet in November.	Davis, Ian
CAB	20/06/2023	Community Councils "Amendments to Scheme for Establishment	["SC and C"]	Tait, Jamie	Scheme for Establishment and Guidance for Community Councils updated	No	30/10/2023	30/11/2023	Consultation on boundary changes to Community Council closes 1st September 2023. Cabinet report will be presented October 2023 with recommendations.  Report will be submitted to Cabinet in November 2023.	Dowey, Martin

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	20/06/2023	Community Councils "Amendments to Scheme for Establishment"	["SC and C"]	Tait, Jamie	Report back to Cabinet with results from the consultation	No	30/10/2023	30/11/2023	Report due October Cabinet - Consultation closes 1st September 2023. Report will be presented at November Cabinet	Dowey, Martin
CAB	25/04/2023	Sale of Girvan Bandstand, Stair Park, Henrietta Street, Girvan	["H, O and D"]	Burns, Tom	Carry out a Common Good consultation under the Community Empowerment (Scotland) Act 2015 Section 104; and thereafter bring a further report to Cabinet detailing the representations received	No	30/09/2023	30/11/2023	With Estates to carry out Common Good consultation and take responses back to Cabinet. Draft petition will be prepared by Legal services when required.	Kilbride, Martin; Clark, Alec
CAB	14/03/2023	Ash Dieback	["H, O and D"]	Dalrymple, Kenneth	Report back on results of discussions with CoSLA over Scottish Government funding for Ash Dieback	No	30/09/2023	11/01/2024	Officers to meet with Elected Member CoSLA representative and feed back to a future cabinet.	Kilbride, Martin

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CAB	29/08/2023	Ayrshire Growth Deal Update	["SC and C"]	Yuille, Derek	Further update to Cabinet on Regeneration Build projects	No	31/10/2023	16/01/2024	Agreed with PFH's	Pollock, Bob;Dowey, Martin; Davis, Ian
LP	08/03/2022	Strategic Review of Assets held in the Common Good Funds	["H, O and D"]	Burns, Tom	Updates to Ward Members as part of the strategic review including information on funding opportunities.	No	30/09/2023	30/01/2024	Report to Panel outlining longer-term recommendations for each building or asset held in the Common Good Funding Agreed with PFH due to staff shortages this would be moved to after the Transforming the Estates report had been considered by Cabinet in May 2023. This report will be submitted for September 2023 cabinet. Regular update meetings arranged with PFH Cllr Kilbride and Cllr Davis to monitor progress. Revised date of 30/9/23 agreed at Cabinet meeting of 20/6/23 (previous date 25/05/23).	Davis, Ian;Kilbride, Martin



Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	25/04/2023	Review of the Byelaws Prohibiting the Consumption of Alcohol in Designated Public Places	["SC and C"]	Tait, Jamie	Report to Council on result of statutory review and seeking authority as appropriate	No	23/10/2023	31/01/2024	Review of byelaws currently taking place. New version drafted by Legal Services and considered at a meeting with Community Safety Partnership, Police Scotland and Planning on 01/09/23. Amended draft byelaws now sent to Scottish Government and Crown Office for any comments, following which they will be finalised and report will go to full Council asking for approval to advertise and send to Scottish Government for confirmation. The current byelaws remain in force until the review is completed. Request amended due date of 31/01/2024.	Dowey, Martin; Davis, Ian

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CAB	14/03/2023	Arran Mall Update	["CEO"]	Briggs, Karen	Implement instructions provided	No	01/12/2023	09/02/2024	<p>approach was made by the Council's external solicitor to the seller's solicitor, to see if they were prepared to consider a further negotiation and variation of the concluded contract, to take account of the proposed change of use. This was not agreed, and instructions have now been received to complete the purchase of Arran Mall, based on the concluded missives.</p> <p>Update 11/05/23 - Council's external solicitors working with seller's solicitors on final parts of the transaction, including agreement on servitude rights between the Arran Mall site and seller's adjoining property, and awaiting confirmation that leases for all existing units are terminated, in order to provide the Council with full vacant possession.</p> <p>Update 1/6/23 - Conveyancing ongoing. Sellers' solicitors have requested that additional reciprocal rights over the site and the adjacent land owned by the sellers be added into the missives. The detail of this has been requested on 23/5/23 and is awaited from the sellers' solicitors. Unlikely to be concluded by due date and therefore amended due date has been suggested.</p> <p>Revised date of 31/8/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/06/23).</p> <p>Update 16/8/23 - revised missives were agreed</p>	Kilbride, Martin

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CAB	14/06/2022	Services to Gypsy Travellers - Site to Support and Accommodate Gypsy/ Traveller Encampments	["PLA"]	Newall, Mike	report back an update to Cabinet (originally in September 2022 - different to rec in report)	No	30/09/2023	14/02/2024	<p>23-Oct-23: item deferred to February 2024 Cabinet - PFHs notified</p> <p>18/04/2022- MOWG will be set up to provide updates.- Mike Newall</p> <p>Asset Management will engage with a Land Agent to enter into discussions with the Landowner who has intimated that land may be available to develop a transit site for Gypsy/Travellers. It has been agreed with the Leader of the Council that an update paper will be deferred until the end of March 2023 to allow Officers the opportunity to engage with the landowner and prepare potential alternative proposals. Cabinet on 29/11/22 agreed revised due date of 31/3/23 (previously 29/11/22)</p>	Kilbride, Martin; Lyons, Lee
SAC	01/03/2023	Ayr Station Hotel Update	["H, O and D"]	Cox, Chris	Explore alternative funding sources for the proposed demolition of the southern wing of the Hotel building	No	30/09/2023	28/02/2024	With recent fire, imperative for the Council to progress safety works. Working with Scottish Government to agree package of funding.	Dowey, Martin

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
LP	15/09/2020	Indicative Ayrshire Regional Spatial Strategy	["PLA"]	Iles, Craig	Consider representations received and adopt RSS	No	30/10/2023	30/04/2024	The RSS has not been able to progress as the relevant Regulations and Guidance documents have yet to be produced by the Scottish Government . They are expected in Spring 2024.	
LP	15/09/2020	Indicative Ayrshire Regional Spatial Strategy	["PLA"]	Iles, Craig	The RSS has not been able to progress as the relevant Regulations and Guidance documents have yet to be produced by the Scottish Government . They are expected in Spring 2024.	No	30/10/2023	30/04/2024	The RSS has not been able to progress as the relevant Regulations and Guidance documents have yet to be produced by the Scottish Government . They are expected in Spring 2024.	
LP	18/02/2020	Ayrshire Regional Spatial Strategy	["PLA"]	Iles, Craig	Publish draft Ayrshire RSS, submit to Scottish Ministers and undertake consultation	No	30/10/2023	30/04/2024	The RSS has not been able to progress as the relevant Regulations and Guidance documents have yet to be produced by the Scottish Government . They are expected in Spring 2024.	
LP	18/02/2020	Ayrshire Regional Spatial Strategy	["PLA"]	Iles, Craig	Consider representations received and adopt RSS	No	30/10/2023	30/04/2024	The RSS has not been able to progress as the relevant Regulations and Guidance documents have yet to be produced by the Scottish Government . They are expected in Spring 2024.	

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CAB	26/09/2023	Educational Services Standards and Quality Report 2022/23 and Improvement Plan 2023-26	["EDUC"]	McRoberts, Lyndsay	The report and plan will be uploaded to the Council website and sent to Scottish Government	Yes	30/09/2023			Ferry, Stephen
CAB	26/09/2023	Educational Services Standards and Quality Report 2022/23 and Improvement Plan 2023-26	["EDUC"]	McRoberts, Lyndsay	The report will be made available to staff via The Core	Yes	30/09/2023			Ferry, Stephen
CAB	26/09/2023	Inspection of Barr Primary School and Early Years Centre: Education Scotland Report	["EDUC"]	McRoberts, Lyndsay	Meeting to be arranged with the Headteacher to agree a plan to address the action points contained in the report and monitor progress in conjunction with the planned programme of visits	Yes	29/09/2023			Ferry, Stephen

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	26/09/2023	Inspection of Colmonell Primary School and Early Years Centre: Education Scotland Report	["EDUC"]	McRoberts, Lyndsay	Meeting to be arranged with the Headteacher to agree a plan to address the action points contained in the report and monitor progress in conjunction with the planned programme of visits	Yes	29/09/2023			Ferry, Stephen
CAB	26/09/2023	South West Educational Improvement Collaborative (SWEIC) "Delivery Plan 2023/24"	["EDUC"]	McRoberts, Lyndsay	Confirm approval of plan with Education Scotland	Yes	30/09/2023			Ferry, Stephen
CAB	26/09/2023	South West Educational Improvement Collaborative (SWEIC) "Delivery Plan 2023/24"	["EDUC"]	McRoberts, Lyndsay	The plan will be uploaded to the Council website and The Core	Yes	31/10/2023			Ferry, Stephen

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	26/09/2023	Children's Services Plan Annual Report 2022/23	["EDUC"]	McRoberts, Lyndsay	Publication of Children's Service Plan Annual Report 2022/23	Yes	30/11/2023			Lyons, Lee;Ferry, Stephen
CAB	26/09/2023	Children and Young People's Service Plan 2023-2026	["EDUC"]	McRoberts, Lyndsay	Publication of Children and Young People's Services Plan 2023-2026	Yes	30/09/2023			Lyons, Lee;Ferry, Stephen
CAB	26/09/2023	Annual Assurance Statement "Housing"	["H, O and D"]	Alexander, Michael	Submit the Annual Assurance Statement to Scottish Housing Regulator	Yes	31/10/2023		Annual Assurance Statement was submitted to the Scottish Housing Regulator on 29th September 2023.	Kilbride, Martin
CAB	26/09/2023	Annual Assurance Statement "Housing"	["H, O and D"]	Alexander, Michael	Publish the approved Annual Assurance Statement on Council website for tenants and other customers	Yes	31/10/2023		The SAC website was updated and the link has been included to the approved Annual Assurance Statement. This action was completed on 3rd October 2023.	Kilbride, Martin

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	26/09/2023	Budget Management "Revenue Budgetary Control 2023/24" Position at 31 July 2023	["CEO"]	Baulk, Tim	Action the budget transfers in the financial ledger as outlined in the Directorate financial performance reports at Appendix 1 and summarised in 4.1.6	Yes	13/10/2023			Davis, Ian
CAB	26/09/2023	Budget Management "Revenue Budgetary Control 2023/24" Position at 31 July 2023	["CEO"]	Baulk, Tim	Record for future reporting purposes the requested earmarking for carry forward of resources to 2024/25 as outlined in 4.1.7	Yes	13/10/2023			Davis, Ian
CAB	26/09/2023	Strategic Risk Management	["CEO"]	Boyd, Carol	Adopt recommended approach to Strategic Risk Management	Yes	30/09/2023			Dowey, Martin
SAC	15/09/2023	Scottish Government Consultation on a Fairer Council Tax	["CEO"]	Baulk, Tim	Submit the agreed consultation response by the due date of 20 September 2023	Yes	20/09/2023			Davis, Ian



Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
SAC	15/09/2023	Affordable Housing "Riverside Place, Ayr	["H, O and D"]	Bradley, Pauline	Arrange for the execution of the main works contract documentation	Yes	30/09/2023	06/10/2023	The execution of the contract has been re-arranged to the 3rd October 2023.	Kilbride, Martin
CAB	29/08/2023	Corporate Support Services Capacity Issues - Update	["CEO"]	Baulk, Tim	Notify Human Resources that 7 of the 11 temporary posts be converted to permanent posts with appropriate staffing structures being updated	Yes	30/09/2023			Davis, Ian
CAB	29/08/2023	Efficiency and Improvement Fund "Temporary Oracle Fusion Development Posts	["CEO"]	Baulk, Tim	Initiate recruitment of the two temporary posts on conclusion of the Job Evaluation process	Yes	30/09/2023			Davis, Ian
CAB	29/08/2023	Best Value Thematic Work in South Ayrshire Council 2022/23	["SC and C"]	Anderson, Kevin	Progress report to be presented to Audit and Governance Panel on quarterly basis from October 2023	Yes	04/10/2023			Dowey, Martin

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
CAB	29/08/2023	Vacant Educational Premises in Maybole and Maybole Swimming Pool.	["H, O and D"]	Newall, Mike	Report to Cabinet of 26 September 2023 providing business cases by Housing and Facilities Management in respect of the proposed kitchen at St Cuthbert's PS and housing at Cairn PS	Yes	26/09/2023		Report submitted to Cabinet of 26 September 2023	Kilbride, Martin
SAC	29/06/2023	Proposed Ward Capital Projects 2023 to 2027	["H, O and D"]	Newall, Mike	Production of a comprehensive programme of further Capital improvement project for Cabinet approval	Yes	26/09/2023		Report submitted to Cabinet of 26 September 2023	Dowey, Martin; Davis, Ian; Kilbride, Martin
CAB	20/06/2023	European Regional Development Fund (ERDF) Reprofiting	["SC and C"]	Hunter, George	Reprofile Ayrshire Business Gateway Business Competitiveness Programme budget to make best use of the available grant funding - final claim will be submitted in January but programme has closed and transitioned to SPF.	Yes	30/09/2023			Pollock, Bob

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Portfolio Holder
SAC	01/03/2023	Ayr Station Hotel Update	["H, O and D"]	Cox, Chris	Appoint an external expert to support the development of a programme of works and to secure all necessary permissions to enable the demolition of the southern section of the Hotel building	Yes	30/09/2023		Originally delayed due to difficulty procuring a specialised. However, no procured and the recent fire are moving to progress safety works 23/10/23	Dowey, Martin
SAC	01/03/2023	Ayr Station Hotel Update	["H, O and D"]	Cox, Chris	Provide a further update to the Cabinet	Yes	26/09/2023			Dowey, Martin
CAB	01/11/2022	Proposal to Deliver an Airshow in September 2023, 2024, 2025, 2026 and 2027	["SC and C"]	Bradley, Jane	Deliver an Airshow in September 2023	Yes	30/09/2023			Clark, Alec
LP	21/09/2021	South Lodge Care Home Care Inspectorate Report	["HSCP"]	McClean, Billy	Costed proposal for en-suite bathrooms	Yes	12/12/2023			

**South Ayrshire Council**

**Report by Depute Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 31 October 2023**

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**Subject: Proposed Disposal of Council and Common Good  
Property: 'MVF Watchful', South Harbour, Ayr.**

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**1. Purpose**

- 1.1 The purpose of this report is to seek approval for the proposed disposal of the following Common Good asset, subject to consultation undertaken under Section 104 of the Community Empowerment (Scotland) Act 2015: MVF Watchful (also known as 'Watchful', 'The Watchful'), a former fishing vessel located in Ayr South Harbour ([Appendix 1](#) refers) , to be removed from the site and scrapped (along with attendant concrete support stanchions);

**2. Recommendation**

**2.1 It is recommended that the Cabinet:**

- 2.1.1 grants approval to declare MVF Watchful surplus to Council requirements in accordance with the Council's policy for the Disposal and Acquisition of Council Land and Property;**
- 2.1.2 approves the proposal to remove and scrap MVF Watchful and its supporting structure, conditional upon the undertaking of a consultation under the terms of Section 104 of the Community Empowerment (Scotland) Act 2015; and**
- 2.1.3 requests that a subsequent report is placed before Cabinet on the responses to the above consultation in order that the Council may pay due regard to any responses received before deciding whether to proceed with the above proposals.**

**3. Background**

- 3.1 MVF Watchful, a former ring-net herring trawler, was decommissioned in Campbeltown in 1995 and moved to Ayr South Dry Dock. It has been on concrete plinths since then, serving as a reminder of the town's long association with sea fishing.
- 3.2 The vessel is physically attached to concrete plinths by metal bolts in the keel, and the concrete plinths are set into the ground. As MVF Watchful is affixed to Common Good Land, it has acquired the status of the land and is Common Good

- 3.3 The vessel being subject to ongoing weathering was repainted around 2010.
- 3.4 In 2019 South Ayrshire Council commissioned City Gate Construction (CGC) to undertake a survey of MVF Watchful. CGC estimated repairs at £80,000 (2019) and noted that *'It is in [CGC's] opinion however the work and money required to carry out a suitable and long-term restoration on this boat will be substantial, an exact cost could not be determined at this point. Only when the strip out was underway would you fully know the extent required' (see 2).*
- 3.5 A small number of community bodies have expressed an interest in MVF Watchful as a heritage or restoration project over the years. However, none of these have come to fruition as a Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015, or any other purchase, lease, or management agreement.
- 3.6 There is no Council service use for MVF Watchful and no budget has been allocated for its upkeep and maintenance. Accordingly under the Council's Policy for the Disposal and Acquisition of Council Property, the building is surplus to Council requirements.
- 3.7 As MFV Watchful is considered Common Good, a consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 is required. However, as the title to the land does not contain a special purpose or specific conditions dedicating the land to a Common Good public purpose, and there is little evidence that the Council or its statutory predecessors dedicated the land or the vessel to a public purpose, MFV Watchful is classified as alienable Common Good. Consent from the Court is therefore not required to scrap the vessel or the associated concrete underworks or supports.
- 3.8 Under legal requirements related to Common Good the Council must consider that a Common Good asset disposal provides a betterment to the residents of the burgh. There are a range of betterment improvements that are directly related to the proposed removal of MFV Watchful:
- 3.8.1 The removal of the vessel is necessary to enable improvement to the slipway to provide a new ramp to be constructed to enable the area to be used for water sports – for example, Paddle boarding. This would bring the immediate area into more productive and enhanced use;
- 3.8.2 Engagement has taken place with Fort, Wallace and Seafield Community Council on the proposal to remove the MVF Watchful. The Community Council have confirmed that they would not be opposed to the removal of the vessel, provided that alternative proposals are put in place to reference the herring fishing heritage of the area. Indicative proposals are set out in [Appendix 2](#) for noting at this stage; and
- 3.8.3 In a wider context, the proposed demolition will form part of the proposals for the improvement of the wider Esplanade area. Following approval of Capital for Ward placemaking projects and promenade improvements a report to Cabinet of 28 September 2023 noted the intention to develop an Ayr Esplanade Improvement Strategy to ensure that a cohesive package of improvement and capital investment, is brought forward. It is expected that the Ayr Esplanade Improvement Strategy will be recommended to Cabinet on 28 November 2023. The heritage and wayfinding proposals

will be detailed within that strategy and will be recommended for approval as a capital investment project. In the meantime, the indicated proposals in [Appendix 2](#) are set out as a basis to enable consultation under s104 of the Community Empowerment Act 2015 to commence now. These actions are intended to support physical regeneration of the space.

#### **4. Proposals**

4.1 Members are asked to:

4.1.1 approve that MVF Watchful is surplus to Council requirements in accordance with the Council's policy for the Disposal and Acquisition of Council Land and Property;

4.1.2 approve the proposal to remove and scrap MVF Watchful conditional upon the undertaking of a consultation under the terms of Section 104 of the Community Empowerment (Scotland) Act 2015;

4.1.3 note the indicative heritage proposals set out in [Appendix 2](#) as a basis for consulting under the terms set out in para 4.1.2; and

4.1.4 requests that a subsequent report is placed before Cabinet on the responses to that consultation in order that the Council may pay due regard to any responses received before deciding whether to proceed with the above proposals.

#### **5. Legal and Procurement Implications**

5.1 The recommendations in this report are consistent with legal requirements.

5.2 There are no procurement implications arising from this report.

#### **6. Financial Implications**

6.1 None

#### **7. Human Resources Implications**

7.1 Not applicable.

#### **8. Risk**

##### **8.1 *Risk Implications of Adopting the Recommendations***

8.1.1 There is no risk to the Council as a result of adopting this recommendation.

##### **8.2 *Risk Implications of Rejecting the Recommendations***

8.2.1 The Council will remain liable for MFV Watchful and may incur reputational damage.

9/

## 9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 3](#).

## 10. Sustainable Development Implications

- 10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme, strategy, or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## 11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

## 12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Priority 2 of the Council Plan: Live, Work, Learn/ Work and economy (Outcome 2).

## 13. Results of Consultation

- 13.1 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

## 14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
Consultation under section 104 of the Community Empowerment (Scotland) Act 2015 and confirmatory paper to Cabinet	14 February 2023	Service Lead - Asset Management and Community Asset Transfer
Submission of Draft Ayr Esplanade Placemaking Improvement Strategy to Cabinet	28 November 2023	Assistant Director – Planning and Building Standards

**Background Papers**    **None**

**Person to Contact**    **Tom Burns, Service Lead - Asset Management and  
Community Asset Transfer  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612 845  
E-mail: tom.burns@south-ayrshire.gov.uk**

**Date:**    **18 October 2023**



CGC report on MVF Watchful

## WATCHFUL BOAT (MAIDENS)

AYR

Date – 20/05/2019

Weather – Sunny



We have now inspected the boat on 3 separate occasions with a view to carrying out a refurbishment as per site visit.

However, as we first feared the internal structure of the boat is showing severe structural signs of rot, along with the visible external areas shown on pictures.



All rotten timbers would need to be stripped out completely and renewed which in turn will no doubt cause detrimental damage to the boat itself.

There are also signs of an internal fire at some point which has badly charred / damaged internal timbers to the front of the boat, again these would need stripped out and replaced.



The timber deck and trims shown above are also beyond repair and would need to be replaced around the full boat.

Once and only when all the works above are carried out a new liquid membrane would need to be applied to prevent any further water ingress.

The external fabric of the boat seems to be in good condition although this would need to be sanded back to original, preservative applied before a complete repaint could be done. All trims and signage could be done thereafter.

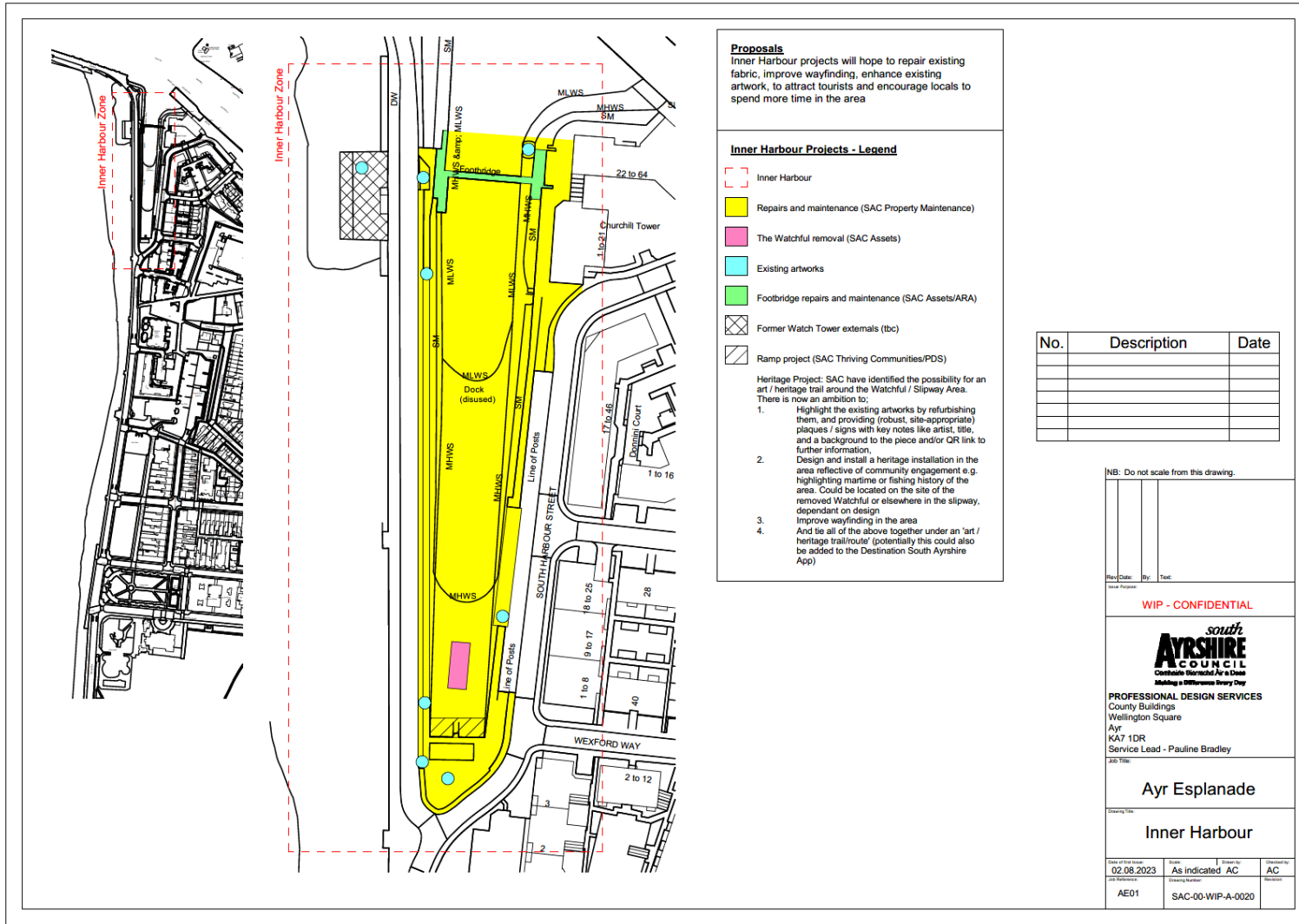
It is in our opinion however the work and money required to carry out a suitable and long-term restoration on this boat will be substantial, an exact cost could not be determined at this point. Only when the strip out was underway would you fully know the extent required.

<b>Contract:</b>	South Ayrshire Council		
<b>Location:</b>	Watchfull Boat, Ayr		
		<b>Quote Ref:</b>	
<b>Quote :</b>	£0.00		
<b>Description:</b>			
Restoration works to boat as per site visit			

<b>Client</b>			
<b>Client Ref 1</b>			
<b>Client Ref 2</b>			
<b>Client Contact</b>	Tom Burns		
<b>CGC Contract</b>			
<b>CGC Job Number</b>			
<b>Date</b>	11/06		
	/2019		
<b>Sent by</b>	Neil Whyte		

Item	Description	Unit	Quantity	Rate	Gross Extension	Rate Adjustment	Net Extension
1	Supply and erect a full scaffolding around the boat to provide safe working access						
2	Supply and fit herras fence panels around full scaffold to prevent any unauthorised persons from entering						
3	Strip out all non structural rotten or fire damaged timbers from inside the boat and dispose						
4	Strip away all rotten members around the external perimeter and remove the full deck						
5	Carefully remove any rotten main structural timbers one at a time and replace with new pre treated timbers along the full length of the boat						
6	Frame and re sheet the full deck in marine grade plywood and apply a 3 coat liquid plastic system to prevent any future water ingress						
7	Remove the main mast from site and refit on completion						
8	Carefully reinstate the new timber perimeter along with new top capping piece (Formed to match the existing as close as possible)						
9	Carefully rub / sand down any existing timbers left and prepare to receive a full new paint. (Exact specification and colour to be confirmed)						
11	Paint all exposed timbers (New and old)						
12	Remove all scaffolding and make good site on completion						
	<b>Note -</b> <b>We cannot guarantee the lifespan of the boat, this will require regular maintenance after works are complete</b> <b>No allowance has been made for any signage / trims etc</b> <b>We cannot know the full extent of the internal damage at this stage and how much will require replacing</b> <b>The boat will never be sea worthy</b>						
						<b>TOTAL</b>	<b>£80,000</b>
						<b>L</b>	<b>.00</b>



**South Ayrshire Council  
Equality Impact Assessment  
Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Proposed Disposal of Council and Common Good Property: 'MVF Watchful', South Harbour, Ayr
Lead Officer (Name/Position/Email)	Tom Burns, Service Lead – Asset Management and Community Asset Transfer – tom.burns@south-ayrshire.gov.uk

**2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts**

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Religion or Belief (including lack of belief)	No	No
Sex – (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children's Rights	No	No

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.**

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	-
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	-
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	-
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent's education, employment and income	-	-

**4. Do you have evidence or reason to believe that the policy will support the Council to:**

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	-
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	-

<b>General Duty and other Equality Themes</b> <b>Consider the ‘Three Key Needs’ of the Equality Duty</b>	<b>Level of Negative and/or Positive Impact</b> <b>(High, Medium or Low)</b>
<b>Foster good relations</b> between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	-
Increase participation of particular communities or groups in public life	-
Improve the health and wellbeing of particular communities or groups	-
Promote the human rights of particular communities or groups	-
Tackle deprivation faced by particular communities or groups	-

## 5. Summary Assessment

<b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<input checked="" type="checkbox"/> <b>YES</b>  <input type="checkbox"/> <b>NO</b>
<b>Rationale for decision:</b>  <b>The proposal does not have a significant positive or negative impact with regards to community participation and health and wellbeing therefore an EQI is not required</b>	
<b>Signed :</b> Tom Burns  <b>Date:</b> 17 October 2023	<b>Service Lead</b>

**South Ayrshire Council**

**Report by Depute Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 31 October 2023**

---

**Subject: Strategic Housing Investment Plan (SHIP) – 2024/25 to 2028/29**

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**1. Purpose**

1.1 The purpose of this report is to seek Cabinet approval for the content of the draft Strategic Housing Investment Plan (SHIP) for submission to the Scottish Government.

**2. Recommendation**

**2.1 It is recommended that the Cabinet:**

**2.1.1 approves the Strategic Housing Investment Plan (SHIP) as detailed in Appendix 1 with associated tables for onward submission to the Scottish Government; and**

**2.1.2 delegates authority to the Depute Chief Exec and Director of Housing, Operations and Development to amend and finalise this document based on feedback received from the Scottish Government.**

**3. Background**

3.1 Each year, the Scottish Government requests that local authorities, in their strategic capacity, outline the new supply of affordable housing requirements for their area. The Strategic Housing Investment Plan (SHIP) sets out the Council's affordable housing investment priorities and outlines how the Government's affordable housing investment will be delivered locally. The current SHIP for South Ayrshire was approved by Cabinet in November 2022.

3.2 At Cabinet on 29 August 2023, approval was given to the draft Local Housing Strategy 2023-2028 (LHS). As part of developing the LHS, and in consultation with partners, a target of 135 new affordable homes per year was agreed. This target, along with the second hand market purchases will equate to 825 affordable homes for the period up to March 2028. Under the previous LHS (2017-2022), a total of 753 new affordable homes were completed.

3.3 The Council is now required to include a target for wheelchair accessible homes within the LHS. Based on data in the Housing Needs and Demand Assessment and consultation with relevant stakeholders, the Wheelchair Accessible Target has been



set to 20 units per year. Developments that have not yet received planning permission will be asked to meet the target.

3.4 In April 2023, the Scottish Government allocated £12.760m for 2023/24 to South Ayrshire to support additional affordable housing delivered both by the Council and Registered Social Landlords (RSLs). The Scottish Government has asked the Council to prepare our SHIP based on likely known commitments and assume future assumptions rates from 2024/25 of £12.971m.

3.5 Guidance from the Scottish Government indicates that the SHIP should overestimate the planned housing delivery over the life of the Plan. This is to ensure that resources can be redistributed within South Ayrshire should there be slippage in the local or national programme.

3.6 In April 2023, the Scottish Government confirmed that the subsidy rates awarded under the Affordable Housing Supply Programme would be changing. The subsidy would change from £71,500/ £75,000 per unit for local authorities and £83,000/ £78,000 for RSL developments, to £83,584/£88,260 for local authorities and £91,182/£97,027 for RSLs. Developments will receive further subsidy for meeting additional quality measures.

3.7 The SHIP is aligned to the outcomes identified in the Local Housing Strategy 2023-28 and recognises the role new affordable housing can play in meeting a number of the Council's strategic priorities including:

1. Places and Spaces;
2. Live, Work and Learn; and
3. Civic and Community Pride

3.8 The SHIP includes information on specific areas previously highlighted by Members:

- Housing and Health;
- Rural Housing;
- Fuel Poverty and Sustainability;
- Child Poverty; and
- Housing to 2040.

#### **4. Proposals**

4.1 The draft Strategic Housing Investment Plan (SHIP) for the period 2024/25 to 2028/29 will see a total of 861 affordable housing units on site.

<b>Year</b>	<b>Units on Site</b>
2024/25	151
2025/26	146
2026/27	248
2027/28	200
2028/29	116

4.2 The Scottish Government requests that Local Authorities plan for unexpected delays or constraints that may emerge. Therefore, we have over-programmed and included a 'Shadow Programme' with a potential of 484 units. The Shadow Programme is shown within the SHIP document in Appendix 1.

4.3 It is proposed that the Cabinet approves the draft SHIP for South Ayrshire and associated table attached to this report as Appendix 1. A more accessible version of the main SHIP table is attached to this report as Appendix 2.

## **5. Legal and Procurement Implications**

5.1 Delivering the SHIP will require the conclusion of Section 75 planning agreements and application of the Council's Affordable Housing Policy. This will be done in partnership by the Council's Planning, Legal and Housing teams.

5.2 There are no procurement implications as further reports will require approval from the Cabinet before work on individual sites proceeds.

## **6. Financial Implications**

6.1 This SHIP will determine the local allocation of the Affordable Housing Supply Programme (AHSP) for the period 2024/25 to 2028/29.

6.2 The value of projects within the SHIP exceeds the level of South Ayrshire's Affordable Housing Supply Programme funding in 2024/25, 2025/26, 2026/27, 2027/28, 2028/29. This allows for any slippage within the plan. In the event that expenditure exceeds available funding Scottish Government have indicated that South Ayrshire will likely be able to attract additional grant funding from underspends in other local authority areas but this will not be confirmed until later in the financial year. In the event that not enough additional funding is available, the Council and its partners may be required to 'front fund' some projects from borrowing until grant becomes available. Cabinet will be kept informed through the Housing Capital Programme updates throughout the year.

6.3 The SHIP also outlines the Council's contribution to the affordable housing development programme from Second Homes Council Tax discount and Commuted Sums. The uncommitted funds in these 2 accounts are £1,162,286 and £183,687 respectively with a further breakdown available in Appendix 1 under the Investment Programme section. It was agreed at Special Council of 15 September for these funds to be used fully on the Riverside Affordable Housing site. Additional contributions to these funds will be made during the term of the SHIP.

6.4 The SHIP has no direct financial implications for the HRA Business Plan as it is a strategic document. Any proposed Council new build projects will be assessed against the HRA Business Plan to ensure viability prior to presentation to the Cabinet.

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

### **8.1 *Risk Implications of Adopting the Recommendations***

8.1.1 New risk(s) has/ have been identified and assessed in line with the Council's risk management process as follows: an inability to achieve our target could see affordable housing grant being reallocated to other parts of Scotland. These will be managed within existing operational activities and reference to the status of mitigations will be available through the Risk Register.

### **8.2 *Risk Implications of Rejecting the Recommendations***

8.2.1 Rejecting the recommendations may have financial implications and impact on the reputation of the Council by failing to increase the supply of affordable housing and make best use of available Scottish Government subsidy. This subsidy would be diverted to other Local Authorities if South Ayrshire cannot commit to delivery of the SHIP.

8.2.2 Rejecting the recommendations may result in increased pressure on the availability of affordable housing in the local area.

8.2.3 Rejecting the recommendations may result in the Council failing to make best use of available land to meet local housing need.

## **9. Equalities**

9.1 An Equalities Impact Assessment (EQIA) has been carried out on the proposals contained in this report, which identifies potential positive and negative equality impacts and any required mitigating actions. The EQIA is attached as Appendix 3.

## **10. Sustainable Development Implications**

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - The Scottish Government Gateway has been contacted regarding this plan, and it has been determined that an SEA will not be pursued and the implications for the environment will not continue to be monitored. This is because the South Ayrshire Local Development Plan has been subject to, and guided by, a substantial SEA process at each stage of its development.

## **11. Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report. However, sites in preferred locations and those more likely to be developed within the next 5 years have been prioritised within the SHIP.

## **12. Link to Council Plan**

12.1 The matters referred to in this report contribute to the key commitments and priorities set out in the Council Plan 2023 – 2028 with regard to improving our Places and Spaces, Ensuring South Ayrshire is a good place to Live, Work and Learn and having and achieving a sense of Civic and Community Pride.

### 13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report however, public consultation as part of the Local Development Plan process has identified the majority of sites detailed within the SHIP.
- 13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has taken place with the More Homes Division of the Scottish Government and Registered Social Landlords operating in South Ayrshire. Both the Scottish Government and RSLs are supportive of the SHIP with a view to maximising affordable housing delivery across South Ayrshire

### 14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Submission of the Strategic Housing Investment Plan (SHIP) in draft format (subject to final clearance) to the Scottish Government	3 November 2023	Coordinator, Housing Policy and Strategy

**Background Papers**    **Report to Leadership Panel of 26 October 2021 - [Housing Need and Demand Assessment 2021-2026](#)**

**Report to Cabinet of 29 August 2023 - [Local Housing Strategy - 2023 to 2028](#)**

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**Date: 18 October 2023**

# Strategic Housing Investment Plan

## 2024/25 – 28/29





**The Strategic Housing Investment Plan (SHIP)  
2024/25 – 2028/29 sets out the strategic  
investment priorities for affordable housing over  
the next five years**

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## Introduction

The Strategic Housing Investment Plan (SHIP) 2024/25 – 2028/29 sets out the strategic investment priorities for affordable housing over the next five years that will achieve outcomes set out in the Local Housing Strategy and HNDA.

The SHIP is based on the Resource Planning Assumption (RPA) confirmed by the Scottish Government in April 23 as part of the Affordable Housing Supply programme (AHSP) and subsidy rates outlined in October 2021.

The Council has forecast, in consultation with the Scottish Government, that funding for affordable housing development in South Ayrshire will equate to £64.644m between April 24– March 2029.

The Affordable Housing Development projects identified for the RPA period 2024/25 to 2028/29 are detailed in Appendix 1. The nature of development means that unexpected delays or constraints may emerge, therefore we have over-programmed to include additional potential projects in our “shadow programme” to take forward in the event of project slippage.

This “shadow programme” of alternative sites is detailed in appendix 2. Further council approval will be required before any of these projects are taken forward.

All Council led projects that meet the criteria outlined within the SHIP will be formally approved by the Council to determine housing mix and type.





## Strategic Priorities

South Ayrshire Council's Local Housing Strategy 2023 - 2028 makes special mention to housing supply and making sure that new build developments meet the local needs as far as possible and that the existing stock in the local authority area – whether public or private- is used as efficiently as possible. This is achieved by:

- Setting the housing supply targets
- Making best use of existing stock
- Rural Housing
- The Private Rented Sector (PRS)
- Build to Rent (BTR)
- Self-Build/Custom Build

The overarching priority of the Housing Supply theme in the LHS 2023 – 2028 is that “People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected”. In order to achieve this priority, a target of 135 units of affordable housing are built or acquired per year to meet need. The LHS 2023 – 2028 supports the delivery of these 135 units per year with the following actions;

- Consider innovative ways to increase the housing stock and ensure any new approaches/sites are supported and incorporated within the LDP.
- Implementation and annual review of the Strategic Housing Investment Plan (SHIP) in collaboration with key stakeholders.
- Promote South Ayrshire's assets to private housing developers to encourage the progression of new builds sites.
- Work with a range of partners to identify opportunities to progress housing developments on identified brownfield sites which are currently financially unviable.
- Lobby the Scottish Government for a greater level of subsidy to meet valuations in higher demand areas allowing us and to increase our housing stock within areas where we have a higher applicant to let ratio.

The SHIP tables in appendix 1 outline how this overarching priority is met by South Ayrshire Council and its partners.

South Ayrshire Council has developed a Housing Need and Demand Assessment (HNDA) 2022-2027. The key findings within the HNDA informed the Local Housing Strategy of need for wheelchair accommodation, see below for further details. The LHS 2023 – 2028 identified a need for 20 units of affordable wheelchair accommodation per year to be developed along with stakeholder consultation.

The LHS acknowledges that many tenants in social housing are dependent on housing benefits and under pressure from the impact of welfare reform and rising living costs. Therefore, to ensure homes are affordable, rent levels for new build properties will be set on or below the Local Housing Allowance.



New build properties will aim to be cheaper to heat by investing in new heating systems as well as investigating innovative methods to keep homes warmer for longer. Some of these methods currently being explored by the council are outlined overleaf. These methods will help the council meet outcomes set out within the Council's Climate Change and Sustainable Development Strategy.

## Partnership Working & Governance

The council is committed to supporting our partners to deliver affordable housing developments within South Ayrshire. The following key stakeholders have influenced the SHIP:



South Ayrshire Council Services (Planning, Asset Management, Housing Operations, Finance and the Health and Social Care Partnership)

Liaison meetings have taken place between South Ayrshire Council, RSL partners and the Scottish Government. These meetings discussed investment in the delivery of affordable housing in South Ayrshire over the next five years and agreed approaches for achieving the aims set out in our Local Housing Strategy.

Informal internal meetings are also regularly held with RSL partners to discuss current individual affordable housing developments and future development opportunities.

The Council adopts a collaborative approach in the preparation of the SHIP not only with its partner RSL's but also the Health and Social Care Partnership. Discussions have taken place to confirm housing demand and location preference to enable support requirements.

The co-ordinator for Housing Policy & Strategy and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment have regular meetings in preparation of this SHIP. Consultations on developments have also been carried out with the community where they are to be delivered.

If any project becomes delayed or non-viable, the Council will work with RSL partners and the Scottish Government to ensure that new homes are delivered by accelerating other projects within the SHIP.

### LHS

Our LHS was developed through early consultation with an online survey promoted on our social media

platforms as well as distributed to our partners. The survey closed on October 2023 and received 177 responses with representation throughout South Ayrshire and from all tenures.

As well as the online survey, meetings were held with our partner organisations to concentrate on different areas split into theme groups that were; Placemaking, Prevention, Provision and Integration and Health Homes and Fuel Poverty. The theme group meetings then informed the LHS, and a final draft was made available for consultation on the Council's website and circulated to partners and publicised on social media platforms.

### HNDA consultation

The development of our recent HNDA took place during the COVID-19 pandemic therefore opportunity to contribute was limited. However South Ayrshire Council sought to take a collaborative approach to developing the HNDA and the following methods were used to seek views on key issues;

- The housing market partnership met regularly throughout the production of the HNDA with representation from relevant services.
- A joint Housing and HSCP workshop was held to provide an opportunity for staff to discuss how we can work together.
- Another joint Housing and HSCP workshop was held for young people with experience of homelessness and complex needs as well as professionals working with this group
- A workshop involving professionals delivering services to minority communities was held
- Wider public consultation took place in July and August 2021 on the consultative draft of the HNDA.

## Investment Programme

On the 30th April 2021, the Scottish Government wrote to South Ayrshire Council to confirm that the Resource Planning Assumption (RPA) for 2024/25 was £12.760m

The national resources available for future RPAs will depend on future budget decisions by the Scottish Government. However, South Ayrshire Council have been advised to work on the assumption that the RPA's beyond 2024/25 will be at least<sup>1</sup>

2024-25	2025-26	2026-27	2027-28	2028-29	Total
£12.760m	£12.971m	£12.971m	£12.971m	£12.971m	£64.644m

This equates to £64.644m over the five-year period.

This funding will be made available on the basis of subsidy rates set by the Scottish Government of £83,584/£88,260 per unit for local authorities and £91,182/£97,027 for RSL developments.

<sup>1</sup><https://www.gov.scot/publications/affordable-housing-resource-planning-assumptions-to-councils-2021-2022-to-2025-2026/>



### Deliverability

All sites are developed through partnership working and co-operation between the Special Property Projects Team, Housing Policy, Planning, Asset Management and lead officers of RSLs.

A Range of possible funding sources has been identified to help increase the supply of affordable housing. These sources are outlined below:

- Council Tax on empty and long-term vacant properties and 2nd homes
- Commuted sums
- Land transfer to RSLs
- Prudential borrowing
- Infrastructure fund

The Scottish Government's guidance suggests that a minimum slippage factor of 25% be applied on an annual basis to the programme and applied to the RPAs.

## 2nd Home Council Tax Fund

The balance in the Second homes council tax balance - as at 31st March 2023 is £1,162,286.22

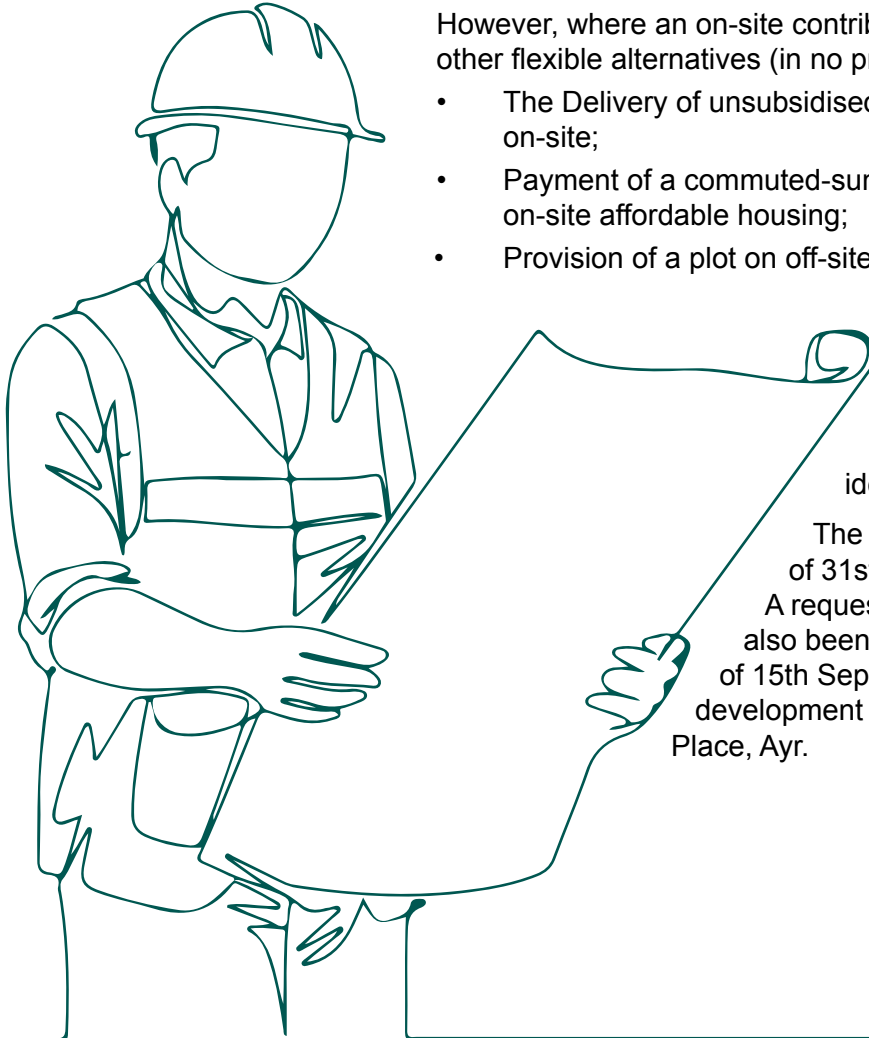
The full amount of this has been requested to be utilised for the development of affordable housing at Riverside Place Ayr, approved at Full Council of 15th September 2023.

The total uncommitted second homes council tax would therefore be zero if the paper is approved.

## Developer Contributions

In terms of developer contributions, it is the Council’s stated preference within the affordable housing policy that affordable housing contributions should be made on-site, in whole or in part.

This preference meets identified affordable housing needs and supports the development of mixed, sustainable communities across South Ayrshire.



However, where an on-site contribution is not possible there are other flexible alternatives (in no priority order):

- The Delivery of unsubsidised affordable housing units on-site;
- Payment of a commuted-sum in lieu of on-site affordable housing;
- Provision of a plot on off-site land.

Each site will be considered on it’s own merits in line with a range of priorities, including deliverability, housing mix, the needs of partners and priorities identified in the HNDA and LHS.

The balance of Commuted Sums as of 31st March 2023 is £183,687.76. A request to utilise this full amount has also been submitted to Full Council as of 15th September 2023 for the new build development Affordable Housing – Riverside Place, Ayr.

## Prudential Borrowing

The Council, in accordance with it’s Housing Revenue Account (HRA) Business Plan, is committed to specific prudential borrowing of:

Financial Year	Borrowing (Millions)
2023/24	£54,333
2024/25	£31,838
2025/26	£19,929
2026/27	£11,747
2027/28	£11,865

As projects reach design conclusion and are approved by elected members, borrowing levels may vary to support new housing delivery.

In the previous financial year 2022-23, 193 units were completed. This current financial year will see 234 units either completed or on site by the end of 2023-24.

## Infrastructure Fund

The Scottish Government has introduced an Infrastructure Fund to support projects where the scale and nature of infrastructure costs would prevent it from being supported through the Affordable Housing Supply Programme. The Scottish Government is keen to see development of a number of pipeline sites that are capable of bringing forward housing within the next 5 years. Sites that are applicable have been detailed in Appendix 1 to support completion within the Scottish Government's timescales. The Council will work with developers and their agents to support any planned application to the Infrastructure Fund.

## Progress on Previous SHIP

2022-23 Completions						
Project	Sub area	No. Units	Developer	Specialist Provision	Subsidy Required	Progress
North East Troon (Phase 3)	Troon	52	RSL – Ayrshire Housing		£3,744,000	Final handover of the 52 units was completed in November 2022
Carrick Street	Ayr	31	RSL – Ayrshire Housing	Amenity Units	£3,645,053	31 flats are due to be completed and handed over in October 2023
Dundonald	Dundonald	63	RSL – Irvine Housing		£3,700,000	Last of the units were handed over in October 2022 with practical completion in November 22
Former Tarbolton Primary	Rural North	14	Council	(Partial) Specialist provision	£826,000	Completed October 22
Greenan Phase 3	Ayr	31	RSL-WOSHA		£1,156,908	Completed February 2023
Mainholm Phase 1	Ayr	13	Council	Amenity Units		Phase 1 completed and handed over 2nd August 23
Monkton	Prestwick	50	RSL – Irvine Housing Association		£1,850,000	28 units were handed over in Nov & Dec 2022 with the final 22 units handed over in May 23.
2022-23 Progress						
Project	Sub area	No. Units	Developer	Specialist Provision	Subsidy Required	Progress
Mainholm Phase 2	Ayr	8	Council	Amenity Units		Due for completion August 2023
Greenan Phase 4	Ayr	6	RSL – WOSHA		£432,000	Expected to be completed by the end of 2023
Kirkmichael	Rural South	13	RSL – Ayrshire Housing		£936,000	Construction due to start 2024
Gardenrose	Maybole	20	RSL – Ayrshire Housing		£1,440,000	

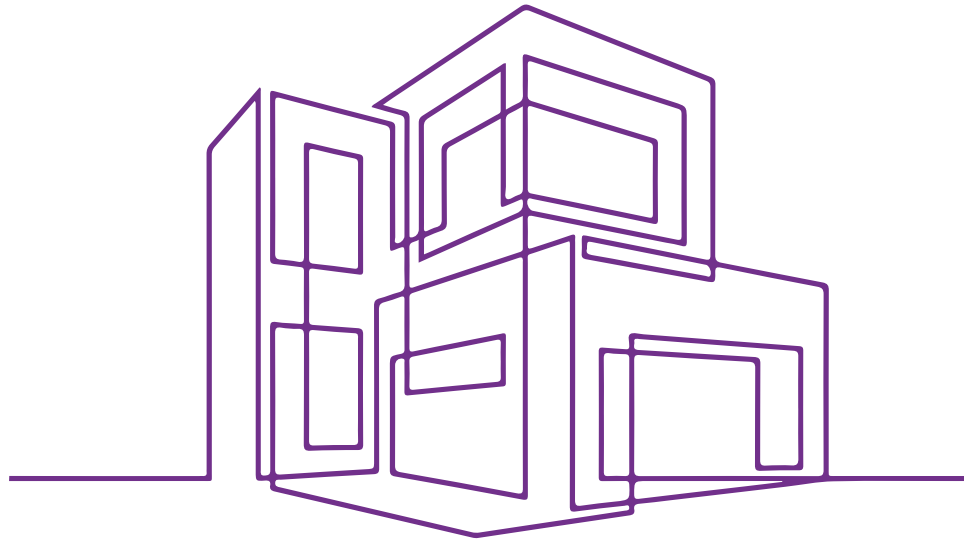
## Investment Priorities

The Local Housing Strategy (LHS) emphasises the importance of establishing investment priorities that will align with the Scottish Governments Affordable Housing Target.

To synchronise the SHIP and LHS priorities we aim to achieve an increased supply of social rented housing in high priority areas that have been identified in the HNDA 2022-2027 which also makes note of plans to address rural developments. The HNDA 2022-2027 has identified a net existing need figure of 1,328 households. Additionally, an increase of the provision of easily adaptable and wheelchair accessible new build housing, and housing for specific needs on site-by-site basis in partnership with the Health and Social care partnership and RSL’s.

The Scottish Government published its vision for Scotland’s housing over the next 20 years. In this vision, it sets a target of 100,000 affordable homes promised by 2031/32 and makes specific support for development in rural and island communities, helping to stem rural depopulation by examining modern methods of construction and other building that involves new technology to assist challenges in rural areas.

The number of affordable homes delivered in South Ayrshire will be of the size and type to coordinate with the HNDA 2022-2027. Each development identified in the SHIP will be assessed on a case-by-case basis for size and type.



### Second Hand Market Purchases – Council Buy Backs

South Ayrshire Council operates a very successful “Buy Back” scheme where the council can purchase ex-local authority properties that meet strategic objectives.

Purchasing ex-local authority properties is an economical and carbon friendly way of increasing council housing stock and ensuring a warm energy efficient and affordable home with a Scottish Secure Tenancy for a household on our waiting list.

The Buy Back scheme also allows the council to progress with retrofitting blocks of flats with energy efficiency measures by increasing the ownership within the block.

The SHIP details the number of properties to be bought back in the next three phases of Second-Hand Market Purchases. Subsidy levels for these have recently changed to a tiered approach to subsidy shown below.

Property Purchase Price	Scottish Government Grant
Up to £80,000	£40,000
£80,001 - £99,999	£45,000
£100,000 or >	£50,000

## Energy Efficiency and Fuel Poverty

The Scottish Government has set a target of 2045 for Scotland to reach net zero, with interim targets of 75% by 2030 and 90% by 2040. For buildings, this will include the introduction of a 'New Build Zero Emissions from Heat Standard' which will be introduced from 2024. This will require all new builds to have zero emissions heating systems. The new standard will lead to a ban on gas and oil boilers in new builds.

The net zero target requires all buildings across Scotland to reach net zero by 2045. This will include all buildings built before 2024.

In conjunction with the above objectives, the 'Housing to 2040' vision document recently issued by the Scottish Government encourages all social housing to be net zero by 2024.

All projects proposed in the SHIP will help to tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home and aims to meet outcomes set out within the Councils Climate Change and Sustainable Development Strategy, Outcome 3.1 Homes and Communities are energy efficient, environmentally sustainable and fuel poverty is minimized.

The Council are currently investigating measures that could be taken to reduce carbon emissions and progress towards net zero with our new build sites at Mainholm and Riverside.

These measures include:

- Enhanced floor and roof insulation
- Enhanced air tightness
- Mechanical Ventilation with Heat Recovery (MVHR)
- Triple glazed windows
- Air Source Heat Pumps (ASHPs) to houses
- Exhaust Air Heat Pumps (EAHPs) to flats
- Underfloor heating
- Enhanced rainwater goods
- Waste Water Heat Recovery (WWHR) to bath/shower water

Each of these measures will be taken under consideration and

applied to new build sites where appropriate.

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Act establishes a new two-part definition whereby a household is considered fuel poor if:

- after housing costs have been deducted, more than 10% (20% for extreme fuel poverty) of their net income is required to pay for their reasonable fuel needs; and
- after further adjustments are made to deduct childcare costs and any benefits received for a disability or care need, their remaining income is insufficient to maintain an acceptable standard of living, defined as being at least 90% of the UK Minimum Income Standard (MIS).

It is estimated that 35% of all households in South Ayrshire are experiencing fuel poverty. This is approximately 18,000 households. This can impact the health of children, as children in cold homes are twice as likely to suffer from breathing problems as well as influencing their ability to thrive in their education. Health issues may prevent them from attending school and a lack of warm space preventing them from completing homework.



## Empty Homes

A long-term empty property can be detrimental to the environment and attract anti-social behaviour. South Ayrshire Council has a specific Empty Homes Strategy for tackling this issue and has a close working relationship with the Scottish Empty Homes Partnership in bringing empty properties back into use to alleviate homelessness and increase the number of affordable homes.

16 properties were brought back into use during 2022/23 with direct involvement from the Empty Homes Officer. The Empty Homes Strategy sets a target of 20% of Long term Empty Properties to be returned to use by the end of the strategy 2023. Since 2017, 97 empty properties have been brought back into use. In April 2022, Council Tax records showed 639 private sector properties were recorded as empty homes. The pandemic slowed progress meaning that to date 15% of empty homes have been brought back into use. However, by the end of the current strategy the council is confident of achieving the 20% target set out in the last Empty Homes Strategy.

The length of time a property has been empty before being brought back into use varies. The majority of properties are empty between 1 and 5 years.

Length of time a property had been empty before being brought back into use 2022-23

Duration as Empty	No. of Properties
Less than a year	3
1-2 Years	6
2-5 Years	6
5-10 Years	1
10+ Years	0

The Empty Homes officer will implement several strategies to bring long term empty properties back into use. This can include; Advice about renting, advice about selling, providing an empty homes loan, issuing a VAT reduction letter, purchasing the property through the council's buy back scheme or using the matchmaker scheme to find a suitable buyer. Details of the number of properties back into use over the last three years and the methods used are shown in the table below

Properties brought back into use and methods used 2020 – 2023

Financial Year	No. of properties brought back	Methods used						
		Advice about renting	Advice about selling	Empty Homes Loan	Sold via Buy Back Scheme	Sold via Matchmaker scheme	VAT reduction Letter	Motivation
<b>2020-21</b>	6		1		5			
<b>2021-22</b>	14	2	2		5	1	3	1
<b>2022-23</b>	16	1			11	1	2	1

The Council is due to revise it's Empty Homes Strategy and will explore further options to bring long term empty properties back into use such as;

- Sweat Equity
- Compulsory Purchase Orders
- Grant Funding

The Empty Homes officer has also recently created strong links with the newly formed Social Letting Service. Moving forward, more properties will be brought back using this method.



## Older People and independent Living

South Ayrshire has an ageing population, and it is estimated that 27% of households will be over the age of 75 by 2037. Therefore, we will work to address the housing and support need of older people by working in partnership with the Health and Social Care partnership.

Helping older people to remain independent in their own home for as long as possible is a key element in our approach to 'independent living'. Aids and adaptations are offered to help older people and people with disabilities in South Ayrshire by supporting them to live safely, comfortably, and independently at home.

Provision of housing for older people is a main priority in our new build programme. Specifically built and designed properties are being developed and integrated within developments to provide balanced communities.

Housing Adaptations helping people to remain independent in their own home for as long as possible is a key element in our approach to 'independent living' identified in the LHS. This can involve the adaptation of people's homes to meet their needs, reviewing people's housing options and exploring specialist accommodation.



## Rural Needs

28% of South Ayrshire population live in rural areas or remote small towns. Appropriate housing is key to ensuring our rural communities remain sustainable and residents can meet their current needs as well as their future aspirations.

South Ayrshire Council's Local Development Plan (LDP) notes that we will give support to "development in rural areas which supports prosperous and sustainable communities while protecting and improving the environment". Housing development outside existing developments should primarily involve:

- reusing existing buildings and replacement housing,
- infill development within existing clusters or groups of housing, and
- housing to meet rural business requirements.

Consultation with our rural communities took place in 2019, using a mixture of qualitative and quantitative methods including:

- Consultation events with members representing rural wards
- Interactive sessions with S5 and S6 pupils
- Social media campaign

The Scottish Government made special mention to the support of rural developments in its vision for Housing to 2040 in an attempt to stem rural depopulation. This includes:

- Extension of modern methods of construction and new technology to assist "challenges in rural areas"
- Change to funding guidance to permit communities to enter long term leasing arrangements with owners of empty property, helping to bring long term empty property back into use.

Findings from these consultation sessions have influenced this SHIP and will help the council achieve the vision set out for rural housing in the Scottish Governments Housing to 2040 vision.

## Wheelchair/Specialist Provision

New social housing developments in South Ayrshire have been enhanced by adopting a “lifetime homes” approach to new build properties. Meaning houses are built to achieve Housing for Varying Need standard and incorporate accessibility features from the outset. These properties are designed to be adaptable over time to accommodate an individual or family’s changing needs (which could include the need for a wheelchair). Within our current new build properties at least 12% are suitable for wheelchair users.

In addition, South Ayrshire Council is keen to explore opportunities to develop new-build specialist accommodation that also allows the care needs of older people and people with disabilities to be met on site. One such ‘core and cluster’

development is planned in Fort Street Ayr, and the authority will work with the Health and Social Care Partnership to identify opportunities for development in the years to come. (Info on fort street)

the current HNDA (2022 – 2027) has identified an estimated 1810 wheelchair users in South Ayrshire. The previous HNDA (2016 – 2020) estimated 1,850 wheelchair users in South Ayrshire, which proves a degree of continuity.

The HNDA (2022 – 2027) has provided an estimate of unmet housing need among wheelchair user households in South Ayrshire as 353 households. The table below, shows the unmet housing need of wheelchair user households as discussed in the HNDA.

Household type	Estimated households, 2018, as per Table 3.a	Calculation	Unmet need
Number of households using a wheelchair all the time	314 households	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	60 households
Number of indoor only user households	154 households	Assume 25.6% (all of those in SHS requiring adaptations and accommodation unsuitable)	39 households
Number of outdoor only user households	1,342 households	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	254 households
Estimated unmet housing need among wheelchair user households in South Ayrshire in 2018			353 households

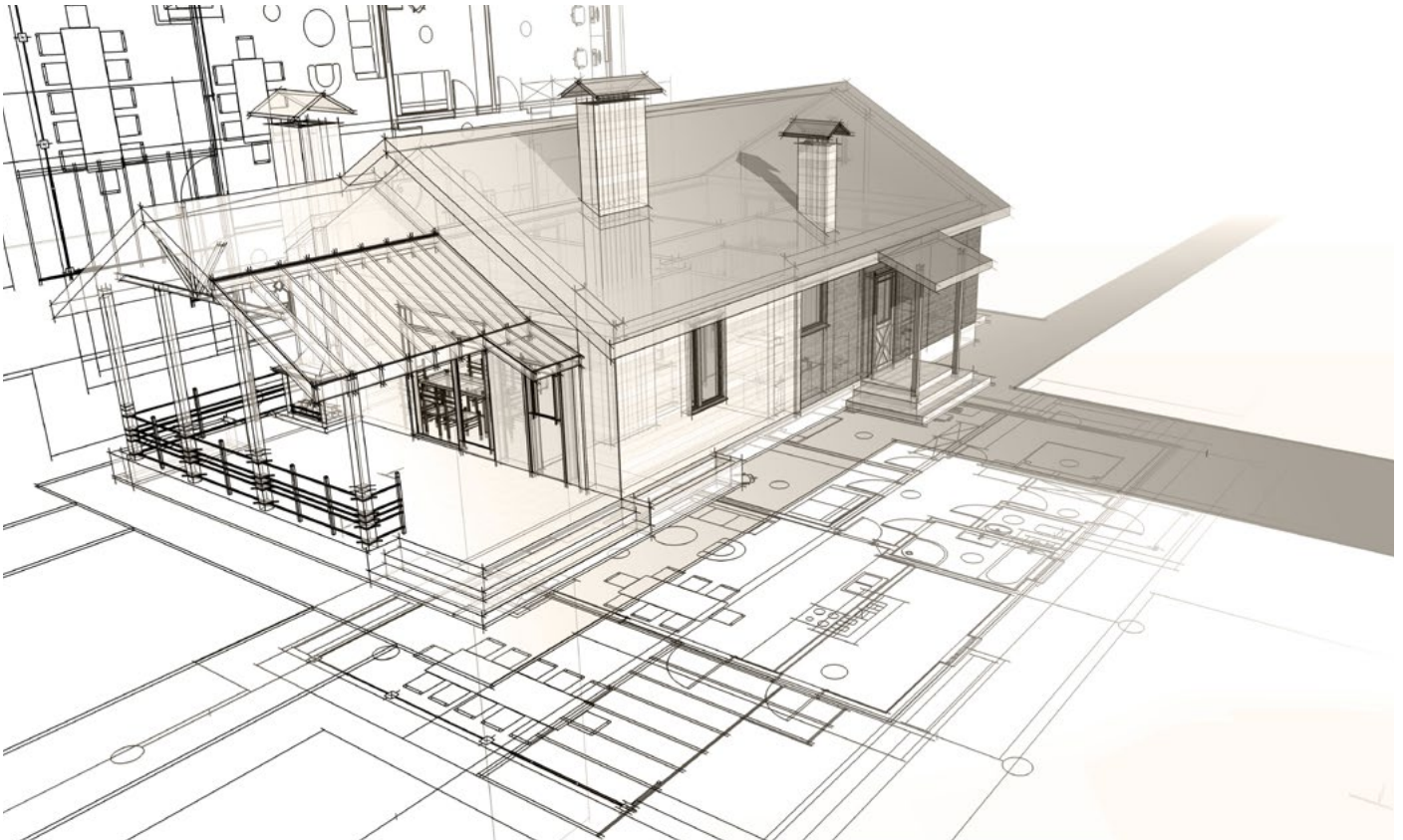
Table 2. Estimate of unmet housing need among wheelchair user households in South Ayrshire, 2018

The LHS 2023-2028 set a target of 20 units of affordable wheelchair accessible housing per year. This number is to be annual reviewed through this SHIP as well as an annual review of the contribution that private developers will have in the delivery of wheelchair accessible housing.

In terms of demand for housing, we work closely with the Integrated Joint Board to identify specific needs and through Council and RSL new build seek to address the needs of wheelchair users through the AHSP. In addition, all social housing developed

as part of the AHSP meets Housing for Varying Needs, and as such can be adapted to meet the needs of households with disabilities.

If wheelchair accessible housing targets cannot be met from public sector housing developments alone, the council will consider introducing a percentage wheelchair accessible housing policy for private market housing developments in LDP3, based on the findings of the HNDA and the deliberations informing the LHS.



## Housing to 2040

The Scottish Government have recently published their Housing to 2040 strategy that outlines the vision for housing over the next 20 years. The strategy's vision describes what stakeholders wanted their homes and communities to look like in 20 years' time and is deliberately ambitious. The principles outline a guide to policy decisions might be formed in the future to make the vision a reality. The vision and principles have informed the Housing to 2040 route map.

The route map is divided into four main areas:

- Building more homes
- Increasing affordability and choice
- Making homes warmer using greener energy
- Improving the quality of all housing

Within this strategy, there are several key features that may have a significant impact on the council's new build programme and as such have an impact on the SHIP. These include:

- 100,000 more affordable homes by 2031/32, at least 70% of which will be for social rent.
- All new homes built by councils and registered social landlords to emit zero carbon by 2026.
- A housing standard to cover all new and existing homes, including agricultural properties and mobile homes.
- An accessible homes standard for new homes, giving disabled people more options and reducing the need for adaptations as people get older.
- Planning guidance that ensures amenities, including open space, are within easy reach of people's homes.

The council will continue to monitor guidance that comes from the Scottish Government in relation to this strategy and strive to achieve the outcomes set out in the vision, many of which are currently high priority in the current SHIP.

## Equalities

South Ayrshire Council is fully committed to the general principles of fairness and equality and seeks to apply these principles in all that it does as a community leader, service provider, education authority and employer.

In taking these actions forward regarding affordable housing development, our SHIP has been subject to a full Equalities Impact Assessment (EIA) to consider any potential issues with our programme.

Our EIA did not identify any negative impacts in the delivery of our Affordable Housing Development Programme. There were a number of positive impacts that were identified when undertaking the EIA, mainly;

- Affordable housing for those in lower incomes
- More energy efficient properties reducing housing running costs.
- Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects.
- Meeting the housing needs of people wishing to live in rural areas within individual rural based housing development projects.
- The SHIP may impact positively on deprivation and issues relating to poverty and social exclusion as it will help to increase the supply of affordable housing across South Ayrshire and therefore help to meet housing need.



## Rapid Rehousing Transition Plan

South Ayrshire Council's Rapid Rehousing Transition Plan 2019-2024 (RRTP) recognises the important contribution new build development of affordable housing can play in meeting the needs of homeless households, either directly (being allocated accommodation in a new build property) or indirectly (new build accommodation freeing up other housing within existing stock through lets to transfer applicants). As part of its RRTP, South Ayrshire Council has set a target that 51% of all Council lets should be allocated to homeless households. Figures remain above the target of 51% set out by our RRTP, in 2022/23, 55% of lets were to homeless households.

South Ayrshire Council has set a target that 25% of all RSL lets should be allocated to homeless households. RSL's have begun new build developments in the area and work with partners continues to achieve the set target.

At the time of writing our RRTP, the majority of lets to new build Council housing were made to Housing List or Transfer List applicants (approximately 87%), more than a tenth (12%) of all new build lets were made to homeless households.

As such, the aims of the SHIP are consistent with those of the RRTP.

## Child Poverty Action

South Ayrshire has the 12th highest child poverty levels in Scotland with 12.9% of children under 16 classified as living in absolute low-income families after housing costs. This equates to approximately 2,255 children.

Child poverty is most prevalent in the Ayr North and Girvan and South Carrick wards at 17.7% and 16.5% respectively and lowest in Ayr West where it is at 9.3%.

A whole system approach is developing within the Community Planning Partnership and third sector organisations to mitigate the impact of poverty on children's lives in South Ayrshire, but the most effective long-term options for reducing child poverty sits within national government policies.

The Scottish Government have recently published a new strategy to tackle child poverty - Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026 (<https://www.gov.scot/publications/best-start-bright-futures-tackling-child-poverty-delivery-plan-2022-26/>).

In April 2023, the South Ayrshire Community Planning Partnership Board were provided with an update on South Ayrshire's existing Child Poverty Action Plan. This report detailed progress made by services across the council and its partners in reducing Child Poverty. Housing has played a major role in doing so having been committed to the following actions;

- Deliver 1,000 new affordable homes by 2023
- Development of Team around the Family approach, along with other council services and external partners

- Double Glazing window improvement programme to 500 homes with low energy efficiency ratings
- Energy Efficiency projects to improve Housing quality in Public and Private Sector
- Extension to existing service – Ayr Housing Aid First Home Project
- Housing Support via Seascope & Ayr Housing Aid
- Implement new Pathways for Care Experienced Young People to source suitable housing without having to present as homeless

South Ayrshire Community Planning Partnership is currently in the process of developing a new Child Poverty Strategy to refresh and realign the child poverty action plan to better reflect national and local circumstances.



## Strategic Environmental Assessment (SEA)

As the “Responsible Authority” in the terms of the Environmental Assessment (Scotland) Act 2005, the Council has a duty to determine whether policies will have significant environmental effects and therefore whether a full Strategic Environmental Assessment (SEA) is required.

To that end, applying the relevant criteria as set out in Schedule 2 of the Act, the Council carried out a pre-screening of the SHIP under Section 8(1) of the Act.

This pre-screening process found that the SHIP on its own is unlikely to have significant environmental impact. This assumes that decisions and options surrounding the environmental impact of housing development would be assessed through the Local Development Plan.

A pre-screening notification was submitted to the SEA Gateway on 17th August 2023 and no concerns were raised by the relevant Consultation Authorities.



## Appendix 2 Shadow Programme

Potential Future Sites		
Household type	No. Units	Estimated households, 2018, as per Table 3.a
Barrhill	7	South Ayrshire Council
Heathfield (Phase 3)	40	South Ayrshire Council
Fisherton	10	Ayrshire Housing
Wallacetown	30	South Ayrshire Council
Heathfield (Phase 1)	40	South Ayrshire Council
McCall's Avenue East (Phase 1)	30	TBC
Heathfield (Phase 2)	40	South Ayrshire Council
Dailly	8	South Ayrshire Council
Station Road Girvan	20	South Ayrshire Council
Dalrymple Street Girvan	6	South Ayrshire Council
St Cuthberts Golf Course	18	Ayrshire Housing
Main Road Ayr	9	Ayrshire Housing
Galloway Avenue Ayr	24	Ayrshire Housing
McCall's Avenue East (Phase 2)	40	TBC
Orient Cinema	30	Ayrshire Housing
Barrhill	7	South Ayrshire Council
Cairn School Maybole	25	South Ayrshire Council
Dundonald Modular Build	40	West of Scotland Housing Association
Glenparks	60	Ayrshire Housing Association

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*south*  
**AYRSHIRE**  
COUNCIL  
Comhairle Siorrachd Àir a Deas  
Making a Difference Every Day



Site Name.	Developer	Approval Year	Estimated Site Start Date	Estimated Completion date	Total Units	Site Starts							
						2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2023/24	2024/25
Greenan Phase 3 (WSHA)	WEST OF SCOTLAND H A LTD	2021	1 Jan 2022	1 Feb 2023	31							31	
Monkton	IRVINE HOUSING ASSOCIATION	2021	01 Nov 2021	31 Oct 2023	22							22	
Mainholm, Ayr (Phase 1)	SAC	2022	26 Sep 2022	23 Oct 2024	69	69						69	24/25
Mainholm, Ayr (Phase 2)	SAC	2022	15 May 2023	10 Feb 2025	91	91							91
Greenan Phase 4	WEST OF SCOTLAND H A LTD	2022	16 Jan 2023	15 Jan 2024	6	6							6
Former St Ninians Primary School	SAC	2023	01 Jan 2024	01 Jun 2025	42	42							42
Second Hand Market Purchases SAC - ASHP - Phase 9	SAC	2023	01 Oct 2023	31 Mar 2024	30	30						30	
Ayrshire Housing Open Market Purchases 2023/24	AYRSHIRE HOUSNG	2023	01 Oct 2023	31 Mar 2024	5	5						5	
Riverside Place	SAC	2023	1 Dec 2023	15 Mar 2025	75	42	33						
Second Hand Market Purchases SAC - ASHP - Phase 10	SAC	2023	01 Apr 2024	31 Mar 2025	30		30						
Manse Road Coylton	AYRSHIRE HOUSNG	2023	1 Oct 2024	1 Jun 2025	13		13						
Croft Road Tarbolton	AYRSHIRE HOUSNG	2023	23 Mar 2024	23 Mar 2026	25		25						
Green St	AYRSHIRE HOUSNG	2023	31 Mar 2024	21 Mar 2025	32		25						
Afton Avenue, Prestwick	SAC	2023	23 Apr 2024	28 Aug 2025	25		25						
North of Queens Terrace , Maybole	AYRSHIRE HOUSNG	2023	31 Jan 2026	31 Aug 2027	22			22					
Waggon Road (Ayrshire Housing)	AYRSHIRE HOUSNG	2023	01 Jun 2024	1 Apr 2025	9			9					
Buchan Road, Troon	SAC	2025	20 Jan 2025	31 Mar 2026	30			30					
Dalmilling, Ayr	SAC	2022	1 May 2025	1 Dec 2026	25			25					
Dunlop Crescent, Ayr	SAC	2020	31 Aug 2025	26 Aug 2026	10			10					
Aldersyde Avenue, Troon	SAC	2025	01 Apr 2025	30 May 2026	20			20					
Second Hand Market Purchases SAC - ASHP - Phase 11	SAC	2023	01 Apr 2025	31 Mar 2026	30			30					
Corton (Phase 1)	TBC	2024	30 Jun 2026	20 Dec 2027	50				50				
Kirkmichael Meadowbank Place 2	AYRSHIRE HOUSNG	2024	31 May 2026	17 Nov 2027	13				13				
South Harbour Street, Ayr	AYRSHIRE HOUSNG	2022	03 Apr 2026	31 Aug 2028	40				40				
Second Hand Market Purchases SAC - ASHP - Phase 12	SAC	2023	01 Apr 2026	31 Mar 2027	30				30				
New Stables Lane Scheme - Maybole Regeneration	AYRSHIRE HOUSNG	2023	22 Mar 2026	22 Mar 2027	15				15				
West Sanquar Rd	WEST OF SCOTLAND H A LTD	2025	25 Feb 2026	23 Mar 2028	100				50	50			
Arran Mall Ayr	SAC	2026	20 Mar 2027	20 Oct 2028	95				50	45			
Second Hand Market Purchases SAC - ASHP - Phase 13	SAC	2023	01 Apr 2027	31 Mar 2028	30					30			
Corton (Phase 2)	TBC	2025	30 Jun 2027	20 Dec 2028	50					50			
McConnell Square Girvan	SAC	2027	01-Apr-27	31-Mar-28	25					25			
Corton (Phase 3)	TBC	2026	30 Jun 2028	20 Dec 2029	50						50		
Second Hand Market Purchases SAC - ASHP - Phase 14	SAC	2023	01 Apr 2028	31 Mar 2029	30					30			
Fenwickland Avenue Ayr	SAC	2027	01-Apr-28	31-Mar-29	12						12		
Willow Lane	SAC	2027	01-Apr-28	31-Mar-29	12						12		
Troon Lock Ups	SAC	2027	01-Apr-28	31-Mar-29	12						12		

**\*Wheelchair Target based on 15% planning assumption**

Total Units	Total on Site							
	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2023/24	2024/25
1206	285	151	146	248	200	116	157	139

Site Completions				House Types				SG Funding	SG Funding Current Year 23/24	SG Funding Year 1 (£) 24/25	SG Funding Year 2 (£) 25/26	SG Funding Year 3 (£) 26/27
2025/26	2026/27	2027/28	2028/29	General	Amenity	Supported	Wheelchair*					
				31				£1,156,908.00				
				50				£3,924,000.00				
25/26	26/27	27/28	28/29	67			2	£5,600,128.00	£2,883,693.00			
				89			2	£7,438,976.00		£3,803,072.00	£3,803,072.00	
				6				£547,092.00	£547,092.00			
				36			6	£3,009,024.00		£1,755,264.00	£1,755,264.00	
				30				£1,350,000.00	£1,350,000.00			
				5				£200,000.00	£200,000.00			
42	33			70			5	£6,268,800.00	£2,089,600.00	£2,089,600.00		
				30				£1,350,000.00		£1,350,000.00		
13				13				£1,185,366.00		£1,185,366.00		
	25			25				£2,279,550.00		£1,139,775.00	£1,139,775.00	
25				7	25			£2,917,824.00		£2,917,824.00		
25				21			4	£2,089,600.00		£1,044,800.00		
		22		22				£2,006,004.00			£2,006,004.00	
	9				9			£820,638.00	£820,638.00			
	30			25			5	£2,507,520.00		£1,253,760.00	£1,253,760.00	
	25			21			4	£2,089,600.00		£1,044,800.00	£1,044,800.00	
	10			8			2	£835,840.00		£835,840.00		
	20			17			3	£1,671,680.00		£1,671,680.00		
				30				£1,350,000.00		£1,350,000.00		
	50			42			8	£4,179,200.00			£4,179,200.00	
		13		8	5			£1,261,351.00			£1,261,351.00	
		40			40			£3,647,280.00			£1,823,640.00	
				30				£1,350,000.00			£1,350,000.00	
		15		15				£1,455,405.00			£1,455,405.00	
		50	50	100				£9,118,200.00		£2,279,550.00	£2,279,550.00	
		50	45	31	50		14	£7,940,480.00			£3,970,240.00	
				30				£1,350,000.00				
		50		42			8	£4,179,200.00				
			25	21			4	£1,755,264.00				
			50	42			8	£4,179,200.00				
				30				£1,350,000.00				
			12	10			2	£835,840.00				
			12	10			2	£835,840.00				
			12	10			2	£835,840.00				
<b>Total Site Completions</b>				<b>Total House Types</b>				<b>Anticipated Spend</b>	<b>£7,070,385.00</b>	£17,360,099.00	£18,268,141.00	£19,370,190.00
2025/26	2026/27	2027/28	2028/29	General	Amenity	Supported	Wheelchair	Resource Planning Assumption	<b>£12,751,000.00</b>	£12,760,000.00	£12,971,000.00	£12,971,000.00
105	202	240	206	1024	129	0	77		<b>£5,680,615</b>	-£4,600,099.00	-£5,297,141.00	-£6,399,190.00



**South Ayrshire Council**  
**Equality Impact Assessment including Fairer Scotland Duty**

**Section One: Policy Details\***

Name of Policy	<b>Strategic Housing Investment Plan (SHIP) 2024/25 – 2028/29</b>
Lead Officer (Name/Position)	Chris Carroll – Co-Ordinator Housing Policy and Strategy
Support Team (Names/Positions) including Critical Friend	Chris Carroll – Co-Ordinator Housing Policy and Strategy Kyle McKay – Policy Officer Laura Thomson – Senior Policy Officer

\*The term Policy is used throughout the assessment to embrace the full range of policies, procedures, strategies, projects, applications for funding or financial decisions.

What are the main <b>aims</b> of the proposal?	The aim of the SHIP is to provide a strategic basis planning tool that details affordable housing development priorities and funding requirements within South Ayrshire and will Programme resource planning.  Preparation of the SHIP is a requirement of Scottish Government.
What are the intended of the proposal	The outcomes of the SHIP are: <ul style="list-style-type: none"> <li>• Clear priorities for provision of affordable</li> <li>• Fair and transparent allocation of Scottish Government's Affordable Housing Investment Programme funds</li> </ul>

**Section Two: What are the Likely Impacts of the Policy?**

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	The SHIP will have a potential impact on specific communities throughout South Ayrshire where affordable housing is developed.  It will have a positive impact on people in housing need through the development of affordable housing across the period of the plan, and by increasing the number of affordable housing units available.
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
<p><b>Age:</b> Issues relating to different age groups e.g. older people or children and young people</p>	<p>Allocations policies ensure equality of access to affordable housing for people of all ages. Social rented accommodation is open to anyone over 16 years of age.</p> <p>It is also anticipated that the SHIP will have <b>positive</b> impacts as the SHIP will also aim to</p> <ul style="list-style-type: none"> <li>• meet the particular housing needs of older people within individual housing development projects, which may also include an element of care</li> </ul>
<p><b>Disability:</b> Issues relating to disabled people</p>	<p>Allocations policies ensure equality of access to affordable housing for people with disabilities.</p> <p>It is anticipated that the SHIP will have <b>positive</b> impact on people with disabilities as the needs of people with disabilities and particular needs are taken into account within the development of the SHIP to ensure a high level of</p> <ul style="list-style-type: none"> <li>• accessibility and adaptability in all new build developments.</li> </ul>
<p><b>Gender Reassignment – Trans/Transgender:</b> Issues relating to people who have proposed, started or completed a process to change his or her sex</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of their gender reassignment status.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their gender reassignment status.</p>
<p><b>Marriage and Civil Partnership:</b> Issues relating to people who are married or are in a civil partnership</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of marriage or civil partnership status.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their marriage or civil partnership status.</p>

<p><b>Pregnancy and Maternity:</b> Issues relating to woman who are pregnant and/or on maternity leave</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of the condition of being pregnant or expecting a baby and the period after the birth.</p>
<p><b>Race:</b> Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers</p>	<p>Allocation policies ensure equality of access to affordable housing, across all racial groups in accordance with legislation.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people from any racial group, ethnic or national origin, including gypsy travellers and migrant workers.</p>
<p><b>Religion or Belief:</b> Issues relating to a person's religion or belief (including non-belief)</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of their religion or beliefs.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their religion or beliefs.</p>

<p><b>Sex:</b> Gender identity: Issues specific to women and men/or girls and boys</p>	<p>Allocations policies ensure equality of access to affordable housing, for both men and women in accordance with legislation.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to both men and women.</p>
<p><b>Sexual Orientation:</b> Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight</p>	<p>Allocations policies ensure equality of access to affordable housing for people regardless of a person's sexual orientation.</p> <p><b>No impact</b> is anticipated as the properties developed as a result of the SHIP will be allocated based on the Council's and Registered Social Landlord's Allocation Policies which apply equally to people regardless of their sexual orientation.</p>

**Equality and Diversity Themes Relevant to South Ayrshire Council**

<p><b>Health</b> Issues and impacts affecting people's health</p>	<p>The SHIP may impact positively on health issues by:</p> <ul style="list-style-type: none"> <li>Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects.</li> </ul>
<p><b>Human Rights:</b> Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p>	<p>The SHIP may impact positively on human rights in respect of;</p> <ul style="list-style-type: none"> <li>Improving privacy of households in housing need who may be living in overcrowded or unsuitable accommodation.</li> <li>Enabling the right to a family life for some households on RSL waiting lists who are recognised as living in unsuitable conditions.</li> </ul>

**Socio-Economic Disadvantage**

<p><b>Low Income/Income Poverty:</b> Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	<p>There will be a positive impact for those who have a low income or are living in income poverty.</p> <p>An example of this is the installation of energy efficiency measures which will impact positively on the cost of heating a home.</p>
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	The Strategic Housing Investment Plan links to The Local Housing Strategy and with the Council Plan which aims to reduce poverty and inequality.
<b>Low and/or no wealth:</b> Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	There will be a positive impact for those with low and/or no wealth. The Strategic Housing Investment Plan links with Local Development Plan 2 and together they direct investment in new housing.  Housing new build development and retrofitting programmes will create jobs, provide apprenticeships and other training opportunities, and provide more energy-efficient homes for those who need them.
<b>Material Deprivation:</b> Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	There will be a positive impact for those who have a low income or are living in income poverty. The Strategic Housing Investment Plan links with the Council Plan which aims to reduce poverty and inequality.
<b>Area Deprivation:</b> Issues: where you live (rural areas), where you work (accessibility of transport)	There will be a positive impact for those who have a low income or are living in income poverty. The Strategic Housing Investment Plan will support work to address area deprivation and links with the Council Plan which aims to reduce poverty and inequality.

### Section Three: Evidence Used in Developing the Policy

<b>Involvement and Consultation</b> In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? <b>Who</b> did you involve, <b>when</b> and <b>how</b> ?	<b>Consultation is ongoing and will take place as follows:</b>  Meetings held with the Scottish Government to discuss affordable housing investments in relation to affordable housing development projects are led on an ongoing and regular basis  These meetings are also attended by relevant RSL partners within South Ayrshire. Informal internal meetings are also held with RSL partners to discuss individual affordable housing developments and development opportunities Discussions with Councillor Martin Kilbride Portfolio Holder for Housing and Community Wellbeing are ongoing.
<b>Data and Research</b> In assessing the impact set out above what evidence has been	The Housing Need and Demand Assessment 2022 The Housing Need and Demand Assessment 2022



<p>collected from research or other data. Please specify <b>what</b> research was carried out or data collected, <b>when</b> and <b>how</b> this was done.</p>	<p>(HNDA) provided a detailed analysis of housing demand and need, identifying the key drivers in the South Ayrshire Housing Market Areas (HMAs) of Ayr HMA and Girvan and South Carrick (G&amp;SC) HMA. In addition it provided a robust evidence base for current and future requirements in terms of market and affordable housing to inform the SHIP, the Local Housing Strategy (LHS), and the Local Development Plan. Development of the HNDA took place between October 2020 and December 2022. The HNDA is assessed by the Scottish Government and was awarded robust and credible status in 2022. The South Ayrshire Local Housing Strategy (LHS) 2023 – 2028 The LHS sets out the Vision for the development of housing and related services by South Ayrshire Council and its partners across South Ayrshire for the period 2023 – 2028. Development of the LHS took place between May 2022 and June 2023. The finalised LHS was approved by Elected Members in August 2023.</p>
<p><b>Partners data and research</b> In assessing the impact(s) set out in Section 2 what evidence has been provided by partners?  Please specify partners</p>	<p>In the development of the Local Housing Strategy, a Housing Supply Group was formed with representatives from:</p> <p>South Ayrshire Council (Housing Operations, Policy &amp; Strategy Team, Planning and Community Care); The Scottish Government More Homes Division Ayr Renaissance Homes for Scotland; RSL's; and Private Developers</p> <p>The role of the Housing Supply Group was to inform our intended actions in relation to Housing Supply over the next five years, and met between October 2015 and June 2016.</p> <p>Many of these partners were also involved in a Housing Market Partnership (HMP) which had a key role in developing our HNDA. The Housing Market Partnership and its Housing Supply sub-group involved consultation with a range of stakeholders including representatives from within South Ayrshire Council (SAC Housing Policy and Strategy Team, SAC Planning, SAC Community Engagement, SAC Community Planning</p>

	<p>Partnership, RSLs operating in the area (Ayrshire Housing, West of Scotland Housing Association, Blackwood Homes, Hanover (Scotland) Housing Association).</p> <p>The role of the HMP was to inform and shape the assessment of housing need across the many interconnected facets of the local housing market area. This group met between January 2014 and August 2014 and provided feedback throughout the development of the HNDA.</p>
<p><b>Gaps and Uncertainties</b> Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>There are no other identified gaps or uncertainties in our understanding of the issues or impacts that need to be explored at this time.</p> <p>Should additional relative information, research or guidance become available we will take cognisance of this as and when required.</p>

**Section Four: Detailed Action Plan to address identified gaps in:**

- a) evidence and
- b) to mitigate negative impacts

No	Action	Lead Officer(s)	Timescale
1	Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing.	To be confirmed	Ongoing
2	Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing.	To be confirmed	Ongoing
3	Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP	To be confirmed	Ongoing

**Note: Please add more rows as required.**

**Section Five - Performance monitoring and reporting**

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	The draft SHIP will be submitted to the Scottish Government on HARP following Leadership Panel approval 2022. The SHIP covers a 5 year planning period.
When will the policy be reviewed?	2024 as part of the required SHIP submission annually
Which Panel will have oversight of the policy?	Cabinet

**Section 6**

**South Ayrshire Council**

**Appendix .....**

**Summary Equality Impact Assessment Implications & Mitigating Actions**

**Name of Policy:** ....Strategic Housing Investment Plan 2024/25 – 2028/29

This policy will assist or inhibit the Council's ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

<p><b>Eliminate discrimination</b> The SHIP will assist in eliminating discrimination by developing housing solutions to meet varying needs. Allocations policies also ensure equality of access to affordable housing, thereby eliminating discrimination.</p>
<p><b>Advance equality of opportunity</b> In conjunction with allocation policies the SHIP will ensure equality of access to affordable housing to all applicants aged over 16 across all protected characteristics.</p>
<p><b>Foster good relations</b> The SHIP fosters good relations between South Ayrshire Council and partners in the development of the SHIP, and ongoing work in relation to the LHS Housing Supply Steering Group. The work of this group will assist in developing future SHIP submissions through partnership working.</p>
<p><b>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</b> The delivery of the outcomes and actions within this Strategy will support those who are socio-economically disadvantaged. This can be achieved by improving the quality and energy efficiency of housing and the places where people live.</p>

<b>Summary of Key Action to Mitigate Negative Impacts</b>	
<b>Actions</b>	<b>Timescale</b>
Take cognisance of relative Scottish Government guidance on an ongoing basis relative to developing the SHIP and the delivery of affordable housing.	<b>Ongoing</b>
Take cognisance of new information and research relative to developing the SHIP and the delivery of affordable housing.	<b>Ongoing</b>
Input affordable housing developments to the Government developed Housing And Regeneration Programmes (HARP) system to inform future SHIP submissions	<b>Ongoing</b>

**Signed: ..Chris Carroll.....Coordinator**

**Date:** .4/10/23..

**South Ayrshire Council**

**Report by Director of Strategic Change and Communities  
to Cabinet  
of 31 October 2023**

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**Subject: Strategic Approach to Inward Investment**

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**1. Purpose**

1.1 The purpose of this report is to seek Members' support for a strategic approach to inward investment.

**2. Recommendation**

**2.1 It is recommended that the Cabinet:**

**2.1.1 approves the proposal set out in paragraph 4.1 and commission a refresh of the Council's Strategic Economic Plan with a clear focus on sector development and Inward Investment;**

**2.1.2 endorses the proposed approach to Inward Investment and request an Inward Investment/ Sectoral Development Strategy, including associated operational structure for consideration in April 2024; and**

**2.1.3 notes and approves the role of the Economy and Regeneration Team in facilitating inward investment activities.**

**3. Background**

3.1 Inward investment makes a significantly disproportionate and positive contribution to our economy. Global exposure spurs innovation and improves productivity. Local businesses can learn new ways of operating. Managed well, this brings opportunities across our supply chains and ensures our skills system and management match global standards. It allows us to leverage our key sectors and technologies, and to build internationally competitive businesses across South Ayrshire which are equipped to tackle global challenges.

3.2 Inward investment should be regarded as a means to an end and not an end in itself. Therefore it is crucial that inward investment activities are embedded in long term strategic and sectoral plans. Inward investment has the added advantage of bringing in not only funding, but also providing access to global networks, markets, technology and talent.

3.3 The 'Invest South Ayrshire' (ISA) service was approved by the Council Leadership Panel in 2015 to establish a function within the Council to manage all inward investment enquiries for the region and target investors to promote South Ayrshire

as an investment destination. ISA has been in operation since January 2016. The service adopted a pro-active, rather than a re-active, approach and focussed on the strengths of South Ayrshire. One of the successes of this approach has been that Scottish Development International (SDI) now recognises South Ayrshire as an attractive inward investment location. Additional information about our approach has been provided in Appendix 1.

- 3.4 Our Invest South Ayrshire activity is undertaken by a professional team working with local stakeholders and the national SDI team [[Scotland is Now](#)] to promote South Ayrshire as a modern, connected and viable location for 21st century businesses, focusing in particular (but not exclusively) on those sectors where we have a world class offering, namely: aerospace and associated advanced manufacturing/ engineering, food and drink, and the potentially emerging space sector and agri-tech.
- 3.5 The service is reactive to enquiries from businesses from other sectors which offer growth potential. Key to the outbound messaging will be the continued positioning of South Ayrshire as one that is synonymous with quality and innovation.
- 3.6 The ultimate aim of Invest South Ayrshire is to create and safeguard jobs in the region, through securing existing investment and attracting new investments. Invest South Ayrshire works with a wide range of stakeholders and existing investors to develop targeted investment propositions, along with creating the right business environment to secure new and secondary investments for South Ayrshire.
- 3.7 SDI is the trade and investment arm of the Scottish Government and its agencies. SDI works closely with Invest South Ayrshire and partner organisations to secure new inward investment in South Ayrshire, support existing inward investors and help Scottish companies to target new international markets.

#### **4. Proposals**

- 4.1 The work of Invest South Ayrshire has been guided by the Strategic Economic Plan of the Council. This has been very successful, but a specific Inward Investment Strategy for the Council would ensure better alignment of resources and performance management. It is crucial that such a strategy delivers on the new Council Plan priorities and is evidenced based. Therefore, a number of delivery actions are proposed to inform the Council's Inward Investment Strategy and a complete refresh of the Council's Strategic Economic Plan. These are set out in Appendix 2.
- 4.2 The proposal is to report back on actions in paragraph 4.1 by April 2024 and propose a new inward investment action plan and a refreshed economic strategy.
- 4.3 Inward Investment forms an integral part of delivering a Thriving Economy and Thriving Businesses. It is proposed that the Economy and Regeneration service operational structure should reflect the elements that are at the core of economic development. A future report and proposals on a new operational structure will be brought before Members by the end of the year.

#### **5. Legal and Procurement Implications**

- 5.1 There are no legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

6.1 Not applicable

## **7. Human Resources Implications**

7.1 Not applicable

## **8. Risk**

### **8.1 *Risk Implications of Adopting the Recommendations***

8.1.1 There are no risks associated with adopting the recommendations.

### **8.2 *Risk Implications of Rejecting the Recommendations***

8.2.1 There are no risks associated with the rejection of the recommendations.

## **9. Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 3.

## **10. Sustainable Development Implications**

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## **11. Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report

## **12. Link to Council Plan**

12.1 The matters referred to in this report contribute to Priority 2 of the Council Plan: Live, Work, Learn.

## **13. Results of Consultation**

13.1 There has been no public consultation on the contents of this report

13.2 Consultation has taken place with Councillor Bob Pollock, Portfolio Holder for Economic Development, and the contents of this report reflect any feedback provided.

**14/**



## 14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Director of Strategic Change and Communities will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Develop Refresh of the Strategic Economic Plan and Inward Investment Strategy	30 April 2024	Assistant Director - Communities

**Background Papers**    **Report to Leadership Panel of 17 March 2015 – [AMBITION Programme: Extension to Establish an 'Invest South Ayrshire' Operation](#)**

**Person to Contact**    **George Hunter, Assistant Director - Communities  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612994  
E-mail [george.hunter@south-ayrshire.gov.uk](mailto:george.hunter@south-ayrshire.gov.uk)**

**Date:** 18 October 2023



# Invest South Ayrshire

Invest South Ayrshire works closely with the teams tasked with delivering the Ayrshire Growth Deal and particularly securing secondary investment in Prestwick Aerospace to help maximise economic benefit for South Ayrshire.

# INVEST SOUTH AYRSHIRE

*“our ultimate aim is to create and safeguard jobs in the region, through securing existing and attracting new mobile investment”*

# WHAT DOES 'INWARD INVESTMENT' IN SOUTH AYRSHIRE MEAN?

## Inward investment

An investment made by a company headquartered outside of South Ayrshire that creates jobs, economic opportunities and any associated capital investment.

## Mobile investment

Mobile investments are investments that, by their nature, do not have to happen within the region. For example, a company looking to establish a new manufacturing base may have options not only in a number of regions, but across a number of countries.

Mobile investment may also relate to where work is placed, for example Spirit AeroSystems may place work orders in a number of its international operations. Spirit Prestwick must therefore compete with Spirit US, Spirit Malaysia and so on, to win work from its head office. Our aim is to work with companies like Spirit to ensure that the South Ayrshire environment supports their competitiveness.

## Types of mobile investment

Mobile investment encompasses a broad range of inward investment activities. To manage these most effectively, Invest South Ayrshire (ISA) categorises mobile investments into 4 types:

- Targeted Inward Investment (national and international)
- Secondary Investment (existing FDI)
- Safeguard Investment (existing FDI)
- Reactive

Processes have been developed to support each of these 4 types of mobile investment.

# WHY IS INWARD INVESTMENT IMPORTANT TO SOUTH AYRSHIRE?

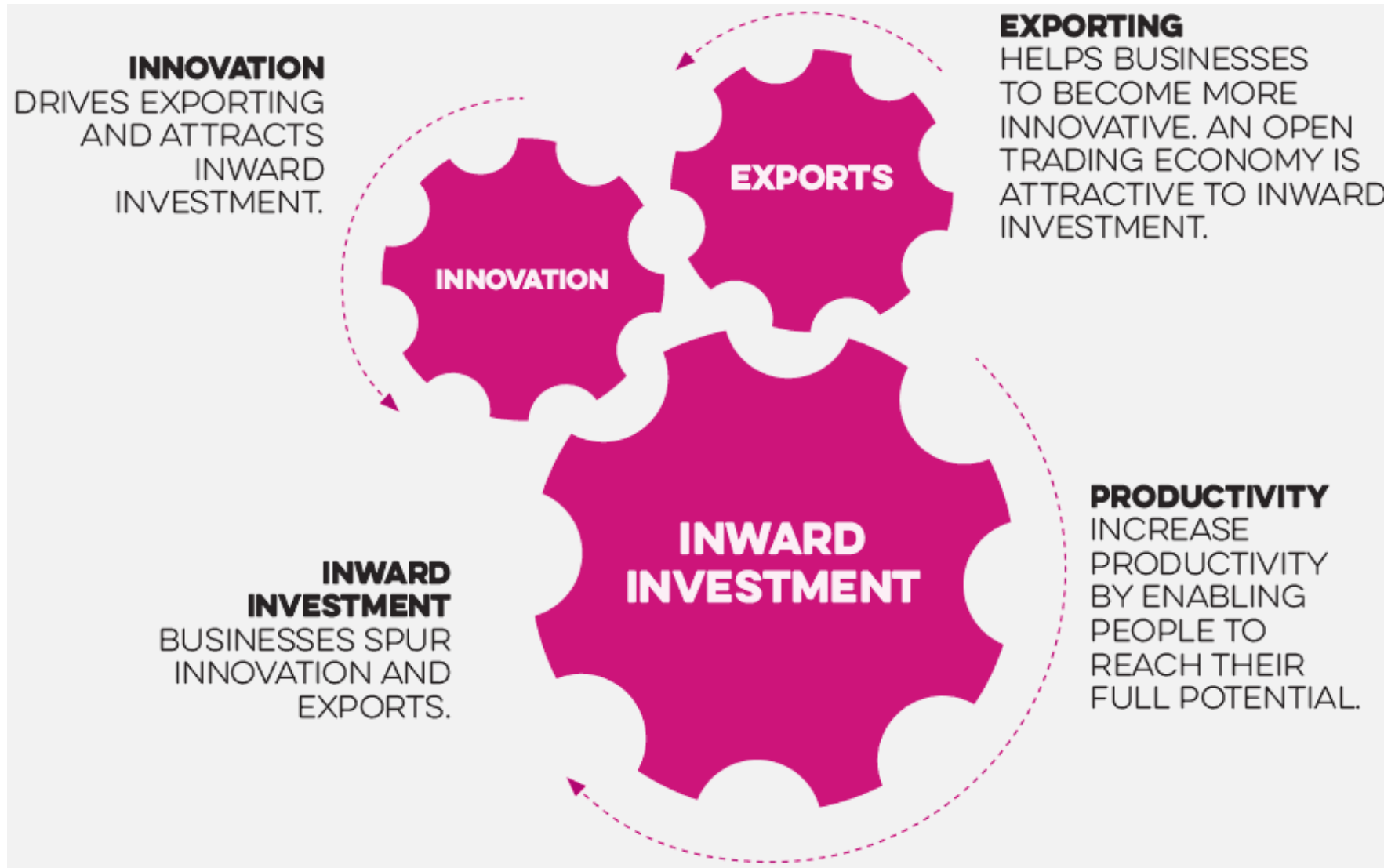
- Attracting businesses to invest in South Ayrshire is a key driver of our long-term economic wellbeing and prosperity.
- Inward investment ensures the **creation and retention of jobs, opportunities for our young people** and **wealth for the region**.
- Inward investors make a significant contribution in generating local wealth, with Foreign Owned businesses tending to pay higher than average salaries and generating significant spend in local supply chains.

*“According to Office of the Chief Economic Adviser, gross wages and salaries per head in Ayrshire are £10,373 higher for Foreign Owned businesses as compared to Scottish Owned”*

## WIDER OR “SPILL OVER” BENEFITS OF INWARD INVESTMENT

- Higher than average salaries **increase local wealth**, leading to increased spend within the local area, improving long term business outcomes for retailers and organisations in tourism and hospitality.
- Increased career opportunities with diverse routes to employment **raises the aspirations** of our young people from all socio-economic backgrounds.
- Higher than average salaries have **positive health outcomes** for individuals, with less incidence of poor health reported in higher earners.
- Increased numbers of jobs helps **retain our young people** and, long term, could help reverse the current decline in the trend of South Ayrshire having an ageing population.
- Additional benefits can be new supply chain opportunities, improvements in productivity and additional/new spend in R&D.
- Local, existing businesses can benefit by engaging with new investors to learn new ways of operating/new manufacturing techniques which can improve their productivity.
- Links between new investors and the local business base can increase supply chain opportunities and support the development of our local workforce to ensure the correct skills pipeline is created to support future growth for all businesses in South Ayrshire.

# LINKS BETWEEN INWARD INVESTMENT, INNOVATION, PRODUCTIVITY & EXPORTS





# OUR APPROACH

TYPES OF INWARD INVESTMENT

SECTOR DEVELOPMENT & CLUSTER BUILDING

SHAPING THE RIGHT ENVIRONMENT



# TYPES OF INWARD INVESTMENT - SAFEGUARDING

**SAFEGUARDING** occurs when an existing investor seeks to close or significantly rationalise its operations in the region. The nature of these situations varies widely given the underlying drivers can differ significantly.

When such a situation occurs, the Invest South Ayrshire (ISA) team will work closely with relevant partners, which will usually include Scottish Enterprise (Account Manager, SMAS, Sector Team and Infrastructure Team) and may also include other local

authorities and skills providers, to identify if there are any opportunities to mitigate the situation and in so doing, safeguard jobs in the region.

Through the Client Management process, the ISA team should have visibility of potential risks facing an operating unit in the region and work with them and other partners proactively to address these. It is, however, inevitable that in some cases there will be little or no advance warning of rationalisation and the team will be reactive in these situations.

# TYPES OF INWARD INVESTMENT - TARGETED

**TARGETED** refers to situations where a specific inward investment opportunity has been identified by the Invest South Ayrshire team (ISA). This could be the result of sector development work, i.e. supply chain gap analysis, or driven by an asset, i.e. a vacant building or development land. In both of these situations, a small number of highly targeted companies, identified through either in-house research or a specialist third party, will be approached with a view to securing investment.

Targeted Inward Investment is a central function of the ISA team. We seek to identify opportunities within the region, provided by a variety of strategic assets such as large vacant commercial units and development

land, opportunities identified within the local supply chain or other synergies including cluster strengths, workforce strengths, ties to academia etc. In addition, the team maintains and develops relations with a wide network of intermediaries, such as Scottish Development International, commercial agents and sector bodies, to ensure early awareness of companies seeking expansion or relocation.

# TYPES OF INWARD INVESTMENT - REACTIVE

**REACTIVE** these are enquiries that are presented to Invest South Ayrshire (ISA), coming from either direct contact by an interested party or through our network of partners.

Enquiries made by interested parties will be largely driven by Invest South Ayrshire advertising and promotion (events, exhibitions, ads, PR, web presence) which is an important tool to drive awareness and raise the region's profile in a very competitive environment.

Our network of local and national partners is also an important source of direct enquiries and we work with the SE infrastructure team, SDI national and international offices and commercial property agents to maximise the potential investments we are presented.

# TYPES OF INWARD INVESTMENT - SECONDARY

**SECONDARY** investments by existing Foreign Owned Investors (FOI), make up more than half of all FDI in Scotland. South Ayrshire has a significant presence of FOI. Through the new Invest South Ayrshire (ISA) Client Management Process, the ISA team is able to understand the environment these organisations require to support growth. This could relate to labour market and skills, the physical infrastructure, local supply chain content, access to local and national support programmes and so on. For example, the ISA team may work with an aerospace company, alongside other partners, on medium/long term

infrastructure and skills development projects, to create an environment that enables the company to compete with other inter-company operating units, which in this example, will likely include locations in Malaysia, China and India.

Working with our FO organisations in this way helps both to secure further investment and to anchor the existing investment in the region. In addition, this allows the identification of gaps within their supply chains and the opportunity to target inward investment.

# SECTOR DEVELOPMENT (CLUSTER BUILDING)

- Sector Development is central to our inward investment approach, working both with mature sectors, such as Food & Drink, and emerging sectors, such as Space and Agri-tech.
- The following sectors have been identified as providing the best opportunities for South Ayrshire to develop **competitive and comparative advantages over other areas, and as such form the basis of a targeted approach to our inward investment strategy:**

## **Mature sectors**

Aerospace

Engineering & Advanced Manufacturing

Food & Drink

Tourism

## **Emerging sectors**

Space

Agri-tech

# CLUSTER BUILDING

- One of South Ayrshire's key regional strengths is cluster building.
- Clusters are defined as 'regional concentrations of expertise, activities and business in one sector or related industries'.
- Clusters grow by building on their foundation of a specialised/skilled workforce, local supply chain and a knowledge pool.
- Clusters have a 'snowball effect' – the bigger the cluster becomes, the more it attracts, the more the environment shapes itself to support it.
- As a cluster develops in South Ayrshire, this leads to changes in education provision eg Ayrshire College.
- Two key companies is sufficient scale to attract supply chain interest and to alter education provision locally.
- Work is well underway to develop the space cluster at Prestwick: Mangata has been secured as the anchor tenant; ongoing engagement with potential investor for second tenant.

# WHAT CRITERIA DO INWARD INVESTORS CONSIDER IN IDENTIFYING CANDIDATE REGIONS FOR INVESTMENT?

## Cost Factors

- Workforce
- Transport and logistics
- Effective supply chains
- Where their customers are
- How much is energy/utilities?
- How much is the building/land?

## Other Key Factors

- Availability of workforce + skills
- Access to innovation and support
- Digital connectivity
- Good quality of life for employees
- Welcoming environment
- Incentive schemes
- Ongoing support

- Inward investors consider all these factors in deciding which region offers them the most cost effective deal over a 15-20 year period.
- It is estimated over 15 – 20 years, expenditure for a company with 100 employees is between £100-£120 million.

# THE COMPETITION FOR INWARD INVESTMENT – SHAPING THE RIGHT ENVIRONMENT

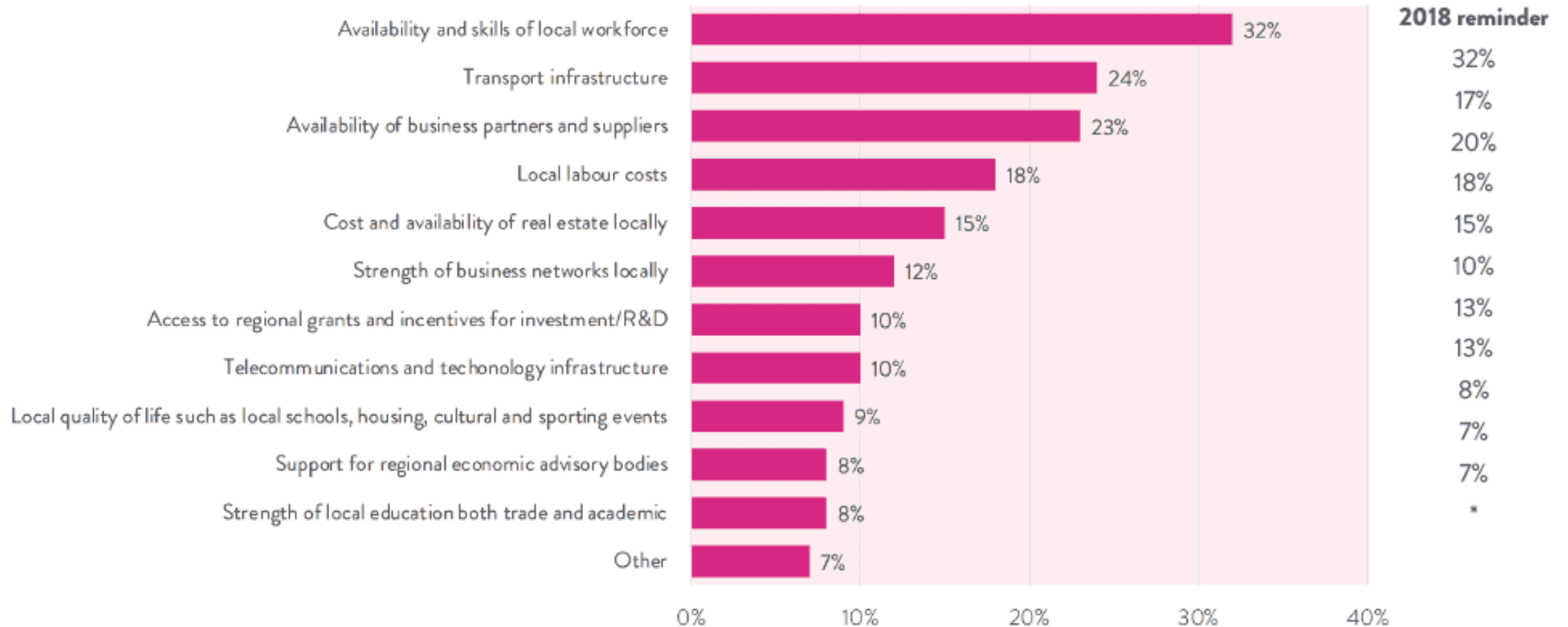
- Attracting and securing inward investment to a region is a competitive process with countries - and regions within nations - pursuing investment opportunities.
- Our role in Invest South Ayrshire is to **create the right environment for inward investment so our strategic sectors can thrive.**
- By shaping the environment to enable businesses to be more competitive and achieve higher production rates than they would in any other area, we are **positioning South Ayrshire as the location of choice for our secondary and targeted investors.**



# CAPITALISING ON OUR STRENGTHS

- We are one of Scotland's smaller local authorities in terms of both population (19<sup>th</sup> out of 32) and geography (15<sup>th</sup> out of 32).
- However, **we are unique:**
  - No other Scottish region has an aerospace cluster and there is only a small number of aerospace clusters across the whole of the UK.
  - We are developing the only horizontal spaceport in Scotland, and only one of two in the UK.
  - The region combines a strong advanced manufacturing base and emerging space sector with a strong agriculture based economy, giving the region a solid base from which to develop strengths in agri-tech.
  - With 3 open championship golf courses, beautiful coastal scenery and a well established food & drink sector, the region is in a strong position to develop and attract investment in both the visitor economy and food & drink manufacturing sectors.
  - Each of our inward investment targets relates to synergy with our area ie is aligned with our regional and sectorial strengths.

# REGIONAL INWARD INVESTMENT CRITERIA

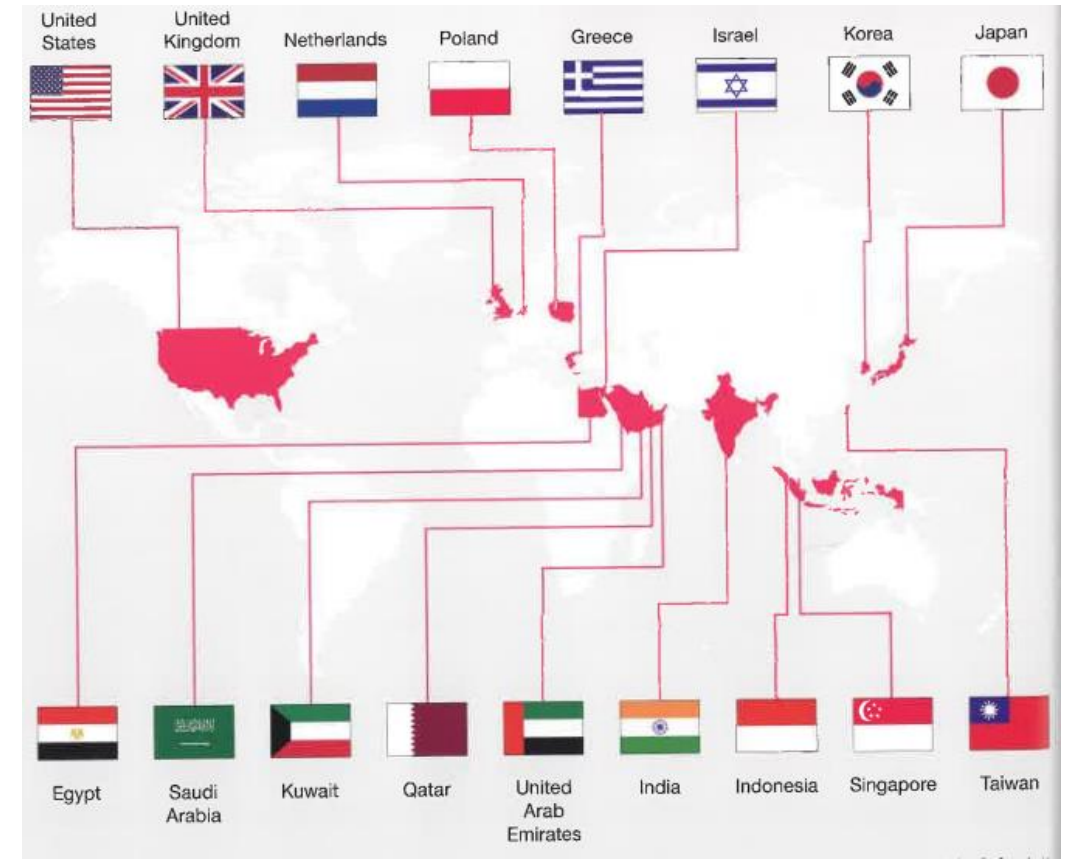


Source: EY UK Attractiveness Survey 2019

# WHAT IS SOUTH AYRSHIRE DOING TO OFFER THE BEST DEAL?

- We **shape and improve the environment** to make companies more competitive and capable of achieving higher production than they would in an other area.
- Work packages for some of the existing aerospace cluster could go to multiple countries - by creating the right environment for companies, they can **create the narrative** for their HQs that South Ayrshire is the best place for their expansion/new products.
- Each of the projects ISA has been working on aligns with key considerations for inward investors.

GE Aerospace's locations:





# Invest

South Ayrshire

## What do we propose to do?

The work of Invest South Ayrshire has been guided by the Strategic Economic Plan of the Council. This has been very successful, but a specific Inward Investment Strategy for the Council would ensure better alignment of resources and performance management. It is crucial that such a strategy delivers on the new Council Plan priorities and is evidenced based. Therefore, a number of delivery actions are proposed to inform the Council's Inward Investment Strategy and a complete refresh of the Council's Strategic Economic Plan. It is proposed that a number of actions will be carried out on each of the critical elements that together form the strategic approach to inward investment promotion acquisition:

- Refresh strategic objectives, the assumptions supporting them and their cogency.
- Carry out a 360-degree market situation analysis: SWOT<sup>1</sup>, PESTE<sup>2</sup>, competitor mapping, differentiation factors and positioning, which will inform sector strategies
- Evaluate our inward investment offer and value proposition for each of the current priority sectors (aerospace and associated advanced manufacturing/engineering, food and drink).
- Assess emerging clusters and growth opportunities (space, energy and agri-tech).
- Assess resource allocation and approach to monitoring, managing and continuously improving performance.
- Strengthen operational arrangements with SDI and Scottish Enterprise (SE) to ensure effective support, retention/growth aftercare programmes.
- Develop output and outcome measures that are robust and valid (including quantitative and qualitative performance indicators).

## Why is this important?

Inward investment is a vital element in a strong, growing and sustainable South Ayrshire economy. The proposed actions will help shape a strategic approach to inward investment that directly supports the Council Plan and future proof the Council's economic strategy. The proposal is to report back on our actions by April 2024 and propose a new inward investment action plan and a refreshed economic strategy. This will effectively 'future proof' South Ayrshire Council strategy implementation and ensure:

- A single, shared strategic vision and rationale for bringing inward investment into South Ayrshire, to more effectively leverage the energy and support of our wider partners/stakeholders.
- A distinct inward investment offer that gets above the 'noise' of the competition in a crowded and fiercely contested marketplace.

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<sup>1</sup> SWOT: Strengths, Weaknesses, Opportunities and Threats

<sup>2</sup> PESTE: Political, Economic, Social, Technological and Environmental factors

- A wider portfolio of priority sectors (and sector development) to generate inward investment projects in the near term to fill the gap that exists until the aerospace and food and drink sectors begin to fulfil their potential.
- The extension and growth of existing companies takes place in South Ayrshire (internal competition).
- South Ayrshire remains a competitive business investment destination, front of mind among SDI and Department for International Trade (DIT) officers.

### **Who will we work with?**

A new model of partnership and collaboration along the entire value chain and with key stakeholder groups will be needed. This requires a whole systems approach, whereby several organisations are working with the same businesses to deliver value, but where organisations might have competing priorities. This requires working together consistently, rather than just consulting each other on an *ad hoc* basis. From a South Ayrshire Council perspective, this requires clarity on its role and effective engagement with regional, national and international structures. It is proposed that South Ayrshire Council Economy and Regeneration team will operate as the conduit between stakeholders to link opportunities to requirements and ensure that supply chain opportunities are realised. The lead role for realising inward investment opportunities will remain with the national agencies (SDI, SE and Skills Development Scotland - SDS).

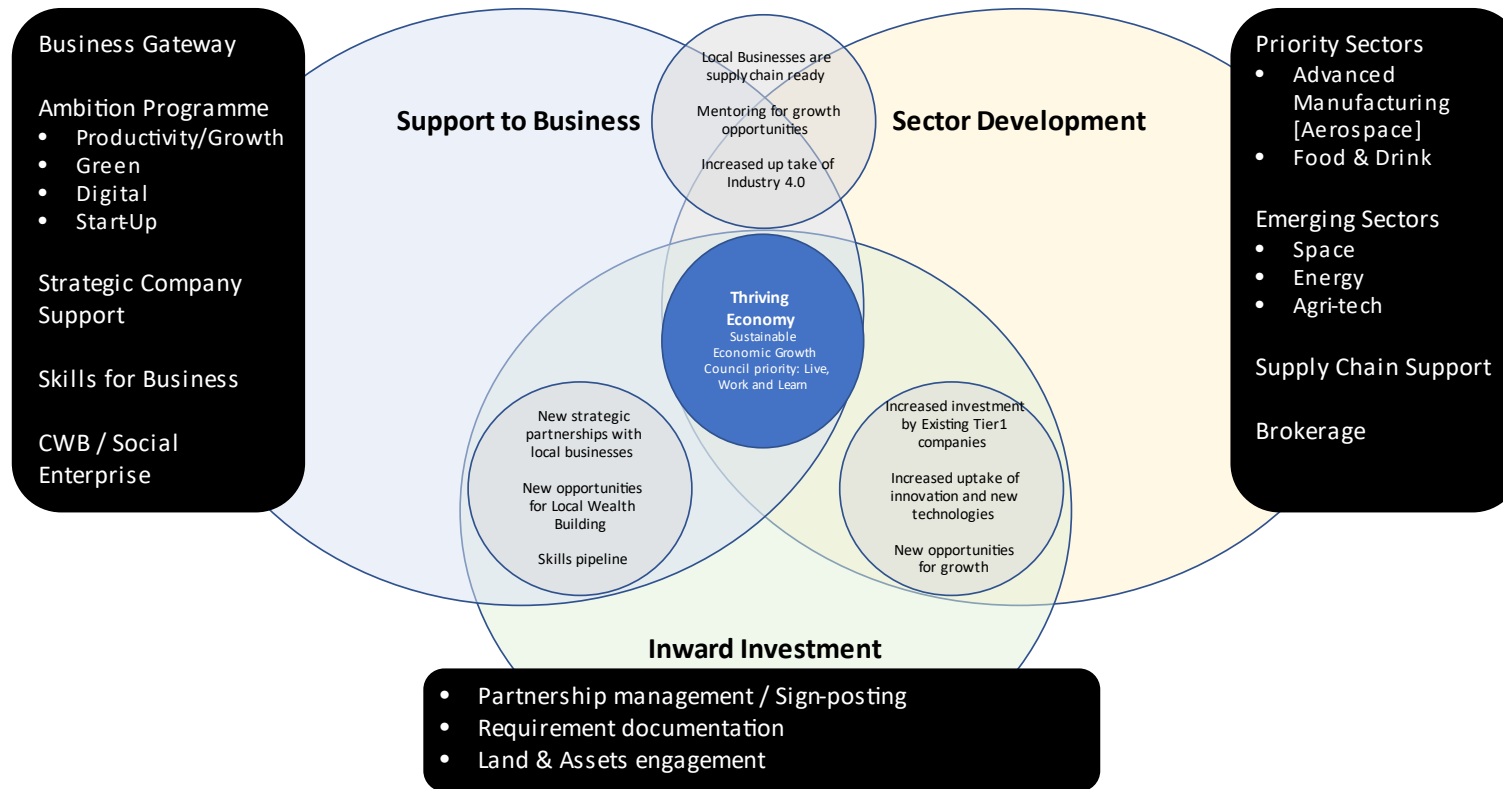
However, it is noted that SDI activities will primarily focus on their 9 ‘opportunity areas’ at national level. These opportunity areas (see below) are defined as the priorities for Scotland’s inward investment activities on which SDI resource will be concentrated. Therefore, the Invest South Ayrshire team will be a key resource in inward investment activities aligned to South Ayrshire’s regional strengths that sit out with the SDI 9 opportunity areas.

#### *SDI Inward Investment Opportunity Areas:*

- |  |   |
|--|---|
| 1. <i>Energy transition</i>            | 6. <i>Space</i>                                 |
| 2. <i>Decarbonisation of Transport</i> | 7. <i>Health technologies</i>                   |
| 3. <i>Software and IT</i>              | 8. <i>Transformation of Chemical Industries</i> |
| 4. <i>Digital Financial Services</i>   | 9. <i>Food and Drink Innovation</i>             |
| 5. <i>Digital Business Services</i>    |   |

### **An integrated and streamlined approach**

Inward Investment forms an integral part of delivering a Thriving Economy and Thriving Businesses, as demonstrated in the diagram below. It is proposed that the Economy and Regeneration service operational structure should reflect the three elements that are at the core of economic development. A future report and proposals on a new operational structure will be brought before Members by the end of the year.



**South Ayrshire Council  
 Equality Impact Assessment  
 Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. FSD Guidance for Public Bodies in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Strategic Approach to Inward Investment
Lead Officer (Name/Position/Email)	George Hunter

**2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts**

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	-
Disability	-	-
Gender Reassignment (Trans/Transgender Identity)	-	-
Marriage or Civil Partnership	-	-
Pregnancy and Maternity	-	-
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	-
Religion or Belief (including lack of belief)	-	-
Sex – (issues specific to women & men or girls & boys)	-	-



Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	-
Thematic Groups: Health, Human Rights & Children’s Rights	-	-

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.**

<b>Socio-Economic Disadvantage</b>	<b>Negative Impacts</b>	<b>Positive impacts</b>
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	-
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	-
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	-
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent’s education, employment and income	-	-

**4. Do you have evidence or reason to believe that the policy will support the Council to:**

<b>General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty</b>	<b>Level of Negative and/or Positive Impact (High, Medium or Low)</b>
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low

Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

### 5. Summary Assessment

<b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<b>YES</b> <input type="checkbox"/> <b>NO</b> <input checked="" type="checkbox"/>
<b>Rationale for decision:</b>  <b>The report advises Cabinet on proposed approach to strengthening existing programmes. Members decision on this has no specific equality implications</b>	
<b>Signed :</b> .....George Hunter.....Assistant Director Communities  <b>Date:</b> .....21 September 2023 .....	

South Ayrshire Council

Report by Head of Legal and Regulatory Services  
to Cabinet  
of 31 October 2023

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**Subject: Approval under Delegated Authority – Former Ayr Station Hotel**

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**1. Purpose**

1.1 The purpose of this report is to advise Members of matters determined under delegated authority on the grounds of urgency.

**2. Recommendation**

2.1 **It is recommended that the Cabinet acknowledges the matters determined under delegated authority on the grounds of urgency.**

**3. Background**

3.1 The Scheme of Delegation details a list of powers which have been delegated to officers.

3.2 General delegation G03 allows designated officers 'to take measures, including incurring expenditure, as may be required in emergency or other unanticipated situations subject to consulting with the Chief Executive and the Head of Finance, ICT and Procurement (where expenditure is required) and consult the appropriate Portfolio Holder and advise local Members where possible and reporting to the appropriate Panel as soon as possible thereafter, on any items for which Panel approval would normally be necessary'.

**4. Proposals**

4.1 Delegated authority under paragraph G03 has been exercised as follows:

4.1.1 **Former Ayr Station Hotel** - approval, by the Depute Chief Executive and Director of Housing, Operations and Development, of measures to be undertaken immediately following on from the fire at the former Ayr Station Hotel on Monday 25 September 2023 in the interests of public safety.

Consultation was undertaken with Councillor Martin Dowe, Leader of the Council, Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, the Chief Executive and the Head of Finance, ICT and Procurement.

## **5. Legal and Procurement Implications**

5.1 There are no legal implications arising from this report.

5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

6.1 Not applicable.

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

### **8.1 *Risk Implications of Adopting the Recommendations***

8.1.1 There are no risks associated with adopting the recommendations.

### **8.2 *Risk Implications of Rejecting the Recommendations***

8.2.1 There are no risks associated with rejecting the recommendations.

## **9. Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 1](#).

## **10. Sustainable Development Implications**

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## **11. Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

## **12. Link to Council Plan**

12.1 The matters referred to in this report contribute to Priority 4 of the Council Plan: Efficient and effective enabling services.

## **13. Results of Consultation**

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Martin Dowey, Leader of the Council, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment (in accordance with the Scheme of Delegation), and the contents of this report reflect any feedback provided.

#### 14. Next Steps for Decision Tracking

14.1 If the recommendations above are approved by Members, the Head of Legal and Regulatory Services will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
No action required	Not applicable	Not applicable

Background Papers [Scheme of Delegation](#)

**Briefing to Elected Members dated 5 October 2023 – Former Ayr Station Hotel**

**Person to Contact** **Catriona Caves, Head of Legal and Regulatory Services**  
**County Buildings, Wellington Square, Ayr, KA7 1DR**  
**Phone 01292 612556**  
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**Date: 18 October 2023**

## South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

### 1. Policy details

Policy Title	Approval under Delegated Authority – Former Ayr Station Hotel
Lead Officer (Name/Position/Email)	Catriona Caves, Head of Legal, HR and Regulatory Services – catriona.caves@south-ayrshire.gov.uk

**2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts**

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	-
Disability	-	-
Gender Reassignment (Trans/Transgender Identity)	-	-
Marriage or Civil Partnership	-	-
Pregnancy and Maternity	-	-
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	-
Religion or Belief (including lack of belief)	-	-
Sex – (issues specific to women & men or girls & boys)	-	-
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	-

Community or Groups of People	Negative Impacts	Positive impacts
Thematic Groups: Health, Human Rights & Children's Rights	-	-

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.**

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	-
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	-
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	-
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent's education, employment and income	-	-

**4. Do you have evidence or reason to believe that the policy will support the Council to:**

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

## 5. Summary Assessment

<b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<del>YES</del> <b>NO</b>
<b>Rationale for decision:</b>  <b>This report advises the Cabinet of matters determined under delegated authority on the grounds of urgency. Their decision on this has no specific equality implications</b>	
<b>Signed :</b> Catriona Caves	<b>Head of Service</b>
<b>Date:</b> 10 October 2023	



**South Ayrshire Council**

**Report by Head of Finance, ICT and Procurement  
to Cabinet  
of 31 October 2023**

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**Subject: Annual Procurement Report 2023**

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**1. Purpose**

- 1.1 The purpose of this report is to seek approval for the publication of the Council's Annual Procurement Report 2023 which details the Council's procurement activity between 1 April 2022 and 31 March 2023.

**2. Recommendation**

**2.1 It is recommended that the Cabinet:**

- 2.1.1 approves the Annual Procurement Report 2023 attached as Appendix 1; and**
- 2.1.2 request that officers forward this report to the Scottish Government before it is published on the Council's website.**

**3. Background**

- 3.1 To comply with [Section 18\(1\) of the Procurement Reform \(Scotland\) Act 2014](#) the Council, is obliged to prepare or revise a procurement strategy in relation to its financial year and must also prepare and publish an annual procurement report on its regulated procurement activities as soon as is reasonably practicable after the end of its financial year. A regulated procurement is any procurement for supplies or services with a value over £50,000 and for works contracts with a value of over £2 million.

3.2 The annual procurement report must include:

- 3.2.1 a summary of the regulated procurements that have been completed during the year covered by the report;
- 3.2.2 a review of whether those procurements complied with the contracting authority's procurement strategy;
- 3.2.3 a summary of any community benefit requirements imposed as part of regulated procurements and any steps taken to facilitate the involvement of supported businesses in regulated procurements; and
- 3.2.4 a summary of the regulated procurements the authority expects to commence in the next two financial years.

- 3.3 If approved by the Cabinet and in accordance with the Scottish Government's requirements, the Council's annual procurement report must be sent, by e-mail, to the Scottish Government and then made publicly available, online.

#### **4. Proposals**

- 4.1 The Council's Annual Procurement Report 2023 (Appendix 1) summarises the performance and achievements of the Council in delivering its Procurement Strategy and covers the period between 1 April 2022 and 31 March 2023.

- 4.2 The Council's Annual Procurement Report 2023 (Appendix 1) includes Performance Indicators, in Section 9, highlighting improvements in the following areas since publication of the Council's last annual procurement report in 2022:

4.2.1 an increase in the number of South Ayrshire based suppliers used to 645 up from 516 in the previous year;

4.2.2 an increase in the total amount spent with South Ayrshire based suppliers to £70,269,074.42 up from £62,477,377.66 in the previous year;

4.2.3 an increase in % of Council contracts awarded to organisations located within South Ayrshire, 17% up from 15%; and

4.2.4 despite the three positive increases mentioned above, the overall percentage of local spend has dropped from 29% in 2021/22 to 27.29% in 2022/23. This is due to the high volume of spend in 2022/23 related to capital projects which was invoiced via a contractor from a North Lanarkshire address.

- 4.3 It is proposed that Cabinet approves the Annual Procurement Report 2023 and agree that it is sent to the Scottish Government in November 2023 before being published on the Council's website.

#### **5. Legal and Procurement Implications**

- 5.1 Legal implications arising from this report are that the Council must prepare an annual procurement report that complies with [Section 18\(1\) of the Procurement Reform \(Scotland\) Act 2014](#).

- 5.2 Procurement Implications arising from this report are that the Council's Procurement Service have prepared the Council's Annual Procurement Report 2023 and are satisfied that the updated annual procurement report meets all of the requirements of Section [18\(1\) of the Procurement Reform \(Scotland\) Act 2014](#).

#### **6. Financial Implications**

- 6.1 Not applicable.

#### **7. Human Resources Implications**

- 7.1 Not applicable.

#### **8. Risk**

## 8.1 ***Risk Implications of Adopting the Recommendations***

8.1.1 There are no risks associated with adopting the recommendations.

## 8.2 ***Risk Implications of Rejecting the Recommendations***

8.2.1 Rejecting the recommendation may impact on the reputation of the Council and/ or may give rise to breach of statute, legal challenge or Council liability.

## 9. **Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 2.

## 10. **Sustainable Development Implications**

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## 11. **Options Appraisal**

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

## 12. **Link to Council Plan**

12.1 The matters referred to in this report contribute to the previous Council strategic objective of 'Make the Most of the Local Economy' from the 2018 – 2022 Council Plan and to Priority 2 Live, Work Learn and Priority 3 Community Engagement of the current Council Plan 2023 – 2028.

## 13. **Results of Consultation**

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, and Councillor Bob Pollock, Portfolio Holder for Economic Development, and the contents of this report reflect any feedback provided.

## 14. **Next Steps for Decision Tracking Purposes**

14.1 If the recommendations above are approved by Members, the Head of Finance, ICT and Procurement will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
Publication of Annual Procurement Report 2023	1 November 2023	Service Lead - Procurement

**Background Papers**    **None**

**Person to Contact**    **David Alexander, Service Lead - Procurement  
County Buildings, Wellington Square, Ayr KA7 1DR  
Phone 01292 612143  
E-mail david.alexander3**

**Date:**    **23 October 2023**

# Annual Procurement Report



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## Section 2 – Introduction

This Annual Procurement Report summaries the performance and achievements of the Council in delivering its Procurement Strategy and covers the period between 1 April 2022 and 31 March 2023.

The Council's Procurement Strategy covering this period sets out the procurement objectives of the Council for the financial years 2023-2024.

The Procurement Strategy 2023 is closely aligned to the [Council Plan 2023-2028](#) which outlines the Council's priorities and objectives over the next five years.

The Procurement Strategy enables the Council to understand how procurement contributes towards the Council's vision and provides focus and direction for procurement activities, ensuring a long-term perspective is in place within a framework of policies, procedures, standards, collaboration and improvement planning.

In order to support delivery of the Council Plan, the Procurement Strategy 2023 included 4 Key Objectives:

1. Procurement Capability Development;
2. Maximising Efficiencies Through Procurement;
3. Development of Collaborative Opportunities; and
4. Fulfilment of Sustainable Procurement Duties.

The delivery of these Key Objectives helps support the Council as it continues to face significant challenges to balance the increase in demands for services against reducing budgets and resources.

The procurement landscape in Scotland also continues to evolve. The current procurement regulations introduced in 2015, coupled with financial and economic pressures, requires the support of a strategic Procurement function to assist Services to achieve Best Value; make new efficiencies within existing contracts; manage suppliers; while also ensuring compliance to the legislation that governs public procurement.

Overall, the period between 1 April 2022 and 31 March 2023 the following report sets out the achievements and future plans for the Council's procurement. During the reporting period:

- 209 procurements were completed. All were carried out in accordance with the Council's Procurement Strategy;
- Community benefits were included in a total of 74 procurements awarded; and;
- 124 procurements are expected to be awarded in the next 2 financial years, not including ad-hoc or reactive requirements.

## Section 3 – Summary of Regulated Procurements Completed

A regulated procurement is any procurement for supplies or services with a value over £50,000 and for works contracts with a value of over £2 million. A regulated procurement is completed when the contract is awarded and an award notice is published on Public Contracts Scotland web portal.

Table 1 below shows a summary of all Regulated Procurements awarded by the Council between 1 April 2022 and 31 March 2023.

Number of regulated procurements awarded	89
Total estimated value of awarded regulated procurements	£76,846,855.09
Number of light touch contracts let during the period	31
Average number of bids received	1
% of contracts awarded to SMEs during the reporting period	66%
Average processing time for a procurement exercise	120 Days

**Table 1. Summary of Regulated Procurements**

Further details of the Regulated Procurements awarded by the Council between 1 April 2022 and 31 March 2023 can be found at Annex 1 of this Annual Procurement Report on page 15.



## Section 4 – Review of Regulated Procurement Compliance

The Council is committed to ensuring all regulated procurements comply with both the Council's Procurement Strategy and all relevant legislation. All awarded contracts are published on the monthly updated Contract Register and in addition, lessons learned or good practice are recorded in each Tender Outcome Report and shared with the wider Procurement Team and relevant service.

This includes compliance with Sustainable Procurement Duties;

<b>Community Benefit Requirements</b>	<p>Fully Complied:</p> <ul style="list-style-type: none"> <li>• All contracts above the Regulated Procurement Threshold contained a community benefit requirement</li> <li>• Community benefits delivered are recorded and published</li> <li>• No challenges or complaints were received regarding publication of Community Benefit clauses</li> </ul>
<b>Consulting and Engaging with Stakeholders</b>	<p>Fully Complied:</p> <ul style="list-style-type: none"> <li>• Market research carried out prior to tendering to ensure appropriate consultation with both internal and external stakeholders</li> <li>• Contract strategies developed and approved prior to the publication of contracts</li> <li>• No challenges or complaints were received regarding communications from Procurement</li> </ul>
<b>Payment of a Living Wage</b>	<p>Fully Complied:</p> <ul style="list-style-type: none"> <li>• Where relevant and proportionate sustainability requirements, including support for Fair Working Practices and the Living Wage were included in contract documents</li> <li>• No challenges or complaints were received regarding publication of Fair Work Practice clauses</li> <li>• The Council is currently engaged in the process of becoming a Living Wage Employer with Procurement's assistance</li> </ul>
<b>Procurement of Fairly and Ethically Traded Goods and Services</b>	<p>Fully Complied:</p> <ul style="list-style-type: none"> <li>• Where ethically traded goods and services are available, the Council will work with all relevant stakeholders and take a Best Value approach when applying fair and ethically trading principles in procurement activities</li> <li>• No challenges or complaints were received regarding fair and ethical trading</li> </ul>
<b>Community Health and Wellbeing and Animal Welfare in the Procurement of Food</b>	<p>Fully Complied:</p> <ul style="list-style-type: none"> <li>• Where relevant the nutritional requirements for food, and the welfare of animals were considered</li> <li>• No challenges or complaints were received regarding community health and wellbeing or animal welfare in the procurement of Food</li> </ul>

## Section 5 – Community Benefits/Sustainable Procurement Summary

The Council is committed to maximising Community Benefits from its procurement activities. The use of Community Benefits clauses contributes to South Ayrshire Council’s Procurement Strategy 2023 Key Objectives, in particular Key Objective 4: **“Fulfilment of Sustainable Duties”**.

Within this objective it is the Council’s ambition to **“embed established methods of evaluation and recording of Community Benefits in the execution of individual contracts”**. In delivering this ambition, the Council will meet the following objectives:

- ✓ To further promote and consider the inclusion of Community Benefits clauses in all relevant procurement activity;
- ✓ Use of a standardised Community Benefit clause and quality (technical) question within tenders;
- ✓ Use of a standardised process to monitor Community Benefits delivered by Suppliers throughout the contract lifetime;
- ✓ Use of a standardised process to report and promote Community Benefits delivered by Suppliers throughout the contract lifetime;
- ✓ Maximise outcomes through the use of Voluntary Community Benefits;
- ✓ Maximise outcomes by developing Supplier knowledge and understanding of Community Benefits.

The table below reports the summary of all Community Benefits included in contracts awarded between 1 April 2022 and 31 March 2023:

**Table 2. Summary of all Community Benefits**

Total Number of Contracts Awarded	209
Total Number of Regulated Procurements	89
Total Number of Contracts Awarded with Community Benefit Requirements	74
% of Community Benefits Awarded from the Total Number Contracts Awarded	35%

Procurement’s Community Benefits in Contracts process was approved by the Council in March 2018. A Community Benefit Register is used within the procurement process to record information on how community benefits are contributing to local and national outcomes. This information is shared with Elected Members and internal stakeholders on a quarterly basis.

Procurement's Community Benefit Register provides information on the numbers of achieved community benefits in the following categories:

- ❖ Improving Education skills
- ❖ Delivering Training & Development
- ❖ Enhancing and Improving Local Community Projects
- ❖ Improving Local Employability
- ❖ Work Experience/ Apprenticeships
- ❖ Sponsorship and Charity Work

In looking to maximise the potential and returns from community benefits the Procurement Service started working with colleagues in Community Engagement in 2018 and, where applicable, embed local requests for Community Benefits in the tenders that are published and contracts that are concluded for the Council's requirements.

The Council's new Community Benefits process can be used by community groups and charities to request help and assistance from the Council's suppliers.

Work on the Community Benefits process has continued with assistance from the Community Wealth Building Officers. The Council have developed an online portal to allow community groups to lodge their requests online. This allows any tenderers to see any applicable requests and they can pledge to complete these requests as part of their tender return through the portal.

Procurement also completed their return for the Public Sector Report on Compliance with Climate Change Duties 2023. South Ayrshire Council is committed to achieving improved standards of sustainable procurement throughout the Council, in accordance with the duties set out within the Procurement Reform (Scotland Act) 2014.

Minimising the impact on the environment is a consideration for all tender exercises for procuring goods, services and works. In line with the Scottish Government's purpose of increasing sustainable economic growth, EU and UK 'green' procurement legislation, the Council initiates savings in materials, energy and waste, where possible and promotes a sustainable approach to the way we conduct our business.

This approach is in line with the Council's Procurement Strategy (which was updated in 2023) Key Objective 4; Development of Collaborative Opportunities and Fulfilment of Sustainable Procurement Duties and ensures that the Council complies with its Sustainable Procurement Duties, which is a mandatory requirement under the Reform Act. South Ayrshire Council continue to follow the Scottish Government's Sustainable Procurement Action Plan, in conjunction with statutory guidance, while updating our progress against sustainability targets using the Flexible Framework self-assessment tool (FFSAT).

## Section 6 – Supported Business

The Council is committed to supporting and improving access to procurement opportunities for local SMEs, Third Sector Bodies and Supported Businesses and this contributes to the Council’s Procurement Strategy 2023 Key Objectives, in particular Key Objective 4: “**Fulfilment of Sustainable Duties**”.

Within this objective, the Council’s ambition “**to continue to support and improve access to procurement opportunities for SMEs, including local businesses, Third Sector Bodies and Supported Businesses**” has been met by ensuring early consideration, either at contract strategy stage or through our knowledge of forthcoming collaborative opportunities (local or national), on how SMEs, local businesses, Third Sector Bodies and Supported Businesses can be made aware of public procurement activity, while promoting established business support initiatives such as the Supplier Development Programme.

In particular Supported Businesses make an important contribution to the Scottish economy. Not only through the goods and services they deliver, but also by providing meaningful employment, training and social support for those who may otherwise be excluded from the workplace. A Supported Business’ primary aim is the social and professional integration of disabled or disadvantaged persons. At least 30% of the employees of those businesses should be disabled or disadvantaged.

This is an important element of the sustainable procurement duty and the steps taken by the Council to facilitate the involvement of Supported Businesses in our procurement will therefore be helpful to the organisation in demonstrating compliance with that duty.

**Table 3. Summary of spend with supported businesses**

<b>Supplier</b>	<b>Spend</b>
Scotland’s Bravest Manufacturing Company	£147.00
The Lady Haig’s Poppy Factory	£1,377.16
<b>Total</b>	<b>£1,524.16</b>

## **Section 7 - Future Regulated Procurements**

The Council's Contracts Register is publicly available on the Council's website, and states the start and end date of all contracts. This end date of each individual Council contract has been used to develop a work plan for the next two financial years. A summary of this work plan can be found at Annex 2 of this Annual Procurement Report on page 19.

## Section 8 – Contract and Supplier Management

Managing contracts effectively is required to achieve contractual deliverables and best value. Improved Supplier relationships, realising contract efficiencies and minimising total cost of ownership relies on robust Contract and Supplier Management (CSM) throughout the lifetime of the contract.

Procurement's CSM process was approved by the Council in March 2018 and a cross-Service consistent approach to CSM contributes to the Council's Procurement Strategy 2023 Key Objectives, in particular Key Objective 2: "**Maximising Efficiencies Through Procurement**"

Between 1 April 2022 and 31 March 2023, Procurement reviewed 230 of the Council's contracted suppliers and held 24 meetings with 17 suppliers (see Table 4 below).

Service Users evaluate suppliers using Key Performance Indicators (KPIs) relating to cost, service, quality and sustainability

When completing their online supplier surveys, Evaluators will apply the following scoring mechanism:

- ***Exceeding Expectations (100)***
- ***Meeting Expectations (75)***
- ***Minor Concerns (50)***
- ***Major Concerns (25)***
- ***Not Performing (0)***

Where the Supplier fails to achieve a minimum overall score of 75, the Supplier will be required to attend a CSM Review Meeting to discuss Contract performance.

Between 1 April 2022 and 31 March 2023 meetings required with suppliers to discuss performance issues led to successful, remedial action being taken on the issues affecting contractual deliverables.

**Table 4. Contract and Supplier Management (CSM) Review Meetings Carried out in 2022/23.**

Contract Reference	Supplier Name	Contract Description	Date of meeting	Meeting Type
CE-158-20-B CE-50-21-B CE-81-21-B CE-96-21-B CE-194-21-B4	Wallacetown Gardens	Provision of an Individual Residential Care Placement	12/05/2022	Introduction to the CSM process
NCHC SAC MoV 21-22	CCG - Windyhall Care Home	NCHC SAC MoV 21-22 - National Care Home Contract (23)	13/05/2022	Introduction to the CSM process
NCHC SAC MoV 21-22	Renaissance Care (Scotland) Ltd - Malin Court	NCHC SAC MoV 21-22 - National Care Home Contract (14)	16/05/2022	Introduction to the CSM process
CE-96-20	Sensory Impaired Support Group Charity (Ayrshire)	Community Based Hearing Support Service	25/05/2022	Introduction to the CSM process
CE-48-21-DA2	Gladys Beaton (Bodyworks)	Provision of a Therapeutic Intervention (Attachment) Service	25/05/2022	Introduction to the CSM process
CE-40-16	Invacare Ltd	Supply & Delivery of Community Equipment - Framework Agreement	25/05/2022	CSM Performance
CE-10-18-MC	MLL Telecom Ltd	Data Network Platform (WAN)	25/05/2022	CSM Performance
CE-52-21-DA	Royal National Institute of Blind People (RNIB)	Provision of a Pan-Ayrshire Community Based Vision Support Service	26/05/2022	Introduction to the CSM process
CE-40-16	Drive DeVilbiss Healthcare Ltd	Supply & Delivery of Community Equipment - Framework Agreement	30/05/2022	CSM Performance
CE-111-20-B	Moving On Ayrshire	Provision of a Rape Crisis Counselling Support Service	10/06/2022	Introduction to the CSM process
CE-97-19-MC	EDC System Ltd T/A Traffilog UK	Provision of a Vehicle Telematics System	05/09/2022	CSM Performance
CE-53-18	Legend	Provision of a Leisure Management System	29/09/2022	CSM Performance
SXL 2019	The Furnishing Service Ltd	Domestic Furniture and Furnishings	08/12/2022	CSM Performance
CE-31-18	Arnold Clark	CE-31-18 Provision of a Fleet Maintenance Service	13/12/2022	CSM Performance
CE-56-18-DA	IDOX Group	Idox Systems Hosted and Managed Service, including 5 Years Software Licensing, Support and Maintenance	15/12/2022	CSM Performance
CE-09-21	Quarriers	Housing Support to People Aged 16-25 years old	09/01/2023	CSM Performance
CE-72-21-B2	Quarriers	Provision of an Individual Fostering and Continuing Care Placement	19/01/2023	CSM Performance
CE-31-18	Arnold Clark	CE-31-18 Provision of a Fleet Maintenance Service	14/02/2023	CSM Performance
CE-97-19-MC	EDC System Ltd T/A Traffilog UK	Provision of a Vehicle Telematics System	27/03/2023	CSM Performance
CE-36-18	MCW (Scotland) Ltd	Domestic Property Maintenance Minor Works Framework Agreement	17/11/2023	CSM Performance

## Section 9 – Implementation, Monitoring, Reviewing and Reporting

The Council's Procurement performance is measured both through internal Key Performance Indicators alongside Service Plans.

Progress against the actions and performance measures contained within the Council's Directorate/Service Plans is managed and reviewed using the Council's 'Pentana' Performance Management System. This helps to ensure that what the Council has set out to do is delivered in line within the standards and timescales anticipated. Procurement's scores are shown for 2022/23 with a comparison to the score achieved for 2021/22 (see Table 5 below).

**Table 5. Council's Procurement Performance Indicators**

Description of Measure	Score 2022/23
% of Council contracts awarded during the year, actively influenced by procurement professional	83% (up from 78%)
% of Council contracts awarded to organisations located within South Ayrshire	17% (up from 15%)
% of Council procurement spent with local suppliers	27.29% (down from 29%)
Total amount spent with South Ayrshire based suppliers	£70,269,074.42 (up from £62,477,377.66)
Total number of South Ayrshire based suppliers used	645 (up from 516)
No of Contracts awarded which contain a Community Benefit	74 (down from 103)



## Section 10 – Annual Procurement Report Ownership & Contact Details

For further information on procurement, please refer to the Council's website – <https://www.south-ayrshire.gov.uk/procurement/> or contact David Alexander, Service Lead - Procurement; david.alexander3@south-ayrshire.gov.uk

## Section 11 – Source of Other Information

- [Scottish Model of Procurement](#)
- [Changes to European Directives](#)
- [Public Procurement Reform Programme](#)
- [EU Procurement Thresholds](#)
- [Procurement Journey](#)
- [Procurement and Commercial Improvement Programme \(PCIP\)](#)
- [Public Contracts Scotland](#)
- [Public Contracts Scotland – Tender](#)
- [Information Hub](#)
- [Knowledge Hub – Scottish Procurement Information Network](#)
- [Organisation for Economic Co-Operation and Development](#)
- [South Ayrshire Council Procurement Strategy](#)

## Annex 1. Completed Regulated Procurements in 2022/23

Information on each individual regulated procurement (89) completed during the reporting period.

Contract Reference	Contract Description	Contract Start Date	Contract End Date	Contract End date inc Extensions	Confirmed Tended Amount
CE-170-20-DMC	Provision of a Cashless Catering & Online School Payments System - Lot 1	01/05/2022	30/04/2027	30/07/2027	£ 326,395.12
CE-227-21	Supply and Delivery of Recycling Bins	04/04/2022	04/08/2022	04/08/2022	£ 86,715.00
CE-02-22-B2	Provision of a Child Centred Family Support Service - Carrick Wellbeing	01/02/2022	31/03/2023	31/03/2023	£ 262,479.88
CE-26-22-DA	Purchase of Egress Defend and Protect	17/03/2022	16/03/2024	16/03/2024	£ 180,000.00
CE-43-22-DA	Supply and Delivery of 1100L Bins	11/04/2022	30/06/2022	30/06/2022	£ 54,495.60
CE-195-21-B	Provision of an Individual Residential Care Placement (CD)	08/12/2022	06/12/2023	06/12/2024	£ 256,220.64
CE-17-22-B2	Provision of an Individual Residential Care Placement (PS)	05/01/2022	04/01/2024	04/01/2025	£ 256,220.64
CE-18-22-B2	Provision of an Individual Residential Care Placement (MBi)	19/03/2022	18/03/2024	18/03/2025	£ 256,220.64
CE-158-21	CCTV Estate upgrade	23/05/2022	22/05/2025	22/05/2027	£ 344,720.14
SXL 1020	Fostering and Continuing Care - Call-off - AiS	11/03/2022			£ 50,873.64
SXL 1020	Secure Care - Call-off - LM	28/04/2022			£ 331,993.21
CE-180-21-MC	Provision of Insurance Services	01/04/2022	31/03/2025	31/03/2027	£ 7,039,681.65
CE-233-21	Provision of Media Advertising Services	16/07/2022	14/07/2024	14/07/2026	£ 400,000.00
CE-47-22-DA2	Payment Processing Services	01/07/2022	30/06/2025	30/06/2026	£ 80,000.00
CE-56-22	Supply of Ride-On Mowers	31/08/2022	30/09/2022	30/09/2022	£ 194,567.70
CE-86-22-DA	Treatment of Garden Waste	01/07/2022	30/06/2024	30/06/2024	£ 170,625.00
CE-83-22-DA	Provision of Bereavement Counselling	26/05/2022	26/03/2023	26/03/2023	£ 50,000.00
CE-199-21-B2	Provision of an Individual Residential Care Placement (ASH)	08/12/2021	20/05/2022	20/05/2022	£ 256,220.84
CE-09-22-B4	Provision of a Carer Respite Service	01/04/2022	30/09/2023	30/09/2023	£ 538,840.50
CE-64-22-DA	Servicing and Maintenance of Stairlifts and Ceiling Track Hoists	21/06/2022	20/06/2024	20/06/2025	£ 300,000.00
CE-91-22-DA	Secure Cloud Migration	01/07/2022	30/06/2025	30/06/2027	£ 59,439.00
CE-32-22-B	Chair of the South Ayrshire Child and Adult Protection Committees	01/07/2022	30/06/2024	30/06/2024	£ 75,600.00
CE-30-22-B2	Provision of Support & Information Service	01/04/2022	31/03/2024	31/03/2024	£ 608,599.92

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CE-01-22-B	Provision of an Individual Residential Care and Education Placement (WH)	23/12/2021	21/12/2022	21/12/2022	£	219,679.20
CE-44-22	Hire of Forestry Team	15/08/2022	14/06/2023	14/06/2023	£	145,000.00
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Alphabet Yard)	18/08/2022	18/08/2023	18/08/2023	£	159,539.34
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Busy Bees)	18/08/2022	18/08/2023	18/08/2023	£	245,433.68
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (doonvale Nursery)	18/08/2022	18/08/2023	18/08/2023	£	278,707.99
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Fly High Early Learning & Childcare)	18/08/2022	18/08/2023	18/08/2023	£	175,974.13
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Granny Smiths)	18/08/2022	18/08/2023	18/08/2023	£	304,508.60
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Heads of Ayr)	18/08/2022	18/08/2023	18/08/2023	£	138,613.44
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Kirktonholme Nursery, The Owl & Pussycat)	18/08/2022	18/08/2023	18/08/2023	£	119,977.49
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Marina View)	18/08/2022	18/08/2023	18/08/2023	£	365,955.63
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Pine Trees)	18/08/2022	18/08/2023	18/08/2023	£	448,715.20
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Riverbank)	18/08/2022	18/08/2023	18/08/2023	£	262,396.34
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (The Meadows)	18/08/2022	18/08/2023	18/08/2023	£	108,651.02
CE-143-19-22	Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22 (Wellington School Ayr)	18/08/2022	18/08/2023	18/08/2023	£	200,099.48
CE-185-21	Civil & Structural Consultancy Services Framework Agreement	19/09/2022	18/09/2024	18/09/2026	£	640,000.00
CE-109-22-B2	GL Standardised Assessment	17/08/2022	16/09/2024	16/09/2024	£	166,000.00
1018 SAC Call Off 21-22	1018 SAC Call Off 21-22 - Supply & Delivery of First Aid Materials	01/04/2021	31/03/2023	31/03/2023	£	142,014.94
1620 SAC Call Off 21-22	1620 SAC Call Off 21-22 - Digital Telecare Goods	01/04/2021	31/03/2023	31/03/2023	£	154,502.30

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0719 SAC Call Off 21-22	0719 SAC Call Off 21-22 - Security Services and Cash Collection	01/04/2021	31/03/2023	31/03/2023	£	69,718.39
0916 SAC Call Off 21-22	0916 SAC Call Off 21-22 - Supply and Delivery of Education Materials	01/04/2021	31/03/2023	31/03/2023	£	169,065.68
0916 SAC Call Off 21-22	0916 SAC Call Off 21-22 - Supply and Delivery of Education Materials	01/04/2021	31/03/2023	31/03/2023	£	394,874.41
0617 SAC Call Off 21-22	0617 SAC Call Off 21-22 - Supply & Delivery of Library Books, Educational Textbooks & Multimedia Supplies	01/04/2021	31/03/2023	31/03/2023	£	67,744.91
0617 SAC Call Off 21-22	0617 SAC Call Off 21-22 - Supply & Delivery of Library Books, Educational Textbooks & Multimedia Supplies	01/04/2021	31/03/2023	31/03/2023	£	58,960.45
0618 SAC Call Off 21-22	0618 SAC Call Off 21-22 - Supply, Delivery and Installation of Audio Visual Equipment	01/04/2021	31/03/2023	31/03/2023	£	467,636.74
0618 SAC Call Off 21-22	0618 SAC Call Off 21-22 - Supply, Delivery and Installation of Audio Visual Equipment	01/04/2021	31/03/2023	31/03/2023	£	96,669.66
0520 SAC Call Off 21-22	0520 SAC Call Off 21-22 - Provision of Online Payments, Cashless Catering, Kitchen Management and Nutritional Systems	01/04/2021	31/03/2023	31/03/2023	£	144,459.50
CE-134-22-DA	ICT Network Access Control Solution	19/09/2022	06/07/2025	06/07/2025	£	57,143.18
CE-193-21	Supply & Delivery of Summer & Spring Bedding Plants	06/09/2022	05/09/2025	05/09/2027	£	339,280.57
CE-27-22	Phase 2 : Hardware & Software for Aerospace Digital Visualisation Suite	21/10/2022	20/06/2023	20/06/2023	£	160,687.90
CE-55-22-DA	Telecare Hardware (alarm devices and peripherals)	31/10/2022	30/10/2027	30/10/2027	£	192,724.60
CE-95-22-DA	Converged Infrastructure Stage 3	01/10/2022	30/09/2024	30/09/2024	£	139,379.73
CE-158-22-DA	Digital Services Platform (GOSS) Contract Renewal	01/11/2022	31/10/2025	31/10/2025	£	368,549.00
ICT419	Microsoft Education Licence Renewal	01/04/2022	03/01/2023	03/01/2023	£	416,376.00
ICT421	Support & maintenance - Oracle EBS - Employee User, Professional User, Payroll Person Perpetual	23/04/2022	22/04/2023	22/04/2023	£	120,862.86
CE-31-22-DA	Procurement of an Implementation Partner - Azure	11/07/2022	11/10/2022	11/10/2022	£	60,399.00
CE-223-21-B	Provision of a Family Functional Therapy Service	01/04/2022	31/03/2025	31/03/2025	£	239,284.37
CE-235-21-B	Provision of an Adult and Young Carers Service	01/04/2022	30/09/2023	30/09/2023	£	204,000.00
CE-24-22	Servicing, Maintenance & Monitoring of Fire Alarms	29/11/2022	28/11/2024	28/11/2027		£750,000.00
CE-161-22-DA	Supply and Delivery of X1 12Tonne Waste Management RCV	29/11/2022	31/07/2023	31/07/2023	£	152,626.00
CE-93-22-B4	Community Activity and Support Service	01/08/2022	31/07/2024	31/07/2024	£	445,442.00

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CE-170-20-MC	Cashless Catering & Online School Payments - Lot 2 Cashless Catering Services & Equipment	13/12/2022	30/04/2027	30/07/2027	£239,579
CE-175-22-DA	Public Local Enquiry Consultancy Services	13/10/2022	12/10/2023	12/10/2023	£ 92,420.62
CE-73-21	Re-opening of the Care at Home Flexible Framework (May 2022)	01/04/2022	31/03/2026	31/03/2026	£ 37,004,000.00
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 413,253.05
SXL 1020 SAC Call Off 21-22	SXL 1020 SAC Call Off 21-22 - Fostering and Continuing Care	01/04/2021	31/03/2023	31/03/2023	£ 81,910.83
SXL 1020 SAC Call Off 21-22	SXL 1020 SAC Call Off 21-22 - Fostering and Continuing Care	01/04/2021	31/03/2023	31/03/2023	£ 88,399.32
SXL 1020 SAC Call Off 21-22	SXL 1020 SAC Call Off 21-22 - Fostering and Continuing Care	01/04/2021	31/03/2023	31/03/2023	£ 268,869.78
SXL 1020 SAC Call Off 21-22	SXL 1020 SAC Call Off 21-22 - Fostering and Continuing Care	01/04/2021	31/03/2023	31/03/2023	£ 155,628.64
SXL 3117 SAC Call Off 21-22	SXL 3117 SAC Call Off 21-22 - Technology Enabled Care	01/04/2021	31/03/2023	31/03/2023	£ 249,469.44
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 190,412.39
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 234,056.25
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 311,520.00
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 702,528.00
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 274,824.63
SXL 0517 SAC Call Off 21-22	SXL 0517 SAC Call Off 21-22 - Childrens Residential Care and Education including Short Breaks	01/04/2021	31/03/2023	31/03/2023	£ 249,959.51
CE-195-22-DA	Supply and Delivery of Crockery to Schools	20/12/2022	31/01/2023	31/01/2023	£ 61,347.10
CE-80-21	Provision of a Residential Short Break and Out of School Activity Service for Children with Disabilities	24/01/2023	23/01/2026	23/01/2028	£ 3,363,760.00
CE-45-22-B	Advocacy Services Wallacetown	01/02/2023	31/01/2025	31/01/2025	£ 116,000.00
CE-113-22-DA	Property Accessibility Surveys	01/02/2023	31/08/2023	31/08/2023	£ 166,080.00

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CE-121-22	MTC Automatic Doors	01/02/2023	31/01/2025	31/01/2025	£	400,000.00
CE-69-22	Framework for Internal Modernisation Works	20/02/2023	19/02/2025	19/02/2027	£	8,000,000.00
CE-128-22-MC	Treatment and Disposal of Bulky Waste	01/03/2023	28/02/2024	29/02/2025	£	1,047,000.00
CE-133-22	Provision of a Cleaning Services Framework Agreement	07/02/2023	06/02/2025	06/02/2027	£	1,140,000.00
CE-189-22-DA	Wireless Access Points Refresh	26/01/2023	31/01/2024	31/01/2024	£	480,976.49
CE-140-22-B3	Provision of an Individual Fostering and Continuing Care Placement (KC)	01/06/2022	31/05/2025	31/05/2025	£	198,054.48
CE-181-22-DA	Provision of a Fully Managed Vending Service at County Buildings	12/12/2022	11/12/2025	11/12/2025	£	55,194.36

## Annex 2. Regulated Procurements Expected to Commence in 2023/24 and 2024/25

Information on contracts (87) that are anticipated to be awarded between 2023 – 2025.

<b>Contract Description</b>	<b>Estimated Financial Year which Contract Will Be Awarded</b>	<b>Estimated Contract Value (£)</b>
Supply and Delivery of Education Materials	2024/25	£394,874.00
Records & Information Management Services	2024/25	£140,138.80
Provision of a Carer Respite Service	2023/24	£538,840.00
Provision of a Family Wellbeing Service (Carrick)	2023/24	£122,000.00
Treatment of Food Waste	2024/25	£411,240.00
Provision of a Library Management System	2023/24	£150,927.00
MTC Drainage Repairs & Maintenance	2023/24	£320,000.00
Core Network Routers	2024/25	£127,582.29
Provision of a Managing Agent to Deliver Scottish Government Energy Efficient Programmes	2024/25	£603,324.00
Occupational Health and Welfare Service	2024/25	£897,572.60
GL Standardised Assessment	2024/25	£166,000.00
Provision of a Rape Crisis Counselling Support Service	2024/25	£225,000.00
Supply of Network Switches	2023/24	£77,041.00
Consultant Support Provision for Local Heat and Energy Efficiency Strategy (LHEES)	2023/24	£63,070.00
Laboratory Services	2023/24	£83,379.00
MTC Servicing & Maintenance of Automatic Doors	2024/25	£400,000.00
Provision of a Taxi Service Framework	2024/25	£5,198,820.00
Microsoft Enterprise Agreement	2024/25	£1,895,770.00
Oracle Fusion ERP Cloud Implementation Support and Change Management Partner	2023/24	£2,298,500.00
Cash Receipting System Support and Maintenance	2024/25	£66,191.00
Provision of a WEEE Collection Service (Stream A)	2024/25	£0.00



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Provision of a WEEE Collection Service (Streams B, C, D & E)	2024/25	£0.00
Provision of Early Learning and Childcare Services, Flexible Framework Agreement - 22	2023/24	£245,434.00
Warden Housing Support Service - Mill St	2023/24	£77,391.00
Provision of a Pan-Ayrshire Advice and Information Service for People with Acquired Brain Injury	2024/25	£175,654.53
Supply, Delivery, Maintenance and Rental of Fitness and Gym Equipment to South Ayrshire Council	2024/25	£131,968.00
Treatment and Disposal of Paper, Card and Cardboard	2023/24	£0.00
Measured Term Contract (MTC) Installation, Servicing & Maintenance of Door Entry Systems	2023/24	£100,000.00
Webcasting and Hybrid meeting solution	2024/25	£52,928.00
Software Asset Management Toolset	2023/24	£111,360.00
Treatment and Disposal of Glass	2023/24	£0.00
Provision of Tyres	2024/25	£225,000.00
Provision of an Individual Residential Care Placement (PS)	2024/25	£256,221.00
Public Local Enquiry Services	2023/24	£92,420.62
Provision of an Individual Residential Care Placement (MBi)	2024/25	£256,221.00
Provision of an Individual Residential Care Placement	2023/24	£227,257.16
Zscaler Licences	2024/25	£530,194.00
Wireless Access points Refresh	2023/24	£480,976.49
Provision of an Individual Residential Care Placement	2023/24	£227,257.16
Provision of an Individual Residential Care Placement (AC)	2024/25	£256,221.00
Provision of an Individual Residential Care Placement (CD)	2024/25	£256,221.00
VEGA Platform for Library Management System	2024/25	£50,000.00
Agency Services - School Transport	2023/24	£258,060.00
Provision of a Functional Family Therapy Service	2024/25	£239,284.08
Provision of an Adult and Young Carers Service	2023/24	£210,768.36
Provision of Egress Prevent and Defend	2023/24	£180,000.00
Provision of a Support and Information Service	2023/24	£608,600.00
Provision of a Fleet Maintenance Service - Lot 3: Taxi and Private Hire Inspections	2024/25	£3,410,027.00
Provision of a Fleet Maintenance Service - Lot 1: Light Commercial Vehicles & Cars	2024/25	£3,410,027.00
Provision of a Fleet Maintenance Service - Lot 2: Heavy Goods Vehicles, Buses & RCV's	2024/25	£3,410,027.00
Renewal of Corporate Internet Connection	2024/25	£94,377.32

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Domestic Property Maintenance, Minor Works Framework Agreement	2023/24	£2,000,000.00
Bulk Leasing of Residential Properties to South Ayrshire Council	2023/24	£2,016,000.00
Pan-Ayrshire Supply & Delivery of Community Equipment	2023/24	£3,512,000.00
Provision of an Online Decoding Programme	2023/24	£75,907.00
Advocacy Services Wallacetown	2024/25	£116,000.00
Provision and Service of Mobile Phones	2023/24	£193,508.00
Supply & Installation of Timber Fencing	2023/24	£190,800.00
Trade Materials	2023/24	£50,000.00
Project Management Consultancy Services Framework Agreement	2023/24	£4,000,000.00
Hire of a Forestry Team	2024/25	£150,948.00
Provision of a Fully Managed Vending Service	2024/25	£0.00
Outline Business Case for the ASTAC Project	2023/24	£66,887.00
Provision of an Online Comprehension Programme	2023/24	£57,834.00
MTC Replacement Suspended Ceilings	2023/24	£93,774.00
Ayr Show Security Services	2023/24	£70,000.00
Supply and Maintenance of Electronic Homecare Monitoring and Scheduling Solutions	2024/25	£728,285.00
Architectural Services Framework Agreement	2023/24	£1,000,000.00
Mechanical & Electrical Services Framework Agreement	2023/24	£650,000.00
webCAPTURE Revenues Forms	2024/25	£144,420.00
Multifunctional Devices (MFDs)	2023/24	£75,833.00
Supported Living & Personal Care for Adults with Learning Disabilities Framework Agreement	2023/24	£53,922,452.00
Provision of a Community Based Support Service for Individuals on the Autism Spectrum	2023/24	£272,475.00
Commvault Support	2024/25	£59,455.00
Treatment of Garden Waste	2024/25	£170,625.00
Upgrade of Core Network Cisco Routers inc Maintenance and Engineering Support	2023/24	£86,909.00
Oracle Fusion ERP Cloud System Implementation Partner	2023/24	£1,482,100.00
Provision of a Community Activity and Support Service	2024/25	£445,442.00
Converged Infrastructure Stage 3	2024/25	£139,379.73
Pan-Ayrshire Provision of a Community Based Hearing Support Service	2023/24	£148,500.00

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Lochside Community Centre - Plantroom Replacement	2023/24	£129,432.00
Proposed Internal Refurbishment Works - 136 Nr Properties Various Locations in South Ayrshire	2023/24	£1,798,164.55
Main Works at Maybole Community Campus	2023/24	£52,788,000.00
Giglets Literacy Resource - 3 Year Licence, Training & Support	2024/25	£51,500.00
SysAid (Cloud) Enterprise Education Edition Package	2024/25	£207,022.00
Annual Renewal for support and maintenance as per quote ref 404107	2023/24	£76,337.78
Support & Maintenance Estates Rents Repairs Allocations Customer Services Auddis & Addacs (Housing) GUI Property Purchase	2023/24	£58,684.06

## Annex A. Annual Procurement Report - Scottish Government Template

<b><u>1. Organisation and report details</u></b>	
a) Contracting Authority Name	South Ayrshire Council
b) Period of the annual procurement report	1 April 2022 and 31 March 2023
c) Required by s18 Procurement Reform (Scotland) Act 2014 to prepare an annual procurement report? (Yes / No)	Yes
<b><u>2. Summary of Regulated Procurements Completed</u></b>	
a) Total number of regulated contracts awarded within the report period	89
b) Total value of regulated contracts awarded within the report period	£76,846,855.09
c) Total number of unique suppliers awarded a place on a regulated contract awarded during the period	80
i) how many of these unique suppliers are SMEs	Not Measured
ii) how many of these unique suppliers how many are Third sector bodies	Not Measured
<b><u>3. Review of Regulated Procurements Compliance</u></b>	
a) Number of regulated contracts awarded within the period that complied with your Procurement Strategy	89
b) Number of regulated contracts awarded within the period that did not comply with your Procurement Strategy	0
<b><u>4. Community Benefit Requirements Summary</u></b>	
<b>Use of Community Benefit Requirements in Procurement:</b>	
a) Total number of regulated contracts awarded with a value of £4 million or greater.	3
b) Total number of regulated contracts awarded with a value of £4 million or greater that contain Community Benefit Requirements.	3
c) Total number of regulated contracts awarded with a value of less than £4 million that contain a Community Benefit Requirements	71

**Key Contract Information on community benefit requirements imposed as part of a regulated procurement that were fulfilled during the period:**

d) Number of Jobs Filled by Priority Groups ( <i>Each contracting authority sets its own priority groups</i> )	Not Measured
e) Number of Apprenticeships Filled by Priority Groups	Not Measured
f) Number of Work Placements for Priority Groups	Not Measured
g) Number of Qualifications Achieved Through Training by Priority Groups	Not Measured
h) Total Value of contracts sub-contracted to SMEs	Not Measured
i) Total Value of contracts sub-contracted to Social Enterprises	Not Measured
j) Total Value of contracts sub-contracted to Supported Businesses	Not Measured
k) Other community benefit(s) fulfilled	198

**5. Fair Work and the real Living Wage**

a) Number of regulated contracts awarded during the period that have included a scored Fair Work criterion.	89
b) Number of unique suppliers who have committed to pay the real Living Wage in the delivery of a regulated contract awarded during the period.	Not Measured
c) Number of unique suppliers who are accredited Living Wage employers and were awarded a regulated contract awarded during the period.	52
d) Number of unique suppliers who have signed up to the Scottish Business Pledge and were awarded a regulated contract awarded during the period.	Not Measured

**6. Payment performance**

a) Number of valid invoices received during the reporting period.	105,142
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b) Percentage of invoices paid on time during the period (“On time” means within the time period set out in the contract terms.)	94.5
c) Number of regulated contracts awarded during the period containing a contract term requiring the prompt payment of invoices in public contract supply chains.	89
d) Number of concerns raised by sub-contractors about the timely payment of invoices within the supply chain of public contracts.	1
<b><u>7. Supported Businesses Summary</u></b>	
a) Total number of regulated contracts awarded to supported businesses during the period	0
b) Total spend with supported businesses during the period covered by the report, including:	£1524.16
i) spend within the reporting year on regulated contracts	0
ii) spend within the reporting year on non-regulated contracts	£1524.16
<b><u>8. Spend and Savings Summary</u></b>	
a) Total procurement spend for the period covered by the annual procurement report.	£260,019,219
b) Total procurement spend with SMEs during the period covered by the annual procurement report.	43.45%
c) Total procurement spend with Third sector bodies during the period covered by the report.	Not Measured
d) Percentage of total procurement spend through collaborative contracts.	Not Measured
e) Total targeted cash savings for the period covered by the annual procurement report	£20,000
i) targeted cash savings for Cat A contracts	Not Measured
ii) targeted cash savings for Cat B contracts	Not Measured
iii) targeted cash savings for Cat C contracts	Not Measured
f) Total delivered cash savings for the period covered by the annual procurement report	Not Measured
i) delivered cash savings for Cat A contracts	Not Measured
ii) delivered cash savings for Cat B contracts	Not Measured
iii) delivered cash savings for Cat C contracts	Not Measured

g) Total non-cash savings value for the period covered by the annual procurement report	Not Measured
<b><u>9. Future regulated procurements</u></b>	
a) Total number of regulated procurements expected to commence in the next two financial years	88
b) Total estimated value of regulated procurements expected to commence in the next two financial years	£156,782,839.53

## South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

### 1. Policy details

Policy Title	<b>Annual Procurement Report 2023</b>
Lead Officer (Name/Position/Email)	David Alexander, Service Lead – Procurement – david.alexander3@south-ayrshire.gov.uk

**2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts**

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	n/a	n/a
Disability	n/a	n/a
Gender Reassignment (Trans/Transgender Identity)	n/a	n/a
Marriage or Civil Partnership	n/a	n/a
Pregnancy and Maternity	n/a	n/a
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	n/a	n/a
Religion or Belief (including lack of belief)	n/a	n/a
Sex – (issues specific to women & men or girls & boys)	n/a	n/a
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	n/a	n/a



Community or Groups of People	Negative Impacts	Positive impacts
Thematic Groups: Health, Human Rights & Children's Rights	n/a	n/a

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.**

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	n/a	n/a
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	n/a	n/a
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	n/a	n/a
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	n/a	n/a
Socio-economic Background – social class i.e. parent's education, employment and income	n/a	n/a

**4. Do you have evidence or reason to believe that the policy will support the Council to:**

General Duty and other Equality Themes Consider the 'Three Key Needs' of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low impact
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low impact
<b>Foster good relations</b> between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low impact
Increase participation of particular communities or groups in public life	Low impact
Improve the health and wellbeing of particular communities or groups	Low impact
Promote the human rights of particular communities or groups	Low impact
Tackle deprivation faced by particular communities or groups	Low impact

**5. Summary Assessment**

Is a full Equality Impact Assessment required?	<input checked="" type="checkbox"/> <b>YES</b>
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(A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<b>NO</b>
<b>Rationale for decision:</b>  <b>This report proposes approval of an annual procurement report relating to delivery of the Council's Procurement Strategy. This has no specific equality implications</b>	
<b>Signed :</b> David Alexander	<b>Service Lead Procurement</b>
<b>Date:</b> October 2023	