

10 January 2024

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

Educational Representatives – Millie Gibson/ Aimee Allan, Mr. McGuire, Pastor Gall, Rev. Gemmell, Mr. Fullard, and Mr. Laird.

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, 16 January 2024 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 28 November 2023 (copy herewith).
3. Decision Log -
 - (a) Overdue Actions – *none*;
 - (b) Actions Listed with Revised Dates – for approval; and
 - (c) Recently Completed Actions.(copies herewith).

4./

4. Education.
 - (a) North Ayr Additional Support Needs Provision – Submit report by the Depute Chief Executive and Director of Education (copy herewith).
5. Economic Development.
 - (a) Pavement Parking Enforcement – Submit report by the Head of Roads, Ayrshire Roads Alliance (copy herewith).
6. Economic Development/ Tourism, Culture and Rural Affairs.
 - (a) Motorhome Parking Scheme 2024 - Submit report by the Head of Roads, Ayrshire Roads Alliance (copy herewith).
7. Building, Housing and Environment.
 - (a) Ash Dieback – Submit report by the Assistant Director – Housing and Operations (copy herewith).
 - (b) Local Heat and Energy Efficiency Strategy and Delivery Plan and Consultation – Submit report the Assistant Director – Planning and Development (copy herewith).
8. Sports and Leisure.
 - (a) Golf South Ayrshire - Golf Course Improvements – Submit report by the Director of Strategic Change and Communities (copy herewith).
9. Finance, HR and ICT
 - (a) Treasury Management and Investment Strategy Mid-Year Report 2023/24 – Submit report by the Head of Finance, ICT and Procurement (copy herewith).
 - (b) Council Tax Premium on Second Homes – Submit report by the Head of Finance, ICT and Procurement (copy herewith).
10. Economic Development.
 - (a) **Ayrshire Growth Deal - Spaceport Update – Submit report by the Director of Strategic Change and Communities (Members only).**
11. 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
www.south-ayrshire.gov.uk

Webcasting

Please note: this meeting may be filmed for live and subsequent broadcast via the Council's internet site. At the start of the meeting, it will be confirmed if all or part of the meeting is being filmed.

You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during this webcast will be retained in accordance with the Council's published policy, including, but not limited to, for the purpose of keeping historical records and making those records available via the Council's internet site.

Live streaming and webcasting takes place for all public South Ayrshire Council meetings. By entering a public Council meeting you are consenting to the possibility that your image may be live streamed on our website, be available for viewing online after this meeting, and video and audio recordings will be retained on Council Records. Further information on how we process your personal data can be found at: <https://south-ayrshire.gov.uk/59239>

If you have any queries regarding this and, in particular, if you believe that use and/or storage of any particular information would cause, or be likely to cause, substantial damage or distress to any individual, please contact Committee.Services@south-ayrshire.gov.uk

Copyright

All webcast footage is the copyright of South Ayrshire Council. You are therefore not permitted to download footage nor upload it to another website nor take still photographs from this footage and distribute it without the written permission of South Ayrshire Council. Please be aware that video sharing websites require you to have the permission of the copyright owner in order to upload videos to their site.

CABINET

Minutes of a hybrid webcast meeting on 28 November 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: M. Newall, Chief Executive; L. McRoberts, Depute Chief Executive and Director of Education; J. Bradley, Director of Strategic Change and Communities; C. Caves, Head of Legal and Regulatory Services; T. Baulk, Head of Finance, ICT and Procurement; C. Cox, Assistant Director – Planning and Development; G. Hunter, Assistant Director – Communities; S. Mulholland, Assistant Director – Education Services; G. Hoey, Chief Social Work Officer; K. Anderson, Service Lead – Policy, Performance and Community Planning; Laura Kerr, Service Lead, Destination South Ayrshire; J. Tait, Service Lead – Thriving Communities; G. Farrell, Service Lead – Organisational Development and Customer Services; G. Cockburn, Service Lead – Education Support Services; P. Bradley, Service Lead – Professional Design Services; K. Braidwood and D. Manson, Ayrshire Roads Alliance; K. Mullen, Service Lead – ICT Operations; C. McPhail, Co-ordinator (Economic Development); A. Gibson, Committee Services Officer; and E. Moore, Committee Services Assistant.

Also**Attending
In County**

Hall: D. Gemmell, I. Gall; H. McGuire; G. Laird, N. Fullard, A. Allan; M. Gibson (in attendance for items 4 and 5).

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 also welcomed Mike Newall to his first meeting of the Cabinet in his new role as Chief Executive.

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 31 October 2023 were submitted and approved.

3. **Decision Log.**

The Cabinet

Decided:

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

Education

4. **Revised Devolved School Management Scheme.**

There was submitted a report (issued) of 17 November 2023 by the Director of Education seeking approval to implement a revised Devolved School Management (DSM) Scheme.

The Cabinet

Decided:

- (1) to approve the revised, 2024, Devolved School Management Scheme, as detailed in Annex 1 of the report; and
- (2) to delegate authority to the Director of Education to amend the Devolved School Management Scheme to take account of any future Council decisions that impacted on it.

5. **Update on Pupil Equity Fund and Scottish Attainment Challenge.**

There was submitted a report (issued) of 16 November 2023 by the Director of Education requesting that the Cabinet confirm if they were content with the current approach to the use of Pupil Equity Fund and Attainment Challenge Scotland funding and to inform Cabinet of the progress made by schools during 2022-23 in improving equity in educational outcomes.

Following discussion on the impact of the funding, the Cabinet

Decided:

- (1) to agree the current approach taken to the use of Pupil Equity Fund;
- (2) to agree the current approach taken in the use of Strategic Equity Funding; and
- (3) to note the progress made in achieving equity in educational outcomes during session 2022-23 in relation to South Ayrshire's stretch aims and the plans for the future, as detailed in paragraphs 3.12 to 3.15 of the report.

The Education representatives left the meeting at this point.

Buildings, Housing and Environment.

6. Biodiversity Duty Report 2021 to 2023.

There was submitted a report (issued) of 16 November 2023 by the Director of Strategic Change and Communities seeking approval of the third South Ayrshire Council progress report in relation to our public sector biodiversity duties, attached as Appendix 1 to the report.

Following discussion regarding engagement and how the message was portrayed, the Cabinet

Decided:

- (1) to approve the publication of the third South Ayrshire Council Biodiversity Duty Report 2021-2023, as detailed in Appendix 1 of the report; and
- (2) to continue to support the conservation of biodiversity as part of the Council's Biodiversity Duty.

7. South Ayrshire Council Public Bodies Climate Change Duties Annual Report 2022-23.

There was submitted a report (issued) of 17 November 2023 by the Director of Strategic Change and Communities requesting approval of the Council's statutorily required Public Bodies Climate Change Duties Annual Reporting for 2022-23

Having noted that this Council was on track to meet its targets, the Cabinet

Decided:

- (1) to approve the annual report, as detailed in Appendix 1 of the report and to agree that this annual report be submitted as required by officers to the Scottish Government by 30 November 2023; and
- (2) to note both the progress and challenges faced by the Council in fulfilling its duties and the reductions in the emissions targets summarised in the analysis.

8. Redevelopment of Former Hourstons Building and Arran Mall. Ayr.

There was submitted a report (issued) of 22 November 2023 by the Director of Strategic Change and Communities providing an update on progress of the potential redevelopment of the former Hourstons building and Arran Mall, Ayr and seeking approval of a preferred development option and for the next stages.

Following discussion regarding a demolition order and having noted that the Head of Legal and Regulatory Services would provide a Note to Members relating to discussions that had taken place with external solicitors in this respect, the Cabinet

Decided:

- (1) to approve the user space requirements indicated by South Ayrshire Health and Social Partnership NHS Ayrshire as a basis to inform outline proposals for Hourstons to be prepared for the redevelopment of the property;
- (2) to note the preferred development option for the Hourstons building to comprise conversion of the listed building part of the buildings and one of the extensions and the remaining extension to be demolished as outlined in Appendix 1 of the report, as Blocks A and B;
- (3) to approve the instruction of engineering, structural and condition surveys of the former Hourstons buildings to include costed options appraisals of all development options and which shall be the subject of a report to Cabinet on 23 April 2024;
- (4) to agree that unallocated capital of £2m from 2034/35 (£11.26m) be brought forward, following acquisition of the Arran Mall, to undertake the cost of demolition of the former Hourstons building Block C and the entire Arran Mall involved with the preferred development scheme and the specialised technical work involved in recommendation (3) above;
- (5) to approve the indicative development scheme for the former Hourstons Building and Arran Mall, as set out in Appendix 2 of the report, as the basis for progressing statutory consents and instructing demolition and development works;
- (6) to note the indicative timescale to commence demolition of the Hourstons extension (Block C) and the former Arran Mall of May 2024 and the commencement of new development in April 2025 (subject to conclusion of legal agreements to acquire Arran Mall and required statutory consents being granted);
- (7) to agree that the outline capital cost of the redeveloped Hourstons of £20m, on the basis of the preferred development option, be submitted as a Capital Business Case for consideration by the Capital Asset Management Group as part of the Capital Budget Setting process 2024/25; and
- (8) to note the intention to progress submission of a Planning Permission in Principle to cover the former Hourstons and Arran Mall as a basis to provide a masterplan that would co-ordinate development proposals.

Buildings, Housing and Environment/Finance, HR and ICT.**9. Affordable Housing – Former St. Ninians Primary School, Adamton Road North, Prestwick.**

There was submitted a report (issued) of 22 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development seeking approval to proceed with the development of affordable housing at the Former St. Ninians Primary School, Adamton Road North, Prestwick and to approve the proposed funding package for the development.

The Cabinet

Decided:

- (1) to agree to the development of the former school site at Adamton Road North, Prestwick for the development of 42 new affordable homes;
- (2) to approve the proposed funding package for the project, as set out in paragraph 6.3 of the report; and
- (3) to grant authority to award the contract to Company A to carry out the works, utilising the Scottish Procurement Alliance's framework for Housing Construction and delegate authority to the Chief Executive to sign the contract documentation.

Economic Development.

10. Active Travel Strategy Progress Report.

There was submitted a report (issued) of 16 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development providing an update on the progress of the Council's Active Travel Strategy.

Following discussion regarding the Active Travel Member/Officer Working Group and the Alloway to Burton Underpass, the Cabinet

Decided:

- (1) to note the contents of this report and to approve supporting Active Travel in South Ayrshire through the Member/Officer Working Group; and
- (2) to otherwise note the contents of this report and the details in Appendices 1 to 6 of the report.

11. Ayr Town Centre Framework.

There was submitted a report (issued) of 22 November 2023 by the Director of Strategic Change and Communities providing an update on the progress of the development of a Town Centre Framework for Ayr.

The Cabinet

Decided:

- (1) to agree to start public consultation between November 2023 and January 2024 on the Draft Town Centre Framework (following recent Members/officers briefings) that set a strategic Delivery and Action Plan for Town Centre Projects and that once complete, the final framework would be presented to Cabinet in March 2024 for approval;

- (2) to agree that officers would prepare a package of works for the development of the Ayr Southern Gateway/Robert Burns Square/ A70 realignment and report back to Cabinet with developed proposals by April 2024; and
- (3) to otherwise note the contents of the report and support the approach to the Town Centre Framework and next steps as set out in this report.

12. Business Support – Refreshed AMBITION Programme.

There was submitted a report (issued) of 17 November 2023 by the Director of Strategic Change and Communities seeking approval for the revision and update to the business support AMBITION Programme funded by the UK Shared Prosperity Fund (UKSPF).

Following discussion on the need for marketing of the Programme, the Cabinet

Decided:

- (1) to approve the revision and update to the business support AMBITION Programme to include three new products:-
 - Green AMBITION;
 - Digital AMBITION; and
 - Productivity AMBITION; and
- (2) to request that a performance update be provided to the Service and Partnerships Performance Panel of 19 November 2024.

13. Place Based Investment Programme 2023-2024.

There was submitted a report (issued) of 22 November 2023 by the Director of Strategic Change and Communities providing an update on the Place Based Investment Programme (PBIP) and funding allocation for projects for year 2023 to 2024.

Following discussion regarding funding, and having noted that the Chief Executive would speak to a Member offline regarding the funding of a project that had not been listed, the Cabinet

Decided: to approve PBIP funding allocations for 2023 – 2024 and projects, as detailed in Appendix 1 of the report.

14. Ayrshire Growth Deal – Roads Enabling Progress.

There was submitted a report (issued) of 16 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development providing an update on the Ayrshire Growth Deal Roads Enabling Appraisal.

The Cabinet

Decided:

- (1) to approve supporting the development of the Ayrshire Growth Deal Roads Enabling Scottish Transport Appraisal Guidance; and
- (2) to otherwise note the contents of the report.

15. Regional Economic Strategy – Delivery Plan.

There was submitted a report (issued) of 22 November 2023 by the Director of Strategic Change and Communities providing an update on the approved Regional Economic Strategy Delivery Plan and the resource implications for the Council.

The Cabinet

Decided:

- (1) to approve the published Delivery Plan of the Regional Economic Strategy and approve the use of existing resource to deliver the South Ayrshire Council actions, as detailed in paragraph 4.1 of the report; and
- (2) to note the financial resource pressures detailed in paragraph 4.2 of the report and that future reports to Cabinet would detail progress with year one implementation and future actions and any associated resource requirements.

Economic Development/Finance HR and ICT.

16. Business Relief Programme

There was submitted a report (issued) of 22 November 2023 by the Director of Strategic Change and Communities

- (1) noting that a business relief programme to mitigate the impact of the transport restrictions as a result of the former Ayr Station Hotel fire was launched on 20 November 2023 (including direct business support and a package of town centre events, together with a marketing and communications plan); and
- (2) seeking approval to fund this activity from former Covid 19 discretionary funds.

Having welcomed the support this Programme would bring, the Cabinet

Decided:

- (a) to note that a business relief programme to deliver support to Ayr town centre had been launched on 20 November 2023;
- (b) to note the funding of a range of activities in the town centre to drive footfall in the weeks up to Christmas, including free parking;
- (c) to note the funding of a marketing campaign branded as 'Ayr is open for business' to further drive footfall;
- (d) to approve that funding for this would be provided by utilising the former Covid 19 discretionary grant fund for businesses which had remained unspent and carried forward since 2022 up to a total value of £389,000; and
- (e) to grant delegated authority to the Director of Strategic Change and Communities to consider any additional actions to support businesses and increase footfall utilising the remainder of this budget to a total value of £361,000 (balance of Covid 19 discretionary funds).

Corporate and Strategic.**17. Community Councils – Amendments to Scheme for Establishment.**

There was submitted a report (issued) of 16 November 2023 by the Director of Strategic Change and Communities seeking approval for officers to make amendments to the Scheme for Establishment for Community Councils following the recent consultation of the boundaries between Maybole and Crosshill, Straiton and Kirkmichael Community Councils.

The Cabinet

Decided:

- (1) to approve the new proposed boundaries following the results of the consultation; and
- (2) to request that officers update the Scheme for Establishment to reflect these boundary changes.

Corporate and Strategic/Finance, HR and ICT/Buildings, Housing and Environment.**C****18. Ayr Esplanade Strategy.**

There was submitted a report (issued) of 22 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development

- (1) recommending a placemaking improvement strategy for Ayr Esplanade;
- (2) advising that the purpose of the strategy was to provide a coherent framework for the undertaking of Capital based improvements and investments in the area; and
- (3) concluding that the strategy followed consideration of the outcome of public consultation on a draft Ayr Esplanade Strategy undertaken in 2020/2021 on parts of the Esplanade area.

Following discussion on the ownership of the nearby watchtower and the need for works required on other promenades within South Ayrshire, the Cabinet

Decided:

- (a) to approve the Ayr Esplanade Strategy, as set out in Appendix 1 of the report, as a basis for informing Capital investment in the area to commence in the period 2024/25;
- (b) to note that public feedback on the Esplanade Strategy would be considered in taking forward the longer term potential projects identified in the strategy; and
- (c) to note that the Ayr Esplanade Strategy would form a basis for considering external funding opportunities and for Thriving Communities to take forward further opportunities for Council led community initiatives to make greater use of the spaces and places for events and recreational activities.

Corporate and Strategic/Finance, HR and ICT**C****19. Communications Strategy 2023-28 and Communications Team Staffing Proposals.**

There was submitted a report (issued) of 22 November 2023 by the Director of Strategic Change and Communities seeking approval for: the Communications Strategy 2023-28; the Communications Team staffing required to deliver the service and the strategy; and for approval for revised guidance on Managing Work Related Social Media and Media Relations.

The Cabinet adjourned for five minutes to allow a Member of the Cabinet to consider a Motion he was proposing. Upon reconvening, the Cabinet

Decided:

- (1) to approve the Communications Strategy 2023-28 as detailed in Appendix 1 of the report;
- (2) to approve the conversion of two temporary Communications Assistant posts to permanent posts to support the delivery of this strategy and to ensure the continued delivery of the service;
- (3) to approve the Managing Work Related Social Media Guidance for Employees, as detailed in Appendix 4 of the report;
- (4) to approve the Media Relations Guidance, as detailed in Appendix 5 of the report; and
- (5) to agree that officers conduct a Review of the activities undertaken by the Communication Team and the evaluation of them, engage with Members and report back to Cabinet with the results of this Review within six months.

Tourism, Culture and Rural Affairs/Sport and Leisure.

20. The International Ayr Show – Festival of Flight 2023.

There was submitted a report (issued) of 16 November 2023 by the Director of Strategic Change and Communities providing an update regarding the delivery of the International Ayr Show – Festival of Flight 2023.

Having noted the success of the Show, the benefits it brought to South Ayrshire and the one-off cost for signage, the Cabinet

Decided:

- (1) to note the progress made by officers in the delivery of The International Ayr Show – Festival of Flight 2023; and
- (2) to request that officers bring an annual report to the Service and Partnerships Performance Panel to provide an overview of delivery each year.

Health and Social Care .

21. Chief Social Work Officer Annual Report.

There was submitted a report (issued) of 16 November 2023 by the Chief Social Work Officer providing an update Cabinet on the performance of statutory social work services for 2022 - 2023.

The Cabinet, having considered the performance of statutory social work services, as summarised in paragraph 4.1 of the report

Decided: to agree that the report was submitted to the Office of the Chief Social Worker Advisor in the Scottish Government.

The time being 12 noon, the Cabinet decided to adjourn for lunch. The meeting re-adjourned at 12.30 p.m.

Finance, HR and ICT.

22. Budget Management – Revenue Budgetary Control 2023/24 – Position as at 30 September 2023.

There was submitted a report (issued) of 22 November 2023 by the Head of Finance, ICT and Procurement providing a financial overview of the General Services revenue account, Housing Revenue Account and Common Good Accounts for 2023/24 as at 30 September 2023.

Following questions from Members of the Cabinet, the Head of Finance, ICT and Procurement agreed to circulate to Members, information relating to increased spending on ash dieback activity. After discussion relating to various other matters arising from the report including energy costs, the Cabinet

Decided:

- (1) to note the revised Directorate budgets following the budget movements, as outlined in paragraphs 3.3 and 3.4 of the report;
- (2) to approve the requested draw of £1.926m. from the Council's inflation reserve as detailed in 4.1.5 of the report;
- (3) to approve the budget transfers as outlined in the Directorate financial performance reports, as detailed at Appendix 1 and summarised in 4.1.6 of the report;
- (4) to note the projected in year over-spend of £3.762m. after earmarking which reduced to £1.836m. following approval of the inflation reserve draw, as requested in paragraph 2.1.2 of the report; and
- (5) to require Directors/Assistant Directors and Heads of Service to continue to take steps to ensure that Directorate/Services were not overspent against budget by 31 March 2024 as per Section 5.3 of the Financial Regulations.

23. General Services Capital Programme 2023/24: Monitoring Report as at 30 September 2023.

There was submitted a report (issued) of 21 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development Chief providing an update on the actual capital expenditure and income, together with progress made on the General Services Capital Programme projects as at 30 September 2023 (Period 6) and seeking agreement to the changes to budgets in 2023/24, 2024/25 and 2025/26.

Following questions and having noted that there would be a report to a meeting of the Cabinet in January 2024 relating to the Levelling-Up Fund; and the current position with regards to Girvan Primary School, the Cabinet

Decided:

- (1) to note the progress made on the delivery of the General Services Capital Programme to 30 September, resulting in spend of £26,192,735 or 26.28%, as detailed in Appendix 1 of the report;
- (2) to approve the adjustments, as contained in Appendix 2 of the report; and
- (3) to approve the revised budget for 2023/24 at £73,634,117, and in-year adjustments in 2024/25 and 2025/26, as highlighted in Appendix 2 of the report.

24. ICT Support and Maintenance Contracts.

There was submitted a report (issued) of 17 November 2023 by the Head of Finance, ICT and Procurement to request that the Cabinet reviewed and agreed the ongoing contractual obligations in respect of the support and maintenance of key ICT systems for the 2024/25 financial year.

Following a question from a Member of the Cabinet and having noted the effects inflation had on contracts in this area, the Cabinet

Decided: in accordance with paragraph 22.1 of the Standing Orders relating to Contracts, to approve the annual renewal of the support and maintenance contracts for 2024/25 which were necessary to access support, maintenance and in some instances, system upgrades of ICT systems, as detailed in Appendix 1 of the report.

C

25. Medium Term Financial Plan 2024-25 to 2028-29.

There was submitted a report (issued) of 17 November 2023 by the Head of Finance, ICT and Procurement seeking approval of the Council's updated Medium Term Financial Plan.

Having noted that the Council's Financial Plan had been praised by the Audit Commission and the ongoing challenges this Council faced, the Cabinet

Decided:

- (1) to approve the Medium-Term Financial Plan (MTFP), attached as Appendix 1 to the report;
- (2) to note that the potential cumulative five-year budget gap based on the assumptions contained in the plan was £45.9m.; and
- (3) to note the budget strategy, as contained in Section 4 of Appendix 1, developed to address the anticipated cumulative budget gap.

26. Organisational Development – Review of Staffing Arrangements.

There was submitted a report (issued) of 28 November 2023 by the Director of Strategic Change and Communities seeking approval to create an additional Level 7 OD Assistant.

The Cabinet

Decided:

- (1) to note the work and focus of the Organisational Development Team; and
- (2) to approve the creation of 1 x Level 7 OD Assistant post.

27. Financial Inclusion Strategic Development

There was submitted a report (issued) of 21 November 2023 by the Director of Strategic Change and Communities seeking approval to advance work for the progression of activity supporting Financial Inclusion, culminating in a Financial Inclusion Strategy.

Following discussion on the Financial Inclusion Member/Officer Working Group, the Cabinet

Decided: to agree

- (1) that the unallocated funds from the Covid 19 Recovery project (£1.055m) and LACER funding were utilised to support Financial inclusion activity across a range of Council Service Departments and key partners via the Financial Inclusion Strategic Development Partnership;
- (2) that the Council's financial inclusion work was strategically aligned to the new Local Outcomes Improvement Plan and delivered through the Financial Inclusion and Growth Strategic Delivery Partnership; and
- (3) that, subject to meeting the assessment criteria, identified projects will be considered for support with the Financial Inclusion MOWG and a report will be brought back to the Cabinet for final approval and endorsement.

Finance, HR and ICT/Buildings, Housing and Environment.

28. Housing Capital Programme 2023/24: Monitoring Report as at 30 September 2023.

There was submitted a report (issued) of 21 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development providing an update on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 30 September 2023 (Period 6); and to agree the changes to budgets in 2023/24, 2024/25 and 2025/26.

The Cabinet

Decided:

- (1) to note the progress made on the delivery of the Housing Capital Programme to 30 September, resulting in spend of £19,108,384 or 24.88%, as detailed in Appendix 1 of the report;
- (2) to approve the adjustments, as contained in Appendix 2 of the report; and
- (3) to approve the revised budget for 2023/24 at £72,047,503, and in-year adjustments in 2024/25 and 2025/26, as highlighted in Appendix 2 of the report.

Finance, HR and ICT/Economic Development/Tourism, Culture and Rural Affairs/Sports and Leisure.

29. Thriving Communities Service Review and Funding available in 2023/24.

There was submitted a report (issued) of 20 November 2023 by the Director of Strategic Change and Communities providing an update on Thriving Communities Service Review 2023/24; and details of the overall funds available to Thriving Communities during 2023/24.

The Cabinet

Decided:

- (1) to approve the proposals, as outlined at paragraph 4.1 of the report, to ensure Thriving Communities met their Service Review savings target of £300,000;
- (2) to note the intended use of Thriving Communities funding for 2023/24 (Appendix 2 of the report); and
- (3) to note that Thriving Communities would undertake a further Service Review in 2025/26 to identify further savings opportunities.

30. Exclusion of press and public.

The Cabinet resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded during consideration of the remaining items of business on the grounds that they involved the likely disclosure of exempt information in terms of paragraphs 8 and 9 of Part 1 of Schedule 7A of the Act.

Buildings, Housing and Environment/Tourism, Culture and Rural Affairs.

31. Girvan Bandstand, Stair Park, Henrietta Street, Girvan – Common Good Consultation.

There was submitted a report (Members only) of 21 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development

- (1) providing the results of the public consultation carried out under section 104 of the Community Empowerment (Scotland) Act 2015 in relation to the disposal of Girvan Bandstand; and

- (2) requesting Cabinet to re-confirm its decision on 25 April 2023 to dispose of the property to Adventure Centre for Education.

The Cabinet

Decided:

- (a) to note the results of the public consultation carried out under section 104 of the Community Empowerment (Scotland) Act 2015;
- (b) to agree the responses to the representations received, as outlined in Appendix 1 of the report; to approve publication of the responses on the Council website and notification of those who responded to the consultation;
- (c) to agree, having regard to the outcome of the consultation, to re-confirm the decision of the Cabinet on 25 April 2023 to dispose of Girvan Bandstand, Stair Park, Henrietta Street, Girvan, to Adventure Centre for Education; and
- (d) to agree that, given that confirmation, to grant authority to the Head of Legal and Regulatory Services to submit a Petition to the Sheriff Court to obtain Court authority to proceed with the sale; and
- (e) to agree that if the Court granted authority for the sale, to grant authority to the Head of Legal and Regulatory Services to conclude the transaction on the terms offered by Adventure Centre for Education as contained within the Addendum (confidential) to this report and on terms to be agreed to the satisfaction of the Service Lead- Asset Management and Community Asset Transfer and the Head of Legal and Regulatory Services.

Buildings, Housing and Environment.

32. Lease of Kiosk and Part of Public Convenience at South Beach/St Meddans Street, Troon.

There was submitted a report (Members only) of 21 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development seeking approval for a 25 year lease for the kiosk and part of the public conveniences situated at South Beach in Troon.

The Cabinet

Decided:

- (1) to grant approval to declare part of the toilets surplus to requirements;
- (2) to approve a 25 year lease to the Council's tenant that enabled the conversion to provide café space and refurbished public toilets, subject to statutory permissions and with the cost of works being borne by the tenant in accordance with the Heads of Terms set out in the Addendum (confidential) to this report; and
- (3) to grant authority to the Council's Head of Legal and Regulatory Services to conclude the lease subject to agreed terms and conditions.

33. Lease and Redevelopment of Former Toilet/Shelter at Esplanade, Ayr.

There was submitted a report (Members only) of 22 November 2023 by the Depute Chief Executive and Director of Housing, Operations and Development seeking approval for a 25 year lease for the former shelter/toilets at Esplanade Ayr to allow for the redevelopment and change of use of the property into a kiosk, on the basis of the terms and conditions contained in the Addendum (confidential) to this report.

The Cabinet

Decided:

- (1) to grant approval to declare the former toilets/shelter surplus to requirements;
- (2) to grant authority to the Council's Head of Legal and Regulatory Services to conclude the lease subject to the agreed terms and conditions contained in the Addendum (confidential) to this report, subject to the outcome of the Common Good consultation, as detailed in paragraph 2.1.3 of the report;
- (3) to authorise the Service Lead – Asset Management and Community Asset Transfer to carry out a Common Good consultation under the Community Empowerment (Scotland) Act 2015 section 104 on the proposed lease on the basis of the terms offered by the recommended party and on the terms and conditions contained within the Addendum (confidential) to this report and that the result of the consultation would be reported to the Cabinet;
- (4) to note that a further report would be brought to Cabinet detailing the representations received in response to the consultation in order that the Council may have regard to these in deciding whether to proceed with the proposed lease; and
- (5) to note that, as the property was inalienable Common Good, if, subsequent to a further report being brought to Cabinet, Members decided to proceed with the proposed lease of the former toilets, authority from the Sheriff Court would be required to enable the lease to proceed.

34. Consideration of Disclosure of the above confidential reports.

Decided: that under Standing Order 32.4, to authorise the disclosure of the following reports but that the related addendums referred to in the reports will not be disclosed until the transactions had been concluded.

- Girvan Bandstand, Stair Park, Henrietta Street, Girvan – Common Good Consultation;
- Lease of Kiosk and Part of Public Convenience at South Beach/St Meddans Street, Troon; and
- Lease and Redevelopment of Former Toilet/Shelter at Esplanade, Ayr.

The meeting ended at 1.30 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	07/12/2023	South Ayrshire Council's Annual Performance Report 2022/23	["SC and C"]	Anderson, Kevin	Publish report on the Council's website	No	20/12/2023	31/01/2024	Awaiting final designed version of report.	Dowey, Martin
CAB	28/11/2023	Communications Strategy 2023-28 and Communications Team Staffing Proposals	["SC and C"]	Farrell, Gillian	Implement new staffing arrangements – advertise, recruit and appoint to permanent Communications Assistant posts	No	31/12/2023	23/02/2024	Approval has been given by ELT to fill the posts and the vacancy management process is ongoing. Depending on recruitment backlog, posts to be advertised in January with provisional interview date of 16 February	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	20/11/2023	19/02/2024	An update report was presented to the Partnership Board on 4th December. Cabinet proposal will be provided to Cabinet on 16th January 2024. Following any approval, a proposal will be provided to the AEJC on 19th February.	Pollock, Bob; Dowey, Martin; Davis, Ian
CAB	29/08/2023	Ayrshire Growth Deal Update	["SC and C"]	Yuille, Derek	Further update to Cabinet on Regeneration Build projects	No	16/01/2024	21/05/2024	Agreed with PFH's. Deferred to allow negotiations on lease agreement and site acquisition to conclude.	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 – Revenue Budgetary Control 2022/23 – Out-turn Statement at 31 March 2023	["H, O and D"]	Cox, Chris	Complete the review of Common Good Funds to address the deteriorating financial position.	No	28/11/2023	14/02/2024	Item further deferred to February 2024 Cabinet - PFH notified Item deferred to November 2023 Cabinet - PFH notified. At the Cabinet Meeting on 31 October 2023, it was agreed that the current due date of 30/09/2023 be changed to 28/11/2023.	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	01/03/2023	LDP2 Supplementary Guidance Site Design Brief: South East Ayr	["H, O and D"]	Iles, Craig	Consultation on the draft document will be held from March 2023. The results of this and a finalised version of the Design Brief Supplementary Guidance will be taken back to Council in June 2023	No	20/12/2023	28/06/2024	As a result of the LDP2 A77 Transport Appraisal not being completed Transport Scotland have indicated in their consultation that adoption of the Supplementary Guidance(SG) at this point would be premature. Therefore to avoid the risk of legal challenge we are required to delay the consideration of the SG document until the Transport Appraisal is concluded. ARA are pursuing the Consultant and Transport Scotland to conclude the Transport Appraisal as soon as possible. Cabinet on 29/09/23 - agreed new due date of 20/12/23 (previously 29/09/23).	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
LP	15/02/2022	Civic Government (Scotland) Act 1982 - Licensing of Sexual Entertainment Venues	["CEO"]	Briggs, Karen	Consultation	No	31/12/2023	31/03/2024	<p>Policy is being drafted to be reported to Cabinet and then issued for consultation. In light of recent judicial review case in Court of Session re Edinburgh City Council's policy procedure which was issued in February 2023, Licensing require to review process. Cabinet on 14/03/23 agreed revised due date of 30/06/23 (previously 31/03/23). PFH has agreed further extension to 31/12/23 to allow for full consideration.</p> <p>Revised date of 31/12/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/06/23).</p> <p>Update 5/1/24 - report is required to amend the date for implementation, which will then allow for a statutory period of consultation on a draft policy. Aim for March Cabinet.</p>	

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	15/02/2022	Civic Government (Scotland) Act 1982 - Licensing of Sexual Entertainment Venues	["CEO"]	Caves, Catriona	Report to Leadership Panel on consultation.	No	31/12/2023	31/03/2024	<p>Policy is being drafted to be reported to Cabinet and then issued for consultation. In light of recent judicial review case in Court of Session re Edinburgh City Council's policy procedure which was issued in February 2023, Licensing require to review process. Cabinet on 14/03/23 agreed revised due date of 30/06/23 (previously 31/03/23). PFH has agreed further extension to 31/12/23 to allow for full consideration.</p> <p>Revised date of 31/12/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/06/23).</p> <p>Update 5/1/24 - report is required to amend the date for implementation, which will then allow for a statutory period of consultation on a draft policy. Aim for March Cabinet.</p>	

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	23/11/2021	Ayrshire Energy Masterplan	["PLA"]	Burns, Tom	In December 2023 the AEM programme was revised from a project completion date of December 2023 to 7th March 2024. Work Package 1 Data Collection & Modelling is now complete and remaining Work Packages 2,3,4 are in progress. There has been a 5 week project delay due to data collection delays earlier in the project. Work on the draft report is to commence in February 2024.	No	31/12/2023	29/02/2024	Procurement exercise completed in February and consultants Faithful & Gould appointed to lead. Data analysis process is underway, data sharing agreement in place, stakeholder engagement forthcoming. All 3 Ayrshire Councils, University of West of Scotland and Scottish Enterprise are stakeholders. This project is part of the Ayrshire Growth Deal - Clean Growth workstream. Kick off meeting was held in February and monthly stakeholder meetings have commenced, also Sharepoint page created. SAC staff from Energy, Economic Development, Sustainability and Planning are helping to support.	

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	25/05/2021	Neighbourhood Services Structure Progress Report	["H, O and D", "SC and C"]	Anderson, Kevin	Resource review of Sustainable Development and Climate Change Structure	No	31/12/2023	29/03/2024	The Sustainable Development and Climate Team has now moved to the Strategic Change and Communities Directorate under the Service Lead Performance, Policy and Community Planning. After consultation with the Portfolio holder the proposed date has been put back to 30 April 2023 to enable the new Service Lead to assess the requirements of the service. Cabinet on 29/11/22 agreed revised due date of 30/4/23 (prev 30/11/22). Revised date of 31/8/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/04/23). Cabinet meeting on 26/9/23 agreed new current due date of 31/12 /23. 8/1 - Draft job descriptions being evaluated by HR. Extension to end of march 24 requested.	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
LP	18/02/2020	Civic Government (Scotland) Act 1982 – Proposed Licensing of Sexual Entertainment Venues	["CEO"]	Briggs, Karen	additional to rec in report - Matter be reported back to SAC in December 2020 -	No	31/12/2023	31/03/2024	<p>Policy is being drafted to be reported to Cabinet and then issued for consultation. In light of recent judicial review case in Court of Session re Edinburgh City Council's policy procedure which was issued in February 2023, Licensing require to review process. Cabinet on 14/03/23 agreed revised due date of 30/06/23 (previously 31/03/23). PFH has agreed further extension to 31/12/23 to allow for full consideration.</p> <p>Revised date of 31/12/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/06/23).</p> <p>Update 5/1/24 - report is required to amend the date for implementation, which will then allow for a statutory period of consultation on a draft policy. Aim for March Cabinet.</p>	

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	07/12/2023	Commencement of Local Development Plan 3 Preparation and Development Plan Scheme 2023	["H, O and D"]	Iles, Craig	Publication and consultation on the Development Plan Scheme will commence in December 2023	Yes	30/12/2023			Pollock, Bob
SAC	07/12/2023	Commencement of Local Development Plan 3 Preparation and Development Plan Scheme 2023	["H, O and D"]	Iles, Craig	Launch of online LDP3 Hub and invitation to communities to prepare Local Place Plans	Yes	30/12/2023			Pollock, Bob
SAC	07/12/2023	Commencement of Local Development Plan 3 Preparation and Development Plan Scheme	["H, O and D"]	Iles, Craig	Commencement of evidence gathering process for Evidence Report	Yes	30/12/2023			

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	07/12/2023	Scheme of Delegation	["CEO"]	Caves, Catriona	Updated Scheme of Delegation to be published and notified to employees	Yes	15/12/2023		Updated Scheme of Delegation published and notification requested to employees	Dowey, Martin
SAC	07/12/2023	Revised Schedule of Meetings	["CEO"]	Carlaw, Wynne	Publish the updated meeting timetable	Yes	15/12/2023			Dowey, Martin
SAC	07/12/2023	Financial Regulations Review	["CEO"]	Baulk, Tim	Financial Regulations to be published and notified to employees	Yes	15/12/2023		Updated Scheme of Delegation published and notification requested to employees	Dowey, Martin; Davis, Ian
SAC	07/12/2023	Appointments to Panels	["CEO"]	Carlaw, Wynne	Publish details of membership of Panels and Working Groups	Yes	15/12/2023			Dowey, Martin
CAB	28/11/2023	Revised Devolved School Management Scheme	["EDUC"]	McRoberts, Lyndsay	Publish the revised DSM Scheme and issue to all schools	Yes	31/03/2024			Ferry, Stephen
CAB	28/11/2023	Update on Pupil Equity Fund and Scottish Attainment Challenge	["EDUC"]	Mulholland, Scott	Annual update on progress to Cabinet	Yes	26/11/2023			Ferry, Stephen
CAB	28/11/2023	Biodiversity Duty Report 2021 to 2023	["SC and C"]	Anderson, Kevin	Publish and share the fourth South Ayrshire Council Biodiversity Duty Report	Yes	31/12/2023			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	28/11/2023	South Ayrshire Council Public Bodies Climate Change Duties Annual Report 2022-23	["SC and C"]	Anderson, Kevin	Completed reporting template nationally to be made publicly available alongside reports of all other	Yes	30/11/2023			Kilbride, Martin
CAB	28/11/2023	Affordable Housing – Former St Ninians Primary School, Adamton Road North,	["H, O and D"]	Bradley, Pauline	Arrange for the execution of the main works contract documentation	Yes	12/12/2023			Kilbride, Martin
CAB	28/11/2023	Business Support – Refreshed AMBITION Programme	["SC and C"]	Hunter, George	Launch New AMBITION Programme and website	Yes	20/01/2024		Agreed as part of SPF refresh	Pollock, Bob
CAB	28/11/2023	Business Relief Programme	["SC and C"]	Leijser, Theo	Launch Business Relief Fund	Yes	20/11/2023			Pollock, Bob
CAB	28/11/2023	Business Relief Programme	["SC and C"]	Kerr4, Laura	Deliver Events to increase Footfall	Yes	15/12/2023			Pollock, Bob
CAB	28/11/2023	Business Relief Programme	["SC and C"]	Farrell, Gillian	Deliver Promotions to increase Footfall	Yes	18/12/2023			Pollock, Bob
CAB	28/11/2023	Community Councils – Amendments to Scheme for Establishment	["SC and C"]	Tait, Jamie	Scheme for Establishment updated	Yes	31/12/2023			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	28/11/2023	Ayr Esplanade Strategy	["H, O and D"]	Cox, Chris	Publish Ayr Esplanade Strategy	Yes	04/12/2023			Kilbride, Martin; Clark, Alec
CAB	28/11/2023	Communications Strategy 2023-28 and Communications Team Staffing Proposals	["SC and C"]	Farrell, Gillian	Launch Managing Work Related Social Media Guidance for Employees	Yes	31/12/2023			Dowey, Martin; Davis, Ian
CAB	28/11/2023	Communications Strategy 2023-28 and Communications Team Staffing Proposals	["SC and C"]	Farrell, Gillian	Launch Media Relations Guidance	Yes	31/12/2023			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	28/11/2023	Chief Social Work Officer Annual Report	["HSCP"]	Gary Hoey	The annual report has been submitted to the Office of the Chief Social Worker Advisor at the Scottish Government. The report was considered and approved by South Ayrshire Cabinet on 28 November 2023 and presented to IJB for information on 13 December 2023.	Yes	01/12/2023			Lyons, Lee
CAB	28/11/2023	Budget Management – Revenue Budgetary Control 2023/24 – Position at 30 September 2023	["CEO"]	Baulk, Tim	Action the inflation reserve drawdown in the financial ledger as requested in 4.1.5	Yes	15/12/2023			Davis, Ian
CAB	28/11/2023	Budget Management – Revenue Budgetary Control 2023/24 – Position at 30 September 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	15/12/2023			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
CAB	28/11/2023	General Services Capital Programme 2023/24: Monitoring Report as at 30 September 2023	["H, O and D"]	Bradley, Pauline	Process adjustments to the General Services Capital Programme	Yes	12/12/2023			Davis, Ian
CAB	28/11/2023	ICT Support and Maintenance Contracts	["CEO"]	Mullen, Kevin	Request that Procurement and ICT officers ensure renewal of the contracts listed in Appendix 1 at each contractual renewal date	Yes	08/12/2023			Davis, Ian
CAB	28/11/2023	Medium Term Financial Plan 2024-25 to 2028-29	["CEO"]	Baulk, Tim	Publish on the Council's website	Yes	08/12/2023		Plan published on Council website	Davis, Ian
CAB	28/11/2023	Organisational Development – Review of Staffing Arrangements	["H, O and D"]	Farrell, Gillian	Carry out ring fenced recruitment for Level 7 post	Yes	31/12/2023			Davis, Ian
CAB	28/11/2023	Housing Capital Programme 2023/24: Monitoring Report as at 30 September 2023	["H, O and D"]	Bradley, Pauline	Process adjustments to the Housing Capital Programme	Yes	12/12/2023			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	28/11/2023	Thriving Communities Service Review and Funding Available in 2023/24	["SC and C"]	Tait, Jamie	Implement the proposals to meet Service Review savings targets	Yes	31/03/2024			Pollock, Bob;Davis, Ian;Clark, Alec;Conolly, Brian
CAB	31/10/2023	Proposed Disposal of Council and Common Good Property: 'MVF Watchful', South Harbour, Ayr	["H, O and D"]	Cox, Chris	Submission of Draft Ayr Esplanade Placemaking Improvement Strategy to Cabinet	Yes	28/11/2023			Kilbride, Martin
CAB	26/09/2023	Vacant Educational Premises in Maybole	["H, O and D"]	Burns, Tom	Market the St Cuthberts Primary School site	Yes	30/11/2023		Property is being marketed by Shepherds with a planning brief	Kilbride, Martin
CAB	26/09/2023	Proposed Ward Capital Projects – Update 2023 to 2025	["H, O and D"]	Cox, Chris	Submission of Draft Ayr Esplanade Placemaking Improvement Strategy to Cabinet	Yes	28/11/2023			Dowey, Martin;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	26/09/2023	Proposed Ward Capital Projects – Update 2023 to 2025	["SC and C"]	Hunter, George	Submission of Draft Ayr Town Centre Development Strategy and outline LUF proposals. This paper has been moved to November Cabinet	Yes	30/11/2023		Moved from Oct to Nov cabinet	Dowey, Martin; Davis, Ian; Kilbride, Martin
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	Yes	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. At the Cabinet meeting on the 31 October 2023, it was agreed that the current due date of 27/10/2023 be amended to 30/11/2023.	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	Yes	30/11/2023		To be presented alongside Communications Strategy in November. At the Cabinet Meeting on 31 October 2023, it was agreed that the current due date of 31/10/2023 be amended to 30/11/2023.	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
CAB	29/08/2023	Covid-19 Recovery Project and LACER Funding Review	["H, O and D"]	Newall, Mike	The cross-party Financial Inclusion Member/ Officer Working Group to report back to Cabinet on its new remit and use of the remaining uncommitted Covid-19 reserve funds	Yes	28/11/2023		Report submitted to Cabinet on 28 November 2023 Update 03-Nov-23: MOWG being arranged by George Hunter with a view to reporting to Cabinet on 28 November At the Cabinet meeting on the 28 November 2023, it was agreed that the current due date of 31/10/2023 be amended to 28/11/2023.	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	Yes	20/11/2023		Date of AEJC now arranged as 20th November by NAC Committee Services. At the Cabinet Meeting on 31 October 2023, it was agreed that the current due date of 02/10/2023 be amended to 20/11/2023.	Pollock, Bob;Dowey, Martin;Davis, Ian
CAB	29/08/2023	Ayrshire Growth Deal Update	["H, O and D"]	Kevin Braidwood	Further update to Cabinet on the outcome of the STAG appraisal for the Roads project	Yes	28/11/2023		Lodged for Cabinet	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
SAC	29/06/2023	Review of South Ayrshire Integration Scheme	["SC and C"]	Eltringham, Tim	Revised Draft Integration Scheme presented to Council	Yes	07/12/2023			Lyons, Lee; Ferry, Stephen
CAB	20/06/2023	Accessible Ayr Update	["SC and C"]	Hunter, George	Implement the recommendations within this report and conclude Stage 3	Yes	30/11/2023			Pollock, Bob
CAB	20/06/2023	Accessible Ayr Update	["SC and C"]	Hunter, George	Identify preferred design options and present back to Cabinet for approval	Yes	31/01/2024			Pollock, Bob
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.	Yes	30/11/2023		Deferred until Cabinet in November. At the Cabinet Meeting on 31 October 2023, it was agreed that the current due date of 30/09/2023 be amended to 30/11/2023.	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
CAB	20/06/2023	Active Travel Member/ Officer Working Group	["H, O and D"]	Newall, Mike	MOWG recommendations to inform a follow-up report to the Cabinet	Yes	28/11/2023		<p>Report submitted to Cabinet on 28 November 2023</p> <p>Update 03-Nov: report being progressed for Cabinet on 28 November</p> <p>At the Cabinet meeting on the 28 November 2023, it was agreed that the current due date of 31/10/2023 be amended to 28/11/2023.</p>	Pollock, Bob;Clark, Alec;Connolly, Brian
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	Yes	30/11/2023		<p>Consultation on boundary changes to Community Council closes 1st September 2023. Cabinet report will be presented October 2023 with recommendations.</p> <p>Report will be submitted to Cabinet in November 2023.</p> <p>At the Cabinet Meeting on 31 October 2023, it was agreed that the current due date of 30/10/2023 be amended to 30/11/2023.</p>	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	Yes	30/11/2023		Report due October Cabinet - Consultation closes 1st September 2023. Report will be presented at November Cabinet. At the Cabinet Meeting on 31 October 2023, it was agreed that the current due date of 30/10/2023 be amended to 30/11/2023. Will be presented to Cabinet in November.	Dowey, Martin
CAB	20/06/2023	South Ayrshire Way Strategic Change Programme	["SC and C"]	Anderson, Kevin	Provide update on Strategic Change Programme to Service and Partnerships Performance Panel	Yes	21/11/2023		Report heard on the 9th of Jan 24	Dowey, Martin; Davis, Ian
CAB	23/05/2023	Aerospace and Space Technology Application Centre (ASTAC) Project	["SC and C"]	Hunter, George	Develop Heads of Terms for local delivery partnership of the AGD ASTAC project.	Yes	01/12/2023		Basis of informal partnership with Ayrshire College	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
CAB	23/05/2023	Scotland Loves Local South Ayrshire Gift Card Programme	["SC and C"]	Hunter, George	Implement and promote Gift and E-Gift Card	Yes	31/12/2023		The basic gift card is underway and continuing. SLL e-gift card is being progressed and can be commissioned as soon as soon as a due diligence form is completed and returned to Miconex.. Revised date of 29/9/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/5/23).	Pollock, Bob
SAC	01/03/2023	Golf Strategy 2022-2032	["SC and C"]	Kerr4, Laura	Enter into a procurement process to appoint contractors to deliver works at Darley and Belleisle Golf Courses	Yes	31/12/2023			Connolly, Brian
SAC	01/03/2023	Golf Strategy 2022-2032	["SC and C"]	Mutch, Alistair	Provide Council with a report on the implementation of the strategy at the end of year 2	Yes	31/12/2023			Connolly, Brian
CAB	17/01/2023	Trauma Informed and Responsive South Ayrshire - Update	["SC and C"]	Anderson, Kevin	Update Elected Members on progress via the Members' Bulletin	Yes	31/12/2023			McGinley, Brian

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	29/11/2022	Update on Pupil Equity Fund and Scottish Attainment Challenge	["EDUC"]	Mulholland, Scott	Annual update on progress to Cabinet	Yes	30/11/2023			Ferry, Stephen
CAB	01/11/2022	Proposal to Deliver an Airshow in September 2023, 2024, 2025, 2026 and 2027	["SC and C"]	Bradley, Jane	Bring a report to Cabinet before December 2023 providing an evaluation of the 2023 event and presenting recommendations for the 2024 event	Yes	31/12/2023			Clark, Alec

South Ayrshire Council

**Report by Depute Chief Executive and Director of Education
to Cabinet
of 16 January 2024**

Subject: North Ayr Additional Support Needs Provision

1. Purpose

- 1.1 The purpose of this report is to inform Cabinet of the outcome of the recent statutory consultation on the proposed relocation of the Extended Learning Facility, from Dalmilling Primary School to Heathfield Primary School; and request that Cabinet approves the proposed relocation.

2. Recommendation

2.1 It is recommended that Cabinet:

2.1.1 considers the content of the Consultation Report, attached as Annex 1 of this report, on the outcome of the statutory consultation, regarding the proposed relocation of the Extended Learning Facility from Dalmilling Primary School to Heathfield Primary School; and

2.1.2 approves the relocation of the Extended Learning Facility, from Dalmilling Primary School to Heathfield Primary School.

3. Background

- 3.1 At its meeting of 29 August 2023, Cabinet approved a [report](#) recommending the progression of a statutory consultation, regarding an Educational Services proposal to relocate the Additional Support Needs (ASN) education provision within the Extended Learning Facility (ELF) at Dalmilling Primary School, to a new facility within Heathfield Primary School.

- 3.2 The proposal document that Cabinet approved was made available to all consultees, as prescribed by the Schools (Consultation)(Scotland) Act 2010, and a copy of the proposal document was made available on the Council's consultation web pages; <https://www.south-ayrshire.gov.uk/Consultations>.

- 3.3 The consultation ran from Monday 04 September 2023, to Wednesday 25 October 2023, a period of more than 30 school days as required by statute.

- 3.4 At its meeting of 29 August 2023, Cabinet also approved a recommendation that the Depute Chief Executive and Director of Education would provide a follow up report to Cabinet, on the outcome of the public consultation, for consideration and a decision.

- 3.5 63 written responses were received during the consultation period, this is considered low, taking into account that there are nearly 750 learners attending the two affected schools.
- 3.6 The outcome of the public consultation, including a report from His Majesty's Inspectorate (HMI) / Education Scotland, is detailed within Educational Services Consultation Report, attached as Annex 1.
- 3.7 The Consultation Report was published on Thursday 07 December, for the required statutory minimum period of three weeks, prior to a decision being made on the proposed relocation of the ELF.

4. Proposals

- 4.1 Since the consultation closed, and to address the recommendations of the HMI report, meetings have taken place with affected staff and parents/carers to share draft designs of the proposed new facility at Heathfield Primary School, and to discuss the benefits of the relocation. It is proposed that these meetings and discussions continue, with all relevant stakeholders, to ensure that the views of all consultees are considered, should the relocation of the ELF be approved.
- 4.2 Since the consultation closed, further consultation has also taken place with Ward 2 and Ward 3 Elected Members, along with the Portfolio Holder for Education, to discuss the content of the Consultation Report in advance of it being published on Thursday 07 December. It is proposed that Ward 2 and Ward 3 Elected Members are kept up to date on progress of the relocation, should the recommendations of this report be approved.
- 4.3 It is proposed that, should the recommendations of this report be approved, Educational Services will progress design proposals for the new facility at Heathfield Primary School, with the support of the Council's Professional Design Services, taking into consideration all feedback from forthcoming stakeholder engagement. It is anticipated that the project would progress to tender in the Spring of 2024, with construction work getting underway soon after, to allow progression of the works through the summer holiday period and a completion date in advance of the 2024/25 school session commencing on Tuesday 20 August 2024.
- 4.4 Following the outcome of the public consultation process, the Depute Chief Executive and Director of Education proposes that the relocation of the Extended Learning Facility should be approved, and that this will deliver many educational benefits for current and future learners at both Heathfield Primary School and Dalmilling Primary School. It is proposed that the Depute Chief Executive and Director of Education publishes the final decision taken, and notifies all prescribed stakeholders and consultation respondents.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements and reflect appropriate advice.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 The capital cost of making the alterations required to Heathfield Primary School will be funded from the 'Schools Refurbishment Programme – Various Projects' budget for financial year 2024-25, as approved in the Council's Capital Investment Programme: Expenditure 2023-24 to 2034-35.
- 6.2 Any change in either school's revenue budget, due to an increased or decreased roll, will be managed as part of the annual, education wide roll adjustment exercise, in accordance with the approved Devolved School Management Scheme, when all school budgets are adjusted to reflect increases or decreases in their rolls.

7. Human Resources Implications

- 7.1 Should the recommendations of this report be approved, and while it is anticipated that the majority of Dalmilling Primary School ELF staff would transfer to the new facility at Heathfield Primary School, any required relocation of staff will be implemented in accordance with agreed SNCT/JNCT circulars (Teaching Staff) or the Council's Framework for Managing Workforce Change (School Assistants and Support Staff). Any changes required will involve full consultation and discussion with individual employees and relevant trade union representatives.

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 The risks associated with rejecting the recommendations are that the ELF would remain within Dalmilling Primary School, and as it is projected that the impact of new affordable housing within the catchment area of the school will lead to its capacity being breached for the 2024/25 school session, additional, temporary, modular accommodation will be required.

9. Equalities

- 9.1 An Equalities Impact Assessment (EQIA), **(including the Fairer Scotland Duty in respect of any Strategic decision)**, 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 Annex 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 Priority Two of the Council Plan: Live, Work, Learn and Outcome One: Education and lifelong learning.

13. Results of Consultation

- 13.1 The outcome of the public consultation, including a report from His Majesty's Inspectorate (HMI) / Education Scotland, is detailed within Educational Services Consultation Report, attached as Annex 1.
- 13.2 Following the public consultation period, and to address the recommendations of the HMI report, further consultation on the proposed relocation has taken place with affected staff and parents/carers.
- 13.3 Following the public consultation period, further consultation has also taken place with Ward 2 and Ward 3 Elected Members.
- 13.4 Consultation has taken place with Councillor Stephen Ferry, Portfolio Holder for Education, 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 Education 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>
Notify prescribed stakeholders and respondents of the decision on the outcome of the public consultation	31 January 2024	Depute Chief Executive and Director of Education
Implement all proposals in full	20 August 2024	Depute Chief Executive and Director of Education

Background Papers Report to Cabinet of 29 August 2023 - [North Ayr Additional Support Needs Provision](#)

Person to Contact Lyndsay McRoberts, Depute Chief Executive and Director of Education
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone: 01292 616627
E-mail: lyndsay.mcroberts@south-ayrshire.gov.uk

Date: 8 January 2024



Educational Services – November 2023

Consultation Report

Report on the outcome of the statutory consultation relating to the proposed relocation of the Extended Learning Facility within Dalmling Primary School

CONTENTS

	Section	Page
1.0	Introduction	3
2.0	Considerations	3
3.0	Outcome of the Consultation	3
	3.1 Overview of responses to consultation	4
	3.2 Summary of the main points and views expressed during the consultation	5
	3.3 Consultation with children and young people	12
	3.4 Responses from staff	12
4.0	Report by Education Scotland	13
	4.1 Process	13
	4.2 Education Scotland summary	13
	4.3 Responses to main points raised by Education Scotland	14
5.0	Review of the proposal	15
	5.1 Review	15
	5.2 Omissions and inaccuracies	15
6.0	Council decision making process	15

Appendices

- Appendix 1 Summary of responses from consultation process
- Appendix 2 Views/Comments expressed at public meetings
- Appendix 3 Views/Comments expressed by children and young people
- Appendix 4 Education Scotland Report

1.0 Introduction

- 1.1 South Ayrshire Council's Cabinet, at its meeting of 29 August 2023, approved the progression of a statutory consultation on proposals to relocate the additional support needs education provision within the Extended Learning Facility (ELF) at Dalmilling Primary School, Ayr, to a new facility within Heathfield Primary School, Ayr.
- 1.2 The proposal document was made available to all consultees as prescribed by the Schools (Consultation)(Scotland) Act 2010 and a copy of the proposal document was available from the Council's website at www.south-ayrshire.gov.uk/consultations. The consultation process ran from Monday 04 September 2023 to Wednesday 25 October 2023, a period of more than 30 school days as required by statute.
- 1.3 As part of the consultation process, Educational Services undertook the following activities:
 - Published the consultation on the Council's '[Consultations](#)' web pages.
 - Provided a press release to all local media outlets to raise awareness of the consultation.
 - Promoted the consultation through the Council's '[News & Announcements](#)' web pages.
 - Publicised the consultation exercise and public meetings through letters to parents/carers and other prescribed stakeholders.
 - Placed copies of the proposal document in Dalmilling Primary School, Heathfield Primary School, Ayr Academy, South Ayrshire Council County Buildings, and South Ayrshire Council Information & Advice Hub, Ayr.
 - Undertook a consultation with children.
 - Held a public meeting in Ayr Academy on Wednesday 04 October 2023.
 - Gathered responses using a dedicated email address for the consultation.
 - Gathered responses using an online survey.

2.0 Considerations

The proposals that were issued for consultation were:

- 2.1 to relocate the additional support needs education provision within the Extended Learning Facility at Dalmilling Primary School (Harthall, Ayr, KA8 0PD), to a new and larger facility within Heathfield Primary School (Heathfield Rd, Ayr KA8 9DR), and;
- 2.2 that, should the proposals be agreed, the relocation will take effect on the completion of alterations to Heathfield Primary School which are expected to be completed by the summer of 2024 for the new school session starting that August.

3.0 Outcome of the consultation

The consultation was undertaken in accordance with the Schools (Consultation) (Scotland) Act 2010 and all prescribed consultees were given an opportunity to participate in the consultation process and submit views on the proposals. In addition to this, any individuals or groups with an interest in the proposals were able to participate in the consultation and submit their views.

Full details of the proposals were made available to consultees who were given the opportunity to provide comments and answer 1 question; *do you agree with the proposal to relocate the additional support needs education provision within the Extended Learning Facility at Dalmilling Primary School, to an expanded facility within Heathfield Primary School?*

3.1 Overview of responses to the consultation

3.1.1 A total of 63 written responses were received during the consultation period. This is considered low, taking into account that there are nearly 750 learners attending the affected schools and of the 63 responses received, 17 were from members of staff at either school.

3.1.2 Table 1 below provides a summary of the number of responses received to the question that consultees were asked, and while the majority of the public respondents did not agree with the proposal, a number of the responses were in favour of the move or indicated no preference on where the ELF is located. Educational Services have also progressed with measures, following the consultation period, to further address concerns raised by stakeholders, by arranging various meetings with parents, carers, staff and Head teachers on proposals for transition, on the educational benefits of the proposed relocation and on arrangements at Heathfield Primary School relating to accessible transport and parking.

Table 1. Summary of number of responses to the consultation

Do you agree with the proposal to relocate the additional support needs education provision within the Extended Learning Facility at Dalmilling Primary School, to an expanded facility within Heathfield Primary School?			
Consultee	Yes	No	No Preference
Dalmilling Primary Parent/Carer	1	11	0
Dalmilling Primary Staff	1	9	2
Dalmilling Primary Pupil	0	1	0
Dalmilling Primary - Other	3	5	1
Sub Total	5	26	3
Percentage/Dalmilling	15%	76%	9%
Heathfield Primary Parent/Carer	2	16	2
Heathfield Primary Staff	4	0	1
Heathfield Primary Pupil	0	0	0
Heathfield Primary - Other	2	2	0
Sub Total	8	18	3
Percentage/Heathfield	28%	62%	10%
Total	13	44	6
Percentage/Total	21%	70%	10%

- 3.1.3 A number of the responses received included positive comments about the proposals and recognised the benefits that the proposed relocation offered. The positive responses referred to the need for an increase in the capacity of additional support needs education provision within South Ayrshire that the proposed relocation will bring, and on the positive opportunities at Heathfield Primary through existing and proposed, new facilities coupled to the established inclusive ethos at the school.
- 3.1.4 Of the concerns raised from consultees indicating that they did not agree with the proposed relocation, with responses querying the benefits of the proposed move, raising concerns over transport and parking and referring to the impact of pupil transitions. These concerns are summarised in section 3.2 along with a response to each from the Council. A full summary of all the consultation responses is shown in Appendix 1, and a copy of the detailed responses have been made available to Education Scotland and the Elected Members of South Ayrshire Council.
- 3.1.5 A public meetings was held on Wednesday 04 October 2023 at Ayr Academy with 29 people in total attending. Both the Depute Chief Executive and Director of Education, as well as the Assistant Director of Education, were in attendance along with other officers from Educational Services including representation from the Council’s Education Inclusion Team. The Service Lead for Education Support Services gave a presentation outlining the proposals and the consultation process. This was followed by a question/answer session.

Questions asked at the public meeting, reflected concerns raised through written responses received during the consultation, including queries on transitions for learners, particularly P6 and P7 pupils, on the proposed capacity, location and plans for additional support needs education provision within Heathfield Primary and on accessible transport issues. A note of the points raised and views expressed at the public meetings can be found at Appendix 2.

- 3.1.6 Consultation was also undertaken with the children and young people from Dalmling Primary School and Heathfield Primary School. The schools used the consultation guidelines “Participants not Pawns” issued by Scotland’s Commissioner for Children and Young People and the outcomes from the consultations are summarised in section 3.3, with the full children and young people consultation documents from each school shown at appendix 3.

3.2 Summary of the main points and views expressed during the consultation

- 3.2.1 The main issues/views gathered during the consultation period are listed below at table 2 and include a response from Educational Services.

Table 2. Overview of queries/views expressed and Council response

Question/View Expressed	South Ayrshire Council's Response
<p>What are the council thoughts on the currently primary 6 children who would be transitioning to Heathfield Primary for 1 year and then having to transition again for Secondary?</p>	<p>Transition plans for all of our learners attending the Extended Learning Facility within Dalmilling Primary School will be put in place from an early stage, as soon a decision is made on the proposal in January 2024. These plans will be discussed thoroughly with parents/carers staff and children. The transition period required for every individual learner will vary, and this will also be thoroughly considered. No unnecessary transitions will take place.</p>
<p>Will the ASN summer school and holiday clubs currently operating from Dalmilling Primary School continue. Either at Dalmilling or Heathfield?</p>	<p>Existing school holiday education provision will not be reduced. The location of this provision will be considered should the proposal to relocate the extended learning facility be approved.</p>
<p>Can the staff visit Heathfield Primary?</p>	<p>Although the areas within Heathfield Primary are not developed yet, visits have already been arranged for staff to view the areas of the school proposed for the relocation, and any feedback received will be factored into development of designs and provision of facilities.</p>
<p>I have been advised that the capacity would be 40 at Heathfield, therefore what happens when there is an increase in children attending the extended learning facility?</p>	<p>Where there is an increase in the number of learners, the staff compliment is increased proportionately and in accordance with Educational Services' Devolved School Management Scheme (DSM).</p> <p>Proposed, dedicated accommodation for additional support needs education provision at Heathfield Primary, and the capacity of class bases, will be kept under review in accordance with the Scottish Negotiating Committee for Teachers (SNCT) agreement on Conditions of Service (Part 2 - Appendix 2.9 – Class Size Maxima), which outlines the maximum class sizes for additional support needs education.</p>
<p>How do you know that 40 pupils will be generated from the new housing on the Mainholm site?</p>	<p>The Council can never guarantee the number of pupils that will be populated in South Ayrshire Schools from new housing developments, specifically in this case the 160 new homes being constructed within the catchment area of Dalmilling Primary School. However, an agreed calculation is used to project pupil numbers, which is shared by many local authorities in Scotland and has been tried and tested from previous, completed housing developments in South Ayrshire.</p>
<p>Are there plans to build a new Dalmilling Primary School?</p>	<p>There are currently no commitments within the Council's twelve year, 2023-24 to 2034-35 Capital Investment Programme, for a replacement of</p>

	Dalmilling Primary School.
What are the benefits for the children?	<p>-Proposed facilities at Heathfield Primary School would be purpose built for the needs of learners.</p> <p>-A new and modern learning centre for children and young people with additional support needs at Heathfield Primary School will enhance learning experiences and outcomes.</p> <p>-Dedicated sensory spaces and quiet spaces will be built into the proposed, new facilities at Heathfield Primary School, with quiet areas integrated into each classroom. A central sensory space will be custom designed within the new space to ensure the sensory needs of learners are met</p> <p>-A safe and secure play area will be provided as part of the proposed facilities at Heathfield Primary School. This will ensure young people can access the outdoors safely. Access to a safe outdoor space, which is not accessed by the public will be significant. This ensures young people can use the developed outdoor space as part of their day and further develop opportunities for safe outdoor learning experiences. This will further enhance safe opportunities for safe experiential play, sensory play and loose parts play.</p> <p>-Children and young people with additional support needs will benefit from access to a range of facilities within Heathfield Primary School such as modern and dedicated music rooms, double gym hall facilities and a large modern library area. There are numerous additional benefits within the community from which the children will benefit. This includes the proximity to local parks and beaches and sports facilities such as the tennis club and swimming pool.</p> <p>-There are no issues with Capacity at Heathfield Primary, as there are at Dalmilling Primary School.</p> <p>-The benefit for future learners at Dalmilling Primary School is that there will be additional capacity to accommodate the projected increase in roll, including all future learners anticipated to arise from housing development.</p> <p>-This will mitigate the likelihood of requiring additional, external and temporary, modular classrooms at Dalmilling Primary School if the proposals are not approved.</p> <p>-This will also mitigate any re-directions having to take place and increase the likelihood of non-catchment placement requests into the school being accepted.</p>
Where is the proposed area within Heathfield Primary School for ASN accommodation?	The initially proposed location for additional support needs accommodation at Heathfield Primary School is within a centralised area

	<p>on the ground floor, near to the lower school classrooms, ensuring integration with the rest of the school</p> <p>Proposed accommodation includes 3 adjoining classrooms, with a 4th classroom, general purpose room, sensory room and accessible changing room across the corridor.</p> <p>A secure playground for the proposed extended learning facility is also included at the back of the school, with direct access from the additional support needs accommodation.</p> <p>Visits have already been arranged for staff, parents and carers, to view the areas of the school proposed for the relocation, and any feedback received will be factored into development of designs and provision of facilities.</p>
<p>What is the Council's Plan B if proposals are not approved?</p>	<p>If the proposal is not approved, additional, temporary, modular accommodation would be required at Dalmilling Primary School.</p>
<p>The children are very much part of Dalmilling Primary and integrate very well with all children.</p>	<p>There is absolute confidence from Educational Services and staff at Heathfield Primary School that the integration of children and young people potentially moving to and being part of their school would be a success.</p> <p>Staff at Heathfield Primary School have commented that there is an existing, positive and inclusive ethos at the school, where all staff and pupils will support and enhance transitions to the new school location, should the proposal be approved.</p> <p>During the public meeting a Heathfield Primary parent of a learner with additional support needs commented that they understood that parents, carers and children will be anxious about the proposed move, however from their experience they could advise that their child has a fantastic relationship with staff and pupils at Heathfield Primary and is very much included within the school.</p>
<p>What about the stability of staff/leadership?</p>	<p>The expectation would be that all staff will transfer to Heathfield Primary School, unless they decided themselves that they do not wish to move.</p> <p>The Head Teacher at Heathfield Primary School, who was previously Head Teacher at Dalmilling Primary School, would become responsible for the extended learning facility again.</p>

<p>If the proposal goes ahead, would the children move before the end of term?</p>	<p>This will be factored into the considerations and transition plan for every pupil currently attending the extended learning facility at Dalmilling Primary School. Staff at both schools are committed to completing individual, bespoke transition plans for each child to ensure all considerations have been taken into account. This tailored approach will include the voice of young people, parents and carers.</p> <p>Parents have already had the opportunity to visit the proposed location, view initial plans and hear more about the educational benefits of the proposed relocation. An assessment of needs is currently being undertaken by education staff, in consultation with individual parents and carers, regarding the most suitable transition plan and timescale for learners moving to the proposed new facility should the plans be taken forward.</p>
<p>Is there scope for more than 4 classrooms being available to the extended learning facility at Heathfield Primary School?</p>	<p>Currently there are no plans to allocate more than 4 classrooms for additional support needs education provision at Heathfield Primary.</p> <p>The capacity of class bases will, however, be kept under review in accordance with the Scottish Negotiating Committee for Teachers (SNCT) agreement on Conditions of Service (Part 2 - Appendix 2.9 – Class Size Maxima), which outlines the maximum class sizes for additional support needs education.</p>
<p>Will there be a dedicated drop off and pick up point?</p>	<p>If the consultation is approved, dedicated drop off and pick up points for free school transport and parents/carers of children attending the proposed extended learning facility will be made available.</p>
<p>How will mainstream children feel at Dalmilling?</p>	<p>As part of the consultation, a dedicated pupil consultation has been undertaken at Dalmilling Primary School and Heathfield Primary School, and the responses to those consultations are summarised in section 3.3 of this report, with the full children and young people consultation documents from each school shown at appendix 3.</p>
<p>Will transport be provided for after school appointments and events</p>	<p>In accordance with the Council's guidelines on Additional Support Needs transport, free school transport will be provided to all learners attending the proposed extended learning facility at Heathfield Primary School, to and from their home address. Free transport to and from after school appointments and events cannot be provided.</p>

<p>The kids at the ELF base should take priority over hypothetical children that may or may not need to go to school at Dalmilling Primary. Braehead, Newton and St John's are all under capacity.</p>	<p>New housing being developed on the site of the former Mainholm Academy site is within the non-denominational catchment area for Dalmilling Primary School, and the denominational catchment area for St John's Primary School. Pupils arising from those new homes are not zoned for either Braehead primary School or Newton Primary School.</p>
<p>Are South Ayrshire Council going to arrange transport. If you're going to arrange transport for anybody, why not the imaginary able-bodied children that you don't actually have yet?</p>	<p>New housing being developed on the site of the former Mainholm Academy site is within the non-denominational catchment area for Dalmilling Primary School. The families of pupils arising from that development will expect that their children and young people can be accommodated in their catchment schools.</p> <p>Free School transport will be provided for any young person attending the proposed extended learning facility at Heathfield Primary School.</p>
<p>As a parent and local resident further work needs to be done with access to Heathfield by parents and guardians. School drop off and collection time is a free for all in the local area. Cars are abandoned in staff car park, across residents drives and in specified no parking areas.</p>	<p>If the consultation is approved, dedicated drop off and pick up points for free school transport and parents/carers of children attending the proposed extended learning facility will be made available, and a review of the school's Travel Plan will be undertaken, with advice sought from the Ayrshire Roads Alliance.</p>
<p>Heathfield primary is already a busy school and I cannot see how they feel there is capacity for more children.</p>	<p>Heathfield Primary School has a current planning capacity for 635 pupils. The published pupil roll for the 2023/24 school session at Heathfield is 414, which is 65% of the school's capacity and 33 less than the 2022/23 school session. The school roll has been in decline for the past seven years.</p> <p>There is capacity within Heathfield Primary School to relocate and expand the Extended Learning Facility and the Council have identified 4 classrooms that can be altered to accommodate young people attending the proposed facility.</p>
<p>How will the lunchtime rush at Heathfield be addressed as, at the moment, it's very busy and often children don't get enough time to finish their lunch and are felt rushed to be sent back outside to the playground to let the next lot of primary classes in.</p>	<p>If the consultation is approved, timings and management of all dining arrangements will be reviewed by the senior leadership team at the school.</p>
<p>Can you please provide details and the feasibility studies that has been completed for this project. I would like to know where the proposed site for the new provision is within the existing Heathfield</p>	<p>As above, Education Services and Property colleagues have identified 4 classrooms and additional spaces/accommodation in a central area on the ground floor of Heathfield Primary School for alteration.</p>

<p>Primary School building and how this will affect current learning services.</p>	<p>Stakeholders will be involved in the design process if the consultation is approved. Visits have already been arranged for parents, carers and staff to view the areas of the school proposed for the relocation, and any feedback received will be factored into development of designs and provision of facilities.</p>
<p>I feel Heathfield Primary is not the best place to relocate to due to some facilities at Heathfield being lost such as ICT room and the diamond's den which greatly supports my daughter in her learning and other children within Heathfield Primary.</p>	<p>If the consultation is approved, all existing facilities in the 4 classrooms identified at Heathfield Primary School for alteration will be provided elsewhere in the school, including music, ICT and the mainstream support facilities.</p>
<p>As a parent of an ASN child I have concerns about you switching location of these ASN children's school and then potentially losing staff that have built up trust and learn to read these children.</p>	<p>The expectation would be that all ELF staff will transfer from Dalmilling Primary School to Heathfield Primary School, unless individuals decide that they do not wish to move.</p>
<p>Dalmilling primary is an excellent school and there is no reason to move this provision other than a financial one. The new housing estate should have had a new primary school built purposely for it if there was to be an issue with existing services</p>	<p>New housing on the site of the former Mainholm Academy school site is within the non-denominational catchment area for Dalmilling Primary School. The proposal will allow for pupils arising from the new housing development to be accommodated in their catchment school. The proposed number of pupils arising from the new housing would not warrant the construction of a new, non-denominational primary school.</p>
<p>I am concerned about the impact of the introduction of the Extended Learning Facility. The introduction of the children from the facility into the Heathfield classes has the potential to cause significant upheaval. As the parent of a child that has already had disrupted years whilst at the school, I do not want to see anything happen that detracts from or poses any obstacles to my child's education. Should you move ahead with this proposal we would likely consider our options and look to move to another school in Prestwick.</p>	<p>If the consultation is approved, Education Services do not anticipate any negative impact on learning and teaching for existing learners at Heathfield Primary School.</p> <p>Comments provided by members of staff during the consultation included that children and young people at the school will embrace their new friends with open arms, learning from them and involving them wherever they can.</p> <p>It is also considered that staff who transfer from Dalmilling Primary School to Heathfield Primary School will bring a wealth of experience with them that they can share with the staff at Heathfield Primary.</p>

3.3 Consultation with children and young people

- 3.3.1 Children and young people learning at both Dalmilling Primary School and Heathfield Primary School were also given the opportunity to take part in the consultation process and responses were sought on their views around the benefits or concerns about the proposed relocation of the extended learning facility.
- 3.3.2 A total of 136 children and young people were engaged in the consultations, with 54 learners from Heathfield Primary School and 82 learners from Dalmilling Primary School taking part. Through their conversations with members of staff, Children and young people from both schools provided a long list of perceived benefits and concerns that would come from the proposed move taking place.
- 3.3.3 The views of children and young people currently learning at Dalmilling Primary School included a list of benefits relating to the new facilities proposed for Heathfield Primary School, along with the benefits for learners in meeting new people and making new friends. The increase in space was also viewed as a benefit. However, there were concerns raised by the learners at Dalmilling Primary School which had a focus on the loss of established friendships and relationships between learners and staff.
- 3.3.4 The views of children and young people currently learning at Heathfield Primary School included a list of benefits referring to opportunities to meet new friends and the advantages of learning more about additional support needs. However, there were concerns raised by the learners at Heathfield Primary School which had a focus on the potential for having to change classrooms and share facilities and resources.
- 3.3.5 Should the proposal be approved, involving learners at both schools and arranging transition activities with them will be vital. This will help our children and young people acclimatise to the move and deal with any resulting changes in relationships. The staff cohort in both schools are very experienced at supporting the integration of new children in to their schools and a similar approach will be taken in advance of any move.
- 3.3.6 A full list of the benefits and concerns raised through the consultations with our children and young people is detailed at Appendix 3.

3.4 Responses from staff

- 3.4.1 Staff from both schools responded to the consultation individually, either through the online, public survey, or via written responses submitted to the dedicated consultation e-mail address.
- 3.4.2 Of the 17 written responses received from members of staff at either school, just under half of those indicated that they either agreed with the proposed relocation of the extended learning facility, or had no preference on where the facility was located.
- 3.4.3 Members of staff who view the proposed relocation positively, referred to their beliefs around the existing inclusive ethos at Heathfield Primary School, that transitions will be well supported by new and existing skilled staff, that the expanded and improved facilities planned for Heathfield primary will provide educational benefits, and that many positive opportunities arise from a school embracing learners with a range of additional support needs.

- 3.4.4 Members of staff who provided a written response to the consultation and who did not agree with the proposed relocation, raised concerns around unnecessary transitions for children, concerns over the proposed location of the new facilities at Heathfield Primary, the disbenefits to mainstream learners in Dalmilling Primary, and the Dalmilling community, if the proposal is approved, and the impact of change on children who are happy and comfortable being taught in their current school.
- 3.4.5 A full summary of all the consultation responses, including those provided by members of staff is detailed at Appendix 1.

4.0 Report by Education Scotland

The Schools (Consultation) (Scotland) Act 2010 and the amendments contained in the Children and Young People (Scotland) Act 2014 requires HM Inspectors from Education Scotland to be involved in the formal consultation process. As part of this process HM Inspectors undertook a number of activities in considering the educational benefits of the proposal. A copy of Education Scotland's report on the educational benefits of the proposal is attached as Appendix 4.

4.1 Process

- 4.1.1 Inspectors considered all relevant documentation provided by the Council's Educational Services in relation to the proposal, and related consultation documents, including all written and oral submissions from parents and carers and other stakeholders.
- 4.1.2 In addition, HM Inspectors undertook the following activities;
- consideration of the Council's initial Proposal Paper and Education Benefits Statement in relation to the proposal;
 - attendance at the public meeting held in Ayr Academy on Wednesday 04 October 2023 in connection with the Council's proposal; and,
 - visits to both Dalmilling Primary School and Heathfield Primary School on Friday 27 October 2023, to meet with the Head Teachers of each school, to meet with representative staff and parent/carers groups, and also to meet with representative groups of pupils from each school, including at Dalmilling Primary School, a group of pupils from the extended learning facility and a group of pupils from mainstream education.

4.2 Education Scotland summary

- 4.2.1 The HM Inspectors report can be read in full at Appendix 4, and as outlined in section three of the report, HM Inspectors agree that in order to deal with the projected increase in roll at Dalmilling Primary School, and as the Council is required to secure adequate and efficient provision of school education, the declining roll and space available at Heathfield Primary School provides the Council with a reasonable option to relocate the Extended Learning Facility.
- 4.2.2 HM Inspectors also agree that the proposed relocation provides potential educational benefits for children living within the Dalmilling Primary School catchment zone, as the move will ensure appropriate classroom space is available in Dalmilling Primary School for any future roll increases. Therefore, children moving into or living within the Dalmilling Primary

School catchment area will be less likely to require external and temporary modular classrooms.

- 4.2.3 A further benefit identified by HM Inspectors in completing their report, is the benefit to children in accessing a modern, purpose-built learning environment. However, the report also states that in the view of HM Inspectors, many of the proposed ELF learning environment's facilities mentioned in the Proposal Paper are ones that children already benefit from at Dalmilling Primary School and therefore, before making a decision, the Council should provide more detailed examples to parents of how relocating to Heathfield Primary School will enhance their child's learning experiences, when compared to their current facility.
- 4.2.4 HM Inspectors also state, in the summary of their report that, regarding transitions for learners, it will be important for the Council to work with stakeholders and address their concerns before coming to a decision and that this should include working in partnership with parents, carers and children to ensure that there are no unnecessary transitions.

4.3 Response to the main actions raised by Education Scotland

- 4.3.1 South Ayrshire Council welcomes the report by Education Scotland which acknowledges the potential educational benefits of the proposal. Officers from Educational Services have considered the content of the report and the recommendations detailed in the HM Inspector's summary at section 4. These are listed below along with proposals to address them.

- 4.3.2 **Paragraph 3.1:** *"HM Inspectors recommend that the council provide more detailed examples to parents of how relocating to Heathfield Primary School will enhance their child's experiences, when compared to the current facility."*

Council response: The Council appreciates that staff, parents and carers and other stakeholders will find it challenging to appreciate the educational benefits of the proposed relocation while detailed designs and proposals for the areas within Heathfield Primary identified are not yet developed. However, since the publication of the report, visits have already taken place for parents and carers to view the areas of the school proposed for the relocation and provide feedback. All feedback received will be factored into the development of classroom designs and in the provision of staff support and facilities and equipment required within the additional support needs education provision at the school.

- 4.3.3 **Paragraph 3.3:** *"HM Inspectors recommend that the council continue to take appropriate measures to ensure that pick-up and drop-off points are safe and accessible. The council should share these arrangements with parents, staff and relevant members of the local community."*

Council response: If the proposal is approved, dedicated drop off and pick up points for free school transport and parents/carers of children attending the proposed extended learning facility will be made available. A review of the school's Travel Plan will also be undertaken, with advice sought from the Ayrshire Roads Alliance on any additional measures that can be put in place to discourage inconsiderate behaviours involving vehicles parking near the school, or in areas they shouldn't, at pick-up and drop off times.

- 4.3.4 **Paragraph 3.4:** *"HM Inspectors recommend that the council continues with plans to undertake individualised transition planning for all children to make any move smooth and purposeful as possible. However, HM Inspectors agree with stakeholders that the proposal has potential to result in unnecessary transitions, specifically for those moving into P6 and P7 in August 2024."*

Council response: Should the proposal be approved, progress on transition plans for all of our children and young people attending the Extended Learning Facility will be developed from the earliest stage possible, and as soon a decision is made in January 2024. These plans will be discussed thoroughly with parents/carers staff and children. The transition period required for every individual learner will vary and this will also be thoroughly considered. No unnecessary transitions will take place.

Although we recognise no decision has been made regarding re-location, planning for individual transition has already started. This will ensure that all considerations are included within individual plans and that key timescales can be achieved should approval be granted. Meetings with parents and carers will be a key part of this process to ensure their views are integral in the process. Meetings have already been arranged to discuss transition plans, and should the proposal be approved, an assessment of needs will be undertaken by the Educational Services Inclusion Team, in consultation with individual parents and carers, regarding the most suitable transition plan and timescale for learners moving to the proposed new facility.

5.0 Review of the proposal

The Council's Depute Chief Executive and Director of Education has considered the responses to the statutory consultation, including Education Scotland's report, and has contributed to the responses to points raised/views expressed, and the actions that will be taken to address these.

The Depute Chief Executive and Director of Education remains of the view that the proposed relocation of the Extended Learning Facility should be approved, and that this will deliver educational benefits for current and future learners at both Heathfield Primary School and Dalmilling Primary School.

5.1 Omissions and inaccuracies

5.1.1 Members of staff from Dalmilling Primary School noted in their written responses that referring to the "North Ayr" Extended Learning Facility throughout the consultation was inaccurate, as the facility is more commonly known as the Dalmilling Extended Learning Facility. These observations have been noted, and the content of this consultation report reflects advice received.

5.1.2 A Member of staff from Dalmilling Primary School also noted in their written responses that the figure of 27 pupils attending the Extended Learning Facility at Dalmilling Primary School was incorrect and that this had risen. At the time of preparing this consultation report, the number of pupils has risen to 31, requiring additional space in the school to be used and, from Educational Services perspective, putting a greater focus on the need to consider the relocation of the facility to Heathfield Primary, where there are less capacity pressures and more room to expand.

6.0 Decision making process

In accordance with the Schools (Consultation)(Scotland) Act 2010, this report will be published on Thursday 07 December 2023 and made available for further consideration for a minimum period of 3 weeks. Copies of the report will be made available in Dalmilling Primary School, Heathfield Primary School, Ayr Academy, South Ayrshire Council County Buildings, and South Ayrshire Information & Advice Hub, Ayr. The report will also be made available on the Council's website at www.south-ayrshire.gov.uk/consultations.

A report will be submitted to the Council's Cabinet meeting of Tuesday, 16 January 2024 and will include a copy of the consultation report and recommendations for consideration and a decision.

Proposed relocation of the Extended Learning Facility within Dalmilling Primary School

Summary of responses and comments received.

Do you agree with the proposal to relocate the additional support needs education provision within the North Ayr Extended Learning Facility at Dalmilling Primary School, to an expanded facility within Heathfield Primary School?

Nr.	Date	Status	Response to Question (Yes / No or No Preference)	Comments
1	04/09/2023	Dalmilling Parent/ Carer	No	I'm writing today to say I not happy that my daughters might be getting moved to Heathfield primary because I have no way of getting them from school if they get no well and I won't be able to attend to any meeting / parents' night for the girls because I have no transport and the girls loves it at this school and have come on leaps and bounce since attending to this
2	06/09/2023	Dalmilling Other	Yes	The reasons stated for the relocation seem acceptable. However I would hope reasonable steps would be made to ensure the young people have no difficulty with the transition and this would be taken into account. The safety and security of young people would be paramount in any move.
3	07/09/2023	Dalmilling Parent/ Carer	No	I was just wondering if there was any update on the meeting yesterday to do with the additional support part of the school. I couldn't make it but I did want to put forward that I was not keen on my son being moved from dalmilling as he has been moved about a lot and is thriving in his current position at dalmilling school.
4	07/09/2023	Heathfield Parent/ Carer	No	N/A
5	08/09/2023	Dalmilling Other	No	It's Chaos in Doon Avenue with all the parents picking up their kids from school, blocking driveways and pavement parking, increasing the schools capacity is only going to make the situation worse
6	13/09/2023	Dalmilling Parent/ Carer	No	I find the proposal laughable. To relocate 27 kids from a school that is at capacity to fit a proposed 40 is a joke. The kids at the ELF base should take priority over hypothetical children that may or may not need to go to school at Dalmilling Primary. Braehead, Newton and St John's are all under capacity. Give Dalmilling Primary the new building they deserve and keep our children where they are. ASN kids being ignored and disregarded, again. Shame on you all.

7	19/09/2023	Dalmilling Other	No	By carrying out this action, South Ayrshire Council are demonstrating that the rights of neuro-divergent children and their families are of less importance than the rights of POTENTIAL able-bodied children whose families haven't even moved into the area yet and who may not even go to Dalmilling Primary when they do move in. Neuro-divergent children require structure and routine in order to avoid unnecessary distress. Some of those children also have able-bodied siblings in the main body of the school which provides further reassurance and safety for the kids involved. The teachers and staff at the facility have been involved with these children for some time and so have forged bonds with them which could prove traumatic for the children if they are suddenly broken. A new environment with no recognisable connections is a disaster waiting to happen. And are South Ayrshire Council going to arrange transport? In this day and age, sending neuro-divergent children away with complete strangers places those children at unnecessary risks. If you're going to arrange transport for anybody, why not the imaginary able-bodied children that you don't actually have yet? You may find that it ends up costing less because most of their parents will have their own transport or will travel on public transport. Stop looking at spreadsheets and money and start looking at people.
8	19/09/2023	Dalmilling Parent/ Carer	No	There is no solid evidence that there will be 50 additional pupils looking to attend dalmilling from the new housing estate. The move will cause alot of upset and distress due to change in school, uniform, staffing etc. The children have built strong relationships with not only teachers but support staff, dinner ladies, office staff etc. Not all children are accepting of differences, dalmilling primary children have always had the children from the facility so are accepting of there differences. The children of the facility are the most vulnerable and need the structure and security that dalmilling offers them. Children that are going to primary 7 next year aren't going to settle as they will move to academy the following year. That is two major transitions in the space of 12 months.
9	24/09/2023	Dalmilling Parent/ Carer	No	I am writing to express my concerns for the extended learning unit moving to HEATHFEILD primary. As my son has just started at dalmilling in the unit I would like to express my worries after months of transition before school and holidays and weeks of uncertain for my son changing his routine has major effects on his day to day living. He has been going since start of year and now has settled in great and he is loving it am worried another change will be too much for his as he was same changing nursery last year due to house move aswell, When we was looking at schools we choose dalmilling as we felt it was best suited for my son and we would love for it it to stay where it is. I understand your views for other children no just children in the unit but my first priority is my son and to keep his life from a huge up heval and lot of stress for him which it will be our family want the ELF to stay in dalmilling primary. If you had to walk a day in our shoes and reliasing what a change like that can really affect our children in a huge way and try to think of it from our kids perspective which they won't be able to understand just by telling them the facts
10	28/09/2023	Heathfield Parent/ Carer	No	The priority for Heathfield Primary school should be to extend the nursery to cater for the children that struggle to get a place to help them with their transition into primary school. The parking is already dangerous and this would need addressed as getting into the school entrance is difficult and any more vehicles collecting would be a safety risk. It is far too busy a school and it would not only impact the students at Heathfield but is not the best environment for children that need support as the key transitional points of their day entry and exit. If my child was a tudent of Dalmilling support school I would hope for a btter space for relocation and not the busiest school with the worst parking

11	28/09/2023	Heathfield Parent/ Carer	No	As a parent and local resident further work needs to be done with access to Heathfield by parents and guardians. School drop off and collection time is a free for all in the local area. Cars are abandoned in staff car park, across residents drives and in specified no parking areas. Make Doon Avenue One way and traffic will flow better. Make a drop off car park at the corner or The large field at Hunters Avenue. Its good enough as a car park while the bowling is on so make it a permanent space with a crossing.
12	04/10/2023	Heathfield Parent/ Carer	No	I do not agree at all with the proposal. Heathfield primary is already a busy school and I cannot see how they feel there is capacity for more children. I grew up around dalmilling area and have worked very hard to move away from this area/people to enable my child a better chance at what I feel is a better school/education. I absolutely do not want my child exposed to children from this area/ learning facility.
13	04/10/2023	Heathfield Parent/ Carer	No	No..... The school is busy enough. The children at heathfield already do not receive enough attention and we as parents do not receive enough communication. You cannot just uproot children with these needs and relocate them to new areas and new surroundings and expect them to be ok. It is also a potential danger to our children too.
14	04/10/2023	Heathfield Parent/ Carer	Yes	How will the lunchtime rush at Heathfield be addressed as at the moment its very busy and often children dont get enough time to finish their lunch and are felt rushed to be sent back outside to the playground to let the next lot of primary classes in. There is a space outside the dinning hall that at the moment isnt used and I feel that this area could have a roof put on it and used as an additional place for children to sit to have their lunch, perhaps children who take a packed lunch. Also the school park is continually used by parents who will insist in coming into it to drop of their children, There is signs on the gate that clearly states that its a staff carpark but parents/carers ignore this. A barrier is required here now and that way the carpark could only be accessed by staff/after school staff and obviously emergency services.
15	04/10/2023	Heathfield Parent/ Carer	No Preference	Can you please provide details and the feasibility studies that has been completed for this project. I would like to know where the proposed site for the new provision is within the existing Heathfield Primary School building and how this affect current learning services.
16	04/10/2023	Heathfield Parent/ Carer	Yes	I agree with this proposal as long as there is no disruption to learning and teaching. I would hope that other educational facilities have been considered, such as Ayr Academy, which is within the catchment area of Dalmilling Primary School.
17	05/10/2023	Heathfield Parent/ Carer	No	I understand this facility is greatly needed in South Ayrshire for children with additional support needs. However,I feel Heathfield Primary is not the best place to relocate to due to some facilities at Heathfield being lost such as ICT room and the diamond's den which greatly supports my daughter in her learning and other children within Heathfield Primary. I would have concerns about parking issues as parking at the school is safety issues to the pupils at times. I know Heathfield Primary is a large building but the spaces available for 400 plus children and 54 EYC children are needed for their continuous learning and support throughout their years at school.The EYC benefits from using some of the schools facilities,this may be more challenging if North Ayr facility should relocate.
18	05/10/2023	Heathfield Parent/ Carer	No	The school is already stretched extremely thin for resources and staffing in this area kids were moved from dalmilling to Heathfield becausee the issues at dalmilling as well I think money time and staffing should be put into making the resources better available for the kids already at the school rather than moving a huge number of kids over to it and adding there's so many kids already not getting the right amount of support and help and they will just end up completely lost and with nothing if this is done , I think it's a shambles of an idea , especially when my son being tested for adhd and Autism can't get approved for transport but all these other kids will , it's

				a huge move to make resulting in to many kids losing the support they have disagree with it completely
19	05/10/2023	Heathfield Parent/ Carer	No	<i>No comment provided</i>
20	05/10/2023	Heathfield Staff	Yes	<i>No comment provided</i>
21	05/10/2023	Heathfield Staff	No Preference	<i>No comment provided</i>
22	05/10/2023	Heathfield Staff	Yes	Heathfield has a positive and inclusive ethos where all staff and pupils will support and enhance the transition to a new school location. Our school facilities and capacity would support the expansion and provide a range of areas to access such as our large gym hall, stage and music room. From professional discussions and my own personal perception, I believe that staff at Heathfield have identified many positives and opportunities to learn from the experience of the highly skilled staff that work within the extended learning facility. There is a welcoming staff team who would be committed to ensuring a smooth transition and continue to support the Extended Learning Facility to feel valued and part of the life of our school.
23	05/10/2023	Heathfield Staff	Yes	<i>No comment provided</i>
24	05/10/2023	Heathfield Staff	Yes	I feel the proposed relocation of the Extended Learning Facility to Heathfield Primary is a positive move for all. In my opinion, the children will be moving to a large school, with excellent space and facilities., which will be designed to best meet their needs. The children and families will have the opportunity to have input in this design, effectively making it their dream space.. Staff are welcoming at Heathfield and there is a very positive ethos which can be felt as soon as you walk in the building. Our children will embrace their new friends with open arms, learning from them and involving them wherever they can. Staff will bring a wealth of experience with them they can share with the staff at Healthfield. All in all, the relocation would be a positive point for everyone involved.
25	07/10/2023	Heathfield Parent/ Carer	No	<i>No comment provided</i>
26	08/10/2023	Dalmilling Parent/ Carer	No	This is not practical at all this will confuse my son who is in the middle of doing so many days into mainstream so this will mean he will be going to heathfeild then when he's ready go to his mainstream school at forehill this will be far to much for him to cope with it's far 2 much for them to cope with
27	11/10/2023	Heathfield Parent/ Carer	No	<i>No comment provided</i>
28	17/10/2023	Heathfield Other	No	It's chaos in doon avenue with the current level of cars at the moment but the incense in pupil's will make it untenable
29	17/10/2023	Heathfield Other	Yes	Heathfield has the language provision already based there and as a previous SLT employee I believe being based together would be a positive move

30	17/10/2023	Heathfield Parent/ Carer	No	<i>No comment provided</i>
31	17/10/2023	Dalmilling Parent/ Carer	Yes	Yes and no. We ultimately need MORE ASN support in Ayrshire. There aren't enough spaces in current schools and there is NO support in mainstream schools. SAC are kidding themselves if they think that sending some ASN children to mainstream is a good thing. Your putting children's mental health and futures at risk! Not to mention their carers. You need more provisions NOW! However, as a parent of an ASN child I have concerns about you switching location of these ASN children's school and then potentially losing staff that have built up trust and learn to read these children. Just build and staff more provisions, then you won't have to move children that are already settled. The impact that you will have on these children is immeasurable. We do need more spaces tho - so please built the new facility and more, but keep the existing facility at Dalmilling running please!
32	17/10/2023	Heathfield Parent/ Carer	No	<i>No comment provided</i>
33	18/10/2023	Dalmilling Parent/ Carer	No	Dalmilling primary is an excellent school and there is no reason to move this provision other than a financial one. The new housing estate should of had a new primary school built purposely for it if there was to be an issue with existing services
34	18/10/2023	Heathfield Other	No	Dalmilling primary school has always has adequate facilities for children and young people with additional support needs, personally speaking, I don't see any reason to relocate, but if it must be done, it must be done
35	18/10/2023	Heathfield Parent/ Carer	No	I am concerned about the impact of the introduction of the Extended Learning Facility. The introduction of the children from the facility into the Heathfield classes has the potential to cause significant upheaval.As the parent of a child that has already had disrupted years whilst at the school, I do not want to see anything happen that detracts from or poses any obstacles to my child's education.Should you move ahead with this proposal we would likely consider our options and look to move to another school in Prestwick.
36	18/10/2023	Dalmilling Other	No	Use the funding provided to enhance offerings at each designated unit.It's detrimental to SEN kids who need structure, attention and routine to upheave them, reduce 1:1 time/availability and put them in a strange environment with strange people.
37	18/10/2023	Dalmilling Parent/ Carer	No	As a parent who's son may have to attend the ELF in the next year I also have a daughter at Dalmilling primary and it wouldn't be easy getting them both to school on time I think the ELF department at Dalmilling primary should be kept open for catchment children only. We do not know how many children will be relocated in the new housing development as of yet and many of them may actually attend Dalmilling primary school already. There is also room for extending Dalmilling primary school
38	18/10/2023	Heathfield Parent/ Carer	No	<i>No comment provided</i>
39	19/10/2023	Heathfield Parent/ Carer	No	Completely object to this proposal.

40	19/10/2023	Dalmilling Other	No Preference	<ul style="list-style-type: none"> • If proposal successful, please ensure a trauma informed lens is used in the planning from the outset to ensure the building was responsive to the needs of the children and conducive to staff wellbeing. • Please ensure continued engagement with those NHS Dept who currently provide support services to the primary schools. • Consideration should be given to the potential for increased car traffic in and around the school, ensuring there is sufficient space for drop off of those children who come via taxi, etc. and its provided in a way that maximises safety for pedestrians. <p>Could clarity be given around those who could otherwise have gotten to the school on foot/wheel, would that still be possible – are there good active transport links between sites/around this site?</p> <p>We request that planned transition events for those moving to the new location is included to ensure a smooth a transition as possible, taking into account the mental health and wellbeing needs of each pupil, and their need to feel included with a sense of belonging within their new, wider school community</p> <ul style="list-style-type: none"> • Finally, we request that learning from the experiences of other similar moves is taken into account, to enable this transition to be as smooth as possible, for example in East Ayrshire the move from Willowbank School to Onthank Campus with the establishment of an additional Early Years Transition Facility within the relocated Willowbank Primary School.
41	19/10/2023	Dalmilling Staff	Yes	<p>I do agree for the future of the facility that this could be a good move (more work needed to make it a great move). I do seriously question whether its a great move for the older children at Dalmilling as this is a major change for them. If we take a P6 child as an example they will transition to Heathfield to then transition to their secondary school all in a 12 month period. That's an awful lot for a child to be put through. Maybe a phased move to Heathfield would be better. Older children could see out their primary education at Dalmilling and younger children could move to Heathfield as they can settle at Heathfield before they move on again. I would also like the council to look at future proofing the facility at Heathfield by maybe looking to extend it further. The current plan is 4 classrooms (which Dalmilling already has). I would suggest 5 classrooms with a possibility of a 6th. With increase in demand but also gives the option of smaller classrooms. Having 10 children might be capacity for a classroom, however it's not always ideal for the classroom to be at capacity as the children have specific needs. Having been to Heathfield and seen a rough idea what it could look like , I would have to say I'm excited. However I know the work that's involved with the transition will be immense so the council will need to give us the best possible platform to succeed.</p>
42	20/10/2023	Heathfield Parent/ Carer	No Preference	<p>One of the main concerns parents have is the increased traffic, mainly taxis, around the school if the facility is moved to Heathfield Primary. There is currently a huge problem with unsafe parking at Heathfield at morning drop off and the end of the day pick up. Doon Avenue at the rear of the school is overly congested already. Cars park across the gates, blocking the view of young children who are trying to cross to a car or just cross the road. Cars are also parking within the staff car park and ignoring the signs asking them not to. The increased traffic with the taxis delivering children to the facility is going to make the problem worse. A permanent access barrier to the car park would need to be in place if this relocation goes ahead. Also concerns over children losing their ICT suite due to where the rooms for the facility would have to be placed. We do not want our children to lose access to computers and suggest that classrooms are given additional computers with keyboards, not just tablets or iPads that mean children are not learning to type with a keyboard. Concerns over children losing part of their playground too. If an area of the P1/P2 playground is taken away then the garden area besides the bays would need developed into a proper play area and doors out to the garden created in the bays. Extending the existing trim trail in the field to include more accessible equipment for the children from the facility and for</p>

				current pupils would be good.
43	21/10/2023	Dalmilling Staff	No	The extended learning facility is at the heart of Dalmilling Primary School, and as such, would be a significant loss to the school community, ethos and family. Our children benefit greatly from the integration experiences, love, support and care shown by all. Having worked in both the extended learning facility and mainstream classes, I would be greatly saddened and disappointed to see this proposal go ahead, as many of our families benefit greatly from the community, close support networks, experience and familiarity that Dalmilling has to offer. For the children in the extended learning facility, many of whom are vulnerable and highly dependent on the familiarity, safety and security that this facility has to offer, this change would be devastating!
44	22/10/2023	Dalmilling Other	Yes	Yes as long as there remains enough capacity for those currently at Dalmilling to attend, or for those to stay at Dalmilling if this would suit their needs better eg for consistency and routine. A heathfield base requires a larger car park at the school
45	22/10/2023	Dalmilling Parent/ Carer	No	I feel that the proposed move for the children and young people currently using the facility at Dalmilling Primary would cause far too much emotional distress to the children and young people. Where children are seen to be resilient, the majority of children using the facility at present are not resilient and they require strict routines in order to be safe, healthy and happy. I understand fully the reasons behind the proposal paper, however, I feel that the education and council leaders are not fully understanding the severity of what they are expecting from these children. The children will not even have an opportunity to see a completed area in the proposed new facility but rather they may get to visit empty rooms before a decision is made. Again this is not getting it right for every child as most of the children in the facility at present are visual, they won't be able to "imagine" sensory equipment being present or tables and chairs being present. Another issue that needs to be seriously addressed is the fact that these children may be facing two monumental transitions in one year, if they are in Primary 6 moving into Primary 7 (the possible transition to a new facility) and the transition of moving into S1. Currently Dalmilling Primary have the grounds to extend the building and creating a safe environment for all children who attend the school, this could be done instead of moving some of the most vulnerable children to a completely new setting.
46	22/10/2023	Dalmilling Other	No	My grandson Tucker has settled into Dalmilling extended learning unit and it would be a great upheaval for this to be moved to another location. He is settled and has started making good progress and our family fear would be that moving him and upsetting his routine would cause set backs that would be unnecessary. His sister attends Dalmilling primary and his young brother attends the nursery at Dalmilling and will follow onto Dalmilling primary and this lets the whole family attend the same location rather than separating the family and segregating Tucker into a whole new environment where it could affect his long term development. We understand the need for more facilities but making a move could be detrimental to a child like Tucker with his special learning needs and it would be better to keep to the same location and make more facilities within Dalmilling primary. Add more space on. Build on the school that is already there in place rather than a move that will cause upheaval not only to my grandson but to the other children using the extended learning facility. Our family is from Dalmilling and Tucker is familiar with the area around the school.
47	22/10/2023	Dalmilling Parent/ Carer	No	Big is not always better, especially for ASN children. Of those that made this proposal, how many have taught in schools, or have children with ASN?

48	23/10/2023	Heathfield Parent/ Carer	No	<p>I feel that as Heathfield Primary are already a big and full Primary school they would struggle to find the space to accommodate this unit. I am also concerned about the disruption on the learning of my own daughter at Heathfield Primary and possible violent and aggressive behaviour. I know the plan is to integrate some of the children into mainstream classes which I'm not comfortable with so I don't agree with the proposal.</p>
49	23/10/2023	Dalmilling Staff	No	<p>I am not in favour of the relocation of Dalmilling ELF to Heathfield. In this document I would like to highlight a number of points in the consultation document where I feel that clarification is important, as well as providing further detail as to the existing ELF provision at Dalmilling and the benefits that brings to pupils, parents and teachers alike. Numbering included in this response corresponds to the numbering in the consultation document.</p> <p>Heading "<i>Proposed Relocation of the North Ayr Extended Learning Facility</i>" - the Extended Learning Facility is wrongly named in the proposal title and in the proposal paper thereafter. The Extended Learning Facility has always been known as Dalmilling Primary Extended Learning Facility and indeed is on South Ayrshire Council website and used in all meetings. The term 'North Ayr' is extremely confusing as it can be mixed up with North Ayrshire. This renaming gives the impression that the facility is a standalone facility easily capable of being situated anywhere within 'North Ayr' as opposed to the very much integrated facility that it is within Dalmilling Primary School</p> <p>5.7 "<i>There are 160 new houses being built on the site, and Educational Services anticipate these new homes will produce circa 40 additional pupils likely to attend Dalmilling Primary School as their non-denominational catchment primary school.</i>" On what basis has the figure of 40 new pupils been estimated? Some of the families from the nearby Braehead area could be moving to these houses and it would be likely that their children would still continue to attend Braehead Primary nearby. Has consideration been given to altering the catchment area for the new housing rather than removing pupils from their current specialist facilities in order to make room for an as yet unknown number of mainstream pupils?</p> <p>6.2 (first one) "<i>The projected pupil roll for the 2023/24 school session at Dalmilling Primary School is 325 pupils, or 95% of capacity, and this includes 27 pupils, from throughout South Ayrshire, attending the three classroom Extended Learning Facility. This number is up from 22 pupils in the 2022/23 school session.</i>" – this is inaccurate. The Dalmilling Primary Extended Learning Facility had 30 pupils attending 4 classes at the start of the 2023/2024 session. This was decided at the end of the 2022/2023 session, at few months before the proposal was made public. Because of the needs of the children it was decided to have the children in 4 classes.</p> <p>6.2 (second one) "<i>an area of the school has been identified for a proposed alteration to create a larger, more modern and fit for purpose, 4 classroom Extended Learning Facility</i>" & 6.3 "<i>proposed facilities would include a dedicated, secure play space and support accommodation</i>" this gives the impression that the new ELF would be a separate entity within the same campus at Heathfield rather than fully integrated within the school as it is at Dalmilling (which is to the benefit of the mainstream and ELF pupils). I would hope that if the proposal proceeds that this is treated as an essential part of the process.</p> <p>6.3 "<i>This will increase the capacity of the specialist education provision in North Ayr</i>". We currently already have the option of two secure play spaces within Dalmilling. Currently we are using 4 classes because of the level of needs, and the proposal indicates creation of 4 classes at Heathfield. In what way is the capacity being</p>

increased? Potentially we could have up to ten pupils in each extended learning facility class as we have had in the past (we had ten in classes in session 22/23). It is not anticipated that there will be a significant change in the level of need for a while. If there is indeed a need to increase capacity, why is this not being considered at the current location?

Comments on the Educational Benefits Statement

7.1(1) *“This proposal will allow Dalmilling Primary School to reconfigure space currently used by the Extended Learning Facility to ensure children within the catchment area are able to attend the school for the foreseeable future.”* – This considers only those moving into the catchment area. There is no mention of the negative impact to the remaining pupils at Dalmilling Primary School in losing a significant number of their pupils who form and integral part of the school and school community.

“There will be no impact for mainstream children at Heathfield Primary as the school has sufficient capacity.” – Having sufficient capacity does not automatically mean that there would be no impact in the proposed change. For inclusion to be effective there would have to be an impact on the pupils of Heathfield. Currently Dalmilling ELF are very much included in the day to day life of Dalmilling mainstream pupils, inclusion at the heart. If a move to Heathfield Primary has no impact on the mainstream pupils then that is a major negative impact on the pupils of ELF.

“The provision will create a safe, nurturing environment with a safe and secure outdoor space.” – This suggests that those attending ELF do not already have this. Pupils who require it, already have access to a safe outdoor space which includes equipment that they have helped to make. Dalmilling Primary School received the National Nurturing School Award in 2018 becoming the first primary school in Scotland to receive it. Indeed, at Dalmilling our values are ‘We Care.’

7.1 (2) *“The proposal will ensure that children and young people attending the North Ayr Extended Learning Provision will have access to a bespoke learning environment, designed specifically to meet the wide range of learner’s needs.”* – This gives the impression that those attending ELF do not already have this. The pupils at Dalmilling ELF currently access a bespoke learning environment with SAC paying for a sensory room and a Magic Carpet for the Extended Learning Facility in 2022, also accessed by mainstream. Classrooms have already been designed and planned to meet the individual needs of the pupils, and do so successfully.

“They will have access to a building and resources that enable them to fully participate in all areas of the curriculum. The learning experiences gained will contribute fully to a broad curricular programme progressing to a senior phase of learning that will ensure the reaching of their full potential and their transition into a long-term sustainable destination.” Again this suggest that this is not already the case. We currently have high quality resources. Teachers strive to provide learning experiences that give our pupils a broad curricular programme. Indeed, the Skills Academy provided by one of our teachers allows pupils to engage in life skills to give them skills for learning, life and the future workplace. Our pupils where they can and where it is appropriate enjoy inclusion within mainstream classes. Our senior pupils are involved in Enterprise activities and attend the school residential in P7. If any further resources or improvements are required these could surely be provided for at the current location.

7.1 (7)(b) *“learning environment will support the education and emotional needs of children and young people with additional support needs by ensuring that quiet, safe and calm areas are available within each learning setting”* pupils currently have their emotional needs met by the highly skilled and supportive staff within the ELF and also with SLT.

7.1(7)(e) *“Children and young people will benefit from increased confidence and a sense of being valued*

sufficiently to merit a significant investment in their learning.” In fact I suspect that quite the opposite feeling will arise – it is clear that the primary purpose of this proposal is to make space at Dalmilling for more mainstream pupils and the effect of moving ELF pupils to Heathfield is likely to give the impression that they are less valued members of the Dalmilling school community.

10.2 *“Along with the proposed reconfiguration of classrooms back to mainstream education provision, a feasibility study will be undertaken on plans to extend the gym hall and dining accommodation at the school, also to accommodate the projected increase in pupil roll.”* Since change appears to be necessary at Dalmilling in any event, has any feasibility study been considered or undertaken to accommodate the increased pupil roll at Dalmilling, whilst allowing ELF to remain in its current location?

Negatives

Whilst the report comments on the perceived benefits there is little consideration of the negative impacts. These are significant and should be weighed up against the perceived benefits. At the very least these warrant further consideration to ensure that these negative impacts can be minimised as far as possible in the event that the proposal goes ahead. In my view the following are negative impacts, including some specific examples I am aware of:-

- There would be a major impact on the pupils of Dalmilling ELF as well as the pupils in the mainstream at Dalmilling (older pupils have already been approaching ELF staff saying they don't want us to go) – a big upheaval for pupils and more transitions happening. Older pupils in the ELF who are already undertaking transitions to move on from ELF are going to have to undertake even more transitions in a short space of time and the impact of that cannot be underestimated. The transitions needed by most of our pupils would need to be robust.
- The level of transition required, as well as time for staff to set up and relocate classrooms will have an impact on the pupils' time for education over an extended period which will disadvantage their education.
- There would be a major impact on parents of children attending Dalmilling ELF – one parent has already indicated she may need to put her child in mainstream P7 if proposal goes ahead. This would create a need for an additional school assistant. Another parent has indicated that moving their child to Heathfield would mean a drop in wages in order to get their child to school as they do not want to take a taxi.
- There would be a major impact on staff at Dalmilling – mental health of staff needs to be considered. The proposal itself is already putting staff (as well as some parents) under emotional stress.
- Currently the ELF is very much part of the school with the two younger classes being across from each other and each of the other classes sitting separately from each other but next to two other mainstream classes. This works extremely well and helps pupils feel more included and part of the school. It is not clear from the proposal that this would be an essential part of the move to Heathfield.
- Personally, the very nature of the proposal has made me feel that our pupils aren't being treated as an

				<p>integral part of Dalmilling School. This suggests, and begs the question, if the proposal is to go ahead, could we just be moved from pillar to post again in the future</p> <ul style="list-style-type: none"> • The National Records of Scotland show that there is a decline in the population including South Ayrshire, therefore classrooms may sit empty if Dalmilling Extended Learning Facility is relocated. • Mainstream classes at Dalmilling are not sitting at maximum numbers. • Heathfield building is rated at a B – satisfactory. Dalmilling building is rated at A – good. <p><u>In summary</u> For Dalmilling ELF pupils:- As I have outlined in my comments above, Dalmilling ELF pupils will not be significantly better off moving to Heathfield and in fact, if they are not fully integrated into Heathfield, then no matter how good the facilities they will miss out on the enrichment they currently get from their mainstream peers. To put them through so much for little or no benefit does not seem fair or sensible without considering potential solutions for the potential increased pupil roll to be accommodated within Dalmilling itself, or another school. For Dalmilling mainstream pupils:- Again there is no benefit to the mainstream pupils of Dalmilling in losing a central part of their school community. Their lives are enriched by working with the ELF and they will feel the loss for years to come. For Heathfield pupils:- If the proposal were to go ahead properly, there should be a significant impact on the pupils of Heathfield, as their school should not simply be giving up space to allow the ELF to form a self contained unit within, but rather the whole school should see a shift towards working together with ELF pupils. Such a change is not quickly or easily achieved, but would be to the benefit of all in the longer term if the proposal must proceed. I would like my response in its entirety to be forwarded to Education Scotland as I feel I have very valid points on the proposal.</p>
50	23/10/2023	Dalmilling Other	No	My understanding is that this new facility will be in the centre of Heathfield Primary which is unsuitable for children with additional support needs due to their varying needs and disabilities. SAC should have thought about the increased need for pupils at Dalmilling Primary before giving planning permission for the new house at Mainholm.
51	24/10/2023	Dalmilling Other	Yes	<i>No comment provided</i>

52	24/10/2023	Dalmilling Staff	No	As a staff member of Dalmilling Primary I have already seen the stress and upset this proposal has caused to other members of the staff team as well as the mainstream pupils and ELF pupils. Pupils in my mainstream class made comments that they felt 'it was like part of the family going away and never coming back' which personally I found heartbreaking. Many of the pupils within my class have bonds and friendships with the ELF pupils, they are widely accepted here and I don't think this will be the case if the ELF was to move to Heathfield. As a school community we do not want this move to happen. The ELF are not separate from the rest of the school - they are the school. I believe strongly this is not the right thing for the staff or the children. Children who already don't cope well with small changes will have to cope with a whole new school building, new staff, new children and a new area they don't know. I know funding will be put in to create safe and sensory areas for the children but they have that at Dalmilling and I don't believe moving them would be right for the pupils we currently have within the school. Also the impact the ELF pupils have on our children is huge. They are taught acceptance, love, friendship, helpfulness and they get a huge boost from being able to help the ELF pupils and the ELF pupils love working with the mainstream children through inclusion of them in our lessons. I strongly disagree with this proposal and hope the council reconsider.
53	24/10/2023	Dalmilling Staff	No Preference	I first encountered the ELF at Dal milling ,when I was supporting a wee boy through transition to mainstream to Extended learning facility at Dalmilling. This for boy was a fantastic move as the boy could not cope In mainstream school. This wee boy has gone through lots of changes in his life its a shame if he has to go through another change .At end of March this year I encountered ,myself back at the EXTENDED LEARNING FACILITY , at Dalmilling primary with another transition of a wee boy with Autism. This little boy find changes very hard, I feel heartbroken for him, that one again his life will be upheaval once again through changes. I do pray and hope to God, the whole transition will be done with good thought and good transition. I am certainly not saying that I am not into change because I am, if done probably. Years ago I was involved in closing if a institution for adults with extended learning needs, into the community. I do accept change is part of life, if this is to be it will happen no matter what.
54	24/10/2023	Dalmilling Young Person	No	<i>No comment provided</i>

55	24/10/2023	Dalmilling Staff	No	<p>I am writing today about the suggested proposal of Dalmilling Primary's Extended Learning Facility moving to Heathfield Primary. This proposal was brought to us in August and after being to 3 meetings and a visit to the potential new school. I have some concerns. I have read the proposal and would like to bring up a couple of mistakes that I have noticed in it. North Ayr Extended Learning Facility During my 6.5 years at Dalmilling Primary, I have never known the facility to be named the North Ayr Extended Learning Facility. It's always been called Dalmilling Primary's Extended Learning Facility. When did the name change?"The projected pupil roll for the 2023/24 school session at Dalmilling Primary School is 325 pupils, or 95% of capacity, and this includes 27 pupils, from throughout South Ayrshire, attending the three classroom Extended Learning Facility. This number is up from 22 pupils in the 2022/23 school session. "Within Dalmilling's Extended Learning facility, we have 4 classrooms instead of 3. The facility also has 31 children instead of 27. In the school session of 22/23, we had over 30 pupils again. "There will be no impact for mainstream children at Heathfield Primary as the school has sufficient capacity."I noticed this statement in the proposal when it talked about the benefits of the move. I feel that it will have a massive impact on the children who attend Heathfield Primary because their surroundings will change. They will have 40 (if the proposal goes ahead then this has been the chat on what the numbers will go up to) children with additional support needs who now attend their school. Things within their school will change to accommodate our children moving into the new school. The infant department will lose some of their playground to accommodate our children so they can play safely. The dinner hall will be a new experience for them because our children need a lot of support and are unable to sit for long periods of time. I am sure the Heathfield children will get used to having us in their school but I do think it will take time for them to adapt to how our children react and do the things they do. On our visit to Heathfield we were shown around the school. It is a lovely school with nice classrooms but unfortunately I don't think it would be the right fit for our kids as currently proposed. They have given us 4 classrooms situated near the nursery and infant department. 3 of the classrooms are together with the 4th one down a hallway on its own. At Dalmilling we are known for being in the heart of the school. Our Classes are all split up but we are still close enough so that we can support one another if need be. Our classes are also next to the mainstream classes which is great because sometimes our children get the chance to go and do their learning with their peers if they are at that stage. It was also discussed on the visit to Heathfield that they are planning on building a room within a room. This room is for children to regulate how they are feeling and is to be used to calm our children down. I'm unsure of this plan as it feels like we are being hidden away from the rest of the school. In Dalmilling we have our Sensory Room which is used for both negative and mostly positive activities. The sensory room is a great resource to have and is a change of scenery from the classroom that some of our children need. I feel that if we keep our children in the classroom when they are upset, this could cause disruption to our other children within the class. If there is shouting involved this can affect our children who are sensitive to hearing loud noises. Above I mentioned our Sensory Room. This was just recently put into Dalmilling and all of our kids love it. Even our mainstream children. On our visit, it was asked if there would be panels put into the new sensory room. We were told that they would need to have the discussion to see what Dalmilling has paid for and what things can be taken from Dalmilling to Heathfield. During this consultation period and the three meetings I have attended, it has been sold to us as if we are getting a brand new facility with all new equipment but on our visit we were told otherwise. If this is the case of having to wait to see what can be taken from Dalmilling then why not keep our children where they are now. They have all the resources that they need and it sounds to me that they are gaining no new resources to improve the new facility. All the resources that have been mentioned in the meetings we already have at Dalmilling. Moving the sensory room from Dalmilling to Heathfield would also have a massive impact on our</p>
----	------------	------------------	----	---

				<p>mainstream children at Dalmilling as this is used alot for some of the children who can't be in class the whole day. One of my main concerns is the timing suggested and whether there would be enough opportunities for the children to have an enhanced transition. There has been no clear timeline to when transitions, organisation of classrooms and planning will take place for this. At the public meeting, a parent brought this up at the end and asked what plan B was and was told there wasnt one. This is concerning as it has caused alot of uncertainty to parents and staff. The school year has been an unsettled one and I don't feel as though the feelings of staff members, parents and the most important of all, our children has been taken into consideration. Our mainstream children at Dalmilling play a massive part in our children's lives. They have made friends. We have monitors who support our children on a daily basis and they are willing to jump in to help whenever they see us in the corridors. It would be sad for our children at Dalmilling to lose the facility. Our mainstream children are asking us why we have to leave and this is sad to see our children like this. We have been the heart of Dalmilling for 25 years and strong relationships have grown through out all the children it would be a shame to break this.</p>
56	25/10/2023	Dalmilling Parent/ Carer	No	Reasons listed within attachment saved in p drive/mailbox
57	25/10/2023	Dalmilling Staff	No	I wish to lodge an objection to the Extended Learning Facility (ELF) being moved from Dalmilling Primary. At the moment the ELF classes are currently an integral part of Dalmilling Primary with the pupils from both mainstream and Elf benefitting from each other. We pride ourselves at Dalmilling of being a caring, inclusive school and ELF is very much a part of that. The pupils mix extremely well and learn great social and emotional skills from each other. As a school we would be very upset if this were to change.
58	25/10/2023	Dalmilling Staff	No	Overall, we believe that the move would have a more negative than positive impact in relation to both our staff and pupils - *Our mainstream children work alongside facility pupils and have already built positive relationships which will ultimately be broken if the move goes ahead - this can also be said with regards to staffing relationships. *Pupil's needs have not been thought through thoroughly re transition - as we feel that changes will need to start now to ensure pupils are prepared, comfortable and secure for the move (not later on as recorded). *The new environment will be completely different i.e. much bigger school, new staffing, pupils and new learning communities too which can be very overwhelming for a child within the facility. *Dalmilling staff have been put in a difficult position themselves in that they have been given a choice to either go with the children to ensure a smooth transition (or not). However, this would mean that they would then need to leave the relationships that they know/ have worked hard to build - which could have a negative impact on their own mental health and well-being. *The transition itself will also have an impact on the pupils at Heathfield re their learning; personally and collaboratively. *On the plans, all of the ELF classes will be in one area of the school - but in Dalmilling our classes are all spread out to promote/ support inclusion for all.

59	25/10/2023	Dalmilling Staff	No	<p>I am a teacher in the Dalmilling Extended Learning Facility (not the North Ayr Extended Learning Facility that is incorrectly titled on the proposal paper) that has been part of our school for almost 25 years now. I myself have been privileged enough to have been part of the Dalmilling primary school family for 7 wonderful years now...I am not ready for it to end and neither should I be.</p> <p>When I interviewed for the job and was successful in gaining the position of class teacher I envisaged myself spending my teaching career in Dalmilling. With our demographic and opportunity to teach as part of the Extended Learning Facility there was a unique opportunity for me to have all that I dreamed of as a teacher. Furthermore, there is an atmosphere unlike any other school I have ever worked in and that is no coincidence, it has been created by us the staff, the pupils, the children and wider community.</p> <p>As I mentioned above, we view ourselves as a family in our school and as such, we share the passion and commitment to give every single child in our care the best opportunities possible. We have an immensely strong and supportive team who understand the needs of all children in Dalmilling including mainstream and the Extended learning Facility.</p> <p>Our shared aims are to create positive and inclusive classroom climates which nurture pupils and where pupils are engaged in their learning.</p> <p>Our vision is to inspire, engage and succeed together and underpinning all that we do are our values – At Dalmilling We Care!</p> <p>We care so much about the learners we are responsible for and given the disruptive magnitude of the proposals indicated, we are deeply concerned. We have a wide range of neuro-diverse children in our care, most of whom find transitions and change a real challenge. This can follow them home and impact their lives outside of school as well as during the school day. Every day we ensure consistent routines where possible, we notify learners in advance of even the smallest of changes and we provide them and their families with all of the support we can. Given the nature of the proposal I am shocked at the apparent lack of consideration and disregard that seems to have been afforded to our children and families who are an integral part of the Dalmilling Primary School community. We are not simply a chess piece on a game board that can be moved around at will to accommodate other pieces. It feels like we are being treated as such and that makes me as a teacher feel completely worthless, undermined and undervalued. It creates unnecessary anxiety and distress for children and families who already have plenty of that in their lives and it creates a sense of being torn away from your safe place, your happy place, your family. It is an absolutely sickening and heart-breaking feeling.</p> <p>I have given absolutely all of myself to Dalmilling Primary school and the children in my care not just because it is my job but because it is the job and the place that I love. It is the children and families that I love. It is a team whom I would go every extra mile with to make the stars of every Dalmilling learner shine that bit more brightly than they already do.</p> <p>3.4 To continue this work and to highlight the commitment to improving the school estate, over the next decade the Council will invest more than one hundred and ten million pounds in our school buildings. – Surely if the council is able to invest more than £110m in our school buildings then there is a better solution than moving us to a new school building. An investment in our own current building would be far more suitable and far less disruptive. The other option that would be less disruptive would be altering the catchment boundary lines.</p> <p>5.1 Dalmilling Primary School is a non-denominational school for primary-aged children and young people. The school serves a catchment area in North Ayr and provides education for primary-aged children in mainstream education. The North Ayr Extended Learning Facility, which is for young people of primary age with additional support needs, from throughout South Ayrshire, is an integrated specialist facility located within Dalmilling</p>
----	------------	------------------	----	--

				<p>Primary School and utilises three classrooms within the school. – The incorrect wording has been used to title the Extended Learning Facility as previously mentioned in my opening paragraph. A further error in the paper is that we currently utilise 4 classrooms within the school and not 3 as stated in the paper.</p> <p>5.6 The requirement to consider a proposed relocation of the North Ayr Extended Learning Facility, currently situated within Dalmling Primary School, has been prompted by capacity pressures at the school in recent years and the projected impact of new affordable housing being built on the site of the former Mainholm Academy in Ayr, which is located within the catchment area of the school. – This creates the impression that we are worthless. Children who are moving into the new houses are viewed as more important than the children who are already here.</p> <p>7.1 (1) The proposal will ensure that children and young people attending the North Ayr Extended Learning Provision will have access to a bespoke learning environment, designed specifically to meet the wide range of learner's needs. – This incorrectly implies that all the hard work that staff are already doing in the Dalmling Extended Learning Facility is in some way not meeting a wide range of learners needs. Again, this is demoralising and creates resentment and a lack of trust.</p> <p>In summary, I cannot see how this proposal is a positive for learners and staff at Dalmling Extended Learning Facility. We already do an outstanding job working together as a team to meet the needs of all learners. All learners needs are met in Dalmling school and all areas of the curriculum are accessed including mainstream integration – something that our mainstream children are potentially going to be missing out on and that is a real shame.</p> <p>Dalmling Extended Learning facility is the beating heart of our school and by moving us it would leave a massive hole that would not be replaced. We bring so many positives to our school and the way we are being treated feels as though a child is being taken away from the family to make way for another with no reason given. It is a heart breaking feeling and I hope that this proposal does not come to fruition.</p> <p>I would like my response and views to be considered and this email sent forward in its entirety</p>
60	25/10/2023	Heathfield Other	Yes	<p>Integration of the base will bring a richness of nurture, inclusion & diversity to the Heathfield School community & skilled educational practitioners. Parking at Heathfield is difficult. Taxis & parents for the base may find it difficult to access & further increase the risk of a bump or accident involving a pedestrian. Please introduce parking control to mitigate this risk. The dining room at Heathfield is a busy, noisy environment, suitable for children from the base who may have additional sensory needs? Our upper/lower classes use separate playgrounds, how will the base be integrated & supervised to ensure safe play for all? The outdoor learning space adjacent to the P1/2 bays could be improved to increase space in the rear playground. Having identified spare capacity within the school please increase EYC capacity at Heathfield. The current provision is too small in comparison to the size of our school. Anti-pre places are often allocated at Space Place which makes it difficult for families with siblings at Heathfield. Space Place is well located & reputable for those who chose to use it, however it is not what many of our families want as can be seen by the wait lists for Heathfield. The GP and cloakroom spaces could be used to increase EYC capacity without compromise to the school. Please ensure ICT provision is relocated in all classrooms to ensure the children have digital access. We look forward to welcoming the children & staff if the ELF base moves to Heathfield.</p>

61	25/10/2023	Dalmilling Staff	No	<p>I am a teacher at Dalmilling Primary in the Extended Learning Facility (ELF) and wish to provide a response in regards to my objection to the proposed move to Heathfield Primary School. Firstly, the children in the ELF do not see themselves as pupils of North Ayr's Extended Learning Facility. They consider their school as Dalmilling Primary. The mainstream children treat the children and their classes as just another pupil/class in Dalmilling Primary. This proposed move would see them relocated from the school they know and see as theirs to a new, unfamiliar school that will require lots of adjustments for them to reach the level of familiarity and feeling of belonging that they currently have at Dalmilling. The children in the ELF find a structured, consistent routine valuable to helping them to traverse the day-to-day life in school. With this proposed move, even with an enhanced transition, we are asking neurodivergent children to adjust to a number of large changes at the same time. As many of our children find changes to teachers and classmates, even ones they are familiar with, and classrooms to be the source of a lot of anxiety for them, we start our transitions for the new school year very early in term four. As this move would require alterations to be completed to "create a larger, more modern and fit for purpose, 4 classroom Extended Learning Facility", this transition cannot start until this is finished. The children need to be able to see the environment they are moving to in its completed form to make this transition as easy as possible for them. If this is not completed before they finish the current school year, they would require to start the school year with this enhanced transition, meaning that there are going to be periods of time where they are not accessing their school full-time until they have had suitable time to adapt to all of the changes that would take place. This could be even more challenging for those children who find the first few days back into the school routine to be stressful. Finally, this move, if it were to go ahead, would take away a vital benefit for the mainstream children at Dalmilling Primary. The inclusion of neurodivergent children as part of Dalmilling has allowed the mainstream children to develop their ability to accept other children, regardless of any differences they have. Although there will always be neurodivergent children in mainstream classes at Dalmilling, the movement of the ELF would limit this as they would not have the same exposure to develop their acceptance of people that are different to them.</p>
62	25/10/2023	Dalmilling Staff	No	<p>I have referred to sections of the proposal throughout this response, the numbers represent these sections. The proposal title - Our facility is called Dalmilling Extended Learning Facility, it was named at its conception 25 years ago and this is how we are referred to in the South Ayrshire website and in authority meetings, however in the proposal we are named as North Ayr Extended Learning Facility, a name of which no-one is familiar with or were aware of. We have never been referred to as North Ayr Extended Learning Facility and this major name change has been made without any consultation or advance notice to parents, pupils or staff. This, to some, may seem trivial but to the Dalmilling Primary community of which we are a part of, the change comes across as unprofessional and disrespectful.</p> <p>5.1 - There are currently 4 classes in the Extended Learning Facility not 3 as stated in the proposal.</p> <p>5.7 - The proposal for the move is not because the provision will be 'better' and purpose built but because there is not enough space at Dalmilling in the future due to new houses in the catchment area. The catchment area could have been amended prior to the houses being built so that the pupils accommodated in those houses would attend Braehead Primary which has capacity for this. Mainstream classes at Dalmilling are not sitting at maximum numbers at the moment and the National Records of Scotland show that there is a decline in the population including South Ayrshire, therefore classrooms may end up sitting empty if Dalmilling Extended Learning Facility is relocated.</p> <p>6.2 – Heathfield is a larger school than Dalmilling and the pupils in the Extended Learning Facility will be expected to cope with the sensory demands of a larger school and larger number of pupils.</p>

The new provision for the Extended Learning Facility, however, at Heathfield is not larger, as stated, it has 4 classrooms and a sensory room which is what we have already at Dalmilling.

6.3 – There will not be an increase in capacity as there will be the same number of Extended Learning Facility classes as there is at the moment in Dalmilling. Dalmilling also has 2 secure play spaces at the moment.

7.1 (1) “There will be no impact for mainstream children at Heathfield Primary as the school has sufficient capacity.”

I was part of the conception of Dalmilling Extended Learning Facility 25 years ago I have first-hand knowledge and experience of the impact the new facility will have on the mainstream children at Heathfield Primary. The main reason for having a facility within a mainstream school is for inclusion so to say there will be no impact as “the school has sufficient capacity” suggests that the mainstream population of the school will not see/hear or experience the pupils attending the facility. This would be a very negative difference to what they experience at the moment in Dalmilling where they are included in mainstream classes where they are able to and have the same break and lunch times as mainstream in the same playgrounds and lunch hall.

This is concerning, we are constantly reviewing inclusion and how we can make it more beneficial for pupils and it appears this has not been considered.

The 4 classrooms allocated for the provision in Heathfield are at the end of the school and all placed together, this feels very old fashioned and not in line with what we have developed at Dalmilling over many years. In Dalmilling our 4 classes are dispersed throughout the school amongst mainstream classes, as they always have been, to aid inclusion and integration. Dalmilling pupils do not refer to our facility classes as ‘facility classes’ they call them by the teacher’s name the same as any mainstream class.

(2) The facilities at Dalmilling may not be modern but a highly effective facility is much more than modern 4 walls and new resources. It is people, relationships, attitudes, understanding, acceptance and care along with many, many other things. The facility does not run standing alone, it takes the care and respect from pupils and staff throughout the school to make it the very successful provision it is and much of this will be lost if the proposal goes ahead. We are very much part of the Dalmilling Community, as a staff member stated “it feels like the heart of Dalmilling is being ripped out”.

There is long term damage to the pupils of Dalmilling if the proposal is carried out as they benefit from growing up with pupils with complex needs and developing understanding and acceptance in daily interactions instead of lessons. They learn by doing not just by being taught. Over the 25 years I have witnessed countless incredible positive changes in mainstream pupils, many of who have challenging family situations and significant behaviours, when they have contact with our pupils. In an increasingly diverse world we have a head start on developing pupils understanding of differences and accepting the needs of individuals. How will this be continued at Dalmilling if the facility is moved to Heathfield?

7.1 (3) There is no mention of the negative impact on the Dalmilling community if the proposal goes ahead.

7.1 (4) As stated previously, there will not be any more space than is already available at Dalmilling.

No pupils have had to be transported for their specialist education elsewhere because Dalmilling is at capacity and there will be no more capacity at Heathfield as there will be the same number of classes.

7 (a) This statement implies that the current provision at Dalmilling does not provide quality learning and teaching for pupils and it is not a bright, stimulating and safe environment for them. The Dalmilling facility has been praised every year by the authority for its provision of quality learning and teaching and highly effective and safe environment. Many pupils who have been withdrawn from mainstream classes throughout South Ayrshire have been provided a place in the facility because the staff are skilled in dealing with pupils who are

				<p>often distressed and overwhelmed and unable to cope with a school day for a multitude of reasons. The staff have worked tirelessly to find out the 'whys' and reasons behind the distress and use strategies to develop emotional understanding in these pupils with huge successes.</p> <p>(d) This implies that pupils from Heathfield community will access the facility, however, access to the facility is decided through the Central Admissions Group (CAG).</p> <p>10.2 If there is a feasibility study to be undertaken on plans to extend the gym hall and dining accommodation why can there not be a study done to plan to extend other parts of the building to accommodate the growing needs of the area. To move extremely vulnerable pupils instead of spending money on development of their current provision seems cruel and unnecessary.</p> <p>I request that every word of my response is sent to Education Scotland for their consideration.</p>
63	25/10/2023	Dalmilling Staff	No Preference	<p>Professionally I see the benefit of the move in that our mainstream pupils would have more classroom space and this would accommodate a projected increase in pupil numbers. We do have some capacity for growth without the facility moving but this involves temporary accommodation. The Extended Learning Facility is a huge part of our community and as a team we are committed to the children and their learning. It would be a huge loss to our community to no longer have this facility within Dalmilling Primary and it could negatively impact some children's plans.</p>

Proposed relocation of the Extended Learning Facility within Dalmilling Primary School

1. Notes of Public meeting held at Ayr Academy on Wednesday 04 October 2023, 7pm

Number of attendees: 29

<ul style="list-style-type: none"> • What is the council thoughts on the currently primary 6 children who would be transitioning to Heathfield Primary for 1 year and then having to transition again to Secondary?
<ul style="list-style-type: none"> • Will the ASN summer school and holiday clubs currently operating from Dalmilling Primary School continue. Either at Dalmilling or Heathfield?
<ul style="list-style-type: none"> • Can the staff, pupils and parents visit Heathfield Primary?
<ul style="list-style-type: none"> • I have been advised that the capacity would be 40 at Heathfield, therefore what happens when there is an increase in children attending the extended learning facility?
<ul style="list-style-type: none"> • How do you know that 40 pupils will be generated from the new housing on the Mainholm site?
<ul style="list-style-type: none"> • Is there plans to build a new Dalmilling Primary School?
<ul style="list-style-type: none"> • What are the benefits for the children?
<ul style="list-style-type: none"> • Where is the area within Heathfield Primary School?
<ul style="list-style-type: none"> • What is Plan B?
<ul style="list-style-type: none"> • The children are very much part of Dalmilling Primary and integrate very well with all children. Would this be the same at Heathfield?
<ul style="list-style-type: none"> • What about the stability of staff and leadership?
<ul style="list-style-type: none"> • If the proposal goes ahead, would the children move before the end of term?
<ul style="list-style-type: none"> • Is there scope for more than 4 classrooms being available to the extended learning facility at Heathfield Primary School?
<ul style="list-style-type: none"> • Will there be a dedicated drop off and pick up point?
<ul style="list-style-type: none"> • How will mainstream children feel at Dalmilling?
<ul style="list-style-type: none"> • How do I ensure my comments are included in the consultation?

Proposed relocation of the Extended Learning Facility within Dalmilling Primary School

Consultation with children and young people

School:	Dalmilling Primary School
Number of children and young people involved in the consultation	82
Date of Consultation:	5/10/23

Benefits of Proposal	Concerns about the Proposal
<p>The children moving might get a bigger garden to play in – and it might be closer to their classroom and they won't have to walk round and get wet.</p> <p>They might get a better sensory room – more children can visit at one time.</p> <p>They will get to make new people/ friends and teachers.</p> <p>The children will have more money spent on them – for things what will help them to develop and grow more.</p> <p>Going to a new school might give children who struggle the opportunity to start a fresh.</p> <p>Other children and staff can get to know the pupils from Dalmilling and get to help their special needs.</p> <p>They will have bigger classrooms which will allow more children to join them. It would be a good opportunity for children who need to use a wheelchair – as we only have a few ramps here.</p> <p>It might be calmer for the base children if they are in a school that is quieter and doesn't have as many children who are loud/ can disrupt their learning.</p> <p>Meet new friends and teachers.</p> <p>New building and equipment for them.</p> <p>They will have fun.</p> <p>They will meet more children in the base classes.</p> <p>They have a better school than Dalmilling.</p> <p>They have more room for more people.</p>	<p>Staff have worked hard at making all of the base children part of Dalmilling and it would be sad for her to no longer see/ help them.</p> <p>Our teacher won't have aircon in the huts to help her special needs so she might have to leave Dalmilling and get a job somewhere else.</p> <p>We will miss the children from the base classes who we are friends with. We won't be able to be buddies with some of the children anymore which is not fair on us all.</p> <p>The children will not be able join in with our assemblies anymore – so we will no longer be one big school family anymore.</p> <p>Some parents might not want their children to move from Dalmilling to the new school.</p> <p>The school will lose some staff – teachers and classroom assistants who we like and can talk to if we need help.</p> <p>Huts will be removed – then some classes will have to go back into the main building where it can be noisy. Mrs S is kind to me in the playground and sometimes she plays with me/ other children too and I will miss it.</p> <p>We will miss Mrs L helps us to do lots of things in the school garden – using tools and making things.</p> <p>Some teachers might not want to move schools.</p> <p>If the children leave Dalmilling, then we will miss out of Makaton, Signs of the Week.</p> <p>Some children might not want to leave here as we are their friends and they look out for us to help them throughout the school.</p> <p>The children in the new school might not like them as</p>

<p>It would be good to have a bigger class.</p> <p>It would be good because they get new equipment.</p>	<p>much as we do.</p> <p>The new staff might not know how to help some of our children and then they won't get the help that they need.</p> <p>The children will be scared as they do not know the school that they are going to.</p> <p>Some parents might not like the new Head Teacher as much as ours.</p> <p>If the children do not settle well then, they can't come back to Dalmilling.</p> <p>When we have special days like Dally Mudder, Outdoor Learning Day then they won't be able to take part with us.</p> <p>They might be scared and worried about meeting people.</p> <p>They might not want to go.</p> <p>They are our family.</p> <p>They might not fit in.</p> <p>They might miss Dalmilling.</p> <p>They might feel uncomfortable.</p> <p>New teachers.</p> <p>I won't see my friend again.</p> <p>They may not live near Heathfield.</p> <p>We won't have enough teachers for the new people.</p> <p>They might get lost at their new school.</p> <p>We will miss the teachers.</p> <p>Maybe some people from the base class don't like change.</p> <p>It's like part of our family leaving forever</p>
---	--

Consultation with children and young people

School:	Heathfield Primary School
Number of children and young people involved in the consultation	54
Date of Consultation:	13/10/23

Benefits of Proposal	Concerns about the Proposal
<ul style="list-style-type: none"> • Feels good • New friends • Exciting • Positive but might be awkward with new people. • I will learn how to be with people with disabilities and this will help me when I grow up. • More population • More friends • Good reputation • More teachers and head prefects • More access for disabled people • More people to play with 	<ul style="list-style-type: none"> • I don't want to have to change classrooms. • I am shy with new people. • The school might be crowded. • What if they need help • Will our school shut down? • Will it affect my lunch time? • Do we get more toilets? • Will we have less time for stuff? • Will we need to move classrooms around.

Schools (Consultation) (Scotland) Act 2010

Report by Education Scotland addressing educational aspects of the proposal by South Ayrshire Council to relocate the North Ayr Extended Learning Facility from Dalmilling Primary School to Heathfield Primary School.

October 2023

1. Introduction

1.1 This report from Education Scotland has been prepared by His Majesty's Inspectors of Education (HM Inspectors) in accordance with the terms of the Schools (Consultation) (Scotland) Act 2010 ("the 2010 Act"). The purpose of the report is to provide an independent and impartial consideration of South Ayrshire Council's proposal to relocate the North Ayr Extended Learning Facility (ELF) from Dalmilling Primary School to Heathfield Primary School. Section 2 of the report sets out brief details of the consultation process. Section 3 of the report sets out HM Inspectors' consideration of the educational aspects of the proposal, including significant views expressed by consultees. Section 4 summarises HM Inspectors' overall view of the proposal. Upon receipt of this report, the Act requires the council to consider it and then prepare its final consultation report. The council's final consultation report should include this report and must contain an explanation of how, in finalising the proposal, it has reviewed the initial proposal, including a summary of points raised during the consultation process and the council's response to them. The council has to publish its final consultation report three weeks before it takes its final decision. Where a council is proposing to close a school, it needs to follow all statutory obligations set out in the 2010 Act, including notifying Ministers within six working days of making its final decision and explaining to consultees the opportunity they have to make representations to Ministers.

1.2 HM Inspectors considered:

- the likely effects of the proposal for children of the schools; any other users; children likely to become pupils within two years of the date of publication of the proposal paper; and other children in the council area;
- any other likely effects of the proposal;
- how the council intends to minimise or avoid any adverse effects that may arise from the proposal; and
- the educational benefits the council believes will result from implementation of the proposal, and the council's reasons for coming to these beliefs.

1.3 In preparing this report, HM Inspectors undertook the following activities:

- attendance at the public meeting held on 4 October 2023 in connection with the council's proposals;
- consideration of all relevant documentation provided by the council in relation to the proposal, specifically the educational benefits statement and related consultation documents, written and oral submissions from parents and others; and
- visits to the sites of Dalmilling Primary School and Heathfield Primary School including discussion with relevant consultees.

2. Consultation process

2.1 South Ayrshire Council undertook the consultation on its proposal(s) with reference to the Schools (Consultation) (Scotland) Act 2010 from 4 September 2023 to 25 October 2023. The council's proposal was available to members of the public and published on the council website. In addition, copies of the proposal were made available to the public from Dalmilling Primary School, Heathfield Primary School, Ayr Academy and two South Ayrshire council buildings, located in the town of Ayr. The council held a public meeting, with 29 attendees, on 4 October 2023. At the meeting attendees asked a range of questions that representatives of the council responded to. Most questions related to whether the current educational experiences of children will be the same, if the ELF relocates.

Members of the public provided a total of 63 written representations to the council by email or through using the council's online form. Seventeen of the written responses were submitted by members of staff. About half of the responses received by staff were in favour of the proposal. Staff in favour of the proposal welcome the opportunity to include children with a range of needs in another school and the potential to access more facilities than currently available. Those in disagreement with the proposal cited concerns around safe transport drop off zones, unnecessary transition for children with additional support needs, challenges of joining a busy school, loss of identity and impact of the change on children settled within their current primary school location. The majority of the public respondents do not agree with the proposal to relocate the extended learning facility (ELF). A minority of public respondents were in favour of the move or had no preference where the ELF was located.

2.2 The council gathered the views of children at Dalmilling and Heathfield Primary Schools, in line with their consultation arrangements. Children expressed their worry about missing out on educational experiences at Dalmilling Primary School and losing friendships and relationships they have developed. However, children could articulate benefits they may experience as a result of the ELF changing. For example, they recognise the potential for more classroom and outdoor spaces and newer resources.

3. Educational aspects of proposal

3.1 South Ayrshire Council sets out a number of educational benefits for the relocation of the ELF at Dalmilling Primary School to Heathfield Primary School in its proposal. HM Inspectors agree with the council's statement that there are educational benefits for children to access a modern, purpose-built learning environment for children with additional support needs. However, it is the view of HM Inspectors that many of the proposed ELF learning environment's facilities are ones that children already benefit from in their current ELF. Additionally, children, their families and staff believe that the current ELF provides a safe, nurturing environment with appropriate outdoor spaces for children to learn in. Before the council reaches its final decision, HM Inspectors recommend that the council provide more detailed examples to parents of how relocating to Heathfield Primary School will enhance their child's experiences, when compared to the current facility.

3.2 South Ayrshire Council has identified correctly the need to consider how to accommodate a projected increase to the roll at Dalmilling Primary School. In doing so, HM Inspectors agree that the council is required to secure adequate and efficient provision of school education. The council projections show an increased school roll at Dalmilling Primary School due to new affordable housing being built within catchment area. The current ELF at Dalmilling Primary School uses three classrooms and one sensory room. If the school roll does increase as projected, it is the view of HM Inspectors that there is no suitable classroom space for new children to learn in. Equally, there is no suitable classroom space within the school for children in the ELF to relocate to within the current school. Heathfield Primary School has a declining roll leaving many classrooms available. This provides the council with a reasonable option to relocate the ELF from Dalmilling Primary School to Heathfield Primary School. It is the view of HM Inspectors that this will ensure appropriate classroom space is available in Dalmilling Primary School for any future roll increases. Therefore, children

moving into or living within the Dalmilling Primary School catchment area will be less likely to require external and temporary modular classrooms. This has potential educational benefit for children living within the Dalmilling Primary School catchment zone.

3.3 As children are selected by the local authority for attendance at the ELF, they may not be from the school catchment area. Therefore, the council provides transport for these children when accessing the ELF. During the public consultation period, stakeholders shared concerns regarding safe drop off of children attending the ELF if relocated to Heathfield Primary School. They noted there will be an increase to traffic in the local area as a result. To reassure parents, HM Inspectors recommend that the council continue to take appropriate measures to ensure that pick-up and drop-off points are safe and accessible. The council should share these arrangements with parents, staff and relevant members of the local community.

3.4 The council has stated that if the proposal is agreed that transitions will be designed around the needs of all individuals through an extended process. If the proposal progresses, HM Inspectors recommend that the council continues with plans to undertake individualised transition planning for all children to make any move smooth and purposeful as possible. However, HM Inspectors agree with stakeholders that the proposal has potential to result in unnecessary transitions, specifically for those moving into P6 and P7 in August 2024. For these children, the council should work in partnership with children, their parents and appropriate agencies to ensure that there are no unnecessary transitions. This may mean that some children in P6 or P7 continue to be educated in Dalmilling Primary School until they move to secondary, in line with their needs.

3.5 The council places a strong emphasis on the positive impact the reallocation of the ELF will have on the Heathfield Primary School community. HM Inspectors agree that children with additional support needs will experience a very welcoming and inclusive school at Heathfield, similar to Dalmilling Primary School. There is potential for staff at Heathfield Primary School and staff from the ELF to share good practice across the school. This can build capacity and enhance planning to support all children across the Heathfield Primary School community. However, this gain for Heathfield Primary School has the potential to be a significant loss for Dalmilling Primary School. There is existing strong and inclusive links between staff in Dalmilling Primary School and the current ELF. They regularly share their knowledge and skills to enhance planning for all children. Children regularly access mainstream classrooms and join school activities. HM Inspectors recommend that the council works with staff to consider how to continue this practice if the ELF is reallocated.

4. Summary

HM Inspectors agree that there is a need to address the projected increase to the roll at Dalmilling Primary School. Heathfield Primary School has a roll below the capacity of school building, providing the council with a reasonable option to relocate the ELF from Dalmilling Primary School to Heathfield Primary School.

HM Inspectors agree that there are potential educational benefits for children to access a modern, purpose-built learning environment for children with additional support needs. However, if the council progresses with the proposal, it will be important that the council work with stakeholders to address their concerns. This includes that for children in P6 and P7, the council works in partnership with children, their parents and appropriate agencies to ensure that there are no unnecessary transitions. The council should provide more information to parents of how relocating to Heathfield Primary School will enhance their child's learning outcomes and experiences. The council should also take appropriate measures to ensure that pick-up and drop-off points are safe and accessible.

**HM Inspectors
October 2023**

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

1. Policy details

Policy Title	Proposed Relocation of Dalmilling PS Extended Learning Facility
Lead Officer (Name/Position/Email)	Lyndsay McRoberts, Director of Education lyndsay.mcroberts@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	yes
Disability	no	yes
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
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	n/a	n/a

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)	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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations 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	Medium
Improve the health and wellbeing of particular communities or groups	Medium
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES -NO
Rationale for decision: The report seeks approval to relocate the Extended Learning Facility, or Additional Support Needs education provision from it's current location at Dalmilling Primary School to a new location at Heathfield Primary School. As this will impact on learners with protected characteristics, a full equalities impact assessment will be carried out.	
Signed: Lyndsay McRoberts Title: Depute Chief Executive and Director of Education Date: 05 December 2023	

Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details

Name of Policy	Proposed Relocation of Dalmilling PS Extended Learning Facility
Lead Officer (Name/Position)	Lyndsay McRoberts, Director of Education lyndsay.mcroberts@south-ayrshire.gov.uk
Support Team (Names/Positions) including Critical Friend	Gavin Cockburn, Service Lead Education Support Services Gayle Ferguson, Quality Improvement Manager, Education

What are the main aims of the policy?	To increase the capacity and enhance the educational benefit of additional support needs (ASN) education provision in North Ayr, by relocating the Extended Learning Facility at Dalmilling Primary School (Harthall, Ayr, KA8 0PD), to a new and larger facility within Heathfield Primary School (Heathfield Rd, Ayr KA8 9DR)
What are the intended outcomes of the policy?	The relocation increases the capacity of the Council's ASN education provision and will ensure that children and young people attending the Extended Learning Facility will have access to a newly designed learning environment, designed specifically to meet the wide range of learner's needs. The young people will have access to enhanced facilities both within Heathfield Primary and in the surrounding area. As Dalmilling Primary school is experiencing space and capacity issues, the relocation will allow the school to reconfigure space currently used by the Extended Learning Facility to ensure children within the catchment area, from new social housing being developed, are able to attend the school for the foreseeable future.

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 relocation will <u>not</u> impact upon the whole population of South Ayrshire. The relocation will impact on children and young people with additional support needs attending the Extended Learning Facility. The relocation will also impact on current and future learners at both schools, Dalmilling Primary and Heathfield Primary.
---	---

Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

Protected Characteristics	Positive and/or Negative Impacts
<p>Age: Issues relating to different age groups e.g. older people or children and young people</p>	<p>The relocation will solely impact on children and young people attending either school and those potentially attending in the future.</p> <p><u>Positive Impacts:</u></p> <p>The relocation will ensure that future learners at the Extended Learning Facility located at Heathfield Primary School will have access to modern accommodation, facilities and resources which can best support their learning needs. They will have access to a building and resources that enable them to fully participate in all areas of the curriculum. The learning experiences gained will contribute fully to a broad curricular programme with access to enhanced facilities within the building. The young people will benefit from the range of opportunities available within the local environment such as sports facilities, parks and local shops therefore further developing skills for life, learning and work.</p> <p>The vision for the proposed relocated North Ayr Extended Learning Facility at Heathfield Primary School is that it will be a modern learning centre for children and young people with additional support needs which will enhance learning experiences and outcomes.</p> <p>The long-term benefit for future learners at Dalmilling Primary School is that there will be additional capacity to accommodate the projected increase in roll, including all future learners anticipated to arise from housing development progressing within the school's catchment area. This will mitigate any re-directions having to take place and increase the likelihood of non-catchment placement requests into the school being accepted.</p> <p>There will be no negative impact for mainstream learners at Heathfield Primary as the school has sufficient space and capacity to accommodate the Extended Learning Facility.</p> <p><u>Potential Negative Impacts:</u></p> <p>Potential for strain on car park at Heathfield Primary due to increase in traffic from relocation of Extended Learning Facility. Concerns around safe transport drop off zones.</p>

	<p>Impact of any unnecessary transition for children with additional support needs, where they might currently be in P6 or P7 and would be facing another transition to secondary school shortly.</p> <p>Potential challenges of joining a larger school with a bigger roll and capacity</p> <p>Impact of the change on children settled within their current primary school location.</p>
<p>Disability: Issues relating to disabled people</p>	<p><u>Positive Impacts:</u></p> <p>Learners with additional support needs and disabilities will benefit from an enhanced learning and teaching environment that fully meets the needs of learners in the 21st century. Purpose-built learning spaces will take account of Curriculum for Excellence, the sensory curriculum, moving and handling and the development of life skills and transitions to employment, education or further training.</p> <p>The relocated Extended Learning Facility will be bright, stimulating and a safe environment for learning and teaching, designed specifically to meet the needs of children and young people with additional support needs.</p> <p>The learning environment will support the education and emotional needs of children and young people with additional support needs by ensuring that quiet, safe and calm areas are available within each learning setting.</p> <p>Young people with additional support needs will benefit from direct access to a dedicated, secure outdoor play space specifically for the Extended Learning Facility.</p> <p>Children and young people will benefit from increased confidence and a sense of being valued sufficiently to merit a significant investment in their learning.</p> <p><u>Potential Negative Impacts:</u></p> <p>Impact of any unnecessary transition for children with additional support needs, where they might currently be in P6 or P7 and would be facing another transition to secondary school shortly.</p> <p>Impact of the change on children settled within their current primary school location.</p>

Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	This proposal does not impact on issues relating to people who have proposed, started or completed a process to change his or her sex.
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	This proposal does not impact on issues relating to people who are married or in a civil partnership.
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	This proposal does not impact on issues relating to pregnancy or maternity.
Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	This proposal does not impact on issues relating to race, and will not positively or negatively impact people from different ethnic minorities.
Religion or Belief: Issues relating to a person’s religion or belief (including non-belief)	This proposal does not impact on issues relating to a person’s religion or beliefs (including non-beliefs).
Sex: Issues specific to women and men/or girls and boys	The relocation will not positively or negatively impact on specific issues relating to women and men/or girls and boys.
Sexual Orientation: Issues relating to a person’s sexual orientation i.e. LGBT+, heterosexual/straight	This proposal does not impact on issues relating to a person’s sexual orientation.

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people’s health	By expanding and enhancing ASN education provision in South Ayrshire it is intended to ensure that all children and young people accessing such provision, with or without significant health needs, will receive their education within establishments that can effectively manage and utilise space available to them.
Human Rights: 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.	Again, by expanding and enhancing ASN education provision in South Ayrshire the relocation increases the Council’s ability to maintain statutory obligation to fulfil children and young people’s rights to receive a suitable education. Regarding being treated with dignity and respect, in all South Ayrshire schools staff are

	expected to conduct themselves in a professional manner. All children, young people, parents and carers should expect to be treated with dignity and respect.
--	---

Socio-Economic Disadvantage	Positive and/or Negative Impacts
Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.	This proposal does not impact on issues relating to low income and income poverty.
Low and/or no wealth: 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	This proposal does not impact on issues relating to families with low and/or no wealth.
Material Deprivation: 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	This proposal does not impact on issues relating to poverty and disadvantage.
Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)	<p>This proposal does not impact on those living and working in rural communities.</p> <p>The present transport arrangements for the Extended Learning Facility would not be affected by this proposal. Free transport will be provided to pupils with additional support needs in accordance with the Authority's guidelines on Additional Support Needs transport.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how?</p>	<p>South Ayrshire Council's Cabinet, at its meeting of 29 August 2023, approved the progression of a statutory consultation on proposals to relocate the additional support needs education provision within the Extended Learning Facility (ELF) at Dalmilling Primary School, Ayr, to a new facility within Heathfield Primary School, Ayr.</p> <p>The proposal document was made available to all consultees as prescribed by the Schools (Consultation)(Scotland) Act 2010 and a copy of the proposal document was available from the Council's website at www.south-ayrshire.gov.uk/consultations. The consultation process ran from Monday 04 September 2023 to Wednesday 25 October 2023, a period of more than 30 school days as required by statute.</p>
--	--

	<p>As part of the consultation process, Educational Services undertook the following activities:</p> <ul style="list-style-type: none"> • Published the consultation on the Council’s ‘Consultations’ web pages. • Provided a press release to all local media outlets to raise awareness of the consultation. • Promoted the consultation through the Council’s ‘News & Announcements’ web pages. • Publicised the consultation exercise and public meetings through letters to parents/carers and other prescribed stakeholders. • Placed copies of the proposal document in Dalmilling Primary School, Heathfield Primary School, Ayr Academy, South Ayrshire Council County Buildings, and South Ayrshire Council Information & Advice Hub, Ayr. • Undertook a consultation with pupils at each affected school. • Held a public meeting in Ayr Academy on Wednesday 04 October 2023. • Gathered responses using a dedicated email address for the consultation. • Gathered responses using an online survey.
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>As above, views and expressions of interest on the proposal were evidenced through responses to the public consultation, and public meeting held, which involved stakeholders prescribed under the Schools (Consultation)(Scotland) Act 2010, who were contacted on the consultation commencing on 04 September.</p> <p>In assessing the impact of this proposal national guidance on the capacities of schools has been considered. The existing accommodation for additional support needs education provision at Dalmilling Primary and the proposed new facility at Heathfield Primary, and the capacity of class bases, have been considered in accordance with the Scottish Negotiating Committee for Teachers (SNCT) agreement on Conditions of Service (Part 2 - Appendix 2.9 – Class Size Maxima), which outlines the maximum class sizes for additional support needs education.</p>

<p>Partners data and research</p> <p>In assessing the impact(s) set out in Section 2 what evidence has been provided by partners?</p> <p>Please specify partners</p>	<p>HM Inspectors from Education Scotland have been involved in the consultation and attended the public meeting.</p> <p>In providing their report as part of the statutory process, HM Inspectors considered:</p> <ul style="list-style-type: none"> • the likely effects of the proposal for children of the schools; any other users; children likely to become pupils within two years of the date of publication of the proposal paper; and other children in the council area; • any other likely effects of the proposal; • how the council intends to minimise or avoid any adverse effects that may arise from the proposal; and • the educational benefits the council believes will result from implementation of the proposal, and the council's reasons for coming to these beliefs. <p>In preparing their report, HM Inspectors undertook the following activities:</p> <ul style="list-style-type: none"> • attendance at the public meeting held on 4 October 2023 in connection with the council's proposals; • consideration of all relevant documentation provided by the council in relation to the proposal, specifically the educational benefits statement and related consultation documents, written and oral submissions from parents and others; and • visits to the sites of Dalmilling Primary School and Heathfield Primary School including discussion with relevant consultees (staff/parents & pupils).
<p>Gaps and Uncertainties</p> <p>Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>Educational Services welcomed the report by Education Scotland which acknowledges the potential educational benefits of the proposal. Officers from Educational Services have also considered the content of the report which included recommendations on three issues that need to be explored further:</p> <ol style="list-style-type: none"> 1. HM Inspectors recommended that the council provide more detailed examples to parents of how relocating to Heathfield Primary School will enhance their child's experiences, when compared to the current facility.

	<p>2. HM Inspectors recommended that the council continue to take appropriate measures to ensure that pick-up and drop-off points are safe and accessible at the new location.</p> <p>3. HM Inspectors recommended that the council continues with plans to undertake individualised transition planning for all children to make any move smooth and purposeful as possible. However, HM Inspectors agreed with consultees that the proposal has potential to result in unnecessary transitions, specifically for those moving into P6 and P7 in August 2024.</p>
--	--

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

a) evidence and

b) to mitigate negative impacts

No.	Action	Responsible Officer(s)	Timescale
1	The Council appreciates that staff, parents and carers and other stakeholders will find it challenging to appreciate the educational benefits of the proposed relocation while detailed designs and proposals for the areas within Heathfield Primary identified are not yet developed. However, since the publication of the consultation report, visits have already taken place for parents and carers to view the areas of the school proposed for the relocation and provide feedback. All feedback received will be factored into the development of classroom designs and in the provision of staff support and facilities and equipment required within the additional support needs education provision at the school.	Gavin Cockburn, Service Lead Education Support Services	30/04/2024
2	Educational Services will progress design proposals for the new facility at Heathfield Primary School, with the support of the Council's Professional Design Services, taking into consideration all feedback from forthcoming stakeholder engagement. It is anticipated that the project would progress to tender in the Spring of 2024, with construction work getting underway soon after, to allow progression of the works through the summer holiday period and a completion date in	Gavin Cockburn, Service Lead Education Support Services	20/08/2024

	advance of the 2024/25 school session commencing on Tuesday 20 August 2024.		
3	If the proposal is approved, dedicated drop off and pick up points for free school transport and parents/carers of children attending the proposed extended learning facility will be made available. A review of the school's Travel Plan will also be undertaken, with advice sought from the Ayrshire Roads Alliance on any additional measures that can be put in place to discourage inconsiderate behaviours involving vehicles parking near the school, or in areas they shouldn't, at pick-up and drop off times.	Gavin Cockburn, Service Lead Education Support Services	20/08/2024
4	Should the proposal be approved, progress on transition plans for all of our children and young people attending the Extended Learning Facility will be developed from the earliest stage possible, and as soon a decision is made in January 2024. These plans will be discussed thoroughly with parents/carers staff and children. The transition period required for every individual learner will vary and this will also be thoroughly considered. No unnecessary transitions will take place.	Gayle Ferguson, Quality Improvement Manager, Education	20/08/2024

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?	22/01/2024 – Following call-in period of the Council's Cabinet meeting of 16/01/2024
When will the policy be reviewed?	All proposals to be implemented by 20/08/2024
Which Panel will have oversight of the policy?	SAC Cabinet

Section 6

South Ayrshire Council

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Proposed Relocation of Dalmilling PS Extended Learning Facility

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

Eliminate discrimination
Ensure that pupils with additional support needs have access to appropriate education provision.

Ensure that pupils are able to attend their catchment primary school.

Advance equality of opportunity

Ensure that pupils with an identified additional support need have access to appropriate provision, benefitting from a high-quality learning and teaching environment that meets the needs of learners in the 21st century, and prepares our young people for transitions to further learning, employment, education or further training.

Foster good relations

Ensure that a strong emphasis continues to be placed on school/community partnerships. Heathfield Primary School already has an excellent relationship with its parents and the wider community and the alterations to the school will provide them with opportunities to build on this further. The specialist facilities will help encourage greater use of the school, particularly by parents of children and young people with additional support needs. It is envisaged that the new classrooms will become an active and vibrant addition to the learning and activities across the whole community.

Consider Socio-Economic Disadvantage (Fairer Scotland Duty)

Ensures that the present transport arrangements for the Extended Learning Facility would not be affected. Free transport will be provided to pupils with additional support needs, to the new facility at Heathfield Primary, in accordance with the Authority’s guidelines on Additional Support Needs transport.

This proposal does not impact on issues relating to low income and income poverty, low or no wealth, poverty and disadvantage.

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale
Provide design proposals and more detailed examples to parents on how relocating to Heathfield Primary School will enhance their child’s experiences, when compared to the current facility.	30/04/2024
Continues with plans to undertake individualised transition planning for all children to make any move smooth and purposeful as possible. Ensure that no unnecessary transitions take place, specifically for those moving into P6 and P7 in August 2024.	20/08/2024

Signed: *Lyndsay McRoberts*

Title: Depute Chief Executive and Director of Education

Date: 08 December 2023

South Ayrshire Council

**Report by Head of Roads, Ayrshire Roads Alliance
to Cabinet
of 16 January 2024**

Subject: Pavement Parking Enforcement

1. Purpose

- 1.1 The purpose of this report is to provide an update on the introduction of new parking prohibitions contained within the Transport (Scotland) Act 2019 and the measures required for the implementation of enforcement procedures.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the Head of Roads' proposal to commence work towards implementing pavement parking enforcement;**
- 2.1.2 notes the Head of Roads' intention to present to Cabinet future papers relating to the results of street assessments and future Exemption Orders; and**
- 2.1.3 notes the content of the report including the various tasks and other associated undertakings required to implement enforcement procedures.**

3. Background

- 3.1 Part 6 of the Transport (Scotland) Act 2019 introduced the statutory framework for a national ban on pavement parking, double parking and parking at dropped kerbs to make it easier for local authorities to ensure pavements (footways) and roads (carriageways) are safer and more accessible to all.
- 3.2 Pavement parking is defined as any wheel or part thereof parked on a pavement, double parking is defined as any vehicle parked more than 500mm from the edge of the carriageway and dropped kerbs are defined as any crossing point designed for the purpose of assisting pedestrians or cyclists to cross the carriageway (driveways do not fall within the definition).
- 3.3 Although the Transport (Scotland) Act 2019 has been enacted, secondary legislation, The Parking Prohibitions (Enforcement and Accounts) (Scotland) Regulations 2023, which enables local authorities to take up enforcement powers were only laid in the Scottish Parliament on 11 December 2023. Further enforcement guidance is scheduled to be published in January 2024.

- 3.4 A statutory power, as is the case with this legislation, means that the Council has discretion whether to exercise the power. Services across the Council have many powers to manage and deliver services all of which are done so in full consideration of the available resources and commensurate with other priorities.
- 3.5 Pending Cabinet approval, resources shall now be allocated to progressing towards the implementation of pavement parking enforcement in 2024 during which time officers will continue to liaise with other local authorities, Transport Scotland and other working parties to share experiences and absorb relevant information.

4. Proposals

Exemptions

- 4.1 Exemptions which allow pavement parking apply to emergency services and medical practitioners responding to emergencies, accidents or in the normal course of their duties. Further exemptions apply to postal service providers in the course of the collection or delivery of goods which cannot be achieved without the vehicle being parked on a pavement. There are also exemptions for vehicles used in connection with roadworks and the removal of obstructions.
- 4.2 The Act further allows for the promotion of Exemption Orders to specific locations applying strict criteria. Consideration can be given to exempt a street or parts of a street if:
- 4.3 The pavement is of sufficient width to allow 1.5m to remain unobstructed when any part of a vehicle is parked on it
- 4.4 The width of the carriageway associated with the pavement is such that any vehicle parked on it would obstruct an emergency vehicle
- 4.5 To establish whether Exemption Orders should be considered, a desk top study will be carried out on all of the streets in each town, village or hamlet that have footways, using street view imaging to assess any problem streets where vehicles habitually park on footways or block access for pedestrians. Local knowledge from ARA staff will also be used to collate a list of streets that need further investigation and site walkovers to allow for a more detailed assessment to determine whether or not the full pavement parking prohibition should be introduced, or an exemption could be applied. ARA staff will seek the input of local elected members as the road assessments continue.
- 4.6 A three-tiered assessment has been encouraged by the Parking Standards Working Group as follows:
- GREEN - Low impact of pavement parking prohibition being introduced. A change in driver behaviour would be required where they would have to park at locations other than on the footway. This is the default position assumed when assessing the streets.
 - AMBER - Medium impact of pavement parking prohibition being introduced – A change in driver behaviour would be required as above but other potential mitigation measures would be required. This may be where vehicles are habitually parked on the footway and there is no suitable alternative within walking distance, but to re-locate them to the adjacent

carriageway would create unacceptable congestion or road safety issues. The construction of a lay-by at the same location as where the drivers were parking for example could be a satisfactory mitigating measure providing a suitable footway could be provided as well.

- RED - High impact of pavement parking prohibition being introduced—Exemptions to the pavement parking prohibition would be required plus other potential mitigation measures where there is no alternative to pavement parking practice. This may be formalising pavement parking on one side of a street where the carriageway and footways are narrow but the other side of the street would be protected from parking on by a No Waiting restriction to allow one clear footway along the street.

4.7 The appraisals will be used in the street assessments to establish the need for physical mitigation measures for 'Amber' streets and formal Exemption Orders for 'Red' streets.

4.8 It is proposed that a report be brought to a future Cabinet on the resulting road assessments seeking approval where physical mitigation measures and/or exemptions to pavement parking prohibitions and double parking prohibitions are to be considered. Such exemptions would require a formal Exemption Order to be processed and made in due course, and the provision of appropriate signing and lining. There may also be a need for other Traffic Regulation Orders for other physical mitigation measures.

Enforcement

4.9 Since the introduction of Decriminalised Parking Enforcement (DPE) in 2012, the Council's own Parking Attendants have been responsible for enforcing on-street parking restrictions in our town centres and controlled residential parking zones. They also undertake periodic enforcement of disabled bays that are misused in outlying areas, commensurate with other priorities.

4.10 It would be desirable for all local authorities to commence enforcement of the new pavement parking, double parking and parking at dropped kerbs legislation at the same time. This would help to ensure that there was a consistent approach to enforcement across neighbouring councils and reduce the potential for confusion.

4.11 However, councils across Scotland have differing DPE regimes in place, including some with none, and many are at different stages in terms of assessing their network and fully understanding the logistics and operational aspects of this new legislation. It is, therefore, likely to be later in 2024 before most local authorities can commence formal enforcement duties.

4.12 Transport Scotland are aware and accept that not all local authorities will be in a position to commence enforcement from 11 December 2023. A national awareness campaign has commenced which focuses on the effects of pavement parking and highlights that there may be the possibility of a penalty from 11 December 2023. Pending the commencement of formal enforcement we will continue to raise awareness using materials issued by Pavement Parking - Road Safety Scotland on behalf of Transport Scotland via the ARA website and social media communications.

Implementation Plan

- 4.13 There are numerous other tasks which need to be progressed along with the street assessments to enable the commencement of enforcement duties. The existing parking database which is used to process Penalty Charge Notices (PCNs) and any associated appeals is currently configured in accordance with the Road Traffic Act 1991 for PCNs issued under the existing DPE regime. New PCNs issued under the Transport (Scotland) Act 2019 will require separate arrangements.
- 4.14 There will also be significant human resource implications in terms of incorporating the new tasks and associated workload through service review and training. Any Exemption Orders shall also require the manufacture and installation of associated road traffic signs and road markings.
- 4.15 Having considered all the various tasks, which are further detailed within the table in [Appendix 1](#), and provided there is no public hearing or other unforeseen circumstances, ARA staff are currently working towards a target implementation date of 28 October 2024.

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 Scottish Government has distributed funding to each Local Authority to support the assessment/implementation process and South Ayrshire Council are in receipt of £34,600. Any additional costs may be subject to further funding requests and discussions are ongoing with the Scottish Government through COSLA and SCOTS.
- 6.2 Any additional income generated from the new powers will contribute towards the operational costs of the service or reinvested in roads related projects.

7. Human Resources Implications

- 7.1 At present there are seven Full Time Equivalent Parking Attendants who undertake parking enforcement across the Council area. A review is underway to ensure the Council can deliver a proportionate level of enforcement to implement the requirements of Part 6 of the Transport (Scotland) Act 2019 discussed in this paper. The Parking Attendants currently operate on a rota system of working five days over six. It is anticipated that the enforcement needed as part of the new legislation will be required during times out with the current Parking Attendant working times.

8. Risk

Risk Implications of Adopting the Recommendations

Insert one of the following statements:

- 8.1.1 There are no risks associated with adopting the recommendations.

8.2 **Risk Implications of Rejecting the Recommendations**

Insert one of the following statements:

8.2.1 Rejecting the recommendations may impact on the reputation of the Council.

9. **Equalities**

9.1 The proposals in this report allow scrutiny of performance. The report does not involve proposals for policies, strategies, procedures, processes, financial decisions and activities (including service delivery), both new and at review, that affect the Council's communities and employees, therefore an equality impact assessment is not required.

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 1 of the Council Plan: Spaces and Places/ Moving around and the environment (Outcome 1).

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. **Next Steps for Decision Tracking**

14.1 If the recommendations above are approved by Members, the Head of Roads, Ayrshire Roads Alliance, 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 Leadership Panel in the 'Council and Leadership Panel 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>
Pavement parking enforcement	27 October 2024	Head of Roads, Ayrshire Roads Alliance

Background Papers **None**

Person to Contact **Kevin Braidwood, Head of Roads, Ayrshire Roads Alliance**
County Building, Wellington Square, Ayr, KA7 1DR
Phone: 01563 503164
E-mail: kevin.braidwood@ayrshireroadsalliance.org

Date: 8 January 2024

Appendix 1 - Task List and Timeline

No	Item	Description	Start Date	Estimated Duration
Street assessments				
1	Desk top exercise	Assess streets using Red Amber Green methodology	14/01/24	12 weeks
2	Site inspections	Physically assess street characteristics during day time and evenings	17/03/24	6 weeks
3	Cabinet report	Refer proposed exemptions to Cabinet for authority to proceed	17/03/24	1 week (May 24 Cabinet)
Exemption Orders				
4	Draft Order preparation	Prepare draft Orders and associated plans	05/05/24	4 weeks
5	Publish Notice of Proposals and Statement of Reasons	Publish proposals on Authority website and make copies available at local offices	02/06/24	4 weeks
6	Display street notices	Notices to be attached to street furniture within affected streets for easy inspection.	02/06/24	4 weeks
7	Consult statutory bodies	Police, fire ambulance etc.	02/06/24	4 weeks
8	Consider any subsequent Representations	Representations from members of the public or organisations	07/07/24	2 weeks
9	Cabinet report	To update Cabinet on progress and consider any maintained representations	21/07/24	1 week (Aug 24 Cabinet)
10	Public Hearing	To consider any maintained objections should Cabinet agree to proceed	TBC	
11	Application of new parking exemptions	Arrange manufacture and installation of associated lines and signs	01/09/24	4 weeks
12	Making of Order	Order and associated maps signed off and made legal	22/09/24	1 week
Software/Hardware				
13	Parking database reconfiguration	Database to be reconfigured to accommodate PCNs issued under the Transport (Scotland) Act 2019	03/03/24	16 weeks
14	Handheld device reconfiguration	Parking Attendant handheld device software also requires to be reconfigured	03/03/24	16 weeks

No	Item	Description	Start Date	Estimated Duration
15	Correspondence	Enforcement Notices and Charge Certificates to be prepared	03/03/24	2 weeks
16	PCN templates	New PCN templates required for PCNs issued under the Transport (Scotland) Act 2019	03/03/24	2 weeks
Human Resource				
17	Service review	Review existing staff rotas and patrol beats	03/12/23	20 weeks
18	Enforcement procedures	Prepare procedures for Parking Attendants and Support Staff	01/04/24	4 weeks
19	Training	Provide relevant theoretical and practical training	02/09/24	4 weeks
20	Risk Assessment	Review existing risk assessment for Parking Attendant duties	02/09/24	2 weeks
Implementation Plan				
21	Website and social media	Continuously raise awareness through website and social media platforms to effect behaviour change	N/A	N/A
22	Soft launch	Undertake a soft launch issuing warning notices	29/09/24	4 weeks
23	Full implementation	Commence formal enforcement procedures	28/10/24	N/A

South Ayrshire Council

**Report by Head of Roads, Ayrshire Roads Alliance
to Cabinet
of 16 January 2024**

Subject: Motorhome Parking Scheme 2024

1. Purpose

- 1.1 The purpose of this report is provide Cabinet with the outcomes of the motorhome parking scheme in 2023, update on progress towards the installation of permanent facilities at the Ayr and Girvan sites and seek approval for the recommendations relating to the future provision of the scheme.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 agrees to operate the North Shore Road (Barassie Toilets) Car Park, Troon site on a permanent seasonal basis from 01 April to 30 September from 2024 onwards and notes the commitment to install permanent waste management facilities;**
- 2.1.2 agrees to remove the Ballast Bank Car Park and North Shore Road Car Park, Troon sites from the scheme;**
- 2.1.3 agrees to operate The Battery, Ayr site at the reduced capacity of ten motorhome bays and agrees to the introduction of part time waiting restrictions for the remainder of the road by way of an Experimental Traffic Regulation Order;**
- 2.1.4 agrees to operate the Vennel Car Park, Ballantrae on a permanent all year basis and notes the commitment to install permanent waste management facilities; and**
- 2.1.5 notes the Head of Roads' intention to report back to Cabinet on the on the effectiveness of the arrangements put in place for 2024.**

3. Background

- 3.1 The South Ayrshire Council motorhome parking scheme has been operational since April 2021 following the [Leadership Panel of 16 March 2021](#) which approved a scheme originally based within Esplanade Car Park Ayr and Knockcushan Street Car Park Girvan and operated from 01 April 2021 to 30 September 2021.

- 3.2 The scheme proved successful and the [Leadership Panel of 15 February 2022](#) agreed that the two original sites should become permanent year round facilities. The Leadership Panel further approved the expansion of the scheme on a trial basis to include North Shore Road Car Park Troon, Links Road Car Park Prestwick and Vennel Car Park Ballantrae between 01 April 2022 and 30 September 2022.
- 3.3 The [Cabinet of 15 February 2023](#) and the [Cabinet of 14 March 2023](#) considered further reports on the 2022 scheme and proposals for 2023 and agreed that the Links Road Car Park Prestwick should be removed and the scheme be trialled within North Shore Road Car Park, Harbour Road (Ballast Bank) Car Park and North Shore Road (Barassie Toilets) Car Park Troon, The Battery Ayr and, again, Vennel Car Park Ballantrae between 01 April 2023 and 30 September 2023.
- 3.4 Members also noted at the [Cabinet of 15 February 2023](#) the Head of Roads' intention to install permanent facilities at the Esplanade Car Park, Ayr and Knockcushan Street Car Park, Girvan. These measures were dependent upon the making of the permanent Traffic Regulation Order covering both sites.

4. Proposals

- 4.1 Members are asked to consider the report provided in [Appendix 1](#) which details the 2023 scheme outcomes and which forms the basis of the following recommendations.
- 4.2 The trial scheme covering the three Troon car parks had mixed success with the North Shore Road (Barassie Toilets) Car Park proving the most popular site. Therefore, it is recommended:
- 4.2.1 that the North Shore Road and Harbour Road (Ballast Bank) Car Parks be removed from the 2024 offer and the North Shore Road (Barassie Toilets) Car Park Troon be retained as a permanent site operating on a seasonal basis from 01 April to 30 September.
- 4.3 The Battery, Ayr was reserved in its entirety for 25 motorhome spaces with very limited uptake. Therefore, it is recommended:
- 4.3.1 that the 2024 offer be reduced to 10 motorhome bays with the remaining areas controlled by part time waiting restrictions (See [Appendix 2](#) for proposed layout).
- 4.4 There were in the region of 110 parking sessions over the course of the trial period which would suggest there is demand for the facility at the Vennel Car Park Ballantrae. Therefore, it is recommended:
- 4.4.1 that the site be retained as a permanent year round facility with arrangements made for the installation of permanent waste management facilities.

5. Legal and Procurement Implications

- 5.1 A permanent Traffic Regulation Order (TRO) for the Ayr and Girvan car park sites has been made and work has commenced for the installation of a new barrier controlled system within the Esplanade Car Park Ayr and also the installation of permanent waste disposal facilities at Esplanade Car Park Ayr and the Knockcushan Car Park Girvan.

- 5.2 Pending the promotion of further permanent TROs, the proposals for the North Shore Road Car Park (Barassie Toilet Block) Troon and the Vennel Ballantrae motorhome sites, and, the seasonal motorhome restrictions to address overspill parking on various streets, shall all be underpinned by the promotion of Temporary Traffic Regulation Orders (TTROs).
- 5.3 The Battery Ayr restrictions shall be underpinned by an Experimental Traffic Regulation Order (ETRO).
- 5.4 An ETRO shall allow for its effects to be monitored for an initial period of 6 months or such time as the Head of Roads determines and it may remain in force for a maximum period of 18 months. Feedback can be collated and a decision can be made on whether to make the Order permanent, whether it should be varied or whether it should be abandoned.
- 5.5 During the first 6 months of an ETRO any person may submit an objection in writing and any maintained objection along with officer recommendations on the future of the Order would be presented to SAC Cabinet for further consideration.
- 5.6 All hired plant, equipment and materials shall be sourced through existing Framework Contracts to ensure best value002E

6. Financial Implications

- 6.1 As outlined in the [Cabinet of 15 February 2023](#) report, costs associated with the barrier installation and permanent waste disposal installations at the Ayr and Girvan sites are expected to be in the region of **£28,000** and shall be met from the Repairs and Renewal Fund. It is anticipated that these works shall be concluded prior to 31 March 2024. Further draw downs shall be submitted for future water connections.
- 6.2 For the 2024 season and subject to approval, the North Shore Road (Barassie Toilets) Troon site shall receive a hired black waste tank pending the installation of a permanent waste disposal system. Signs erected in 2023 shall be reintroduced. The car park entrance requires some remedial action.
- 6.3 The existing lines and signs at The Battery, Ayr require some adjustment to accommodate the amended arrangements.
- 6.4 Consideration should be given to resurfacing the Vennel Car Park but it is noted this may cost in the region of £100,000. For the time being an allowance should be made for some surface repairs which will be met from within current resources. The site shall also receive a hired black waste disposal tank pending the installation of a permanent waste disposal system.
- 6.5 The Harbour Road (Ballast Bank) and North Shore Road Car Parks Troon shall be subject to sign/line removals to return these sites to their original states.
- 6.6 The aforementioned costs associated with setting up the 2024 scheme are estimated to amount to **£17,700** and are subject to a further bid from the Repairs and Renewal budget and are set out in the following table:

Table 1/

Table 1 – Set-up costs

Location	Black waste disposal	Plant, labour and materials	TRO advertising	Total
The Battery, Ayr		£500	£600	£1,100
Barassie, Troon	£3,000	£5,000	£300	£8,300
Ballast Bank, Troon		£500		£500
North Shore, Troon		£500		£500
Vennel, Ballantrae	£3,000	£5,000	£300	£8,300
Estimated Total Repairs & Renewals Bid for 2024: £17,700				

6.7 Any surplus income above operational costs incurred will be considered as a saving as part of the future budget setting process.

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 If the recommendations are rejected this may hinder the Council's ability to address known issues relating to unregulated motorhome parking.

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)*** – An SEA has not been undertaken.

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 1 of the Council Plan: Spaces and Places/ Moving around and the environment (Outcome 1).

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 Councillor Alec Clark, Portfolio Holder for Tourism, Culture and Rural Affairs, and the contents of this report reflect any feedback provided.

13.3 Consultation has taken place with Councillors Kenneth Bell, Craig Mackay and Philip Saxton, Ward 1 Members for Troon, 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 Roads, Ayrshire Roads Alliance, 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:

Implementation	Due date	Managed by
2024 Motorhome Scheme	1 April 2024	Head of Roads, Ayrshire Roads Alliance

Background Papers [Leadership Panel of 16 March 2021 - Minutes](#)

[Leadership Panel of 15 February 2022 - Minutes](#)

[Cabinet of 15 February 2023 - Minutes](#)

[Cabinet of 14 March 2023 - Minutes](#)

Person to Contact Kevin Braidwood, Head of Roads, Ayrshire Roads Alliance
County Building, Wellington Square, Ayr, KA7 1DR
Phone: 01563 503164
E-mail: kevin.braidwood@ayrshireroadsalliance.org

Date: 9 January 2024

2023 SAC Motorhome Scheme Outcome Report

05/12/23

Introduction

- 1 The 2023 Motorhome Scheme operated within the following locations –
 - i. Esplanade Car Park, Ayr (permanent site)
 - ii. Knockcushan Street Car Park, Girvan (permanent site)
 - iii. The Battery (pier access road), Ayr
 - iv. Harbour Road (Ballast Bank) Car Park, Troon
 - v. North Shore Road Car Park, Troon
 - vi. North Shore Road (Barassie Toilet Block) Car Park, Troon
 - vii. The Vennel Car Park, Ballantrae

Financial Details

- 2 There were various costs associated with the implementation and operation of this year's scheme which are broken down in [Annex A](#).
- 3 Enforcement costs totalled in the region of £15,000 for all patrols undertaken and these costs have been offset against income and distributed evenly across the various sites. There were further significant costs associated with the waste disposal arrangements.

General Observations

- 4 As in previous years there were mixed levels of patronage within each site. The two permanent sites in Ayr and Girvan continued to be the most well used facilities with the trial site at the North Shore Road (Barassie Toilets) Car Park proving to be the next most popular destination.
- 5 The North Shore Road (Barassie Toilet Block) Car Park in Troon proved a fairly popular destination with customers attracted by the adjacent public toilet block and the ample room available across the site. It also proved a suitable location for the black waste disposal tank which served all three Troon sites. Access to the site is usually restricted by a closed height restriction barrier so this needs to be factored into consideration if the site becomes permanent. The car park entrance also requires some upgrading work.
- 6 The Battery, Ayr was proposed for inclusion in the trial as it was considered a desirable location for motorhomers considering previous year's unregulated usage. It could also be used as an overspill facility for the Esplanade Car Park site. The Battery was reserved entirely for motorhomes with the installation of 25 bays. The motorhome bays applied during the hours of 6pm and 9am and out with these times they were available for general use. Observations conclude that the location was not well used and

concerns were raised over the course of the summer from people prevented from parking in the area to access the pier.

- 7 The Battery site along with the Ballast Bank site are popular with visitors seeking to access the nearby shorefront facilities or simply stop off to enjoy the views. Both sites experienced high levels of “non-compliance” resulting in a large proportion of penalty charge notices issued.
- 8 Esplanade Car Park, Ayr experienced the same issues as previous years with car enthusiasts causing anti-social issues within the car park. This is a year round problem, but particularly in summer months. We received many complaints concerning cars speeding through the site and noise disturbance with many patrons feeling unsafe. A procurement process for the installation of a new controlled barrier system with associated physical works has now commenced for installation in advance of the 2024 summer season.
- 9 The Knockcushan Street Car Park, Girvan continued to receive a regular turnover of visitors over the course of the summer, however, these numbers may have been affected by the noticeable patronage of the Ainslie Car Park to the south of the town off the A77 which was extensively used by motorhomers. As a result, negotiations shall be undertaken with the relevant parties as to the possibility of introducing appropriate restrictions to enable effective management of this facility.
- 10 The Vennel Car Park Ballantrae, as in previous years, was underused and further complaints were received from the local community in relation to the siting of the black waste disposal tank.

Customer feedback

- 11 Approximately 80 comments have been received in the ARA Motorhomes Inbox this year. In general the comments fell in to the following categories -
 - i. Esplanade Ayr had a constant issue with safety, noise and was generally unsatisfactory with ongoing “boy/girl racer” car issues.
 - ii. The Battery, Ayr had complaints from non-motorhome vehicle owners around why this was in place for the whole road, stopping others including disabled people who wanted to walk along the jetty.
 - iii. There were also complaints from those who were booked in the Battery around the perceived lack of suitable signage.
 - iv. Alleged difficulty in customers being able to pay via PayByPhone, in particular those with no expiry date on their card which did not conform to the online system.

Monitoring arrangements

- 12 During the routine patrols the Parking Attendants provided much assistance to customers who experienced difficulties with the telephone payment application. Overseas visitors seemed to be particularly affected as many had cash cards which do not feature an expiry date.
- 13 Others simply required some “encouragement” to make the required payment having waited for the arrival of the Attendants before proceeding. There were a total of 52 patrols undertaken over the course of the summer based on voluntary overtime. It is not known how many visitors may have taken advantage of the facilities without making the required payment.

- 14 Previous year's issues in relation to the illegal parking of HGVs within the Knockcushan Street Car Park, Girvan were not experienced this year due to the installation of the new height restriction barrier and there were only occasional issues caused by the travelling community.
- 15 There were also very few instances of illegal on street parking by motorhomes with all locations subject to the seasonal motorhome restrictions experiencing very high levels of compliance.
- 16 Further consideration on future enforcement arrangements has to be given. For the last three years since the introduction of the motorhome schemes, patrols have been undertaken between the hours of 6pm and 10pm which has placed a strain on the normal activities of the parking team.

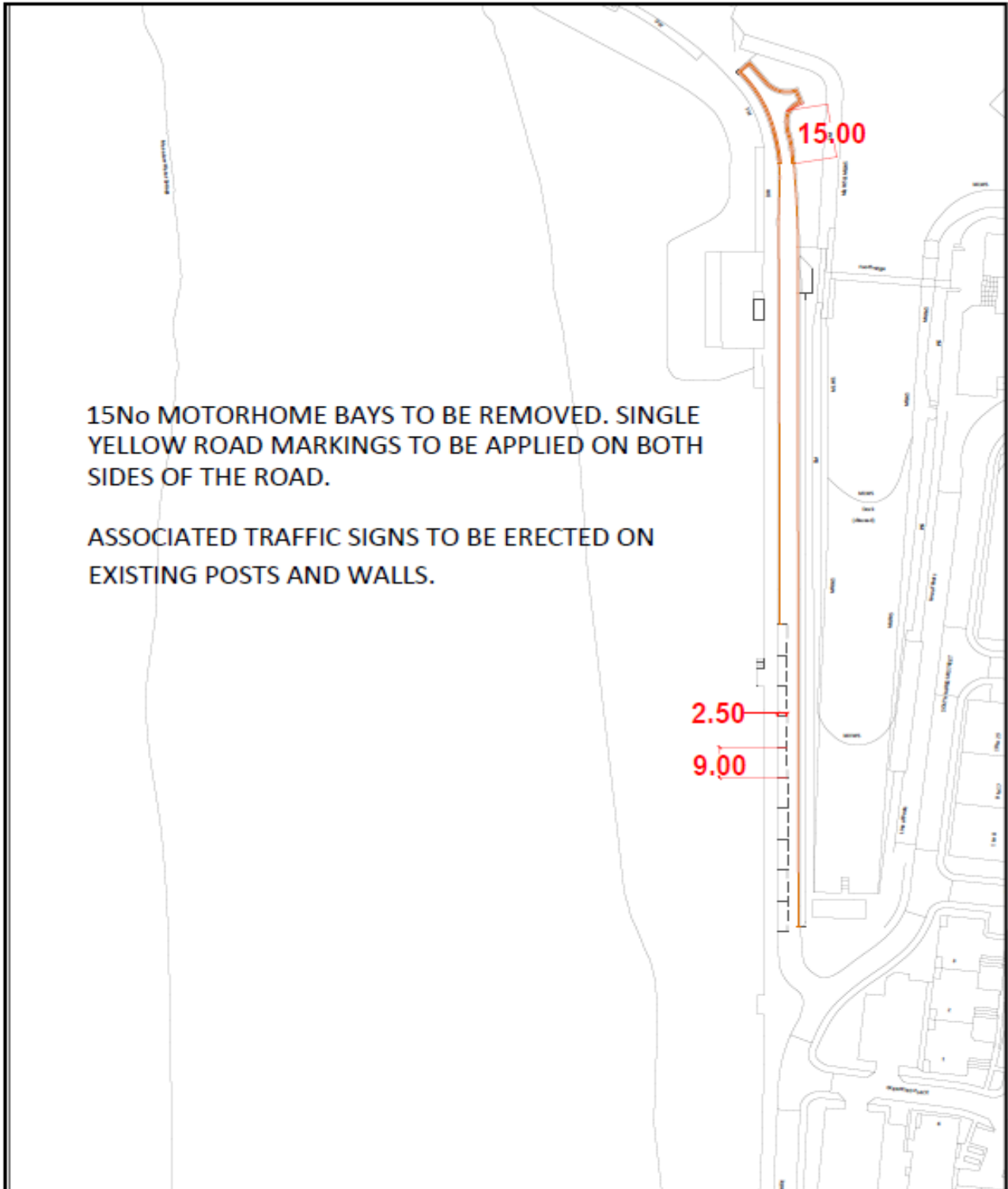
Recommendations


- 17 As things currently stand, the only payment option is via the mobile phone payment application which has proved to be limited in some cases. Consideration will be given to the introduction of additional payment options.
- 18 The Battery, Ayr in its current format was under-utilised and non-motorhome users were prevented from accessing the area. It is, therefore, proposed to reduce the motorhome spaces to a total of 10 and trial part time waiting restrictions between the hours of 11pm and 7am along the remaining section of the pier access road. These restrictions would allow non motorhome visitors to gain access to the pier during daylight hours whilst still preventing overnight or long stay parking to the detriment of motorhome customers and the local community.
- 19 Of the three Troon sites the only site that was well used was the North Shore Road (Barassie Toilets) Car Park site with the other two sites only sporadically used. The levels of usage at the Harbour Road (Ballast Bank) Car Park did not justify the displacement of, or the levels of enforcement actioned against, non-motorhome customers.
- 20 The North Shore Car Park, for the second year running, was also underutilised and continued to prove unpopular with the residents of overlooking properties. It is suggested that with the introduction of the North Shore Road (Barassie Toilets) Car Park site, the need for the two additional Troon sites is negated. Therefore, it is proposed to remove the North Shore and Harbour Road sites and introduce permanent seasonal arrangements within the North Shore (Barassie Toilets) Car Park which would apply between 01 April 2023 and the 30 September 2023. Permanent year round access is not advisable due to potentially adverse ground conditions.
- 21 The Vennel Car Park in Ballantrae has consistently proved to be the less well used site running at a significant loss. However, there is still some demand at that part of the authority area to suggest a facility should be maintained. Therefore, it is recommended that the site become a permanent year round facility with consideration given to the future installation of permanent water and waste management facilities.

Annex A
2023 Operational Costs

Location	Signs & lines	Black Waste Disposal	SAC Recycling	TTRO	Notice Board	Parking Patrols	Total Expend.	Parking Income	PCN Income	Total Income	Net Totals
Expenditure								Income			
Esplanade CP, Ayr		£1425	£3350	£300		£2142	£7217	£10880	£360	£11240	£4023
Knockcushan CP, Girvan		£1425	£3350	£300		£2142	£7217	£11339	£390	£11729	£4512
Barassie CP, Troon	£500	£1425	£3350	£150	£250	£2142	£7967	£5665	£90	£5755	-£2212
North Shore CP, Troon				£150		£2142	£2292	£2914	£600	£3514	£1222
Ballast Bank CP, Troon	£500			£150	£250	£2142	£3042	£1722	£930	£2652	-£390
The Battery, Ayr	£1800			£600	£250	£2142	£4792	£1199	£1740	£2939	-£1853
The Vennel CP, Ballantrae		£1425	£3350	£150		£2142	£7067	£1137	£30	£1167	-£5900
Totals	£2800	£5700	£13400	£1950	£750	£14994	£39594	£34856	£4140	£38996	-£598

Appendix 2
The Battery, Ayr proposed new layout



<small>ALL PARTS OF THE DRAWING WHICH ARE NOT IN CONFORMANCE WITH THE REQUIREMENTS OF THE ROAD TRAFFIC ACT 1988 (AS AMENDED) OR THE ROAD TRAFFIC REGULATIONS 1988 (AS AMENDED) SHALL BE DEEMED TO BE VOID.</small>		Drawing Status P T C R				
South Ayrshire Council MOTORCARAVAN PARKING		Ayrshire Roads Alliance				
<small>Head of Roads - Ayrshire Roads Alliance</small>		Dwg No: 01		Scale: NTS		
<small>Opens House, 8 John Frowie Street, Kilmarnock, East Ayrshire, KA1 1DD</small>		<small>Kevin Braidwood BSC(Inst), LL.M, MOCB, MCAT, AROS, AMICE, ARWS</small>		Date: 01 December 2023		
<small>Prep: BMCO Chkd:</small>		<small>ODS: 210 x 297 (A4)</small>				



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: [Equality Impact Assessment including Fairer Scotland Duty](#)

Further guidance is available here: [Assessing impact and the Public Sector Equality Duty: a guide for public authorities \(Scotland\)](#)

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. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Motorhome Parking Scheme 2024
Lead Officer (Name/Position/Email)	Kevin Braidwood, Head of Roads - Kevin.Braidwood@ayrshireroadsalliance.org

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	Yes
Disability	No	Yes
Gender Reassignment (Trans/Transgender Identity)	No	Yes
Marriage or Civil Partnership	No	Yes
Pregnancy and Maternity	No	Yes
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	Yes
Religion or Belief (including lack of belief)	No	Yes
Sex – gender identity (issues specific to women & men or girls & boys)	No	Yes
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	Yes
Thematic Groups: Health, Human Rights & Children's Rights	No	Yes

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). 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)
Eliminate unlawful discrimination, harassment and victimisation	No adverse impact identified. Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	No adverse impact identified. Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	No adverse impact identified. Low
Increase participation of particular communities or groups in public life	No adverse impact identified. Low
Improve the health and wellbeing of particular communities or groups	High positive impact. SAC shall be seen to offer facilities which encourage tourists and positive impacts on the local economy.
Promote the human rights of particular communities or groups	No adverse impact identified. Low
Tackle deprivation faced by particular communities or groups	No adverse impact identified. Low

5. Summary Assessment

<p>Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)</p>	<p style="text-align: center;">YES</p> <p style="text-align: center;">NO</p>
<p>Rationale for decision: There are no negative implications associated with these proposals which are designed to deal with known issues around unregulated parking. All objectives shall be applied to ensure equality in approach and inclusion</p>	
<p>Signed : Kevin Braidwood Head of Roads</p>	
<p>Date: 05 December 2023</p>	

South Ayrshire Council

**Report by Assistant Director - Housing and Operations
to Cabinet
of 16 January 2024**

Subject: Ash Dieback

1. Purpose

- 1.1 The purpose of this report is to provide an annual report relating to the implementation of the Ash Dieback Plan, [Appendix 1](#), and seek Cabinet approval for year 2 funding of the Council's Ash Dieback Plan.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the carry forward of £231,077 Ash Dieback allocated funds in the Neighbourhood Services budget to financial year 2024/25 for year 2 of the programme;**
- 2.1.2 approves funding of £50,000 from the Councils uncommitted reserves to supplement the funding carried forward for year 2 of the programme;**
- 2.1.3 approves funding of £149,000 from the Councils uncommitted reserves for the hire of specialist equipment; and**
- 2.1.4 approves funding of £81,882 from the Councils uncommitted reserves for financial year 2024/25 to enable Ayrshire Roads Alliance to undertake a second year of managing trees that pose a risk to South Ayrshire Council roads.**

3. Background

- 3.1 Ash Dieback first came to notice in Europe some 30 years ago and has devastated the European Ash. It was first recorded in the UK in 2012 and spread prolifically throughout England. The disease is now established in Scotland and has been identified in South Ayrshire
- 3.2 A report was brought to Cabinet by the Assistant Director Housing and Operations on 14 March 2023. The report outlined the issue of Ash Dieback within South Ayrshire, and the need for the Council to manage the risk. Cabinet approved the South Ayrshire Council Ash Dieback Plan and allocated Neighbourhood Services and Ayrshire Roads Alliance £543,191 to fund the first years' work programme.

- 3.3 It was also agreed that Members would lobby CoSLA to fund the full project through Scottish Government and if Scottish Government do not agree to fund the remaining work for years 2 to 7 that a report would be brought to cabinet to seek instruction from Cabinet.
- 3.4 The original survey of South Ayrshire Council public open space in 2022 included schools and cemeteries however golf courses were excluded at that time. The initial survey identified a total of 6898 trees which were broken down into 4 categories as per the Ash Dieback plan.
- 3.5 The survey of South Ayrshire Council golf courses is now complete and has identified 378 Ash trees, taking the total number of Ash trees identified in public open space to 7321. A categorisation of the trees in golf courses is shown below:

Category 1	50	100%-76% remaining canopy
Category 2	112	75%-51% remaining canopy
Category 3	124	50%-26% remaining canopy
Category 4	92	25%-0% remaining canopy

- 3.6 Since 01 April 2023 we have felled and removed 504 trees taking the total number of Ash trees removed to date to 824 which is 11.26% as follows:

Category	2022	2023	Total	Description
Category 1	79	70	149	100%-76% remaining canopy
Category 2	83	108	191	75%-51% remaining canopy
Category 3	70	212	282	50%-26% remaining canopy
Category 4	38	164	202	25%-0% remaining canopy

- 3.7 The teams have been focussing on trees that are classified as Category 3 and 4 but if they are in an area and, there are neighbouring Ash trees that are category 1 and 2 they remove these trees at the same time, to remove the need of a return visit, saving time and resources.
- 3.8 All works to trees within Schools and Cemeteries are now complete and works have commenced in the north of the authority working South with the majority of category 3 and 4 trees being removed from Symington, Dundonald, Monkton, Troon, Prestwick and Mossblown. The remaining category 3 and 4 trees in these locations require road closures or the hire of specialist equipment.
- 3.9 Neighbourhood Services anticipate a total spend of £278,776 in financial year 2023/24 with Ayrshire Roads Alliance anticipating a spend of £33,338.
- 3.10 The issue if Ash Dieback was raised at CoSLA and was discussed at the Environment and Economy Board. Local Authorities noted that dealing with Ash Dieback is a financial issue which affects some Councils much more than others due to the geographical disparities in terms of the numbers of affected trees.

3.11 The matter has been raised with Scottish Government through CoSLA, however, to date there has been no notification of any planned funding from the Scottish Government to Local Authorities.

4. Proposals

4.1 There are still 1,110 category 4 and 1358 category 3 trees identified which pose a health and safety risk. Neighbourhood Services require to resurvey the asset during 2024 to see if any of the previous category 1 and 2 trees have progressed to category 3 or 4 which poses a greater Health and Safety risk.

4.2 As the science of this disease develops, we gain more and more information on how to manage the disease. One of the new recommendations is, where possible, not to fell the tree but to pollard the tree, removing branches back to healthy timber, this allows us to monitor the tree to see if it is one of the 10% that are thought to have an immunity. It also reduces the time on each tree.

4.3 It is proposed Cabinet approves the Neighbourhood Services underspend on Ash Dieback of £231,077 is carried forward into financial year 2024/25 and that Cabinet approves a draw from the Council's uncommitted reserves of £50,000. Based on year 1 figures this would provide the funding to undertake a second year of routinely managing Ash Dieback to continue that work on affected trees in Council ownership.

4.4 In addition to the funding for the programme identified at 4.3, there are four major locations in Ayr that require bespoke attention utilising specialised equipment in 2024/25;

- Woodland to the rear of Burnbank Road, Ayr;
- The Old Alloway Railway line;
- Doonfoot / Monument Road; and
- Potentially overhang from private trees into Queen Margaret Academy.

4.5 These areas have notable footfall with significant Health and Safety implications. Given their locations they require to be programmed separately using specialised equipment at a cost of £149,000 which would also require a draw on the Council's uncommitted reserves.

4.6 It is also proposed to that Cabinet approves funding from the Council's uncommitted reserves for the continuation of the Ayrshire Roads Alliance works on managing affected trees that pose a risk to our road network as shown at 6.2.

5. Legal and Procurement Implications

5.1 If South Ayrshire Council were found not to have fulfilled its duty of care under the Occupiers' Liability (Scotland) Act 1960, the local authority could be held liable for injury or damage caused as a result. A failure to mitigate the risks posed by Ash Dieback could also result in criminal prosecution caused by a failure to adhere to obligations imposed by Health and Safety Legislation.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 Neighbourhood Services require the projected £231,077 underspend for 2023/24 carried forward to financial year 2024/25.
- 6.2 The continuation of the Ash Dieback plan will require a draw from the Councils uncommitted reserves as outlined below:

Year 2 Routine Programme	£50,000
Year 2 Specialised Equipment Funding	£149,000
Ayrshire Roads Alliance	£81,882
Total	£280,882

7. Human Resources Implications

- 7.1 There will be a requirement to contract in an arboricultural team to assist in the delivery of the Ash Dieback Plan.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There is a risk that the Council will not be able to fund the required action and recovery plan over the next 5 years without financial support from the Scottish Government.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 There is a risk that in rejecting this proposal the Council will fail to deal with a known health and safety risk within its assets that could have serious or fatal consequences breaching its duty of care. If South Ayrshire Council were found not to have fulfilled its duty of care under the Occupiers' Liability (Scotland) Act 1960, the local authority could be held liable for injury or damage caused as a result. A failure to mitigate the risks posed by Ash Dieback could also result in criminal prosecution caused by a failure to adhere to obligations imposed by Health and Safety Legislation
- 8.2.2 There is a risk that the Council would fail to manage one of the actions identified on the Council Risk Register.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping Process. There are no significant 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 shown in [Appendix 2](#).

10. Sustainable Development Implications

- 10.1 **Considering Strategic Environmental Assessment (SEA)** Given the urgency of situation from a Health and Safety perspective an SEA will be developed to mitigate the loss of the trees and the associated biodiversity and environmental loss.

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 Priorities 1 and 3 of the Council Plan: Spaces and Places/ Play, Sport and Recreation (Outcome 2); and Civic and Community Pride/ Pride in South Ayrshire (Outcome 1).

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 Assistant Director - Housing and Operations 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 Leadership Panel in the 'Council and Leadership Panel 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>
Undertake implementation of Ash Dieback Plan and report progress annually	January 2025	Service Lead – Neighbourhood Services/ Head of Ayrshire Roads Alliance

Background Papers Report to Cabinet of 14 March 2023 – [Ash Dieback](#)

Person to Contact Fiona Ross, Service Lead – Neighbourhood Services
Walker Road, Ayr, KA8 9LE
Phone 01292 612241
E-mail Fiona.Ross@south-ayrshire.gov.uk

Date: 9 January 2024

Ash Dieback Update Report

- 1.1 Following approval of the Ash Dieback Plan at Cabinet on 14 March 2023, Neighbourhood Services tendered for the hire of a forestry team, to focus on the felling and removal of Ash trees.
- 1.2 This was successfully awarded in June 2023 to a local Prestwick company, West Coast Tree Surgeons. The service also undertook the long-term hire of an arial working platform and an additional 4x4 to tow equipment and allow for further survey work to be undertaken.
- 1.3 The survey of South Ayrshire Council golf courses has been completed identifying, 378 Ash trees, broken into the following categories.

Category 1	50	100%-76% remaining canopy
Category 2	112	75%-51% remaining canopy
Category 3	124	50%-26% remaining canopy
Category 4	92	25%-0% remaining canopy

This takes the total identified trees in public open space to 7321.

- 1.4 To date between Neighbourhood Services Forestry Team and West Coast Tree Surgeons we have felled and removed 504 trees since 1st April 2023 making the total number of Ash trees removed to be 824 which is 11.26%. Of those felled the breakdown is as follows:-

Category	2022	2023	Total	Description
Category 1	79	70	149	100%-76% remaining canopy
Category 2	83	108	191	75%-51% remaining canopy
Category 3	70	212	282	50%-26% remaining canopy
Category 4	38	164	202	25%-0% remaining canopy

- 1.5 The teams have been focussing on trees that are classified as Category 3 and 4 however if they are in an area and, there are neighbouring Ash trees that are category 1& 2, they remove these trees at the same time. This negates the need of a return visit saving time and resources.
- 1.6 All works to trees within Schools and Cemeteries have been completed and the teams have started in the north of the Authority and are working South. The majority of category 3&4 trees have been removed from Symington, Dundonald, Monkton, Troon, Prestwick, Mossblown. The remaining category 3&4's in these locations require road closures or the hire of specialist equipment and we are working to bed these issues out.

- 1.7 The majority of the timber is removed from site but in appropriate places we do leave manageable lengths of timber that the community can use. Any chipped timber is either sold for biomass or used by Neighbourhood Services for path surfaces or in our Green Waste Recycling where we make compost products that are used by Grounds, Bereavement and Golf.
- 1.8 The anticipated spend by 31st March by Neighbourhood Services in the delivery of the Ash Dieback Plan is £278,776. As we required to undertake a tender process, we had no spend for the first 3 months of the financial year 2023/24. To negate that issue going forward we are developing an arboricultural procurement framework for both the hiring of manpower and specialised equipment.
- 1.9 Ayrshire Roads Alliance have raised orders for a total of £33,338 of which £11,253 has been paid but they fully expect the remaining sum to be paid by 31st March. Detail of these works can be found below.
- Removal of tree from verge B744 Braeside Annbank
 - Removal of tree from verge B744 Tarholm Bridge
 - Removal of tree from verge A719 Culzean Kennels
 - Removal of tree from verge B742 Glendell Cottage Annbank
 - Removal of trees from verge B743 Ayr Mauchline at Failford Water & Wester Smithston
 - Removal of trees from verge A714 & B734 junction near Asslefoot
 - Removal of trees from verge A70 Coylton to Coalhall
 - Removal of tree from verge B7023 Rowanston, Crosshill
- 1.10 Ayrshire Roads Alliance and South Ayrshire Council have a joint project in managing the Ash trees along Longhill Avenue, Ayr. This work which is planned for early 2024 and will see the removal of 49 trees. The works will require significant traffic management. It will be the first road in South Ayrshire where we will have used the Merlo Roto with Grapple Saw. For more information, please use this link [Merlo Roto with Grapple Saw – Tivoli Group Limited \(tivoliservices.com\)](https://www.tivoliservices.com)
- 1.11 Early in 2023 the Scottish Tree Officers Group developed a Working group for Ash Dieback. Initially it was to ascertain where the different Authorities were in the process of managing Ash Dieback and for those Authorities that were further ahead to provide information and assistance to those that were at the very beginning of the journey to managing this disease. Later the group started to look at ways in which we could inform Scottish Government that funding for Authorities to implement their Ash Dieback plan was a significant issue, especially in the current financial climate that Authorities in Scotland find themselves in. The Group were lucky enough to have Jon Stokes of the Tree Council be a regular attendee. He was one of the people that developed the Ash Dieback Guidance for Scottish Government and still has links with Government. In addition, South Ayrshire Council along with 3 other Authorities provided a presentation to the Ash Dieback Group (Scotland) which include representatives from Scottish Government, SCOTS Roads Group, Scottish Forestry, Scottish Woodlands, NatureScot and Forest & Land Scotland. The presentations were to give an overview where different Authorities were and the difficulties and challenges facing them, the most important one being a lack of funding.

- 1.12 In the approved paper of March 2023 it was proposed that the Councils representatives at CoSLA lobby in conjunction with other local authorities, to seek funding from the Scottish Government to tackle the national issue of Ash Dieback across Scotland. The issue was discussed at the Environment & Economy Board, Councils noted that it is a financial issue, which affects some Councils much more than others due to the geographical disparities in terms of the numbers of affected trees. The matter has been raised with Scottish Government, however, to date there has been no notification of any planned funding by Scottish Government to Local Authorities.

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	Ash Dieback
Lead Officer (Name/Position/Email)	Fiona Ross, Service Lead – Neighbourhood Services – fiona.ross@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)	-	-

Community or Groups of People	Negative Impacts	Positive impacts
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.

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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations 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

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO
Rationale for decision: There are no equality issues relating to the Ash Dieback Plan	
Signed : Fiona Ross Date: 12 December 2023	Service Lead

South Ayrshire Council

**Report by Assistant Director – Planning and Development
to Cabinet
of 16 January 2023**

Subject: Local Heat and Energy Efficiency Strategy and Delivery Plan and Consultation

1. Purpose

- 1.1 The purpose of this report is to seek Cabinet approval for the publication of a draft Local Heat and Energy Efficiency Strategy and Delivery Plan for public consultation for a period of 8 weeks.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the publication for public consultation of the draft Local Heat and Energy Efficiency Full Technical Report (Appendix 1) and Local Heat and Energy Efficiency Strategy Consultation (Appendix 2) for a period of 8 weeks; and**
- 2.1.2 requests that officers take account of any responses and present a finalised Local Heat and Energy Strategy and Delivery Plan to Council on 27 June 2024 including recommendations for the membership, quorum and remit of a Member/ Officer Working Group to monitor and report annually on the implementation of this Delivery Plan.**

3. Background

- 3.1 The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022 places a duty on local authorities to prepare and update a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan. Asset Management have prepared documents to fulfil SACs duty under the Order. This Strategy has been developed in line with Scottish Government's (SG) methodology and sets out a long-term plan for decarbonising heat in buildings in the South Ayrshire area and improving energy efficiency.

- 3.2 LHEESs are primarily driven by Scotland's statutory targets for greenhouse gas (GHG) emissions reduction and fuel poverty:

3.2.1 Net zero emissions by 2045 and 75% reduction by 2030; and

3.2.2 In 2040, as far as reasonably possible, no household in Scotland is in fuel poverty.

4. Proposals

4.1 South Ayrshire Council's Draft LHEES Full Technical Report is set out in Appendix 1. The Draft LHEES sets out an analysis of heat demand in South Ayrshire's building stock inclusive of public and private sectors and encompasses domestic and non-domestic properties. It provides a profile of energy efficiency of these properties, considers measures of relative deprivation and population density. From this, it identifies possible interventions and pathways through which the South Ayrshire Council area can reduce fuel poverty and move decisively towards net-zero in line with local and national objectives. The Draft LHEES includes the following provisions:

4.1.1 Sets out how different types of building stock can change to meet national and local objectives, including the removal of poor energy efficiency as a driver of fuel poverty, and achieving zero greenhouse gas emissions in the building sector. The draft LHEES includes maps of all property types in South Ayrshire, providing this information at street level.

4.1.2 In order to achieve policy objectives (for example, net zero/ alleviating fuel deprivation) the most effective way of achieving these objectives is through connection to a heat network (also known as district heating). However, connection to a heat network is only an effective option where there is sufficient heat demand and a suitable location for an 'energy centre' (a central heat source which may be ground, air or water heat pumps, but could also be an industrial plant which produces excess heat, former mineworking etc.). This option is limited to highly concentrated areas and the draft LHEES identifies only parts of Ayr Town Centre, Heathfield and Girvan as being potential feasible areas for connection to a heat network.

4.1.3 Where connection to heat networks is not a feasible option then other options may be suitable, for example heat pumps and/or improved insulation. The draft LHEES identifies strategic geographical heat zones based upon areas with i) building types – for each building type assumptions can be made on how energy efficient the property is and energy efficiency options that might most effective for that type of property. This is data driven and based on the 'Home Analytics' data set which covers the whole of Scotland and contains data on: the physical characteristics (wall type, levels of insulation and glazing); heat and energy demand; renewable technology suitability; probability of fuel poverty; and EPC ratings. ii) energy connection profiles for areas based upon data identifying if properties are on or off the gas grid. iii) From information derived in i) and ii) the draft LHEES sets out optional measures for reducing emissions within each zone; The LHEES will be reviewed on a five-year basis.

4.2 Accompanying the LHEES is a Local Heat and Energy Efficiency Strategy Consultation (Appendix 2). The Strategy Consultation sets out how the overall LHEES will be delivered and outlines the practical steps and measures that will be required to be undertaken directly by South Ayrshire Council, those that should be led by South Ayrshire Council, and those which must be delivered in partnership with other stakeholders. The Delivery Plan has been developed in partnership with relevant stakeholders and provides an initial outline to pinpoint targeted interventions and early measures. It should be noted that there is currently no

funding (other than that identified in paragraph 4.6 below) identified to progress the Delivery Plan to implementation. However. The LHEES and the Delivery Plan provide the strategic framework to enable bid submissions to be made should funding opportunities become available.

- 4.3 The delivery plan will identify short to medium term actions and will be updated annually to reflect changes in the policy landscape, funding opportunities, and technological innovation. It is anticipated that the Delivery Plan will evolve and develop considerably over the 5 year lifespan of the LHEES.
- 4.4 In order to manage the development of the delivery plan it is appropriate that the Council establishes a Member/ officer governance group to manage the delivery of the Delivery Plan coordinating activities and reporting annually on implementation progress and confirming actions for the following year.
- 4.5 Officers are giving consideration to the appropriate membership, quorum and remit of the Member/ Officer Working Group and will bring forward these recommendations in the report to Council confirming the outcome of the public consultation and recommending a finalised LHEES.
- 4.6 Annual funding of £75,000 was allocated by Scottish Government for LHEES work until 2027/28. An officer was recruited in October to lead LHEES work, and consultancy support through Ricardo Plc has been in place to develop an initial report using the SG methodology. This work is being undertaken concurrently with the Ayrshire Energy Masterplan (AEM); a pan Ayrshire project to support clean growth ambitions and investment opportunities.
- 4.7 The SG deadline for publishing LHEES and Delivery plan was 31 December 2023. The timeline for delivery of this has been significantly shorter than strategies of a similar scale and the Scottish Government have not objected to South Ayrshire Council's short delay to provide Cabinet and the public with the most complete and highest quality output for their consideration.
- 4.8 The Scottish Government's publication requirements state that public consultation should be undertaken on draft Strategies and Delivery Plans before they are adopted and published and that this consultation should follow the local authorities own processes and practices. South Ayrshire Council will undertake a public consultation for a period of 8 weeks. Consultation will be undertaken with internal departments, private and registered social landlords, tenants, the SAC 1000, community planning partners, HSCP, NHS, and community groups across South Ayrshire.
- 4.9 Once consultation is complete, and having regard to representations made, as appropriate, a finalised Local Heat and Energy Efficiency Strategy and Delivery Plan will be reported to Council with a recommendation for approval and adoption. The Delivery Plan will continue to be monitored by the Member/ Officer Working Group as described in paragraph 4.3 above and updated annually.

5. Legal and Procurement Implications

- 5.1 There are no direct legal implications arising from this report. Any legal implications arising from the Delivery Plan actions will be considered and addressed as appropriate through their development.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 There are no financial implications directly arising from this report, as the identified actions will be undertaken using existing resources or delivery will be subject to securing external funding. As the action planning and delivery/ governance process continues, an assessment of available and required resources and financial implications will be undertaken and subject to agreement.

7. Human Resources Implications

- 7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 LHEES and their Delivery Plans are inherently ambitious documents. As such there is a risk that ambition outstrips available financial and other resources. Expectations will need to be managed accordingly.

8.2 Risk Implications of Rejecting the Recommendations

- 8.2.1 Rejecting the recommendations may result in a delay or failure to publish the LHEES and Delivery Plan in contravention of Local Heat and Energy Efficiency Strategies (Scotland) Order 2022. Rejecting the proposals may reduce South Ayrshire Council's ability to access relevant funding streams and opportunities. Further, rejecting the proposals may impair the Council's ability to develop other strategic areas of work e.g. the LDP in relation to heat networks.

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 was subject to a screening report through the appropriate consultation authorities. From this it was determined that a full SEA was not required.

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 One: Spaces and Places

13. Results of Consultation

- 13.1 There has been on public consultation on preparation of the LHEES, however, the recommendations of this report include arrangements for consultation on the draft LHEES.
- 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.

14. Next Steps for Decision Tracking Purposes

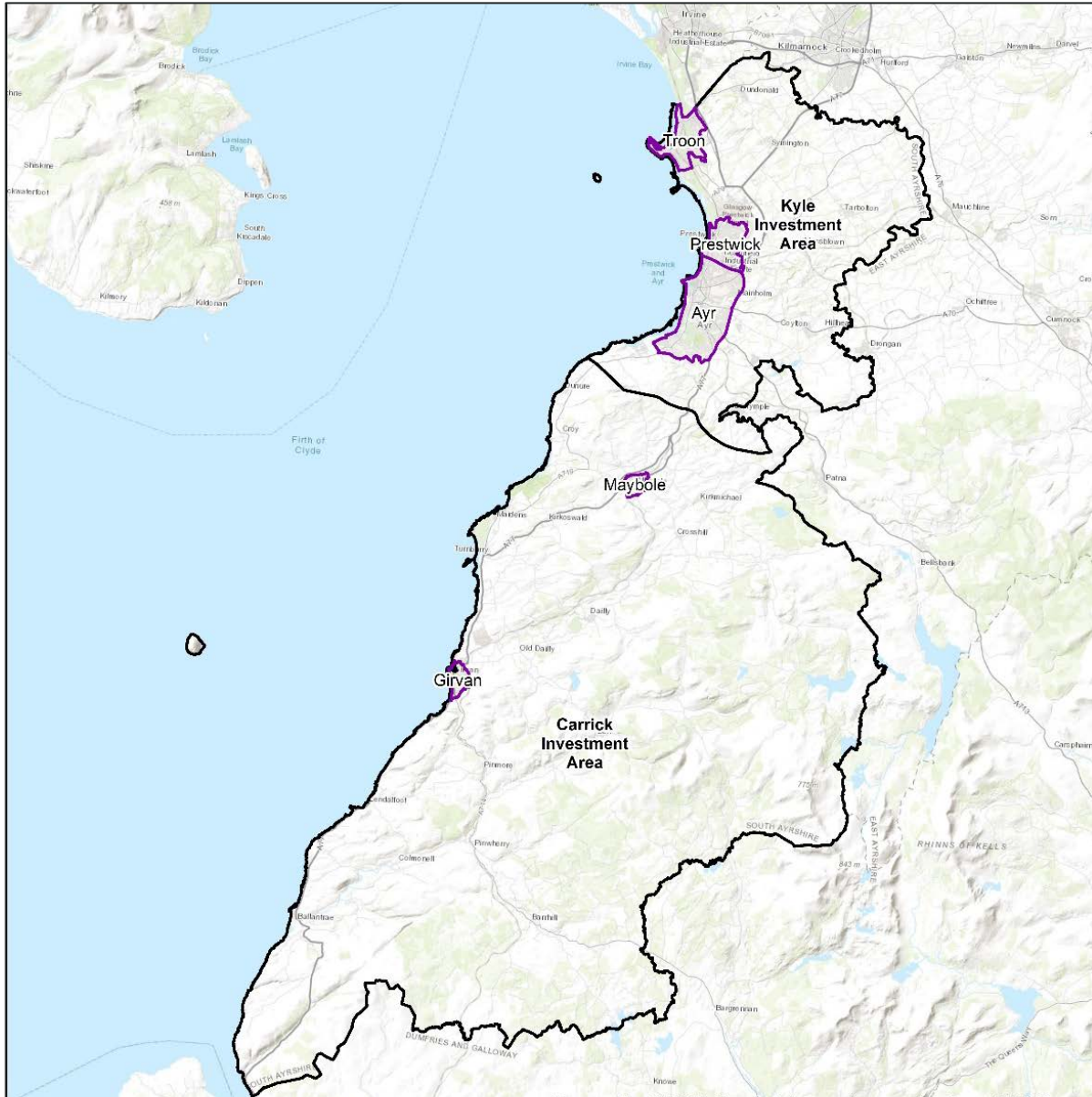
- 14.1 If the recommendations above are approved by Members, the Assistant Director - Planning and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council 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>
Publication of Draft LHEES and Delivery Plan	1 February 2023	Service Lead - Asset Management and Community Asset Transfer
LHEES and Delivery plan laid before South Ayrshire Council and recommendations regarding the format of the Member/ Officer Working Group	27 June 2023	Service Lead - Asset Management and Community Asset Transfer

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 612845
E-mail tom.burns@south-ayrshire.gov.uk

Date: 10 January 2024



Local Heat and Energy Efficiency Strategy

Report for: South Ayrshire Council

Ricardo ref. ED18430

Issue: **V5**

19/12/2023

Customer:
South Ayrshire Council

Customer reference:
CE-115-23-DA

Confidentiality, copyright and reproduction:

This report is the Copyright of South Ayrshire Council. It has been prepared by Ricardo Energy & Environment, a trading name of Ricardo-AEA Ltd, under contract to South Ayrshire Council dated 20/04/2023. The contents of this report may not be reproduced in whole or in part, nor passed to any organisation or person without the specific prior written permission of South Ayrshire Council. Ricardo Energy & Environment accepts no liability whatsoever to any third party for any loss or damage arising from any interpretation or use of the information contained in this report, or reliance on any views expressed therein

Ricardo reference:
ED18430

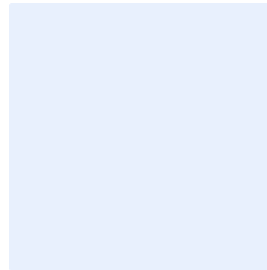
Contact:
Seamus Rooney, 18 Blythswood Square,
Glasgow, G2 4BG, UK

T: +44 (0)1235 753661
E: Seamus.Rooney@ricardo.com

Author:
Jonathan Gamwell, Ben Kiff

Approved by:
Seamus Rooney

Signed



Date:
21/11/2023

Ricardo is certified to ISO9001, ISO14001, ISO27001 and ISO45001.

Ricardo, its affiliates and subsidiaries and their respective officers, employees or agents are, individually and collectively, referred to as the 'Ricardo Group'. The Ricardo Group assumes no responsibility and shall not be liable to any person for any loss, damage or expense caused by reliance on the information or advice in this document or howsoever provided, unless that person has signed a contract with the relevant Ricardo Group entity for the provision of this information or advice and in that case any responsibility or liability is exclusively on the terms and conditions set out in that contract.

Document History

Revision	Description	Prepared	Date Issued
1	Draft for Council input	SR	21/11/2023
2	Updated after comments	JG	18/12/2023
3	Final version	SR	19/12/2023
4	Final version	JG	04/01/2023
5	Maps added to appendix	SR	05/01/2023

Contents

1. Executive Summary	3
2. Abbreviations	6
3. Introduction	9
3.1 Overview of LHEES	9
3.2 Strategy Scope and Limitations	9
4. Background Information	10
4.1 LHEES Structure, Function and Scope	10
4.1.1 LHEES Structure	10
4.1.2 LHEES Considerations	10
4.1.3 LHEES Approach	10
4.2 Heat Decarbonisation Interventions	11
5. Policy and Strategy Context	14
5.1 LHEES Policy Context	14
5.2 Heat Decarbonisation – Scottish Government Policy	14
5.3 Energy Efficiency – Scottish Government Legislation	14
5.4 Summary of Policy and Legislation	15
5.5 Local Policy and Strategy, and Linkages	15
5.6 Summary of Ongoing Work at South Ayrshire Council	17
6. Baseline	19
6.1 Baseline Summary Across South Ayrshire	19
6.1.1 Domestic Building Stock	19
6.1.2 Non-domestic Building Stock	21
7. Generation of Strategic Zones and Pathways, Including Potential Zones for Heat Networks	26
7.1 Purpose	26
7.2 Local Development Plan Areas as LHEES Strategic Zones	26
7.3 Domestic Properties and Tenure	27
7.4 Domestic Energy Efficiency	29
7.5 Domestic Energy Efficiency and Fuel Poverty	32
7.6 Heat Network Zoning	33
7.6.1 Approach	33
7.6.2 South Ayrshire Council Overview	33
7.6.3 Ayr	34
7.6.4 Girvan industrial cluster	37
7.7 Low carbon heat – other than heat networks	39
7.7.1 Low carbon heating technologies	39
7.7.2 Individual or communal heat pump systems	39
7.7.3 Assessing suitability for heat pumps	39
7.8 Mixed Tenure, Mixed use and Historic	41
7.9 Building-Level Heat Decarbonisation	43
8. Delivery Areas	45
8.1 Spatial Approach	45
8.1.1 Purpose	45
8.1.2 Domestic Energy Efficiency	45
8.1.3 Energy Efficiency as a Driver for Fuel Poverty	47
8.1.4 Mixed-Tenure, Mixed-Use and Historical	49
8.1.4.1 Mixed-Tenure	49
8.1.4.2 Conservation Areas and Listed Buildings	51

8.1.5	Fuel Poverty – Absolute	55
8.1.6	Social Impact of Multiple Deprivation	56
8.1.7	Overlaying Multiple Considerations	58
8.1.8	Heat Pump Suitability	59
8.2	Technology-Led Approach	61
8.2.1	Purpose	61
8.2.2	Logic for Technology Grouping	61
8.2.3	Intervention Categories	61
8.3	Non-domestic properties	66
8.3.1	Overview of properties to decarbonise	66
8.3.2	Non-domestic buildings energy efficiency	70
8.3.3	South Ayrshire Council Portfolio	70
9.	Pathways for all of South Ayrshire	71
9.1	Decarbonisation of Heat Pathway	71
9.2	Fuel Poverty	73
9.3	Heat Networks	75
9.4	Individual and Communal Heat Pumps	75
10.	Pathways for Strategic Zones	77
10.1	Strategic Zones	77
10.2	Ayr	78
10.3	Carrick	79
10.4	Girvan	80
10.5	Kyle	81
10.6	Maybole	82
10.7	Prestwick	83
10.8	Troon	84
11.	Conclusions	85
Appendix A	Index of Tables and Figures	ii
Appendix B	Legislation Relating to LHEES	iv
Appendix C	Analysis of Core Indicators by Intermediate Zone	vi
Appendix D	Analysis of Core Indicators by Data Zone	x
Appendix E	Off-gas grid and On-gas grid	xix
Appendix F	Heat Network Zone Maps	xxi
Appendix G	Heat Pump Suitability Maps	xxv
Appendix H	Default indicators and calculation weightings	xxxi
Appendix I	Intervention Details	xxxiii
Appendix J	Intervention Costs	lxviii

Refer to Appendix A for a list of the tables and figures included in this report.

1. Executive Summary

The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022¹ places a duty on local authorities to prepare and update a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan.

LHEESs are primarily driven by Scotland’s statutory targets for greenhouse gas (GHG) emissions reduction and fuel poverty²:

- Net zero emissions by 2045 and 75% reduction by 2030; and
- In 2040, as far as reasonably possible, no household in Scotland is in fuel poverty.

This strategy targets improvements in energy efficiency and moves to low carbon heat sources.

Current overview – Domestic

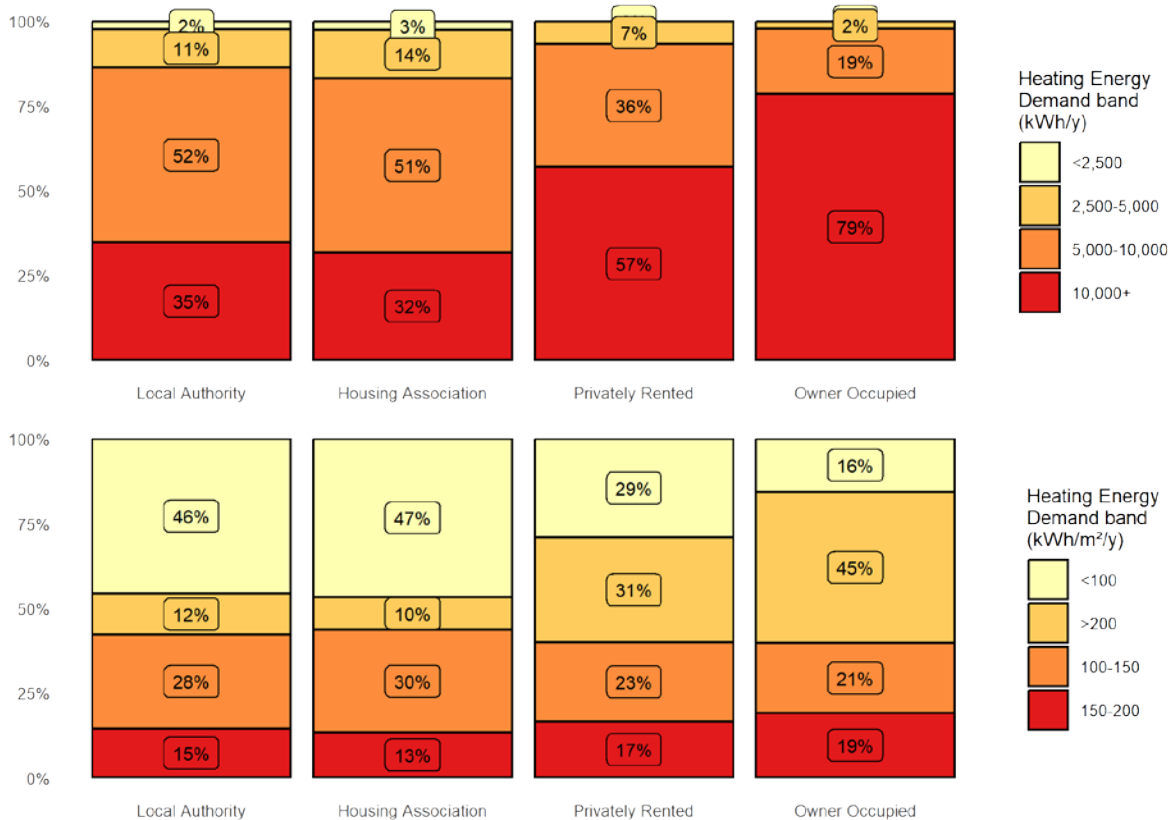
The majority of the domestic building stock in South Ayrshire was constructed after 1950 (Figure 2) but 87 % of South Ayrshire Council’s stock was built before 1983. By contrast, the housing association stock has a larger proportion of newer builds and this may be reflected in the greater proportion of housing association properties reaching an EPC grade of C or better.

Data shows that SAC’s domestic properties have a good level of energy efficiency, with only 2% requiring glazing upgrade and 11% requiring wall insulation upgrades. Data does shows potential improvements in loft insulation top up. This presents a challenge in meeting increasing EPC requirements and moves to net zero as remaining measures are likely to be at a higher cost.

The private sector has a greater challenge to improve EPCs both proportionally and in absolute numbers of properties and South Ayrshire Council will consider how these upgrades can be supported.

This is illustrated in the figure below, showing higher heat demand in private and owner occupied tenures compared to local authority and housing association properties.

Figure ES1: Domestic heating energy demand



¹ [The Local Heat and Energy Efficiency Strategies \(Scotland\) Order 2022 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

² [Local heat and energy efficiency strategies and delivery plans: guidance - gov.scot \(www.gov.scot\)](https://www.gov.scot)

Current overview – Non-domestic

Confidence in the non-domestic dataset used for this analysis is low and work is required to improve data collection and quality. This will be supported through the Scottish Government's Building Assessment Report (BAR) process and work on the Ayrshire Energy Masterplan (EAM).

Strategic zoning and pathways

The LHEES guidance requires the Council to set out strategic zones and develop pathways for each. Local development planning boundaries were chosen as they link with aligning strategies and policies.

Energy Efficiency

Weighted scores for energy efficiency were developed for each strategic zone based on the three key measures of loft insulation thickness, wall insulation, and glazing upgrade. Higher scores illustrate a lower energy efficiency.

Table ES1: Domestic energy efficiency weighted scores by strategic zone

Strategic Zone	Number of interventions required				Percentage of housing stock				Total Weighted Score
	Loft Ins.	Glazing Upgrade	Wall Ins.	All	Loft Ins.	Glazing Upgrade	Wall Ins.	All	
Carrick	819	373	2,159	3,351	21 %	10 %	56 %	87 %	29
Kyle	801	375	2,500	3,676	10 %	5 %	31 %	45 %	15
Ayr	2,147	1,488	8,552	12,187	9 %	6 %	35 %	50 %	17
Girvan	497	191	1,418	2,106	14 %	6 %	41 %	61 %	20
Maybole	250	133	954	1,337	11 %	6 %	42 %	58 %	20
Prestwick	955	310	3,278	4,543	13 %	4 %	44 %	61 %	20
Troon	709	290	3,225	4,224	9 %	4 %	40 %	53 %	18
Total	6,178	3,160	54,180	14,386					

Cost effectiveness of energy efficiency measures

Looking at the impact of energy efficiency measures on overall consumption helps to identify which measures are the most effective way to reduce heating demand, helping both fuel poverty and heat decarbonisation. Loft insulation upgrades is by far the lowest cost method to reduce heating demands. On the other hand, installing external wall insulation on the outside of buildings that already have cavity or internal wall insulation is deemed as the least cost-effective way to reduce heat demand. However, there may be other reasons for doing less cost-effective measures, such as funding streams being allocated only to specific measures or improving the aesthetics of the building with external wall insulation or window upgrades.

Table ES2: Summary of energy efficiency interventions across all buildings in South Ayrshire

Measure	Heat Demand Reduction (kWh/y)	Fuel Savings per Investment Cost (£/£)
All wall insulation measures	160,400,000	0.040
All loft insulation measures	181,700,000	0.430
All Single to Double Glazing upgrade	6,600,000	0.064
All cylinder insulation measures	16,600,000	0.192
All Combined Measures	365,300,000	0.062

Fuel Poverty

The Weighted Scores were calculated for each Locality to compare the potential to reduce fuel poverty by improving energy measures. This combines the energy efficiency score with the risk that each household is in fuel poverty, taken from Home Analytics.

Carrick and Girvan stand out above the others and the interventions discussed in 7.4 will help to reduce these scores.

Table 1: Domestic fuel poverty scores by strategic zone

Strategic Zone	Households with energy bills > 10% of income after housing costs	Households with energy bills > 20% of income after housing costs	Total Weighted Score
Carrick	34 %	43 %	31
Kyle	21 %	7 %	18
Ayr	22 %	9 %	19
Girvan	33 %	21 %	27
Maybole	27 %	15 %	23
Prestwick	18 %	4 %	19
Tron	19 %	4 %	18

Heat Networks

An analysis of the potential for heat network zones indicates that there are broadly two areas where heat networks may be viable – within Ayr and an industrial cluster near Girvan.

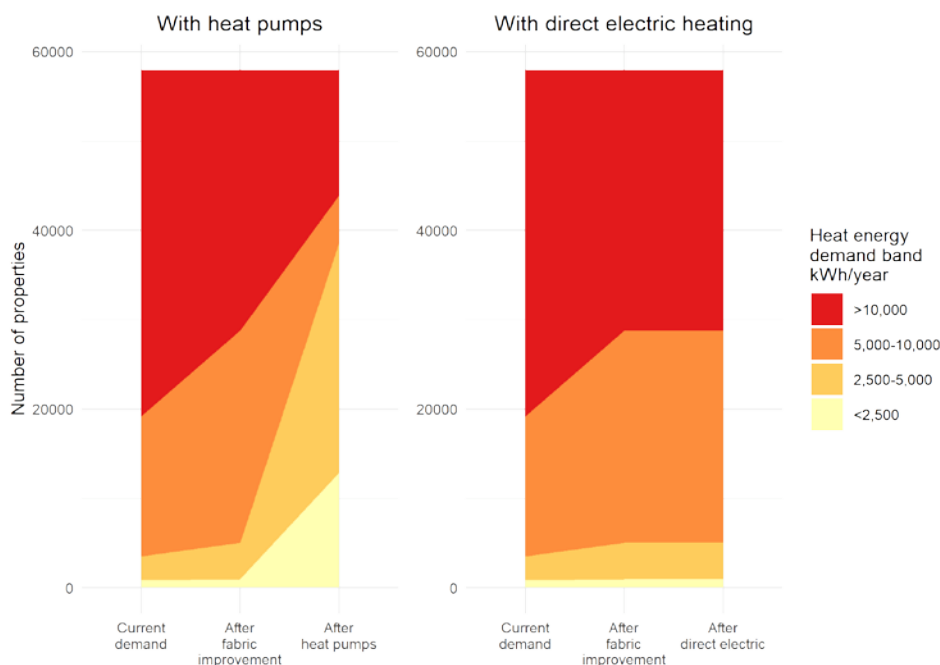
Within Ayr there are three separate zones identified, however, this strategy considers them in the context of a single heat network strategy for Ayr rather than considering them three discrete opportunities.

Two of the heat network zones in Ayr show sufficient total load and anchor points to consider construction and intersect with identified business development areas. These zones also cover a significant amount of conservation areas and listed buildings, which can be hard to treat with other low carbon heat sources. The Girvan industrial cluster is within close proximity to an existing feasibility study, which will be reviewed under new funding structures.

The LHEES work will also take cognisance of developing commercial networks such as Dalquharran estate feasibility mine water geothermal project.

Heat pump suitability

From this analysis up to 49% of domestic properties in South Ayrshire could be suitable for heat pump installation without significant interventions. If reasonable energy efficiency measures were applied, this increases to 65%. Applying all possible energy efficiency interventions increases this to 74%, leaving 26% of properties less likely to be suitable for a heat pump with current prices and technologies.



As shown above, heat pumps can contribute to reduction in total energy demand and support reduction of fuel poverty in turn.

Individual or communal heat pumps

This LHEES also considers communal heat pump systems – both where a single heat pump heats a whole building or where a network of heat pumps share a single heat source, sometimes referred to as a 5th generation heat network, as having similar energy efficiency requirements as individual heat pump systems. Therefore, they are considered as a single grouping for the purposes of this LHEES.

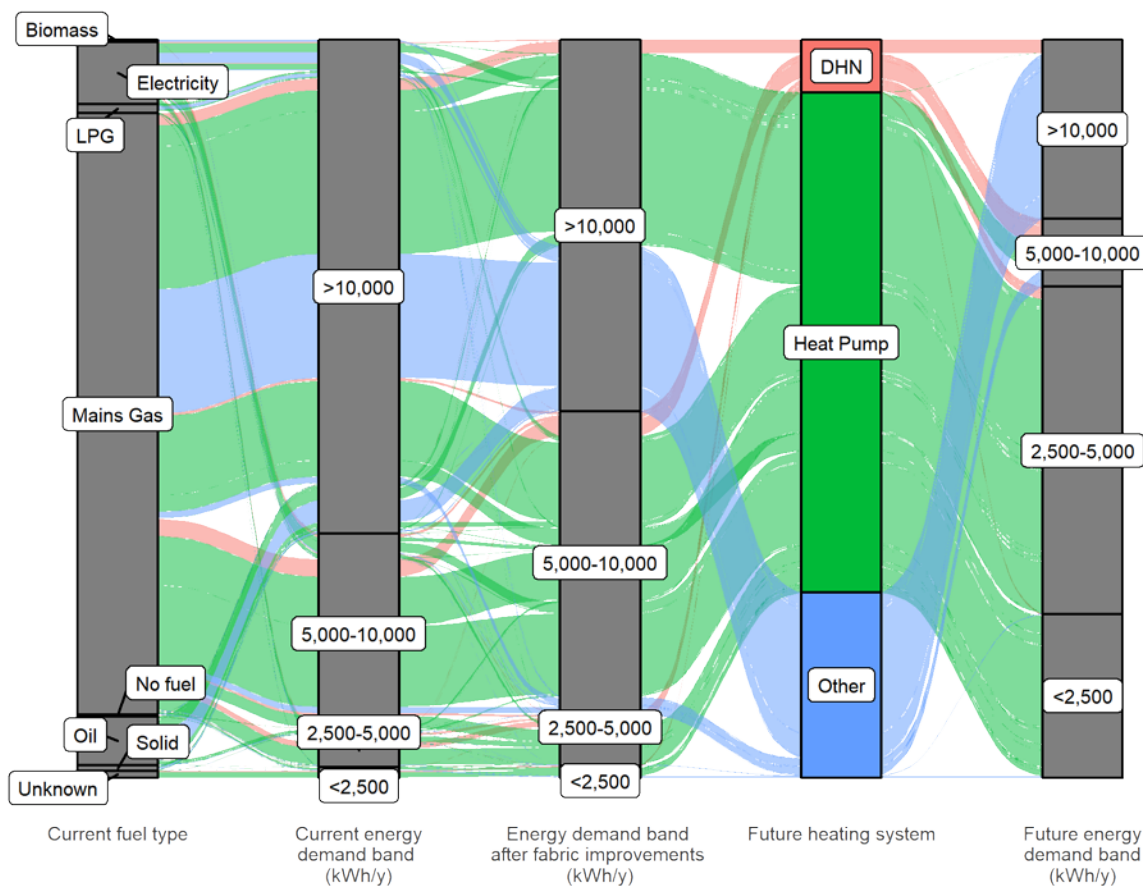
Delivery zones

Two approaches to identifying actions are set out in this LHEES – a spatial approach identifying delivery zones to make use of area-based funding and align with local priorities, as well as grouping properties and interventions based on them having similar attributes regardless of location. To ensure that the best social and financial value, this LHEES will look to overlay multiple considerations when planning interventions.

Pathways

The journey to the decarbonisation of each domestic property in South Ayrshire is shown below. The first column shows the properties current fuel source. The second groups the properties by their total current heat demand. The third column shows changes if reasonable energy efficiency measures are applied. The fourth shows potential future heating systems, and finally, the column on the right shows the resulting change in total heat demand.

Figure ES2: Decarbonisation and energy efficiency pathway



From this, heat pumps will play a large part in decarbonisation of South Ayrshires domestic properties. This assumes that all areas of heat network are developed but does not consider expansion beyond the current scope.

Stakeholder consultation

Engagement with stakeholders was sought and undertaken, both within the council and with external partners. Feedback was considered in the development of the LHEES, however there is scope to expand this through the consultation period and towards the full strategy release and implementation.

Conclusions

From this analysis, energy efficiency and heat pump development will play a large role in the decarbonisation of South Ayrshire properties, reducing energy demand and the risk of fuel poverty within the most vulnerable in society. Heat networks will play a part, but due to a lower heat density compared to more urban authorities this is confined to two main districts.

Significant levels of engagement will be required to support property owners in this transition, for both commercial and domestic sectors, and integrating works such as the Ayrshire Energy Masterplan will be essential. The data from this LHEES will support the prioritisation of both interventions and technology in future decision making.

With dedicated resource to support the LHEES process, the Council has the opportunity to play in supporting role in not only the decarbonisation of its own building stock but act as a coordinating partner for regional partners.

2. Abbreviations

Table 2: Abbreviations

Acronym	Description
BAR	Building Assessment Report
COP	Coefficient of Performance
EES	Energy Efficient Scotland
EESSH	Energy Efficiency Standard for Social Housing
EPC	Energy Performance Certificate
ESCCS	Environmental Sustainability & Climate Change Strategy
EST	Energy Saving Trust
GHG	Greenhouse gas
GIS	Geographic Information System
EES: ABS	Energy Efficient Scotland: Area Base Schemes
IZ	Intermediate Zone
LA	Local Authority
LHEES	Local Heat and Energy Efficiency Strategy
LPG	Liquefied Petroleum Gas
Mxd	Map Exchange Document
PEAT	Portfolio Energy Analysis Tool
SAC	South Ayrshire Council
SAP	Standard Assessment Procedure
UPRN	Unique Property Reference Number

3. Introduction

3.1 Overview of LHEES

The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022³ places a duty on local authorities to prepare and update a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan. This document is prepared by South Ayrshire Council (SAC) to fulfil its duty under that Order.

This Strategy sets out the long-term plan for decarbonising heat in buildings in the SAC area and improving their energy efficiency.

LHEESs are primarily driven by Scotland's statutory targets for greenhouse gas (GHG) emissions reduction and fuel poverty⁴:

- Net zero emissions by 2045 and 75% reduction by 2030; and
- In 2040, as far as reasonably possible, no household in Scotland is in fuel poverty.

The Strategy should:

- Set out how each segment of the building stock needs to change to meet national and local objectives, including achieving zero greenhouse gas emissions in the building sector, and the removal of poor energy efficiency as a driver of fuel poverty;
- Identify strategic heat decarbonisation zones, and set out the principal measures for reducing buildings emissions within each zone; and
- Prioritise areas for delivery, against national and local priorities.

Accompanying this Strategy is a Delivery Plan. This has been developed in partnership with key stakeholders, and provides a strong basis for action for local communities, government, investors, developers and wider stakeholders, pinpointing areas for targeted intervention and early, low-regrets measures. The Strategies and Delivery Plans will be reviewed and updated on a five-year basis.

3.2 Strategy Scope and Limitations

The scope is focused on heat decarbonisation, energy efficiency and fuel poverty and does not include wider energy system planning directly, but the LHEES can be used as a building block for wider LA energy planning.

While there are some limitations with the domestic building dataset, which is primarily based on Home Analytics, it is of sufficient quality and reliability to allow detailed analysis and conclusions. However, the non-domestic data, which is primarily based on Non-Domestic Analytics, this is less reliable overall due to a dataset that has significantly more gaps in it and a much wider use for heat. the variety of heat uses and a significantly more limited dataset. For this reason, there are limitations to the level of detail in the outputs from non-domestic buildings.

³ [The Local Heat and Energy Efficiency Strategies \(Scotland\) Order 2022 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

⁴ [Local heat and energy efficiency strategies and delivery plans: guidance - gov.scot \(www.gov.scot\)](https://www.gov.scot)

4. Background Information

4.1 LHEES Structure, Function and Scope

4.1.1 LHEES Structure

As established in the Local Heat and Energy Efficiency Strategies (Scotland) Order 2022, LHEES should have a two-part structure. This document sets out the long-term mix and the accompanying Delivery Plan sets out actions to support implementation of this Strategy.

4.1.2 LHEES Considerations

The LHEES guidance sets out the key considerations for this Strategy, shown in Table 2. These help to categorise building stock into groups that require similar interventions.

Table 3: LHEES Considerations

	No.	LHEES Considerations	Description
Heat decarbonisation	1	Off-gas grid buildings	Transitioning from heating oil and LPG in off-gas areas
	2	On-gas grid buildings	On-gas grid heat decarbonisation
	3	Heat networks	Decarbonisation with heat networks
Energy efficiency and other outcomes	4	Poor building energy efficiency	Poor building energy efficiency
	5	Poor building energy efficiency as a driver for fuel poverty	Poor building energy efficiency as a driver for fuel poverty
	6	Mixed-tenure, mixed-use and historic buildings	Mixed-tenure and mixed-use buildings, listed buildings and buildings in conservation areas

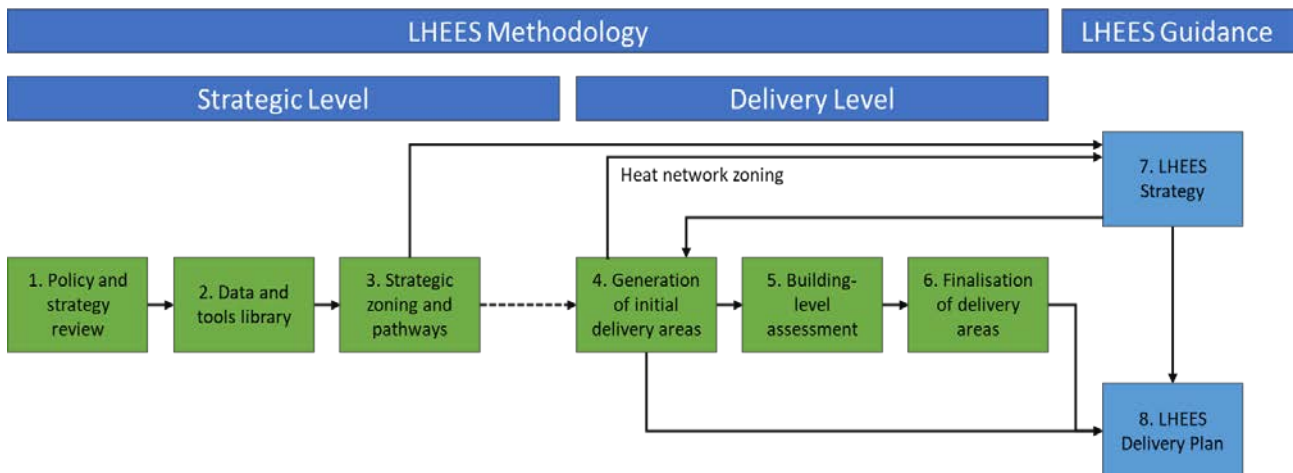
South Ayrshire Council policies do not differentiate by connection to the gas grid or if buildings are mixed tenure, mixed use and historic buildings. Instead, the policies apply to the full array of building stock.

4.1.3 LHEES Approach

A suggested LHEES methodology is supplied by the Scottish Government as shown in Figure 1. Although the approach used is based on the proposed methodology shown below, the details have been adjusted to suit the specific context of South Ayrshire. The methodology is broken down into eight stages that align with the work set out in the LHEES Guidance.

The completion of these stages provides South Ayrshire Council with the data analysis and evidence base to enable development of this Strategy and the accompanying Delivery Plan document. The completion of work carried out in stages 1-4 feeds into the Strategy plan, and the completion of stages 4-6 alongside the Strategy feeds into the Delivery Plan.

Figure 1: Summary of LHEES Approach and Stages



4.2 Heat Decarbonisation Interventions

There are a range of potential low carbon heat sources which are likely to play a role in the LHEES. A technology agnostic approach has been taken to consider the full range of technologies without bias, weighing up the advantages and disadvantages of each measure on fuel poverty and decarbonisation. Table 3 summarises these technologies. In assessing the impact of interventions, this Strategy considers the heating energy consumption of properties (in kWh) and the specific heating energy demand (kWh/m²). The resulting improvements in Energy Performance Certificate (EPC) rating or SAP score are not considered. This is because the associated rating improvement would change with future methodological adjustments. Some adjustments are already planned, and these methodologies may continue to be adjusted over time. This focus on the heat demand of these buildings in isolation provides clarity on the real-world impact, particularly around fuel poverty.

There may be differences in prioritisation for specific projects based on the methodology for assessing energy efficiency applicable at that time.

Table 4: Heat decarbonisation interventions

Intervention	Heat decarbonisation	Effect on fuel poverty	Suitability
Energy efficiency	Measures such as double glazing, draught proofing and insulation reduce energy demand which in turn increases the viability for switching to low carbon heat sources	Improved energy efficiency leads to reduced energy costs, which reduces fuel poverty. Grants and loans are available for lower income households.	Where feasible and cost-effective, HIBS aims for all homes to have the at least the equivalent of EPC band C by 2033
Heat pumps	Heat pumps use electricity to extract heat from the air, ground, water or waste water. Grid electricity is continuing a trend of decarbonisation through renewable energy.	Appropriately designed and well-running heat pumps can reduce costs, particularly compared to electric heating. Savings are dependent upon the relative price of electricity compared to the fuel displaced as well as the coefficient of performance (COP) of the installation. Replacing electric heating with a heat pump can reduce energy consumption and reduce fuel poverty.	Heat pumps are commonly used in cold climate, such as Scandinavia and research has found that all UK house types are suitable for heat pumps ⁵ . Where necessary, upgrades to heat emitters or hot water storage can present practical challenges in some properties. The electricity network will need to accommodate increase in electricity demand from heat pumps, direct electrical heating, and other energy sources such as Electric Vehicles. Hot water production is usually provided through a hot water cylinder, which requires space in a property.
Heat networks	Heat networks, which use waste heat, heat pumps or bioenergy as their energy source	The Competition and Markets Authority found that up to 90 % of heat network customers enjoy similar, or lower, bills than those with standard gas boilers and heat networks can cut both emissions and bills.	Heat networks are suitable for all building types but only in areas with a sufficient density of heat demand
Electric heating	Electricity to extract heat from the air or ground. Grid electricity is continuing a trend of decarbonisation through renewable energy	While direct electric heating is more efficient than combustion boilers, including gas, the high cost of electricity must be considered for households at risk of entering fuel poverty. Storage heaters can be used to harness cheaper electricity at night but can emit and waste heat when not required	Electric heating is suitable for all properties with a suitable electricity connection. Hot water production is usually provided through a hot water cylinder, which requires space in a property.

⁵ An Energy System Catapult electrification of heat project in the UK finds [all housing types are suitable for heat pumps](#).

Intervention	Heat decarbonisation	Effect on fuel poverty	Suitability
Bioenergy	Sustainably sourced, bioenergy (i.e., solid biomass, biogas or biomethane) is regarded as carbon neutral	There is uncertainty surrounding the future supply of bioenergy and biomass boilers tend to have more maintenance requirements than gas boilers	HIBS indicates that bioenergy is likely to have a limited role in the decarbonisation of the building stock. There may be some buildings for which bioenergy can play a role, for example in hard to treat off-gas properties where heat pumps are unsuitable. However, the UK's Green Gas Support Scheme aims to increase the proportion of biomethane in the gas grid. A bioenergy Action Plan is due to be published in late 2023. Air quality concerns need to be considered in urban settings
Hydrogen	Green hydrogen is produced by splitting water using renewable electricity while blue hydrogen is produced from fossil fuels plus carbon capture. Therefore, both production routes are deemed as low carbon in UK and Scottish legislation. Increased availability of hydrogen for heat will have positive implications for the suitability of hybrid heat pump systems, which may be cost-effective solutions	Currently hydrogen is an underdeveloped fuel and is associated with high costs. The future of hydrogen prices is uncertain but may become competitive with other energy sources in the coming decades. However, without Government incentives prices for green hydrogen are unlikely to be lower cost than using direct electrical heating or heat pumps as hydrogen system efficiency is lower than using electrified heating.	Hydrogen is not currently available for supply of heat to domestic properties and is not seen as an immediate solution ⁶ .

The Heat in Buildings Strategy⁷ (HIBS) states that for the period to 2030, focus must be placed on accelerating the deployment of tried and tested measures where they are known to be no or low regrets. These have been identified to be:

- Energy efficiency measures for both existing and new buildings;
- Individual heat pumps in buildings off the gas network which currently use high carbon heating fuels;
- Heat pumps for on-gas buildings where initial assessments suggest heat pumps are likely to be cost effective and are less likely to receive a main hydrogen gas supply in the future; and
- Low and zero emission heat networks in areas deemed suitable.

⁶ [Delivering Net Zero for Scotland's Buildings - A Consultation on proposals for a Heat in Buildings Bill \(www.gov.scot\)](http://www.gov.scot)

⁷ [Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings - gov.scot \(www.gov.scot\)](http://www.gov.scot)

The Scottish Government will require that all residential properties in Scotland achieve EPC C by 2033, where technically and legally feasible and cost-effective. For the social rented sector, no housing should be let after 2025 if the EPC rating is lower than EPC D. For the owner occupier sector, new energy efficiency regulations will be introduced between 2023 to 2025.

These policies feed into the LHEES Considerations of:

- 4) Poor building energy efficiency;
- 5) Poor building energy efficiency as a driver of fuel poverty; and
- 6) Mixed-tenure, mixed-use and historic buildings.

5.4 Summary of Policy and Legislation

Scotland boasts a suite of legislation that supports the transition to Net Zero. These cover overarching targets for emission reduction and heat supply, energy efficiency drivers and planning, and support for skills development and Just Transition. Refer to Appendix B for a summary.

5.5 Local Policy and Strategy, and Linkages

Relating to the LHEES Considerations, the Council’s strategies, policies, and plans have been reviewed with specific areas of local analysis highlighted for relevance.

Table 5: Local Policies and Strategies

Strategy, Policy, Plan	Description	Linkages
Local Housing Strategy	The LHS is a 5-year plan to support people of South Ayrshire to find good quality housing, develop a sense of identity and belonging, reduce homelessness, and support all residents in their ability to live in a warm, dry, energy efficient home that meets their needs.	Cross-cutting theme – Sustainability, climate change and biodiversity Agreed Principle: Healthy Homes and Fuel Poverty Outcomes: HH1, HH2, HH3, HH5
Local Development Plan	The LDP2 is a spatial land use document which guides the future use of land in our cities, towns, and rural areas. It considers and addresses land use issues arising from the implications of economic, social, and environmental change. In doing so, this document provides an overall, joined up approach to managing development that can set out ambitious but realistic long-term visions the South Ayrshire Council area.	Core themes C - Our Environmental Responsibilities How we will be mindful of our responsibilities for the protection of our natural, built, and cultural heritage resources. Core Principles: C1 – We will promote the sustainable use of natural, built, and cultural heritage resources. Strategic Policy 1: Sustainable Development - We will support the principles of sustainable development by making sure that development meets the following standards: - Designed to maximise energy efficiency through building siting, orientation, and materials, - Helps mitigate and adapt to the effects of climate change.

Strategy, Policy, Plan	Description	Linkages
		<ul style="list-style-type: none"> - Includes the use of micro-renewables, wherever appropriate - Wherever possible, Incorporates or facilitates the development of District heating / heat networks.
Strategic Housing Investment Plan 2023/24 – 2027/28	The Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 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.	<p>Strategic priority – Sustainable Communities and Sustainable Developments</p> <p>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.</p>
Sustainable Development and Climate Change Strategy 2019 – 24	<p>This strategy sets out a coherent framework for the council projects, policies and initiatives which promote sustainable development, mitigate climate changing emissions, and adapt to the impacts of climate change.</p> <p>It focuses on the themes of sustainable council, environment, and community with broad outcomes and actions for each.</p>	<p>Outcome 1 - reducing emissions from energy use, improving economic development opportunities, and embedding mitigation, adaptation, and partnership working.</p> <p>Outcome 3 - links through energy activities within local communities.</p>

5.6 Summary of Ongoing Work at South Ayrshire Council

South Ayrshire has extensive work ongoing to reduce emissions within our own estate, and within our communities.

Internal:

- Strategic direction is coordinated through working groups on Net Zero and Sustainable Development & Climate Change, creating a pipeline of projects and consultation.
- Retrofit works are supported through SALIX funding, SAC central repairs, and through the ongoing capital program.
- Headline projects include:
 - o Extensive LED lighting replacement over the past xx year
 - o High consumer retrofits, including swimming pool ventilation and heat recovery
 - o Installation of IQVision, building management software saving over £300,000 in two years
- Sustainability and energy efficiency are now driving principles in new builds, supported through Professional Design Services (PDS)
 - o Renewables generated 770,000 kWh of our buildings heat and electricity in 2022/23 and continue to be a priority element of all new builds.
 - o The Sustainable Design Guide in development will provide a framework to ensure industry best practice is implemented in all retrofit and new builds.
 - o Continue to expand on our seven education buildings powered through low/zero emissions heating systems including Prestwick and Carrick Education campus', Dailly and Colmonell Primary Schools, and Forehill, Cherrytree, and Struthers Early Years centres.
 - o These are joined by South Ayrshire's first net zero building, Bridge Street Depot, which will, instead of contributing to climate change, actively save 8 tonnes of CO2 every year

Housing:

- South Ayrshire continues to lead the way on energy efficiency improvements to social housing stock.
 - o 92.19% of our social housing is compliant with Scottish Housing Quality Standards compared to a local authority average of 70.91%
 - o 93.60% of our social housing is complaint with Energy Efficiency Standard for Social Housing compared to a local authority average of 87.63%
 - o External wall insulation programs are ongoing through partners The Energy Agency, delivering over 3,200 projects since 2013
- Private landlords / RSL
- New Builds / Industry best practice
 - o Work alongside partner organisations including private and registered social landlords to ensure industry best practice is applied in all new builds
 - o Consultation

Community Planning Partners

- The South Ayrshire Community Planning Partnership is made up of 5 Strategic Delivery Partnerships which work together to deliver on the strategic themes of Place and Wellbeing with the vision of 'All together – growing, caring and living a better life'. The Sustainability Partnership is one of the 5 Strategic Delivery Partnerships developing and delivering our LOIP (Local Outcome Improvement Plan) and is focused on the four priority areas of energy, food, travel and nature as agreed by the Community Planning Executive in November 2023. The Sustainability Partnership also has a recognised role to work across all the SDPs given the cross-cutting nature of its role within the partnership. Further consultation and work to develop action plans and performance framework to support the new LOIP will be undertaken in 2024.

Economic Development

- The Ayrshire Energy Masterplan represents a cross-authority approach to develop a strategic energy vision for the Ayrshire region. This will include socio- and techno-economic modelling to identify investment opportunities, areas of business growth, and skills and supply chain development areas.

Strategic outcomes will link with LHEES through local energy and heat generation, decarbonisation, investment in local carbon technologies, and a just and inclusive energy transition.

- The strategy is due to be released in early 2024 and will link closely with the LHEES delivery planning.

6. Baseline

6.1 Baseline Summary Across South Ayrshire

6.1.1 Domestic Building Stock

The Home Analytics dataset records 57,949 domestic properties in South Ayrshire, with 8,567 being in the ownership of South Ayrshire Council and a further 2,330 owned by housing associations. Private landlords hold 6,697 properties, with 39,713 being owner-occupied. A further 530 addresses lack data and are excluded from the remainder of the analysis. There are conservation areas in South Ayrshire and 4,636 domestic properties are situated in those. Listed buildings make up just 2 % of the domestic building stock, with South Ayrshire Council owning just 26.

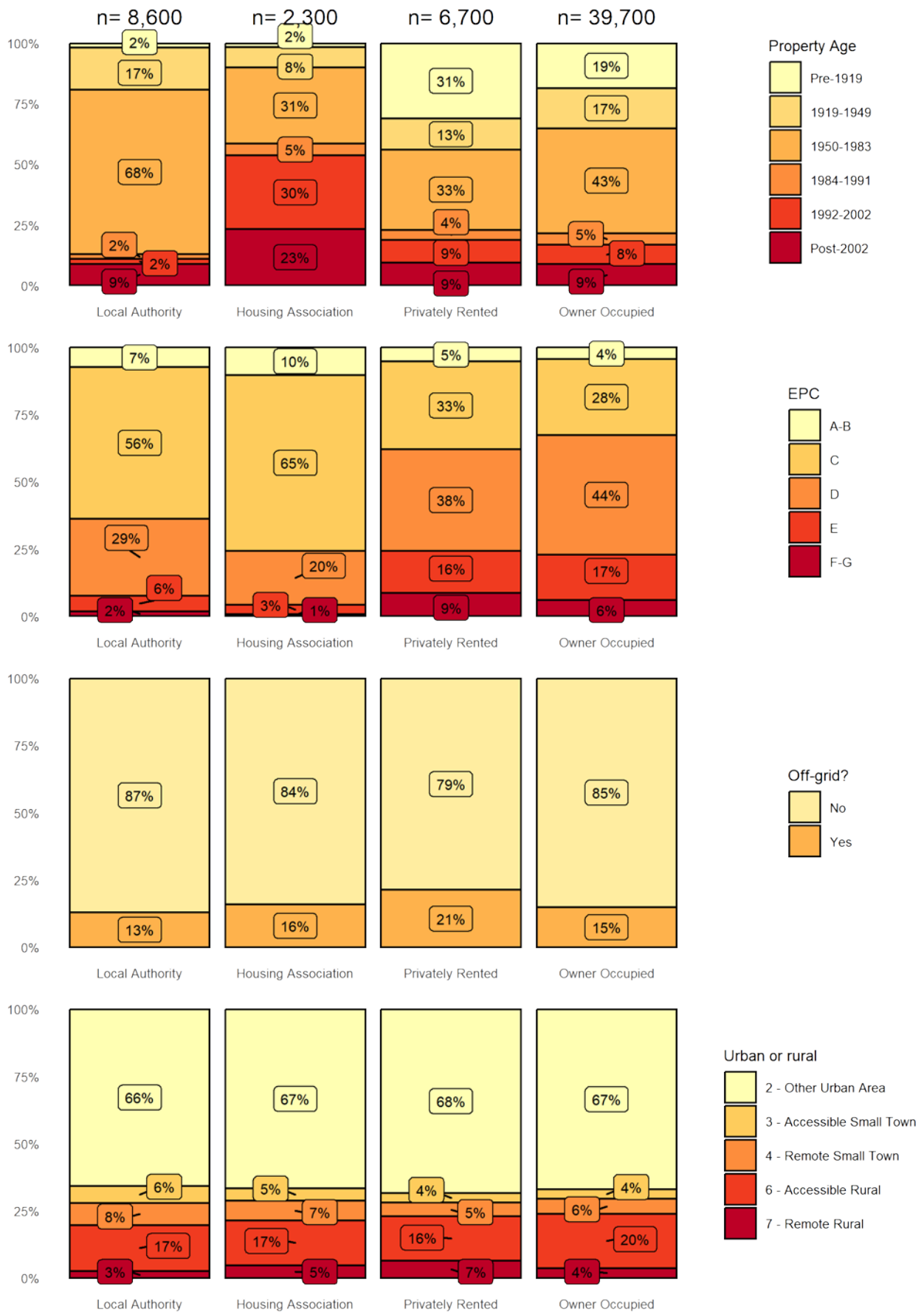
The majority of the domestic building stock in South Ayrshire was constructed after 1950 (Figure 2) but 87 % of South Ayrshire Council's stock was built before 1983. By contrast, the housing association stock has a larger proportion of newer builds and this may be reflected in the greater proportion of housing association properties reaching an EPC grade of C or better.

The private sector, though, has a greater challenge to improve EPCs both proportionally and in absolute numbers of properties and South Ayrshire Council will have to consider how this swathe of upgrades can be supported. A trickle of properties will return from the private sector to the local authority through the buy back scheme, which will give the Council the opportunity to improve them but the majority will need some other form of support or guidance.

Note that around one third of domestic properties are located in small towns and rural areas where future heat networks are unlikely to supply and so other routes to heat decarbonisation will be required.

It should be noted that the Home Analytics total differs from the Scottish Assessors Association total of 56,749 (December 2023); it is the Home Analytics data which is used throughout this report.

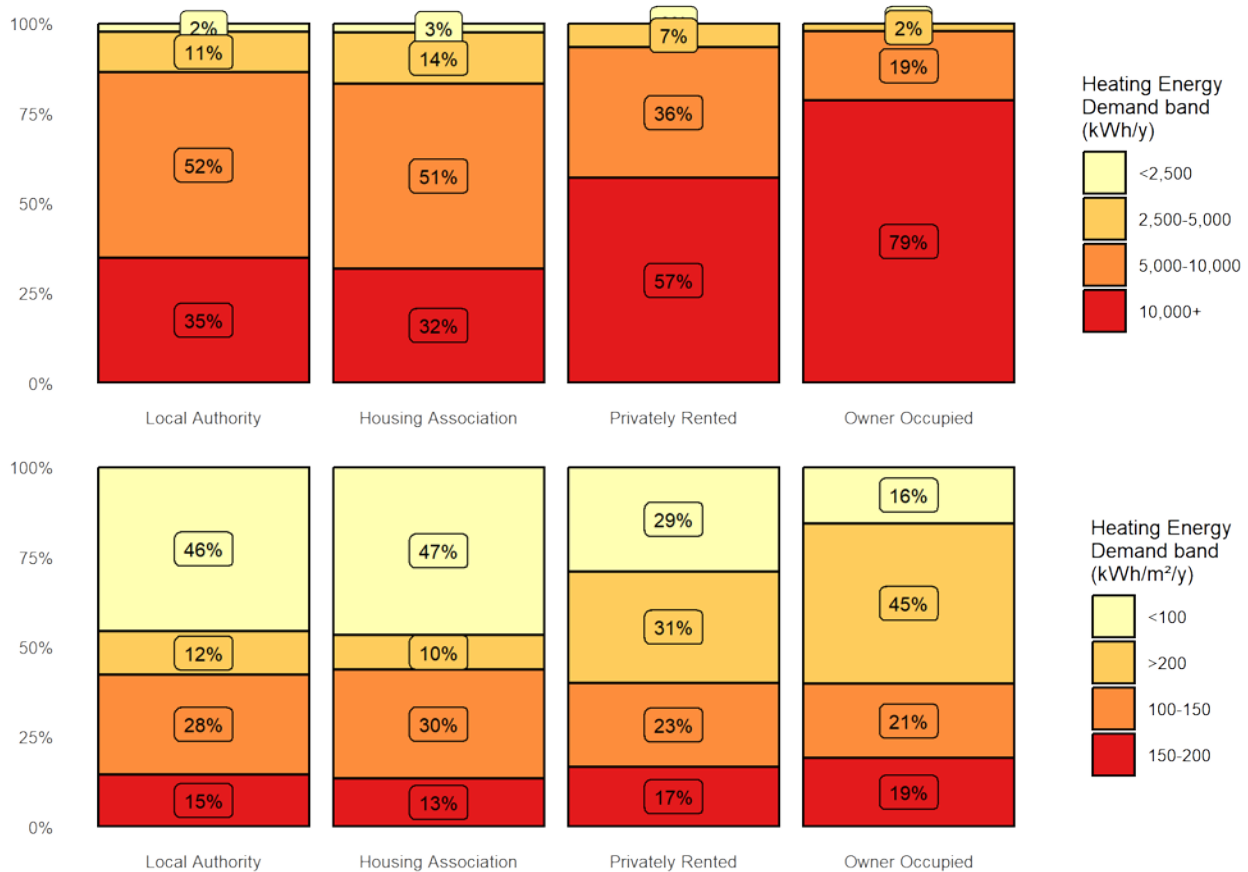
Figure 2: Domestic buildings- Distributions of age, EPC rating and gas grid connectivity by tenure type



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

EPC ratings include a number of other factors in addition to a property's demand for heat. Isolating the heating demand of properties allows an understanding of the existing heat demand and to isolate the benefit to households of energy efficiency measures from other factors which affect EPC rating. The properties have been split into bands by firstly their total requirement for heat and the heat required per m², based on what is recorded in the Home Analytics dataset, shown in Figure 3. As with EPCs, the worst performing homes are in owner occupied properties. For fuel poverty to be reduced the number of units of heat would need to be reduced (kWh/year) and heating energy demand per square metre (kWh/m²/year).

Figure 3: Domestic heating energy demand



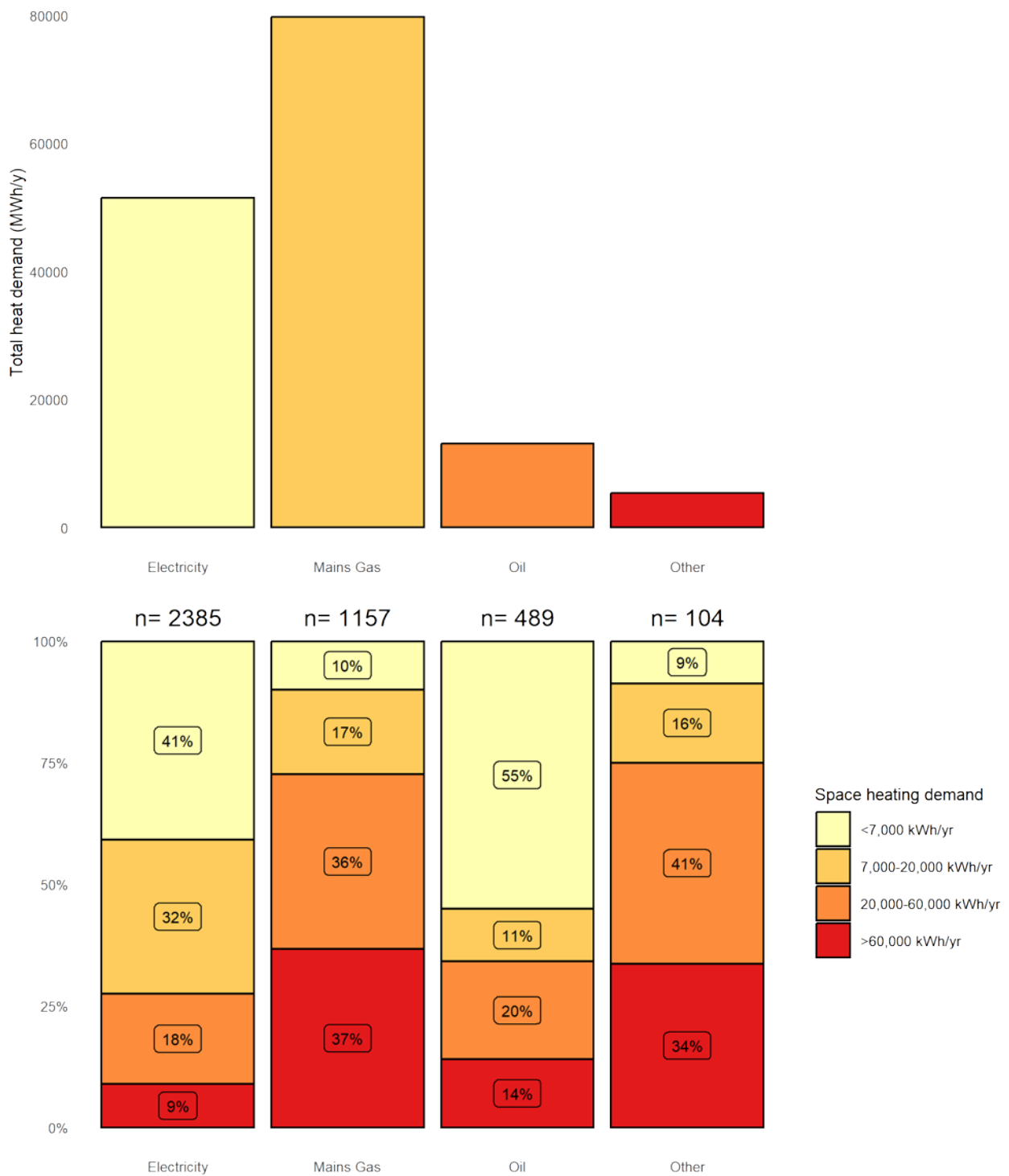
6.1.2 Non-domestic Building Stock

The Non-Domestic Baseline Tool utilises data derived from Non-Domestic Analytics, which is not based entirely on concrete data collected from building owners but is, in large part, imputed from a few measured parameters. For example, the floor area of a building may be estimated from its footprint on a map and an estimated number of levels based on its height. The energy consumption may then be estimated by multiplying the estimated floor area by a benchmark figure for the building type. This can lead to errors, of course, and so analytical results should be read with caution. To gauge the relevant degree of caution, Ricardo compared the top ten gas-consuming sites in South Ayrshire Council's portfolio with the corresponding entries in the dataset. Non-Domestic Analytics underestimated the demand of all ten sites by between 36 and 94 %. This indicates that the data may not be strong in identifying the correct energy demand.

Nevertheless, the data has been used for the baselining step of the LHEES process to get a flavour of the building stock. The Non-Domestic Baseline Tool records 4,135 non-domestic buildings in South Ayrshire. Together, these have an estimated total heat demand of 150,000 MWh/y.

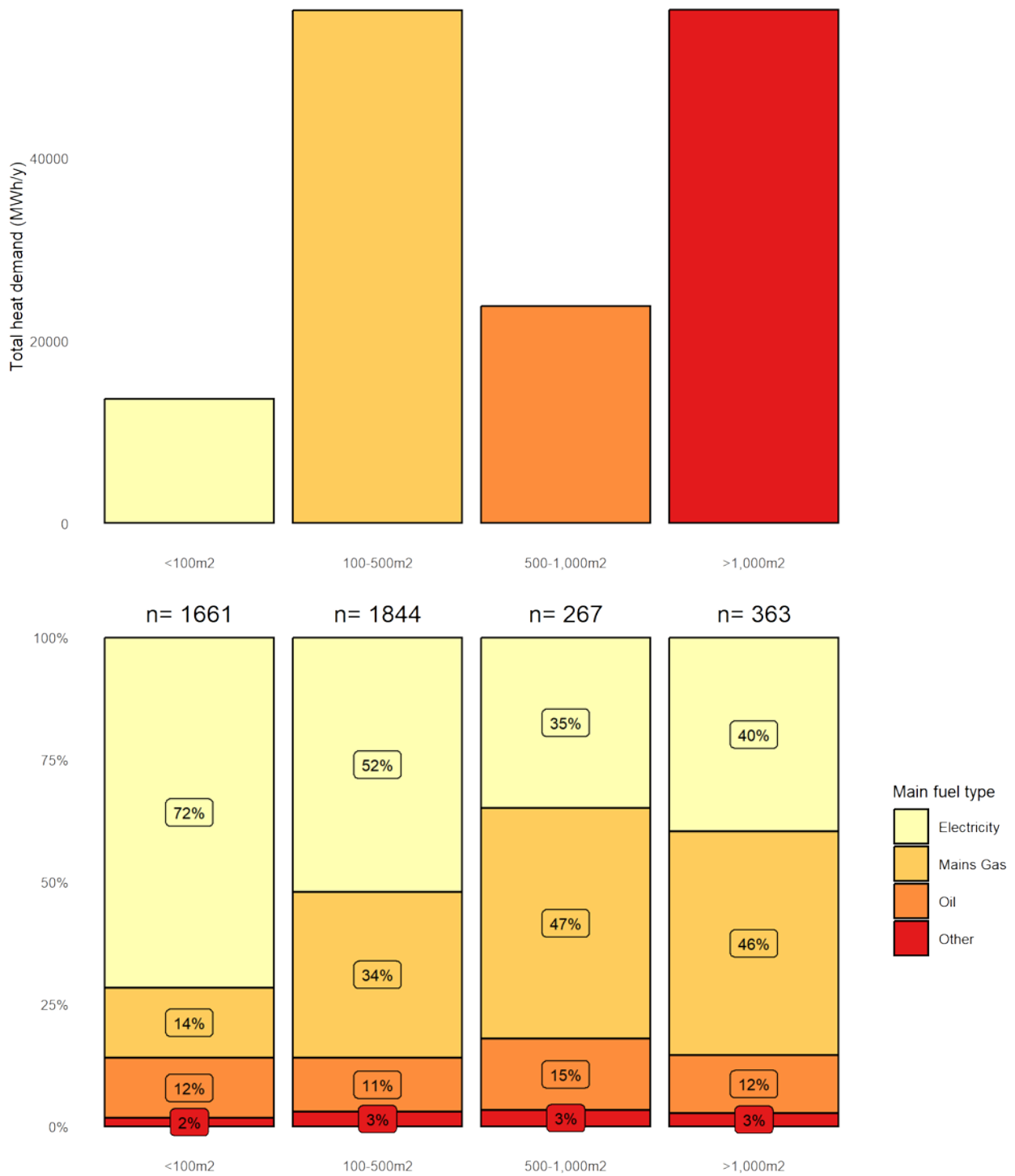
Figure 4 shows the aggregated heat demand for different energy sources. Gas is the biggest source of heat but electricity is close behind and, along with oil, they have the largest share of small heat loads. Smaller buildings account for almost half of the total heat demand (Figure 5) and targeting those small oil systems, which would not individually be expensive, for heat pump or heat network connection could be a priority. It is likely that the small properties utilising electricity are already using heat pumps for heating and cooling.

Figure 4: Non-domestic heat demand by energy source and demand category



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

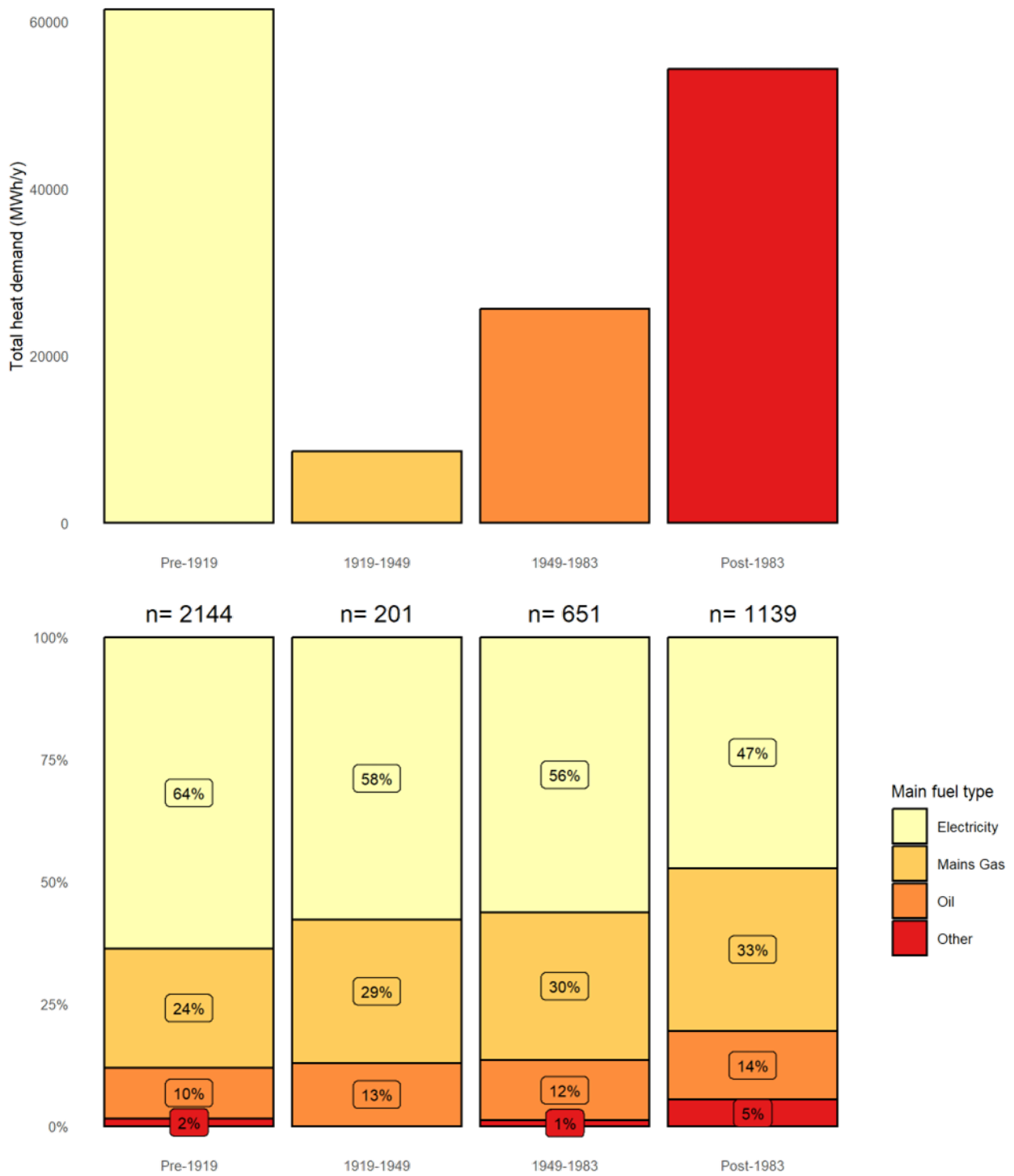
Figure 5: Non-domestic heat demand by energy source and floor area category



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

The pattern of building age (Figure 6) shows a large proportion of pre-1919 buildings with a high heat demand and this group of properties may be a target for energy efficiency measures. The data lists 55 % of these pre-1919 buildings as being retail or financial and 79 % as being in towns and cities, so presumably these are typical high street properties.

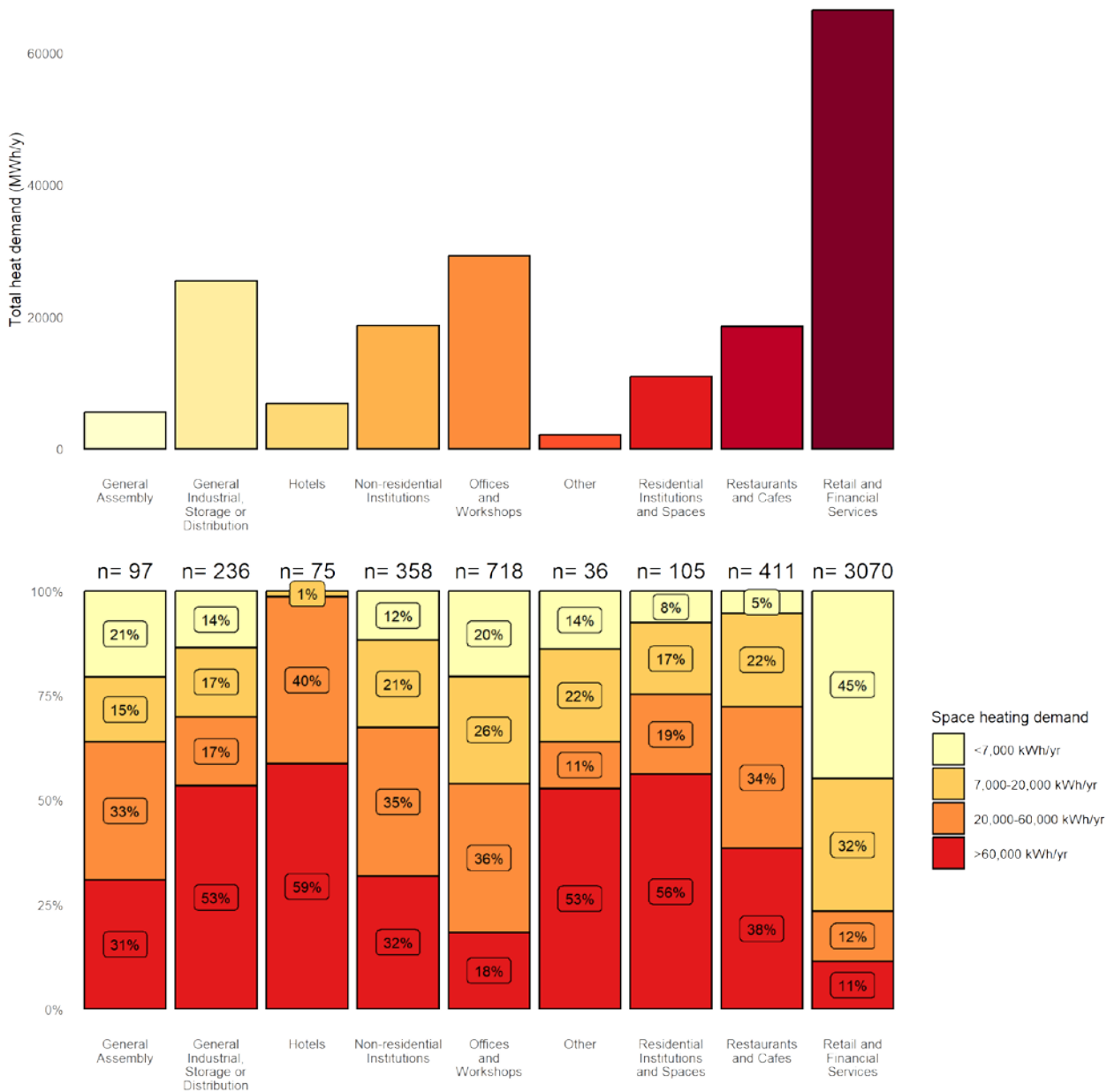
Figure 6: Non-domestic heat demand by energy source and building age category



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

Generally, non-domestic heating energy demand is dominated by the retail and finance sector (Figure 7).

Figure 7: Non-domestic building type by heat demand



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

7. Generation of Strategic Zones and Pathways, Including Potential Zones for Heat Networks

7.1 Purpose

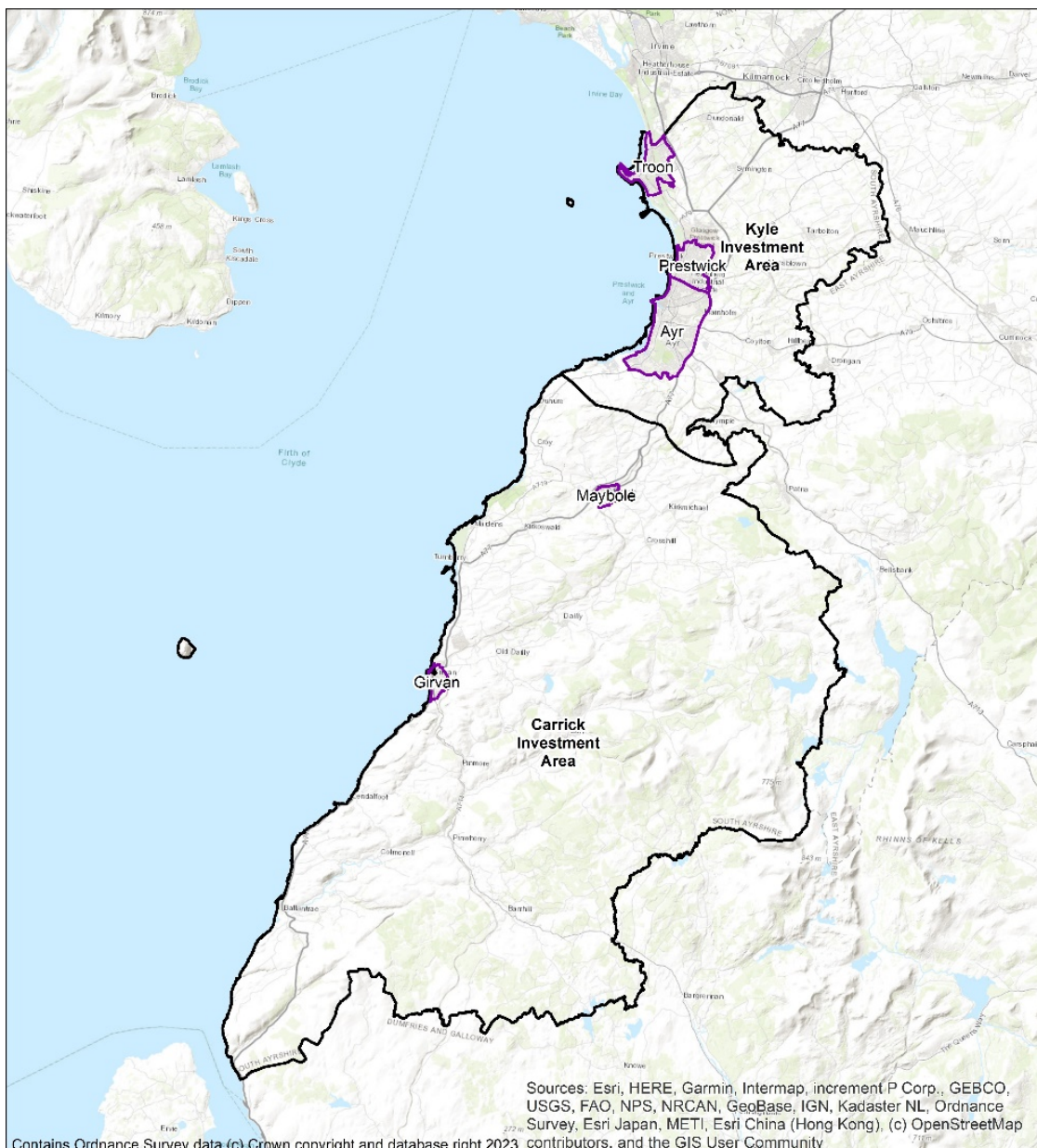
The LHEES Guidance requires the Council to set out Strategic Zones and develop a pathway for each. In this section the approach to selecting Strategic Zones is described, as well as the attributes for each which affect the strategic options.

7.2 Local Development Plan Areas as LHEES Strategic Zones

The standard methodology for LHEES generates ranked lists of places (“Intermediate” geographical zones) with the “poorest performing” homes with respect to the Indicators (see Appendix I Appendix C) and thus generates targets for intervention. This analysis is presented in Appendix A.

However, it is also possible to examine the data by South Ayrshire’s own Local Development Plan boundaries and this is more appropriate for planning the delivery of LHEES actions. These zones are mapped out in Figure 8.

Figure 8: South Ayrshire’s Strategic Zones



7.3 Domestic Properties and Tenure

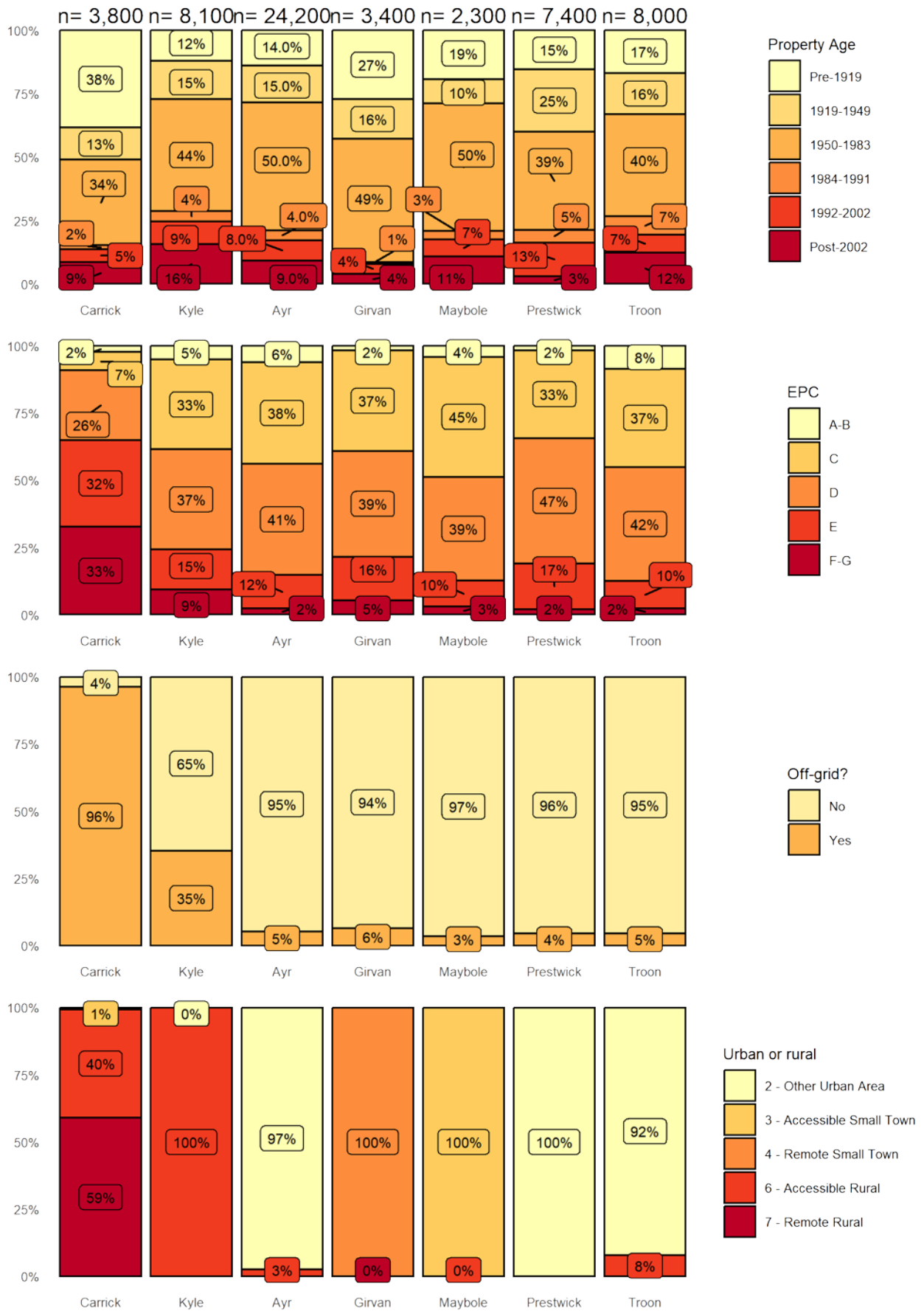
The numbers of domestic properties in the Home Analytics dataset, broken down by Zone and tenure are given in Table 5.

Table 6: Domestic properties in the Strategic Zones

Zone	Total domestic properties	Tenure			Mixed tenure in parent building	
		SAC	Housing Association	Private Rental		
Carrick	3,800	470	170	660	2,500	214
Kyle	8,100	1,050	320	800	5,930	409
Ayr	24,200	4,210	1,150	2,940	15,900	5,232
Girvan	3,400	700	170	330	2,200	414
Maybole	2,300	520	110	240	1,450	311
Prestwick	7,400	680	210	770	5,740	908
Troon	8,000	930	210	940	5,920	1,647

A baseline assessment of these properties by area, similar to that in 6.1.1, is shown in Figure 9.

Figure 9: Baselineing of domestic properties in the Strategic Zones



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

7.4 Domestic Energy Efficiency

The Weighted Scores for energy efficiency (Table 6) for the strategic zones, using the default weightings as discussed in Appendix I have been calculated. Carrick stands out with respect to the weighted scores, while wall insulation is a key requirement across all zones.

Table 7: Domestic energy efficiency weighted scores by strategic zone

Strategic Zone	Number of interventions required				Percentage of housing stock				Total Weighted Score
	Loft Ins.	Glazing Upgrade	Wall Ins.	All	Loft Ins.	Glazing Upgrade	Wall Ins.	All	
Carrick	819	373	2,159	3,351	21 %	10 %	56 %	87 %	29
Kyle	801	375	2,500	3,676	10 %	5 %	31 %	45 %	15
Ayr	2,147	1,488	8,552	12,187	9 %	6 %	35 %	50 %	17
Girvan	497	191	1,418	2,106	14 %	6 %	41 %	61 %	20
Maybole	250	133	954	1,337	11 %	6 %	42 %	58 %	20
Prestwick	955	310	3,278	4,543	13 %	4 %	44 %	61 %	20
Troon	709	290	3,225	4,224	9 %	4 %	40 %	53 %	18
Total	6,178	3,160	54,180	14,386					

The three suggested interventions broken down by strategic zone and tenure are shown in Figure 10. Much of the Home Analytics data is implied from other observations (wall construction type, for example) where there is no direct observation of a feature (wall insulation, for example) and this may mislead. A target for the LHEES strategy must be to improve the quality of the data used for decision-making and this may be done in tandem with the Scottish Government to improve the Home Analytics dataset.

Notwithstanding the question over data confidence, it appears that, as noted in 6.1.1, the private sector is the key sector for targeting support for improvements.

The biggest burden of potential interventions, according to Table 6, is wall insulation. Figure 11 shows that, in owner occupied homes, while there is a reasonable proportion of homes with solid walls which are hard to insulate, the most common construction type in every strategic zone is cavity walls, which should not hinder improved insulation.

Also in the private sector, 1,069 homes with single glazing are either listed or sit in conservation areas and, consequently, barriers to upgrades may be more than just financial.

There should be limited barriers to installing loft insulation to owner occupied and privately rented homes, since it is both cheap and usually easy to install.

Figure 10: Domestic properties requiring upgrades to glazing, and loft and wall insulation

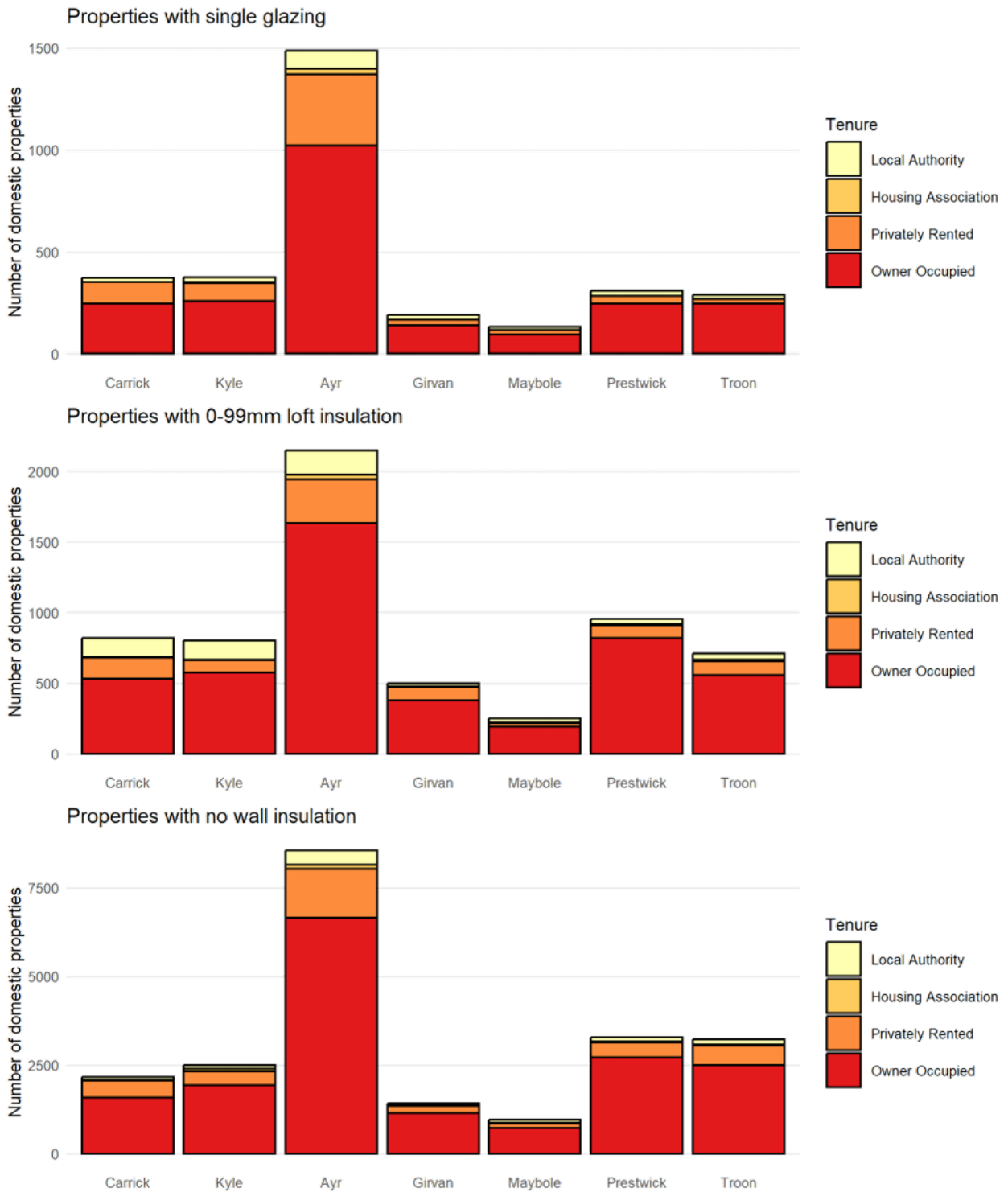


Figure 11: Wall construction in privately rented and owner-occupied houses

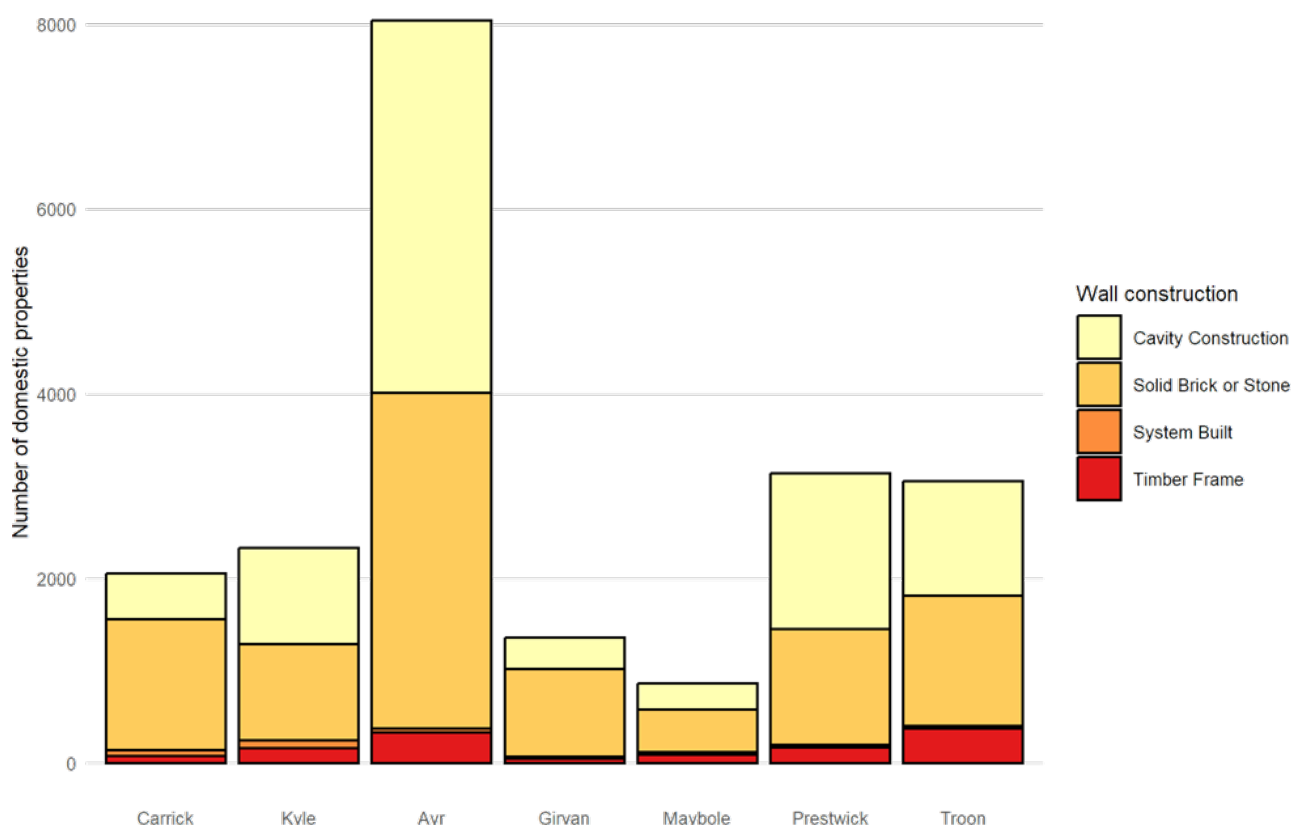


Table 7 shows the breakdown of the effect the energy efficiency interventions have on reducing energy demand across all the South Ayrshire building stock. For reference the baseline heat demand per year for the domestic buildings in South Ayrshire Council is 835,000,000 kWh. This data helps to identify which measures are the most effective way to reduce heating demand, helping both fuel poverty and heat decarbonisation. Loft insulation upgrades is by far the lowest cost method to reduce heating demands. On the other hand, installing external wall insulation on the outside of buildings that already have cavity or internal wall insulation is deemed as the least cost-effective way to reduce heat demand. However, there may be other reasons for doing less cost-effective measures, such as funding streams being allocated only to specific measures or improving the aesthetics of the building with external wall insulation or window upgrades.

Table 8: Summary of energy efficiency interventions across all buildings in South Ayrshire

Measure	Heat Demand Reduction (kWh/y)	Fuel Savings per Investment Cost
Cavity Wall Insulation (CWI)	40,800,000	0.220
Internal Wall Insulation (IWI)	3,400,000	0.113
External Wall Insulation (only wall measure)	37,800,000	0.079
External Wall Insulation (alongside CWI or IWI)	78,400,000	0.023
All wall insulation measures	160,400,000	0.040
Loft insulation upgrade from <100mm	26,300,000	1.003
Loft insulation upgrade from 100-250mm	64,800,000	0.529
Loft insulation upgrade from 250-300mm	90,500,000	0.227

Measure	Heat Demand Reduction (kWh/y)	Fuel Savings per Investment Cost
All loft insulation measures	181,700,000	0.430
All Single to Double Glazing upgrade	6,600,000	0.064
Cylinder insulation upgrade from <50mm	14,500,000	0.216
Cylinder insulation upgrade from 50-80mm	2,000,000	0.110
All cylinder insulation measures	16,600,000	0.192
All Combined Measures	365,300,000	0.062

7.5 Domestic Energy Efficiency and Fuel Poverty

The Weighted Scores for fuel poverty as a results of poor energy efficiency for the strategic zones, using the default weightings have been calculated for the Strategic Zones (Table 8).

Carrick and Girvan stand out above the others and the interventions discussed in 7.4 will reduce the scores.

Table 9: Domestic fuel poverty scores by strategic zone

Strategic Zone	Households with energy bills > 10% of income after housing costs	Households with energy bills > 20% of income after housing costs	Total Weighted Score
Carrick	34 %	43 %	31
Kyle	21 %	7 %	18
Ayr	22 %	9 %	19
Girvan	33 %	21 %	27
Maybole	27 %	15 %	23
Prestwick	18 %	4 %	19
Troon	19 %	4 %	18

7.6 Heat Network Zoning

7.6.1 Approach

The principal determining factors for the feasibility of heat networks are the heat density in an area and the presence of one or more “anchor loads” – loads which are large, stable and likely to connect.

To assess these factors, the Scottish Heat Map data was supplemented with data from the Council on fuel consumption within their estate. A data validation exercise was carried out to remove any duplicate points, heat demands which were uncertain (calculation code 1 in Scottish heat map data), dubious heat loads (e.g., too large for the building size or type) and buildings in sectors less likely to enter into commercial agreements. The purpose of this was to ensure that areas identified have as high a chance of being developed as possible.

The maps presented illustrate the heat demand density of buildings and highlight the possible anchor loads with the addition of other data including local authority-owned properties, potential sources of heat and areas of future development.

Where areas were shown to be viable, additional checks were carried out on the anchor heat loads and any loads considered erroneous were removed from the analysis. This included a number of industrial buildings where the heat required for space heating had been estimated to be very high and a number of instances of heat demands being double counted.

The purpose of this data cleaning is to maximise the likelihood that areas identified in this analysis would make viable heat networks.

Further validation of both the actual heat demands of the buildings and their suitability for connection to heat networks would be important before deciding on future heat network areas.

The linear heat density method was used – this involves drawing a circle around each building the diameter of which is proportional to the heat load of the property. Two measures of heat network viability were used:

- A baseline scenario (purple shades throughout this analysis) using 4,000 kWh/y/m where the circle around each property (in kWh) is divided by 4,000 to give a radius in metres around the property; and
- A stringent scenario (green shades throughout this analysis) using 8,000 kWh/y/m where the radius of the circle is the heat load in kWh divided by 8,000.

The 4,000 kWh/y/m measure highlights more areas as being potentially suitable and the 8,000 kWh/y/m shows fewer areas, but those areas have a higher chance of forming a successful heat network.

Measures of more than 8,000 kWh/y/m were not considered due to a lack of areas with suitable heat density – this is consistent with South Ayrshire not having any dense urban areas. There were no areas identified using 16,000 kWh/y/m or higher.

Finally, the areas were filtered based on whether a continuous area could be formed where the circles around each heat load formed, which enclosed heat loads totalling 15,000 MWh/y or more.

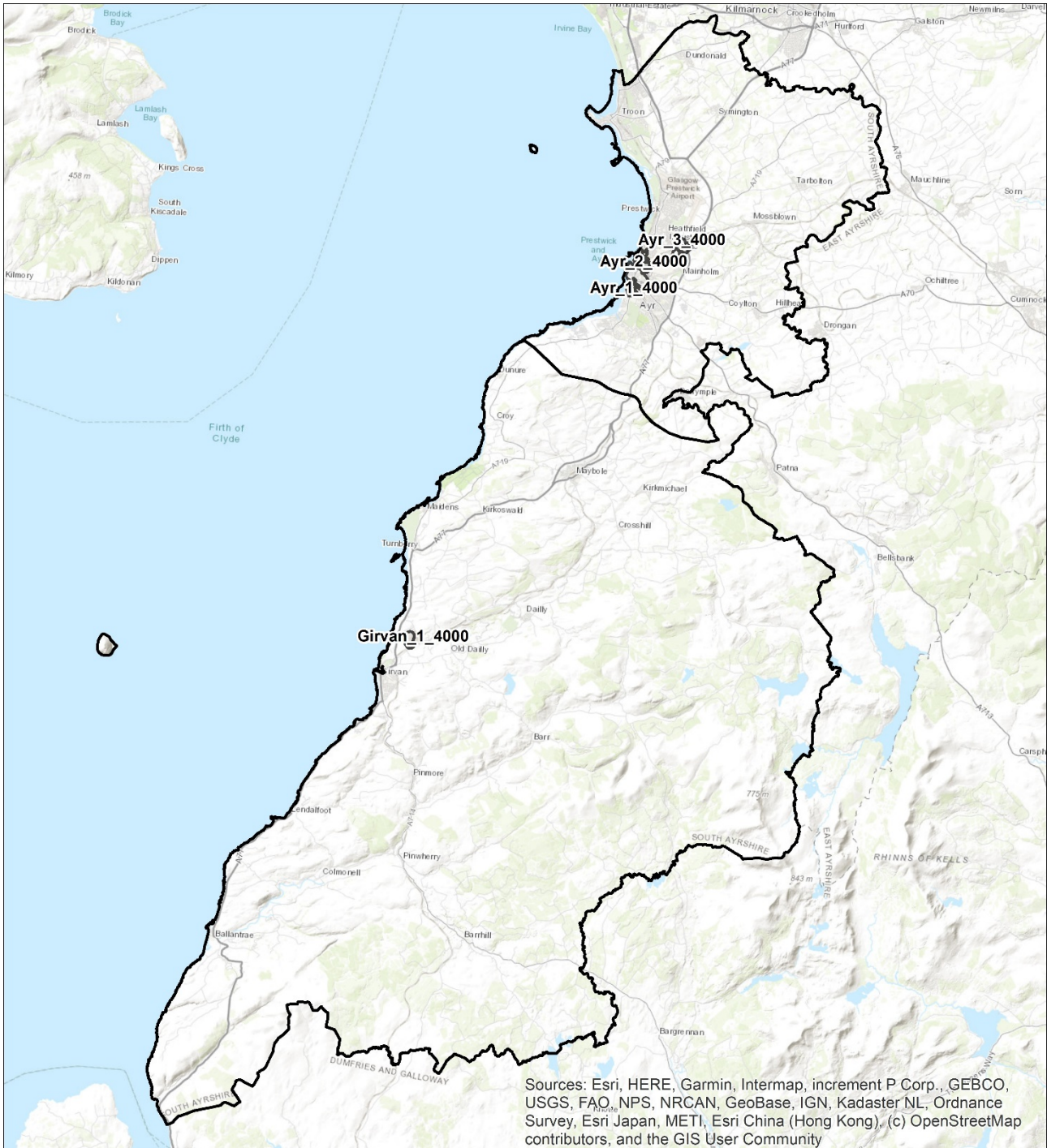
This heat load represents a 3 MW heat source operating for 5,000 full load equivalent hours per year. The purpose is to identify those areas where it is likely that there is sufficient heat load to warrant a new energy centre being constructed. This is intended only as a guide and the exact cost of each energy centre and network would need to be calculated at feasibility stage.

7.6.2 South Ayrshire Council Overview

An analysis of the potential for heat network zones indicates that there are broadly two areas where heat networks may be viable – within Ayr and an industrial cluster near Girvan.

Within Ayr there are three separate zones identified, however, this strategy considers them in the context of a single heat network strategy for Ayr rather than considering them three discrete opportunities.

Figure 12: South Ayrshire overview of potential heat network zones



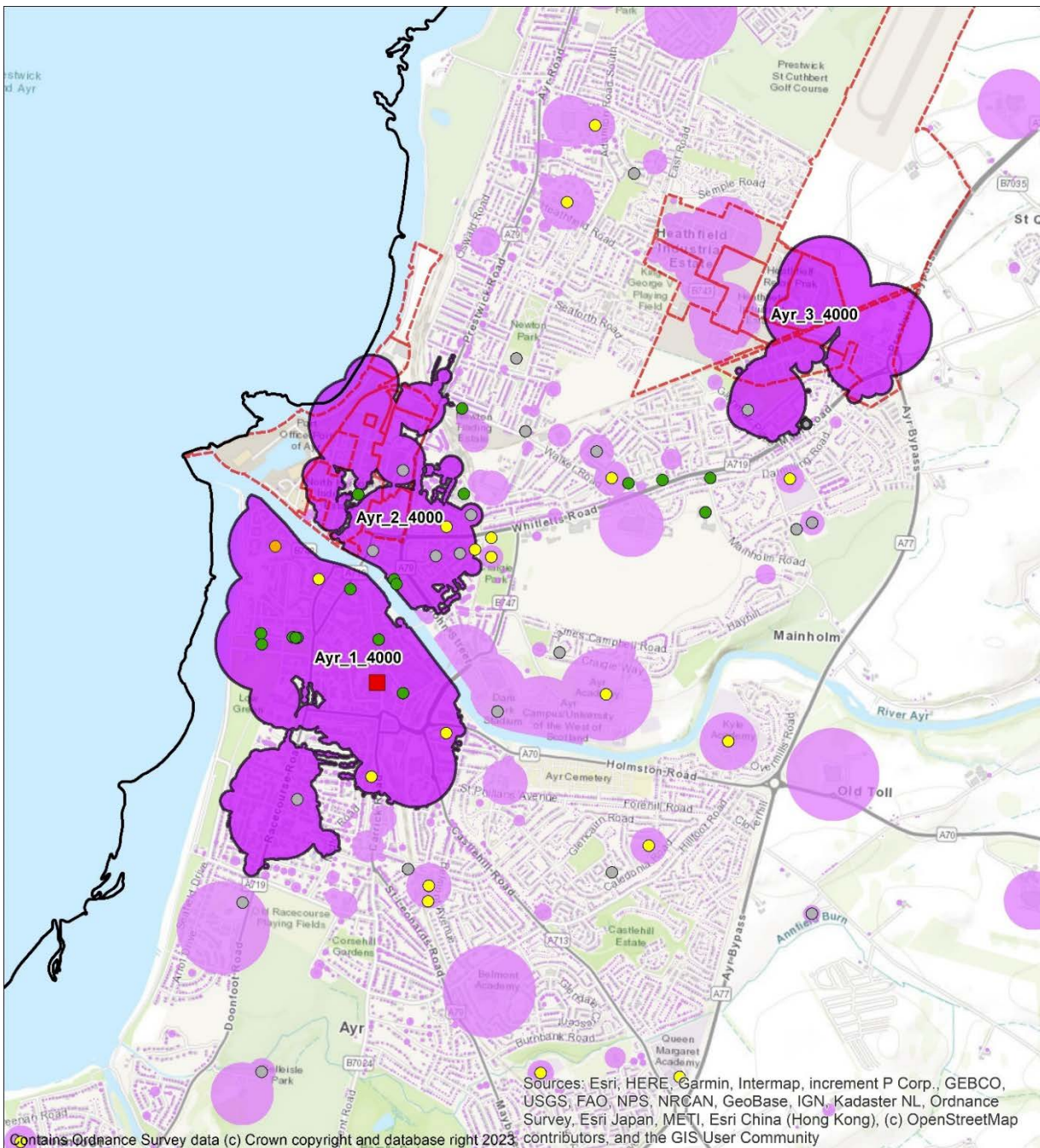
7.6.3 Ayr

The analysis shows that there is a cluster of properties in the town centre, South of the river, which could be considered an area for district heating (Figure 13). This area has both sufficient total load to consider constructing a new network and associated infrastructure, as well as a number of anchor loads including Council owned buildings.

North of the river, there is a heat network area which could be connected to the town centre by one of the bridges crossing the river to form a single heat network opportunity. The business strategy areas highlighted in a red outline are also in this zone and the third to the North East. The Council will coordinate between business and any other party on any actions being planned in this area so that it can be considered as part of any future heat network feasibility study.

A cluster of industrial buildings, Ayr_3_4000. This differs from the town centre areas as there is a less diverse range of tenures and building types and therefore close coordination with businesses is going to be important when considering any heat network development.

Figure 13: Ayr heat network opportunity – Baseline



The Ayr_3_4000 zone is also close to the Prestwick airport site. The Council will coordinate with stakeholders about any future opportunity for heat networks to serve the users of heat on this site.

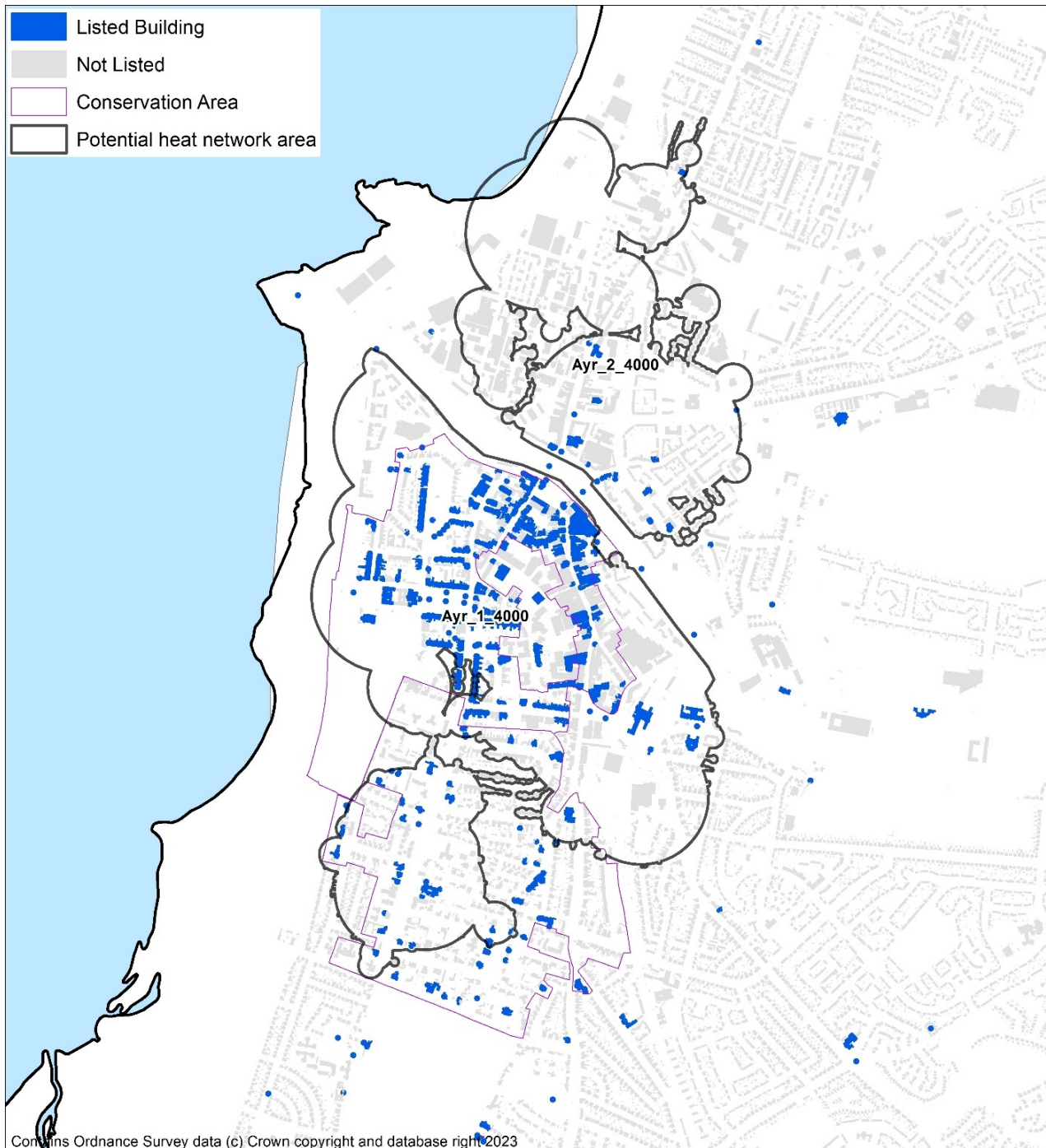
The town centre also contains a large number of listed buildings and a conservation area.

There are additional barriers to decarbonising historic buildings and a heat network could minimise the need for changes to the buildings while ensuring they are decarbonised. Heat networks avoid the need for significant heating plant to be located at each building.

More detailed investigation of each building is important to identify what the opportunities and constraints are for each specific building. Specific attention needs to be paid to:

- whether the existing heating system in the building is likely to be compatible with district heating
- the location of the existing heating plant the route to connect this to the district heating network
- protected attributes of the building and its surroundings

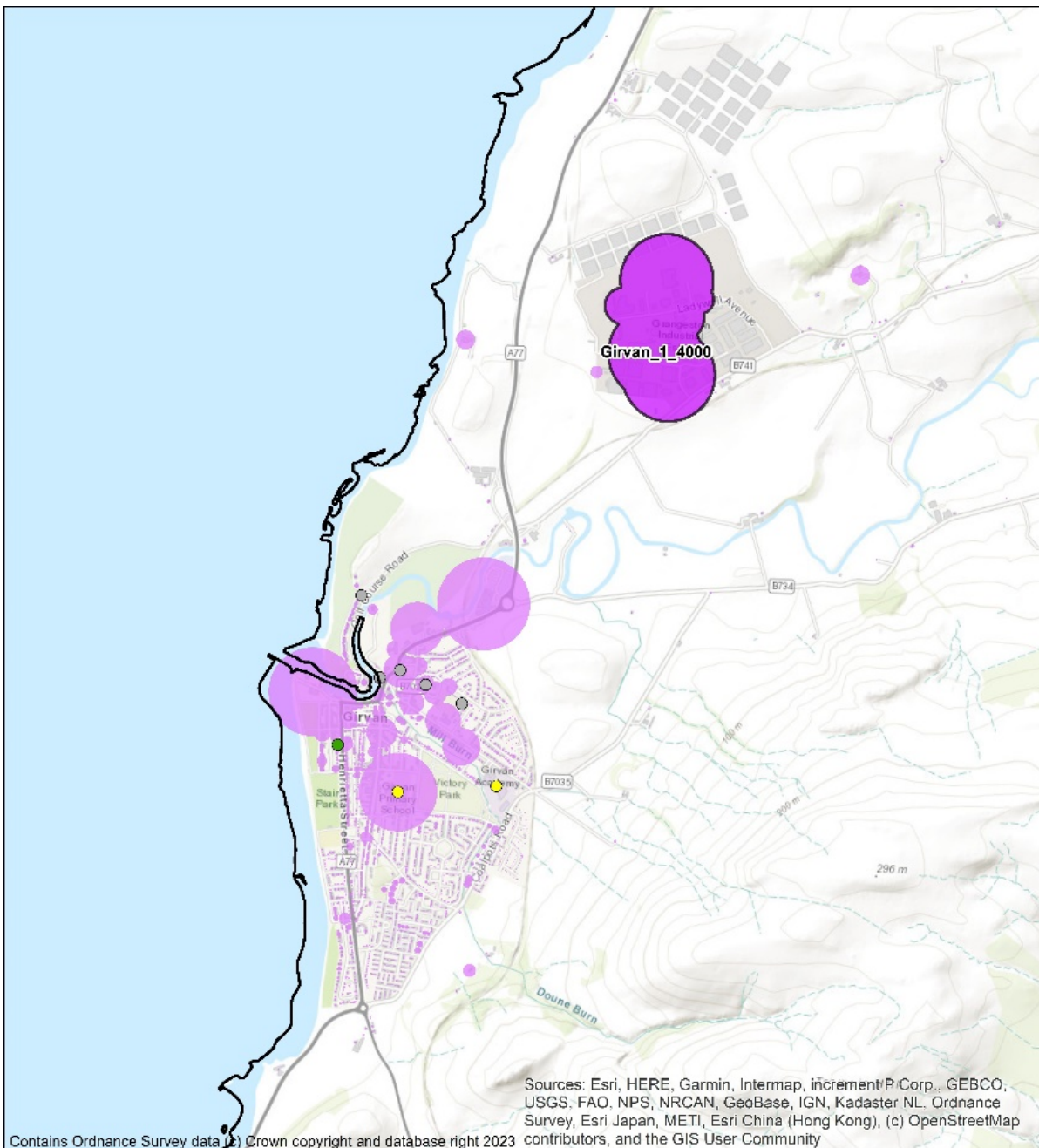
Figure 14 Listed buildings and conservation areas



7.6.4 Girvan industrial cluster

An industrial cluster was identified to the North of Girvan which includes a substantial use of industrial energy including heat. This site has complex energy flows and houses both a Biomass CHP and a substantial anaerobic digestion site and involves a number of industrial businesses. However, a heat network feasibility study determined that there are not currently significant heat demands sufficiently close to the site to allow a district heating scheme to be developed. If significant future developments were to be planned near the site then the opportunity for heat networking could be revisited and local plan zoning may be a lever to influence this. The feasibility study may be revisited in the future.

Figure 15 Girvan industrial heat cluster



- | | | |
|-----------------------------|---------------------------|---------------------------------------|
| Heat Demand (MWh) | Council Properties | ■ Potential Redevelopment Site |
| <15,000 | Office | Strategy Area |
| >15,000 | School | |
| Potential heat network area | Swimming Pool | |
| | Other | |

It is not within the scope of LHEES to consider other energy vectors, however, the site is in close proximity to the transport corridor containing the A77 connecting the Central Belt of Scotland to the ferry ports of Cairnryan and Larne.

As such, there could be a substantial road transport fuel demand in this area and the site and its energy flows should be considered as part of any future low carbon transport fuels for the area.

7.7 Low carbon heat – other than heat networks

For the majority of properties in South Ayrshire it does not appear that large heat networks will be a viable low carbon heat option. There are a range of other low carbon heating technologies which may be suitable and are discussed below.

7.7.1 Low carbon heating technologies

A list of technologies is outlined in section Table 3.

Each property owner will make decisions on the technology which is suitable for their property. This analysis seeks to predict what will be found to be the most suitable technology and for which property. While heat pumps are likely to be the most suitable heating system (7.7.3), technologies such as electric heating and biomass will be appropriate to some specific properties and other technologies such as hydrogen should not be ruled out entirely at this stage, as they may have a role to play in future LHEES iterations.

7.7.2 Individual or communal heat pump systems

It is possible for a single dwelling to have its own heating system, for a whole building to have a single heat pump system or for many buildings to be connected together into district heating schemes.

This Strategy considers communal heat pump systems – both where a single heat pump heats a whole building or where a network of heat pumps share a single heat source, sometimes referred to as a 5th generation heat network, as having similar energy efficiency requirements as individual heat pump systems. Therefore, they are considered as a single grouping for the purposes of this Strategy

In practice, whether it is practical to install an air source or ground source heat pump in a flat depends upon a number of site specific factors including space available, noise, visual impact and other planning restrictions. Conversely for a communal system to be installed the agreement of multiple property owners may be required which is complex.

Similarly, each property owner can decide to make their own compromises between installation cost, disruption and operating cost. It is usually possible to achieve lower operating costs by using larger radiators. For the purpose of this Strategy a property has been deemed suitable for an individual or communal heat pump system if it is likely to be possible to achieve a good operating efficiency¹⁵.

Higher temperature heat pumps can be used which remove some practical limitations such as using a shared heating/hot water system to avoid each property needing a hot water cylinder. However, there is a trade-off as they have lower efficiencies (lower COP) and therefore are considered as one of a number of alternative solutions which we have grouped together as “other”.

7.7.3 Assessing suitability for heat pumps

This section estimates how many properties in South Ayrshire would be suitable for heat pumps. Every property would have to have a more detailed assessment to confirm if it was indeed suitable, though there is not an agreed benchmark for assessing the suitability of each property for heat pumps in domestic properties.

Properties suitable without further upgrades

In practice, the limiting factor as to whether a low temperature heat pump could be used for space heating is a sufficiency of space to have radiators which are big enough to heat each room at the low radiator temperatures desired for efficient heat pump operation. The DESNZ Electrification of Heat Demonstration project¹⁶ report, conducted by Energy Systems Catapult, concluded:

“The project has not identified any particular type or age of property that cannot have a successful heat pump installation. The suggestion that there are particular home archetypes in Britain that are “unsuitable” for heat pumps is not supported by project experience and data.”¹⁷

¹⁵ The energy used by a heat pump depends upon the coefficient of performance which is related to the water temperature in the heating system at design conditions. Designing heating systems at lower water temperatures allows higher COP when providing space heating but requires larger radiators. The criteria chosen is intended to be such that a heat pump could be installed and be expected to achieve a COP of 3, however confirming this for an individual property would require a detailed calculation at design stage.

¹⁶ [Electrification of Heat Demonstration Project: winning bids, case studies and project data - GOV.UK \(www.gov.uk\)](#)

¹⁷ [All housing types are suitable for heat pumps, finds Electrification of Heat project - Energy Systems Catapult](#)

However, in practice, properties with high heat demand per square meter (low energy efficiency) are more likely to be challenging to install a low temperature heat pump and achieve adequate operating costs. High temperature heat pumps can be used but have higher running costs than low temperature heat pumps.

For the purposes of this Strategy, therefore, the criterion for the suitability of optimally-efficient individual heat pumps is that the property must have a predicted heat demand per floor area of less than 160 kWh/year/m² which equates to approximately 3 W/m²K and 2,200 heating degree days or approximately 75 W/m² of peak heat demand. In reality, this is conservative and some homes which do not meet this criterion do already have heat pumps installed, highlighting their flexibility, even if it is difficult to get a low cost of heat with such systems.

Of the circa 58,000 domestic properties in South Ayrshire, 28,445 could be suitable already for new heat pumps installations, as shown in Table 9, according to this criterion.

With additional energy efficiency measures

In completing the more cost-effective energy efficiency measures, the number of heat pump suitable properties increases to over half across the local authority. The reduction in heating demand from those energy efficiency improvements has the added benefit of not only reducing the cost of heating, but also in reducing the size of the heat pump and reducing the requirement for radiator or electricity connection upgrades.

Going a step further and completing additional energy efficiency measures which are not as cost-effective, such as external wall insulation on properties with cavity wall insulation, allows a further 5,000 properties to be classed as suitable for heat pumps by these measures.

Other factors limiting suitability

Another criterion is also considered to allow for standard domestic heat pumps operating on a single-phase power supply. Domestic heat pumps are typically limited to 15 kW thermal power in a single unit on single phase electricity, which will equate to approximately 35,000 kWh/y of heat demand. With both factors considered together, Table 9 shows the overall number of properties that are currently suitable for heat pumps.

Using these criteria can then help identify and target specific properties that are most in need of additional energy efficiency upgrades, including those which are not as cost-effective.

There are other challenges with locating heat pumps, such as finding a suitable location on the outside of flats or installing hot water cylinders in properties without cylinders.

There are a number of types of heat pumps available, including air, ground, water source heat pumps, shared loop heat pumps, also known as 5th generation heat networks, as well as those which distribute heat through water-based heating systems and those which heat air directly. While most installations are currently air-to-water heat pumps, other types of heat pumps could be chosen, and this Strategy does not determine which type of heat pump is most viable for individual buildings. Shared loop heat pump systems and larger heat pump systems distributing heat through a communal heating system in a building can be more suitable for flats, where locating a heat pump and hot water cylinder in or on each property is challenging.

Table 10: Heat pump suitability

Heat Pump Suitability	Currently	Cost effective energy efficiency measures <160kWh/m ² /y	All energy efficiency measures <160kWh/m ² /y
No. of Properties <160kWh/m ² /y	28,445	37,708	42,647
No. of Properties <35,000kWh/y	56,776	57,592	57,641
<160kWh/m ² /y and <35,000kWh/y	28,441	37,707	42,646

This leaves around 15,000 properties less likely to be suitable for heat pumps, according to these rules of thumb, but there are other options A building-by-building assessment may find other ways to improve the

feasibility of heat pumps, such as other energy efficiency measures beyond the standard windows, walls and loft upgrades considered so far.

In the lowest demand properties electric heating is an option for providing low carbon heat where the total cost of heat is consistent with fuel poverty targets.

In larger properties which are not considered suitable in this Strategy due to the capacity of heating they require, there are several possible low carbon heating solutions. Biomass boilers or heating system consisting of a combination of a heat pump and a backup heat source. In places where the electricity connection allows it may be possible to install multiple heat pumps or a 3-phase heat pump, however this is more likely to incur additional charges for electricity connection upgrades and need to be treated on a case-by-case basis beyond the scope of this Strategy.

Hard to treat properties which already have heat pumps

While this Strategy considers properties to be likely suitable for a heat pump based on the criteria above, properties which do not meet these criteria may still be suitable for a heat pump system but the challenges involved in designing and installing the system will be greater and the costs of doing so are likely to be higher.

There are 182 properties which already have a heat pump, have a heat demand over 160kWh/m the data is based on an EPC, there are a further 53 where the data in home analytics is estimated.

This suggests that there are properties which have solved the problems associated with designing and installing heat pumps in these properties have been solved.

There may therefore be an opportunity to both learn from these installations and to increase the number or properties considered suitable in future iterations of this Strategy

7.8 Mixed Tenure, Mixed use and Historic

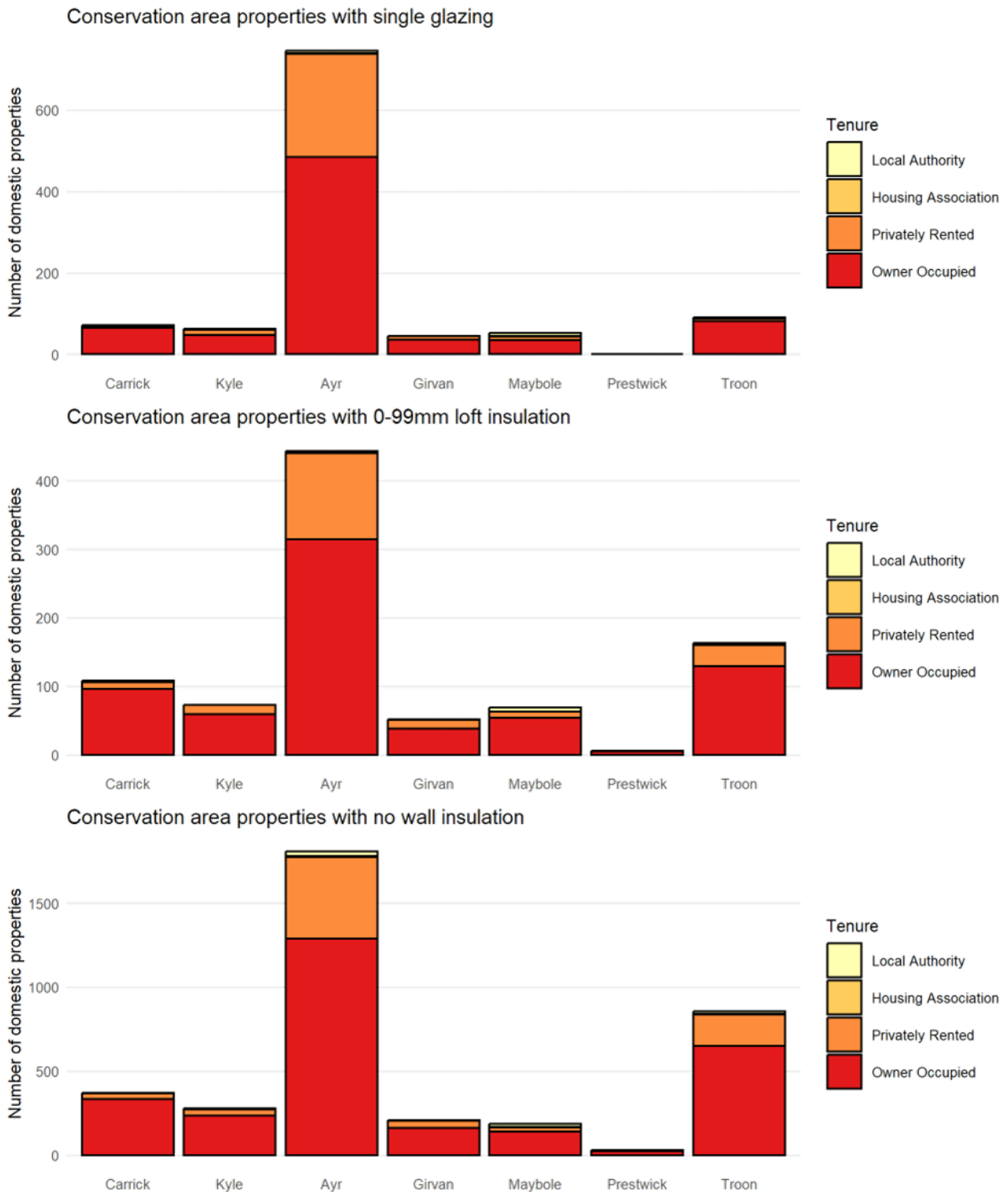
Listed buildings can be challenging with respect to energy efficiency improvements, the siting of, for example, air source heat pumps external to the building, and the connection to new district heating pipework.

There are around 1,350 listed domestic properties (data for non-domestic has not been provided). Only 19 % have EPCs rated C or better, with 14 % being F or G. This is less favourable than typical (Figure 2) but not extreme.

Like listed buildings, conservation areas represent a particular challenge regarding the introduction of energy efficiency measures and low carbon heat measures. For example, conservation areas are excluded from certain permitted development rights. This can result in properties requiring permission for works that may not have required planning permission if located in a different area. Conservation areas are also more likely to include traditional building types. Energy efficiency measures and low carbon heat sources tend to be more time consuming, challenging or costly to install, if they are possible at all.

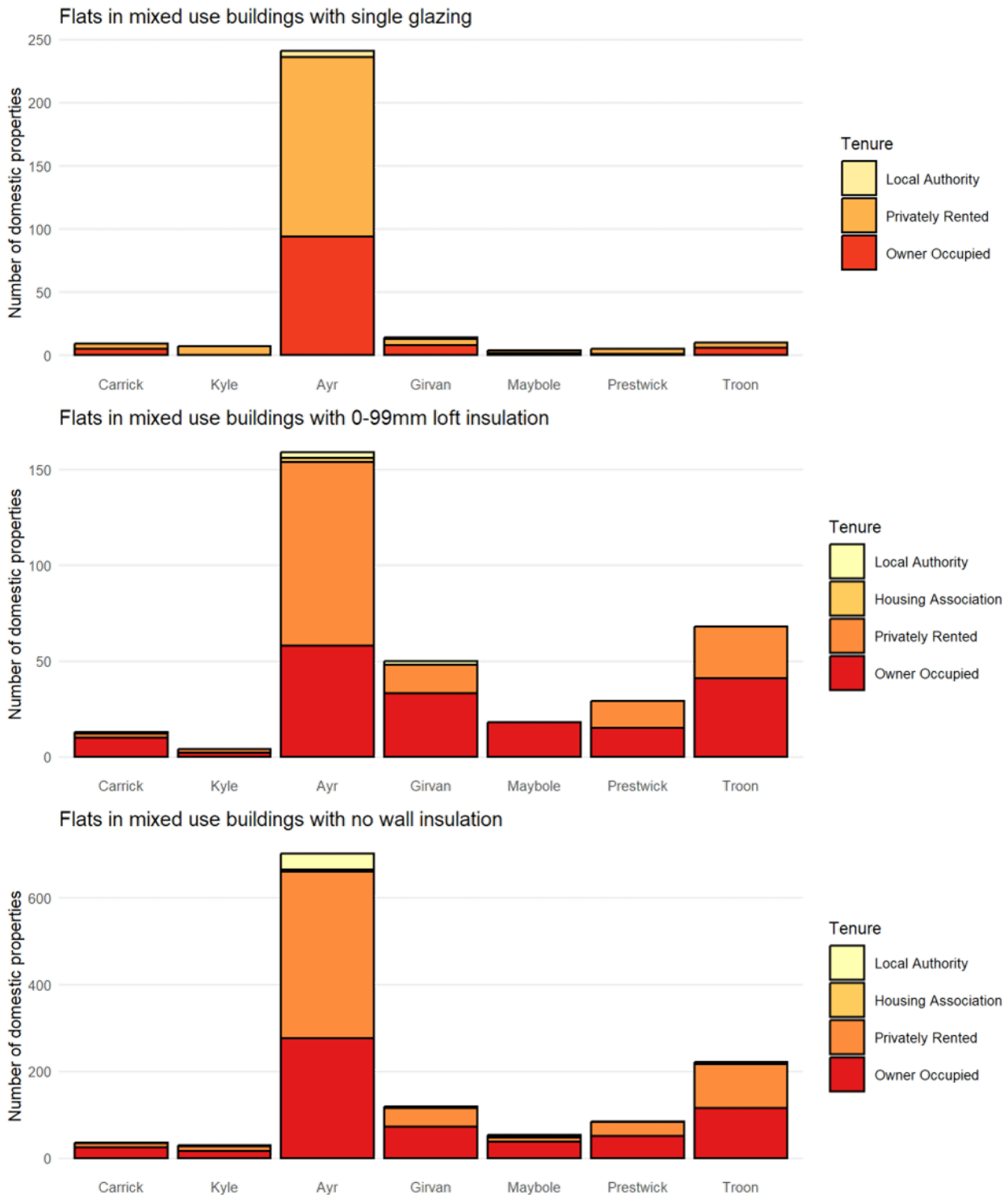
The energy efficiency intervention data in Figure 10 has been revisited with a focus on properties in conservation areas- see Figure 16. There are a little over 4,600 domestic properties in conservation areas (around 8 % of the homes in South Ayrshire), with the vast majority being owner occupied.

Figure 16: Conservation area properties requiring upgrades to glazing, and loft and wall insulation



Around 1,700 domestic properties (3 %) of total are recorded as flats in mixed use buildings. The potential energy efficiency interventions for these properties are laid out in Figure 17. Almost all of these properties are owner occupied or privately rented. As with the general stock, wall insulation appears to be a big target for this typology.

Figure 17: Domestic properties in mixed use buildings requiring upgrades to glazing, and loft and wall insulation



7.9 Building-Level Heat Decarbonisation

To decarbonise and reduce fuel poverty across the region Table 10 shows how each key measure can contribute to each locality.

Due to the relatively low heat demand density across most of South Ayrshire potential district heating opportunities are limited to around 9.2% of the domestic properties.

Most buildings are suitable for heat pumps after insulation measures have been considered. Many properties in a potential heat network zone may also be suitable for heat pumps.

Combining the suitability of these two measures leaves the remaining buildings which would require further investigation on the best steps forward to decarbonise them, as discussed in Section 0. Although there is a reasonable distribution of these properties across the Council, there are higher absolute numbers in the rural areas due to larger amounts of flats which are less suitable for individual heat pump installations.

Table 11: Impact of measures on domestic buildings by Locality

	Properties	Current Heat Demand (kWh/y)	Potential Heat Network Properties	Suitable for a Heat Pump	Not Suitable for a Heat Network or Heat Pump and Not Using Biomass	Not suitable for Heat Network or Heat Pump (%)
All South Ayrshire	57,900	835,034,000	5,304	43.434	13,386	23 %
Ayr	24,400	334,935,000	5,304	19,040	4,239	17 %
Carrick	3,900	78,227,000	-	2,109	1,811	46 %
Girvan	3,500	51,841,000	-	2,483	985	28 %
Kyle	8,300	123,566,000	-	6,051	2,268	27 %
Maybole	2,300	30,381,000	-	1,717	591	26 %
Prestwick	7,400	108,928,000	-	5,841	1,598	21 %
Troon	8,100	107,155,000	-	6,193	1,894	23 %

8. Delivery Areas

8.1 Spatial Approach

8.1.1 Purpose

This section sets out how interventions could be prioritised and to identify specific areas for possible action. It considers the characteristics of the South Ayrshire buildings using a spatial approach and shows differences between areas of South Ayrshire with respect to the LHEES considerations. This approach identifies areas where delivery actions can be targeted.

Specifically, this is to allow locations to be identified for any future area-based funding mechanism. By setting out a range of metrics this allows the specific objectives of Council policy or funding scheme rules to be used to identify areas most suitable for that action.

The analysis set out in this report is conducted a higher spatial granularity than in the Strategy to allow targeting of delivery actions.

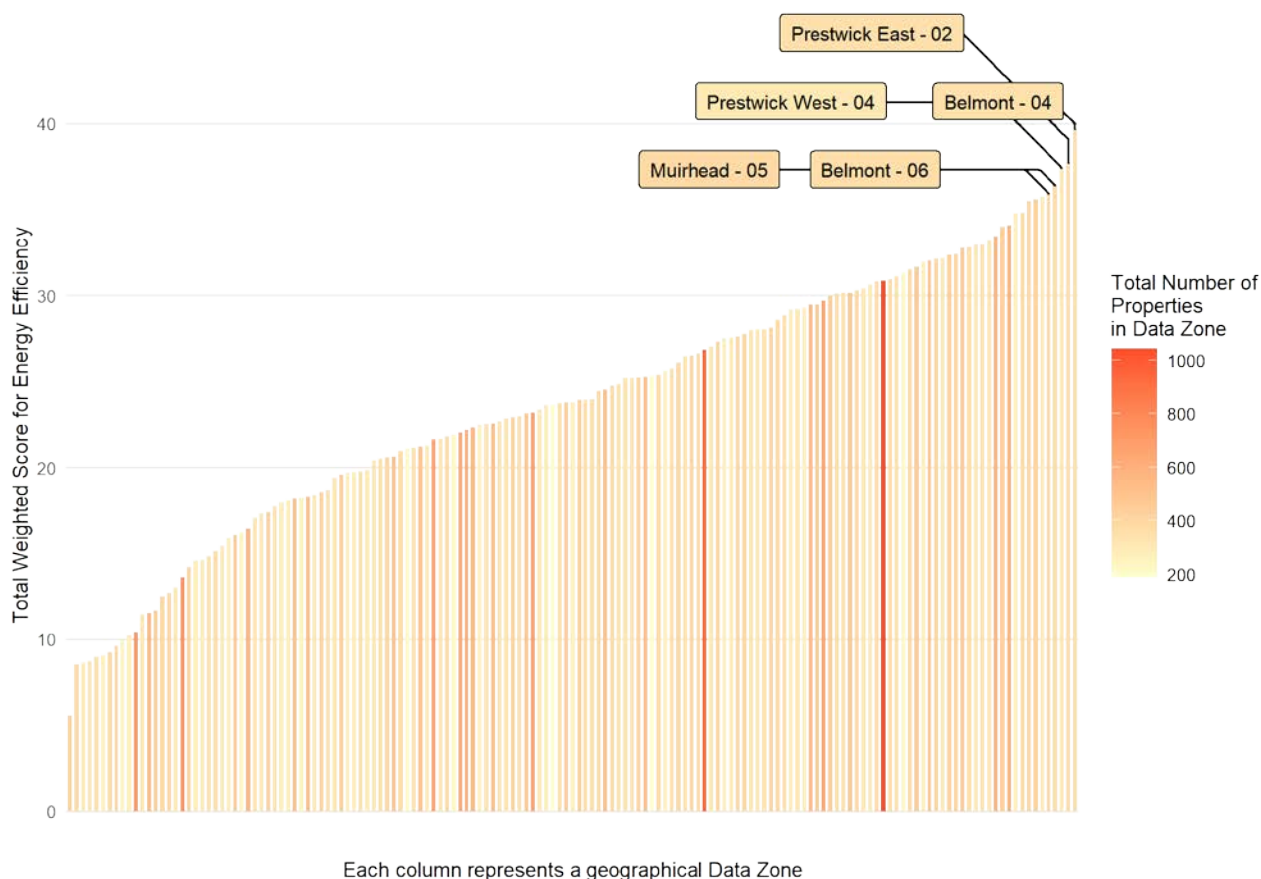
8.1.2 Domestic Energy Efficiency

The attributes of each home were taken from the Home Analytics data; this contains information on the construction of each building and the suitability for a range of energy efficiency measures. In order to identify areas where insulation measures have the potential to reduce heat demands and improve energy efficiency, the weightings were used as set out in Appendix I. The score for each data zone was calculated using a version of the LHEES Baseline Tool, adapted to provide outputs at Delivery Area resolution.

The Weighted Scores are distributed unevenly across South Ayrshire with higher scores indicating poorer energy efficiency and a greater potential for demand reduction (Figure 18, Figure 19 and details in Table 20 in Appendix D). There are a small number of zones with significantly worse scores, suggesting that there is value in addressing energy efficiency measures in specific geographical areas.

Clearly, those Areas with the highest scores are a priority but, amongst the top scorers, most homes are in the private sector and, therefore, not under South Ayrshire Council's control. This points to a need to address the problems both by this spatial zoning and by targeting properties by tenure and technical intervention; for example, a possible lack of wall insulation is the biggest contributing factor to the Weighted Score in each top Delivery Area.

Figure 19: Histogram of Weighted Energy Efficiency Score – Data Zone Level



8.1.3 Energy Efficiency as a Driver for Fuel Poverty

This section considers where energy efficiency measures have the potential to reduce fuel poverty. The analysis uses a weighted score as set out in Appendix I.

The Weighted Scores are distributed unevenly across South Ayrshire (Figure 20, Figure 21 and details in Table 21 in Appendix D), with higher scores indicating a greater risk that families are experiencing fuel poverty as a result of poor energy efficiency. There are a small number of zones with significantly worse scores, suggesting that there is value in addressing energy efficiency measures in specific geographical areas.

Figure 20: Map of Energy Efficiency as a Driver of Fuel Poverty – Data Zone Level

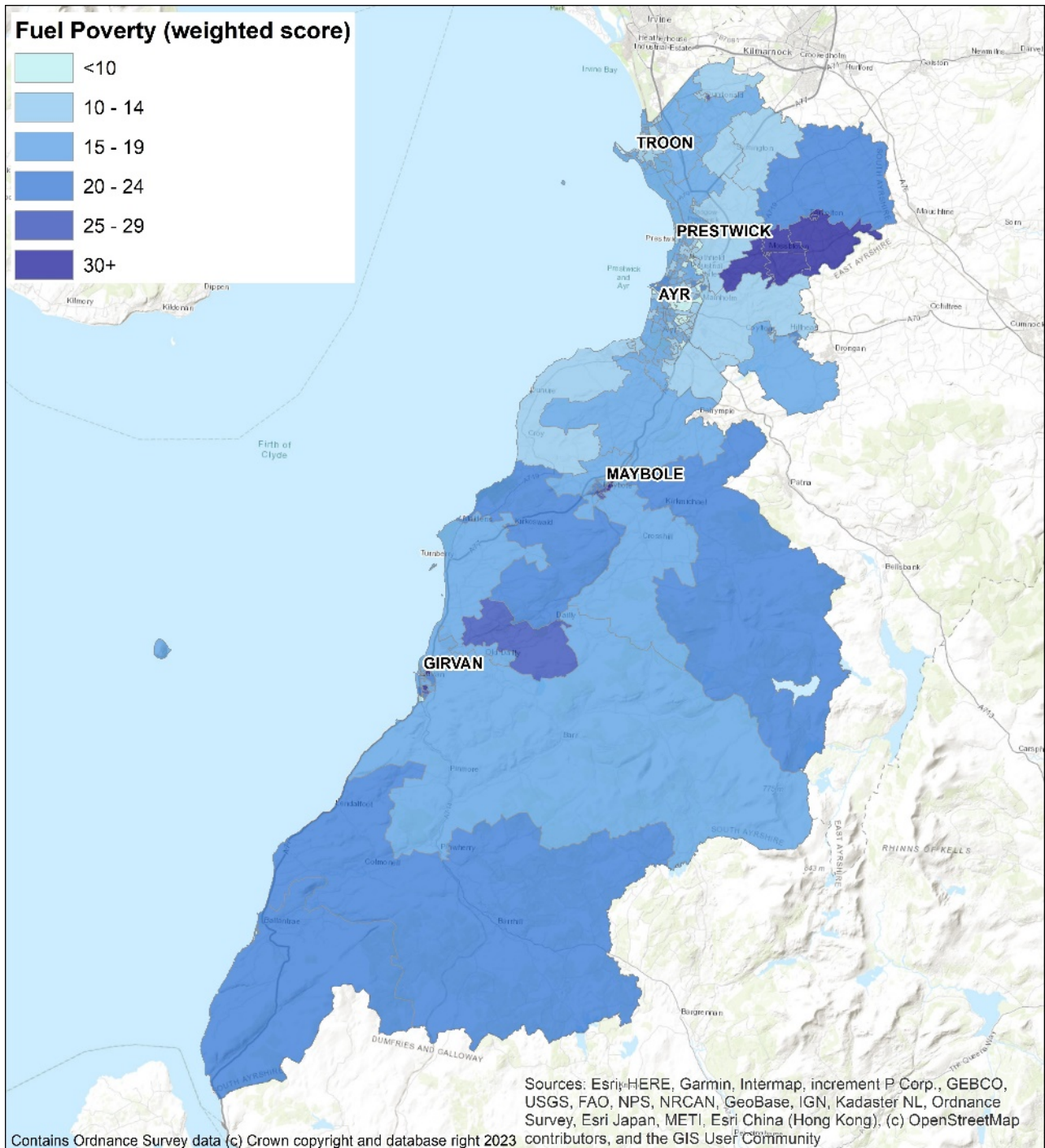
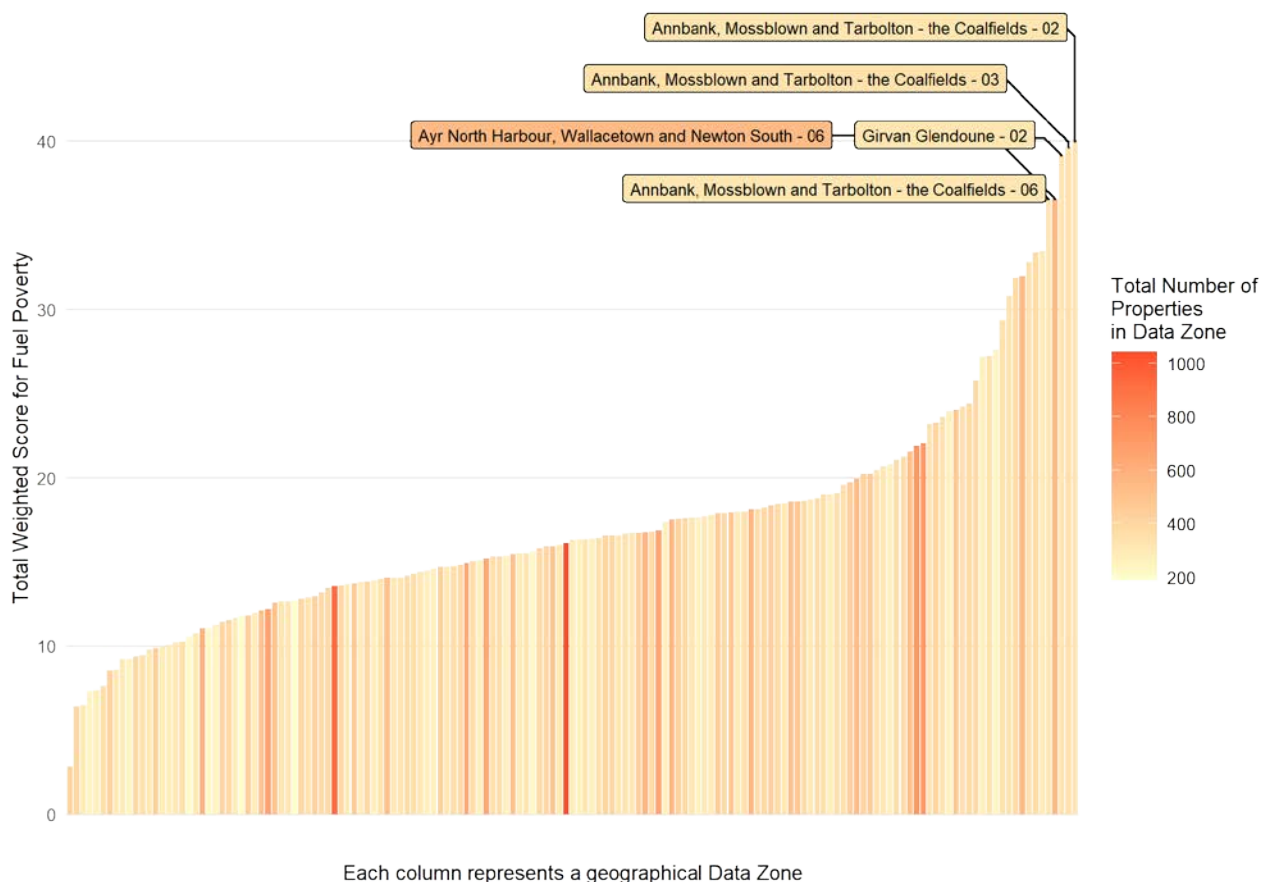


Figure 21: Histogram of Weighted Fuel Poverty Score – Data Zone Level



8.1.4 Mixed-Tenure, Mixed-Use and Historical

Mixed-tenure and mixed-use properties have unique challenges for the implementation of interventions as they have multiple stakeholders to engage with that may have conflicting interests. Mixed-tenure buildings are those which have multiple properties of the same use, whereas mixed-use buildings will have multiple properties in the same buildings that have different use profiles and are not all residential, such as a shop with a flat above it.

8.1.4.1 Mixed-Tenure

It is apparent that there is a wide variation in the number of mixed-tenure buildings between data zones (Figure 22 and Figure 23). This ownership type will require specialised engagement, funding and delivery strategies in order to implement the necessary energy efficiency measures. The technical solutions themselves will also potentially differ, since this group includes the range from high flats to sandstone tenements. A dedicated working group to resolve the unique challenges of mixed-tenure buildings may be the best course of action to make progress on the properties that may have multiple stakeholders and heating profiles. The prioritisation of zones will be dependent on the prioritisation identified for energy efficiency measures as much as on the order presented here.

Figure 22: Map of Mixed-Tenure Properties – Data Zone Level

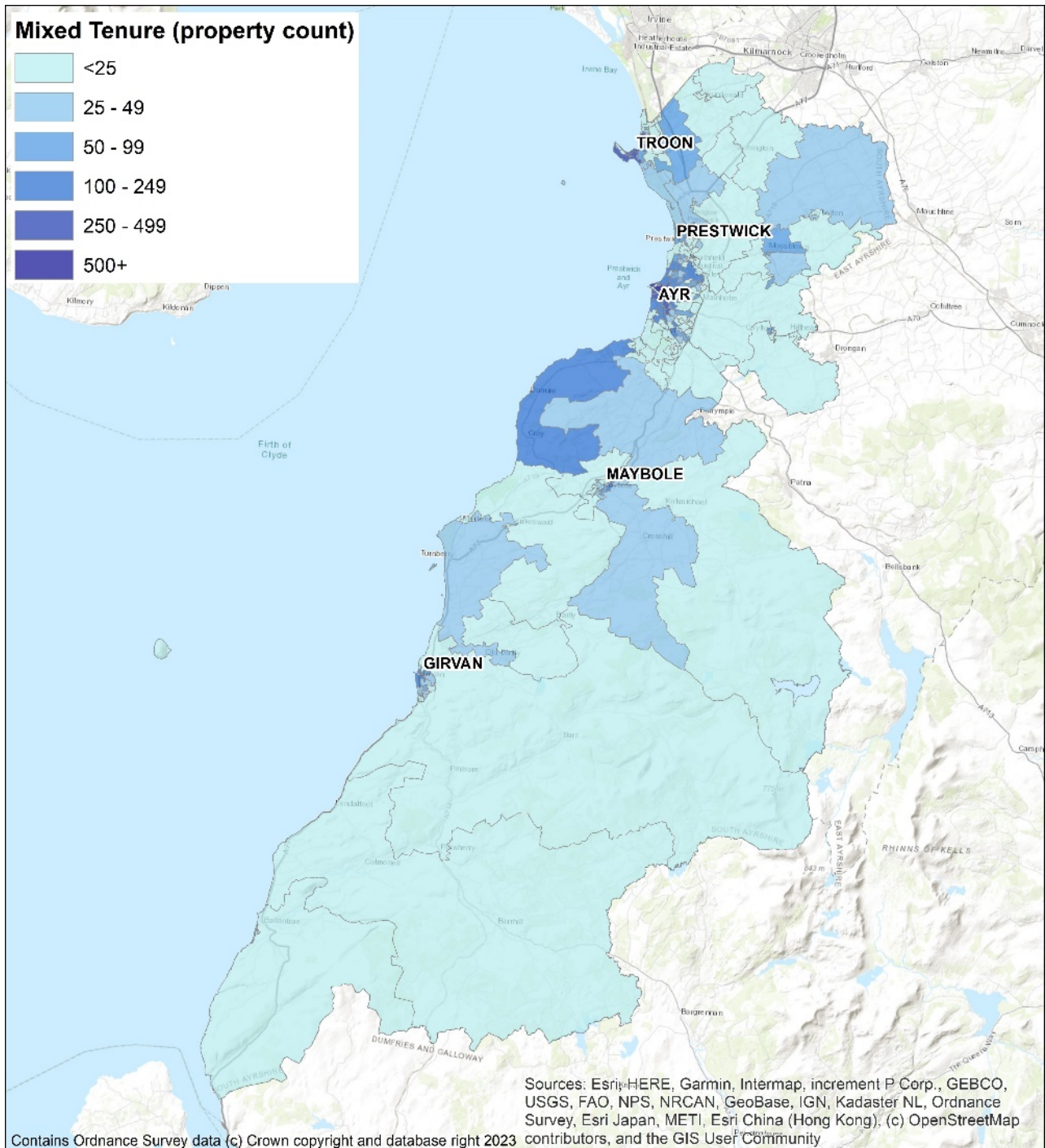
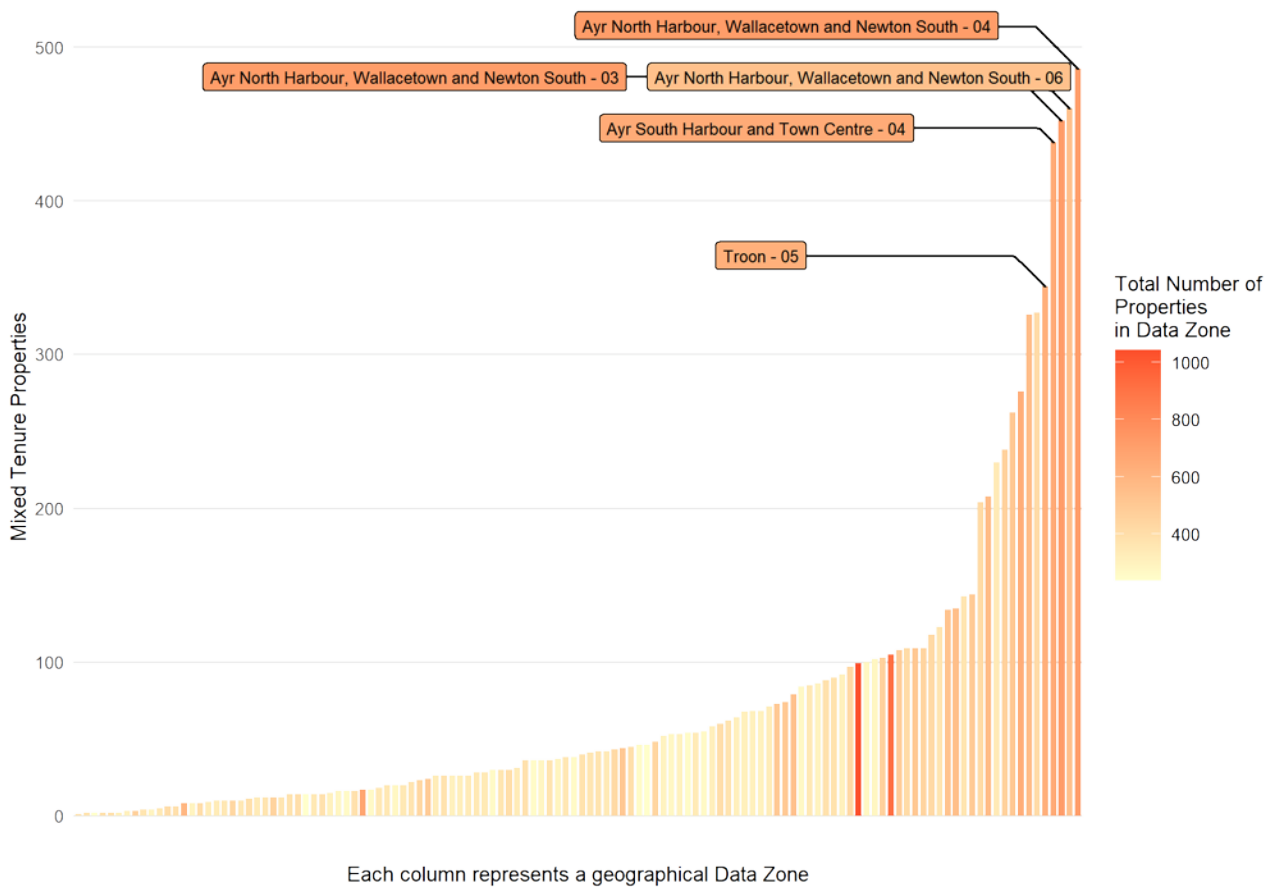


Figure 23: Histogram of Number of Mixed-Tenure Buildings – Data Zone Level



8.1.4.2 Conservation Areas and Listed Buildings

Relatively few Data Zones have homes within conservation areas (Figure 24). The top three zones (Figure 25) also appear amongst the worst performing Zones according to Energy Efficiency Score and so it is clear that properties in at least some conservation areas will be priorities and that appropriate solutions for these areas will need to be rolled out early in the LHEES delivery period.

Figure 24: Mapped Domestic Properties within Conservation Area by Data Zone

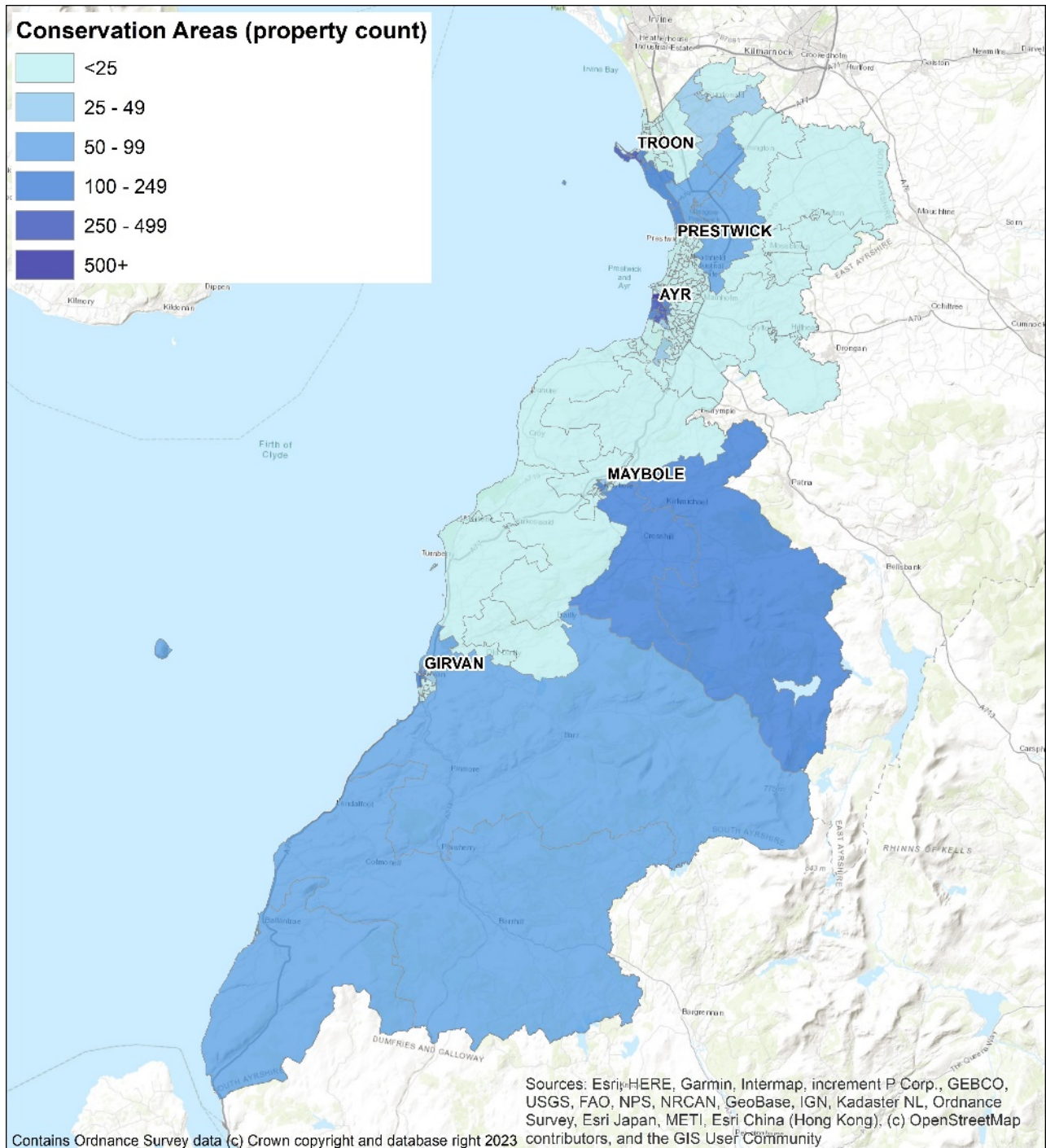
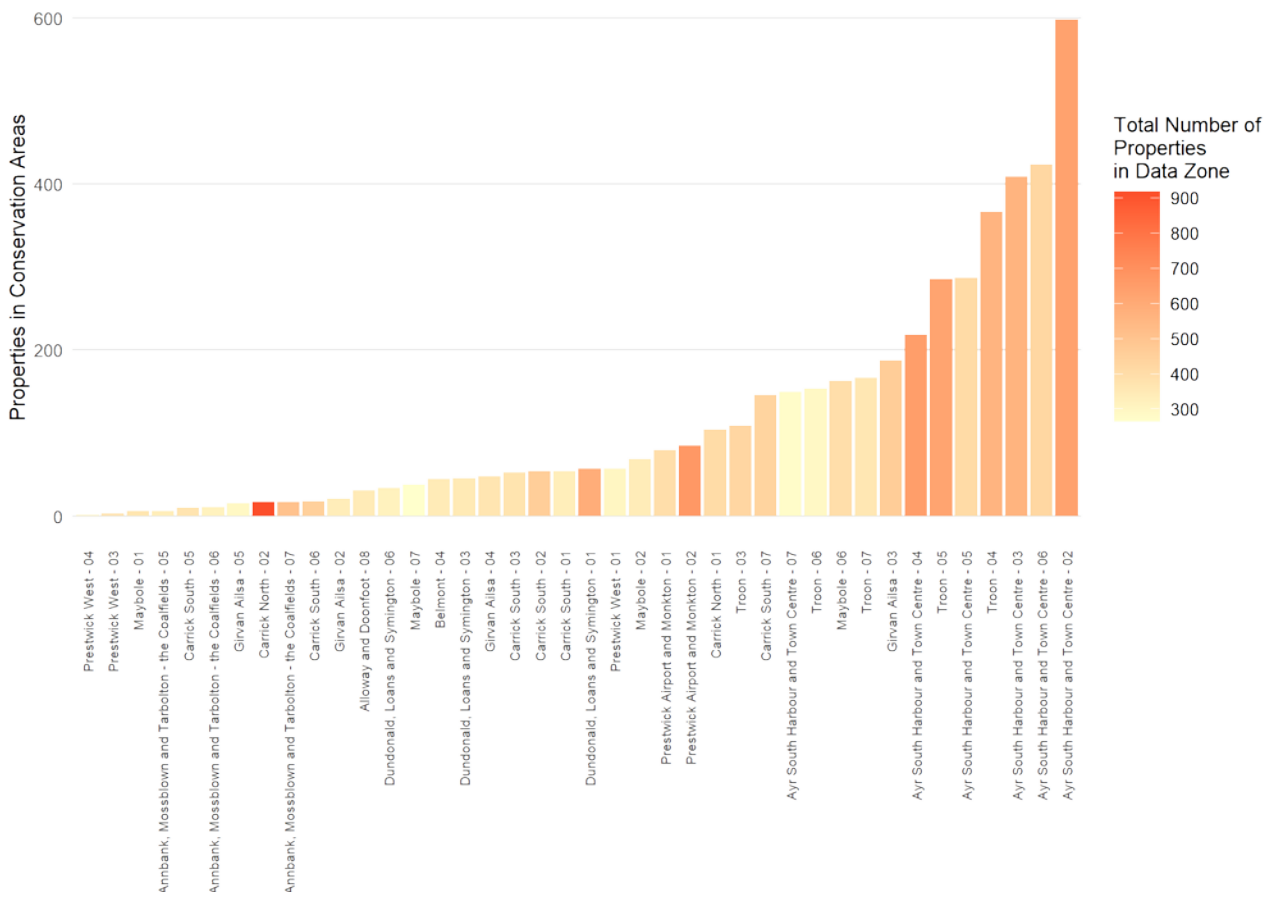


Figure 25: Domestic Properties in Conservation Areas by Data Zones Histogram



Again, there are a reasonable number of domestic properties (Figure 26 and Figure 27). The top four data zones are also amongst the poorer performers from the point of view of energy efficiency. Consequently, as in the conservation areas, the special strategies for this building type will have to be delivered early in the LHEES delivery phase.

Figure 26: Mapped Listed Domestic Properties by Data Zone

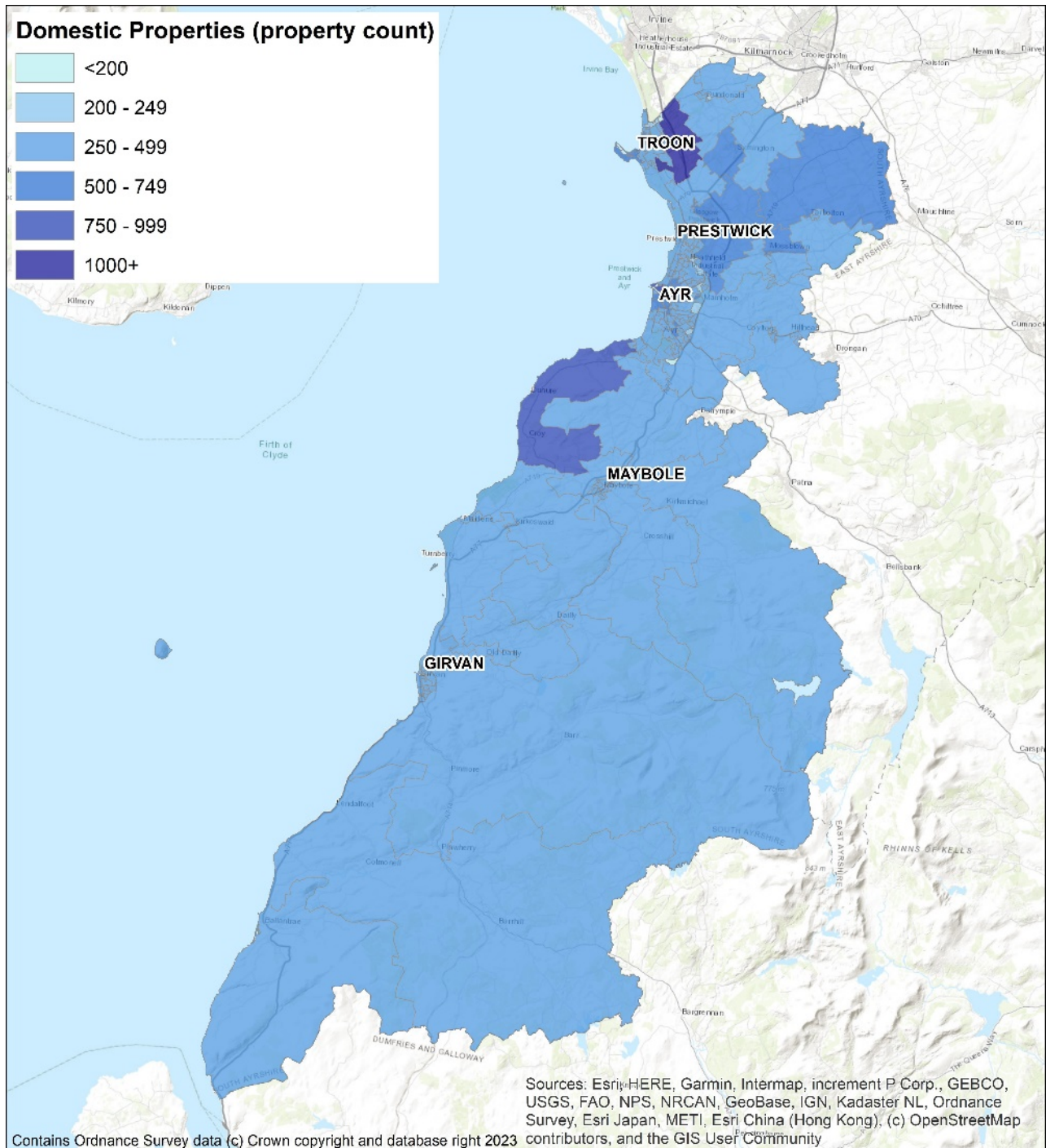
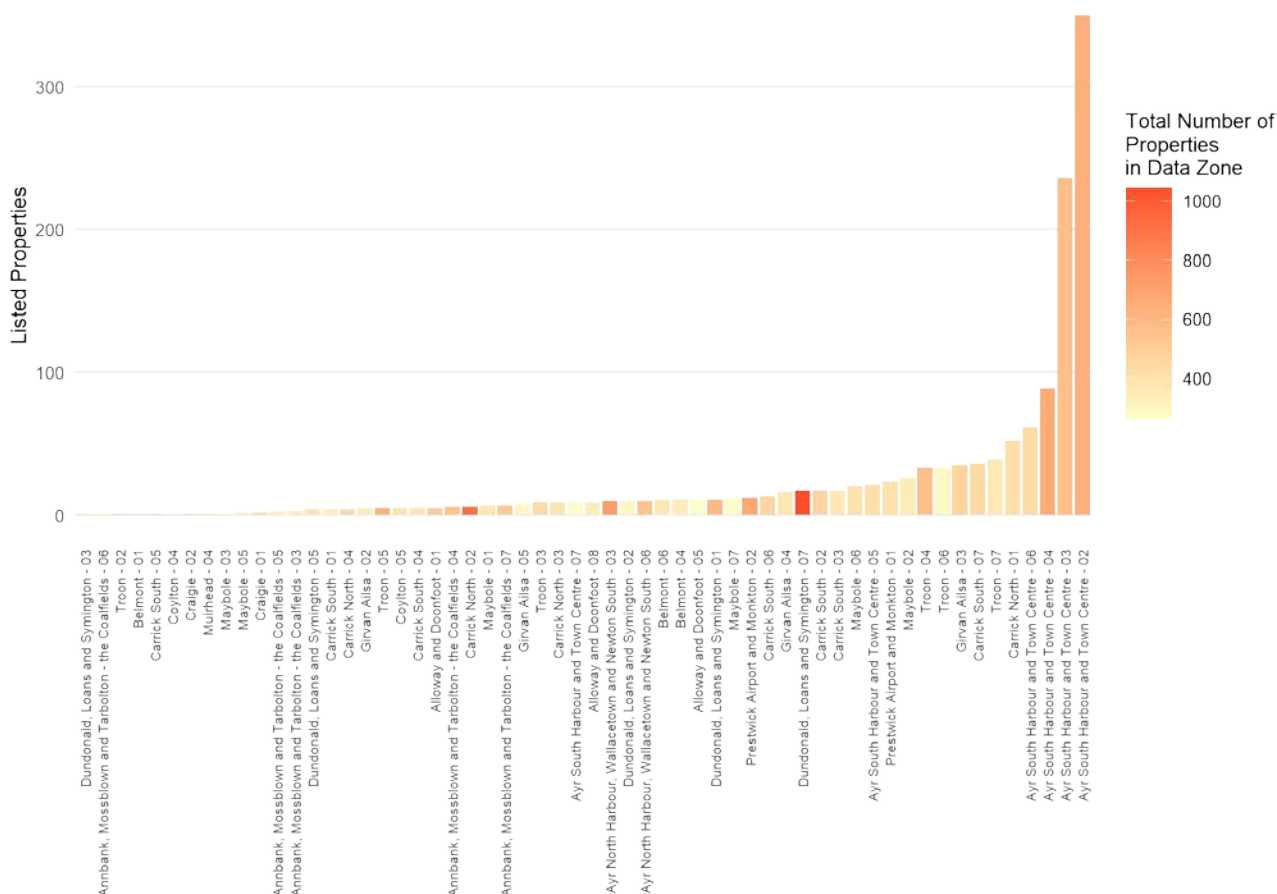


Figure 27: Listed Domestic Properties by Data Zone Histogram



8.1.5 Fuel Poverty – Absolute

The fuel poverty indicator analysis used in the baseline tool was supplemented with additional analysis based on the heat demands and fuel type presented in the Home Analytics dataset and the subsequent cost to the heat each property based on the utility prices given in Table 11. This building-level analysis was aggregated to intermediate zone and is intended to provide an indication of how affordable it is to heat houses in each area and is not a detailed prediction.

Table 12: Fuel prices used in fuel poverty analysis

Fuel	Autumn 2023 Price Cap
Electricity Rate	£0.270
Mains Gas	£0.070
Oil	£0.116
LPG	£0.119
Biomass/Solid	£0.068
Standing Charges	
Mains Gas	£0.45
Electricity	£0.27

The number of homes in each income decile are given in Table 12; 60 % of homes are in decile Five or lower. The 10 least affordable Intermediate Geography Zones, those with the fewest percentage of homes which could be affordably heated by households in income decile Five or lower, are listed in in Table 13.

Table 13: Number of homes by SIMD income decile

SIMD Income	Number of homes	Percentage of homes by income decile
One	5,920	10%
Two	4,960	9%
Three	4,080	7%
Four	9,980	17%
Five	9,790	17%
Six	2,840	5%
Seven	4,430	8%
Eight	4,230	7%
Nine	7,250	13%
Ten	3,840	7%

Table 14: Percentage of homes which could be affordably heated by households in income decile five or lower

Strategic Zone	Percentage of homes which could be heated by households in income decile five or lower without being in fuel poverty
Carrick	18 %
Kyle	60 %
Girvan	73 %
Ayr	74 %
Prestwick	74 %
Troon	78 %
Maybole	84 %

8.1.6 Social Impact of Multiple Deprivation

The Local Heat and Energy Efficiency Strategy and Delivery plan consider fuel poverty where it can be reduced through energy efficiency measures. Understanding which locations have higher rates of overall deprivation as well as specifically income deprivation, can inform decisions on areas of focus.

Figure 28: Map of overall SIMD rank

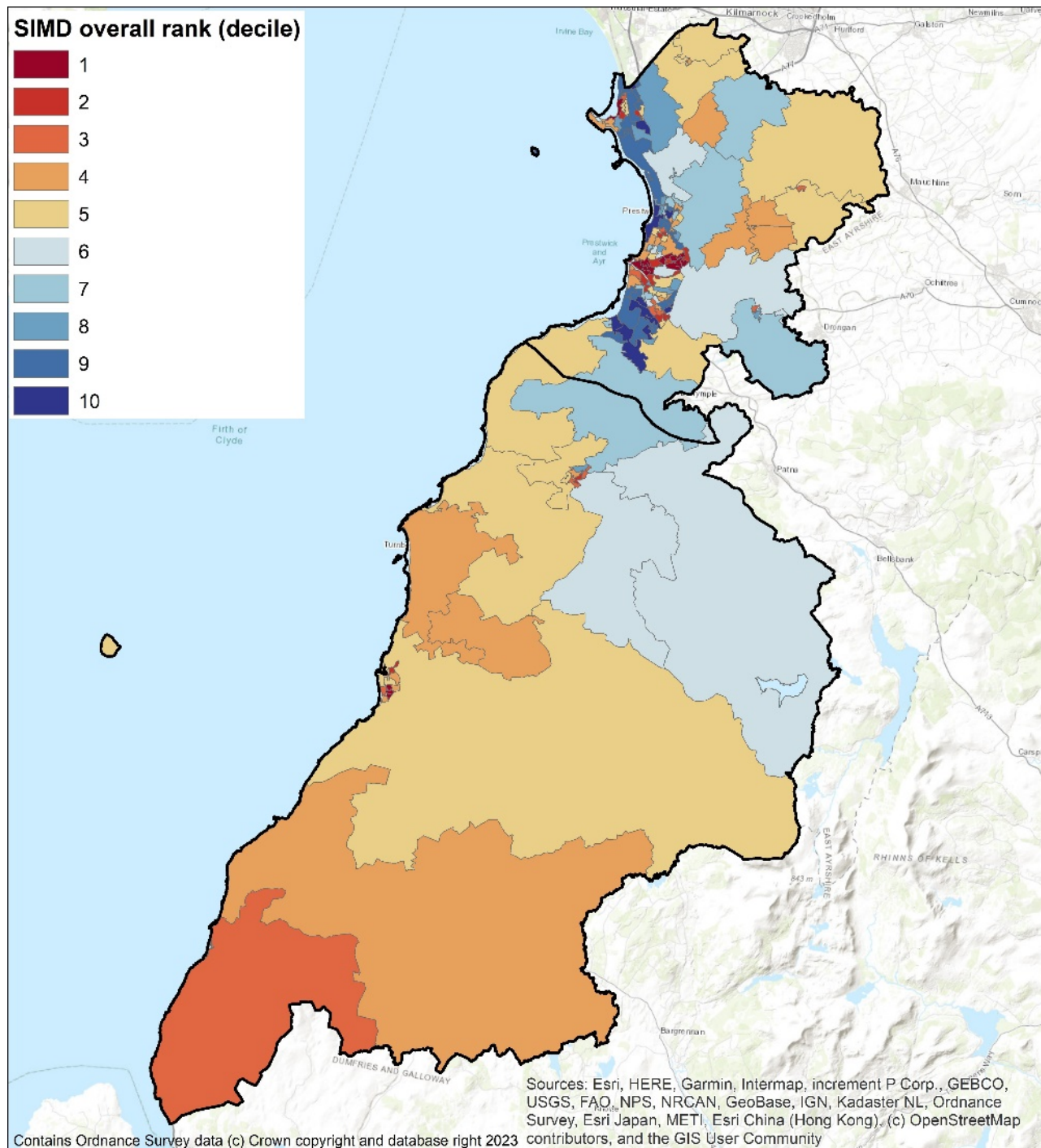
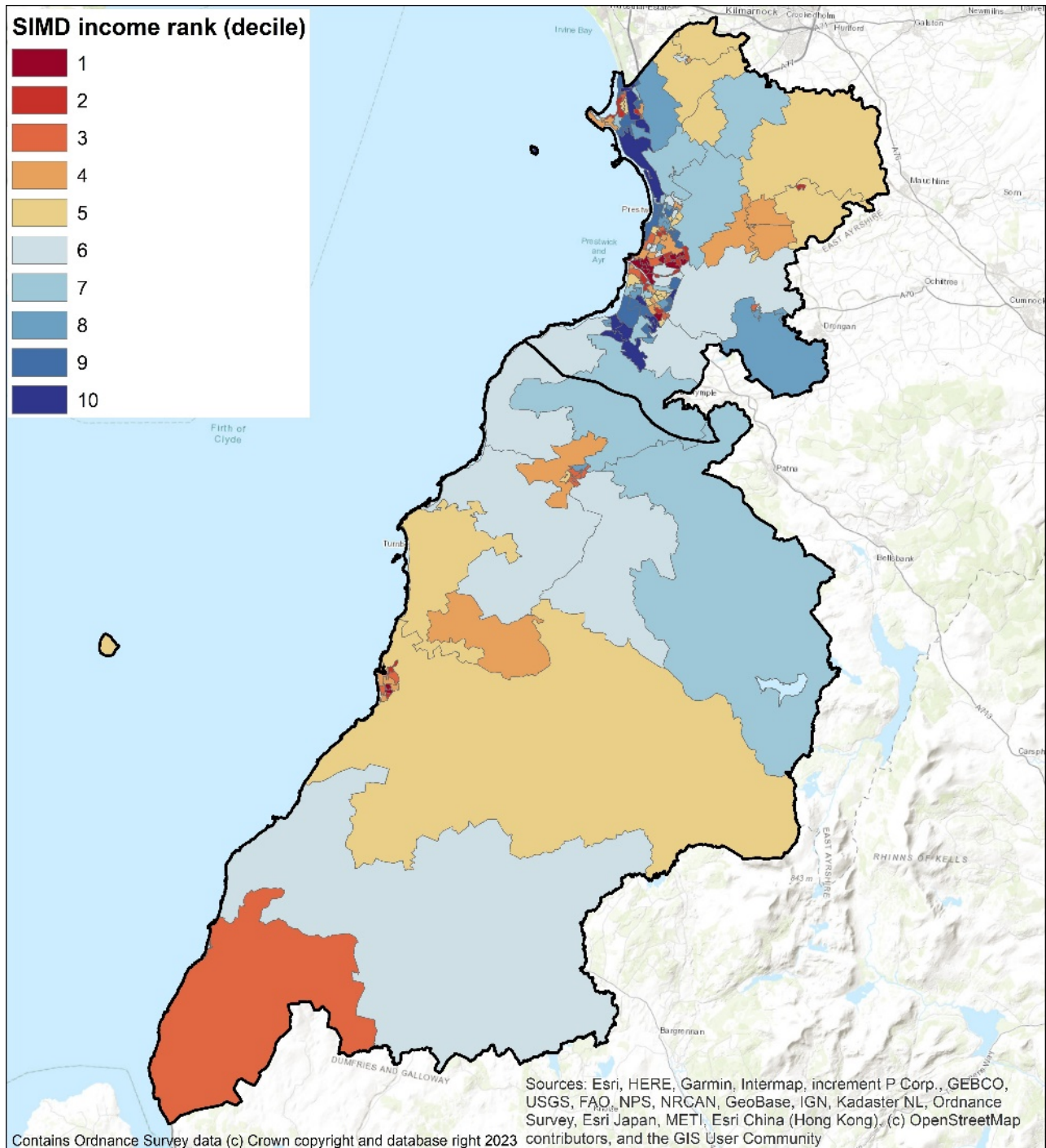


Figure 29: Map of income SIMD rank

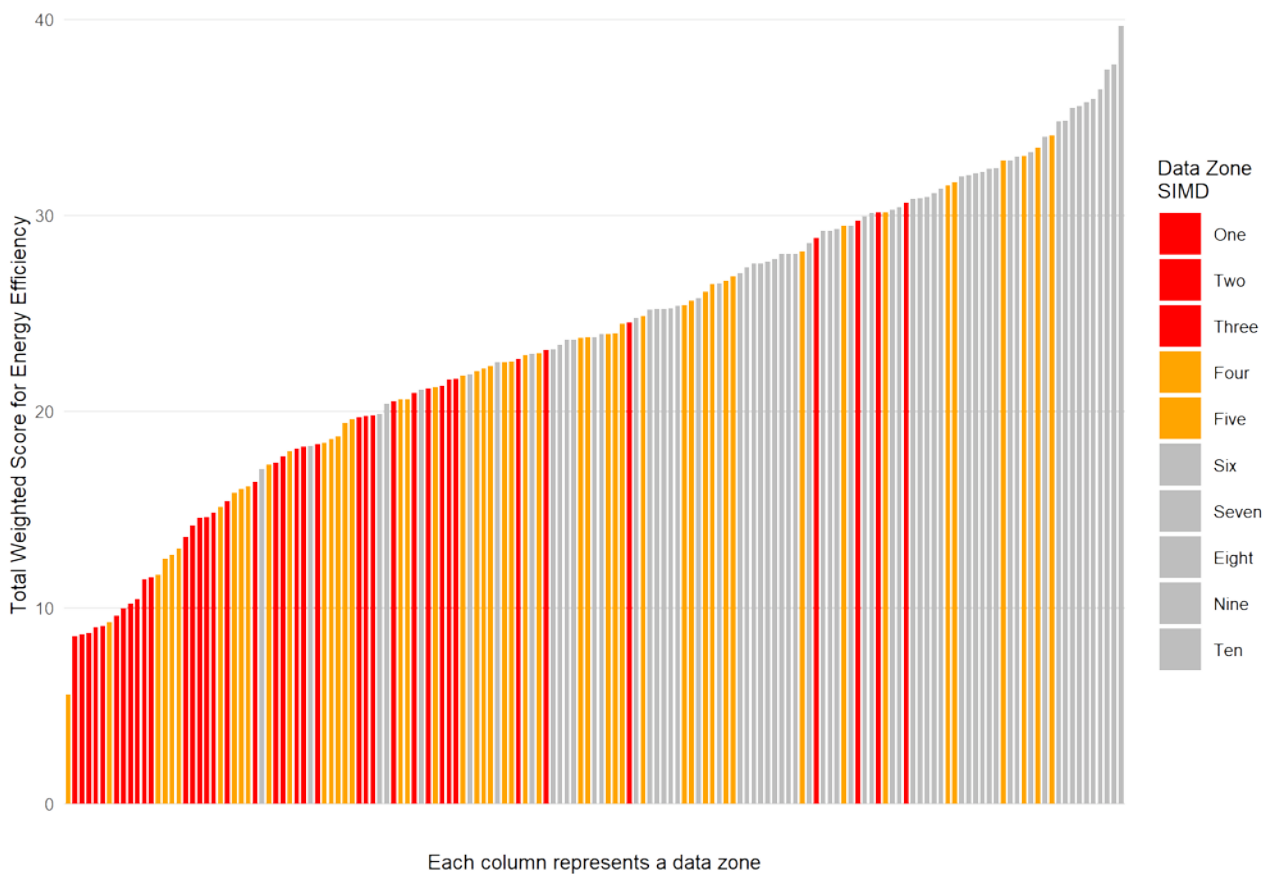


8.1.7 Overlaying Multiple Considerations

The analysis has generated various rankings for the purpose of determining where to start with interventions. The Weighted Energy Efficiency Score and Fuel Poverty rankings are, thanks to the latter being based on the former, very highly correlated and could be used interchangeably with similar outcomes. However, SIMD and income ranks are not correlated at all with the Weighted Energy Efficiency Score. Figure 30 highlights that the data zones with the worst energy performance are ones which are relatively affluent, so addressing funding towards fuel consumption reductions would not universally address the issue of real-world fuel poverty. However, since there are likely to be income poor households in areas which are more affluent on average, the poor energy efficiency of those properties or the relative lack of energy efficient properties could still warrant targeted intervention.

These observations suggest that prioritisation approaches need to take account of multiple factors, addressed in 8.2.3.

Figure 30: Data Zones ranked by Weighted Energy Efficiency Score and coloured by SIMD rank



8.1.8 Heat Pump Suitability

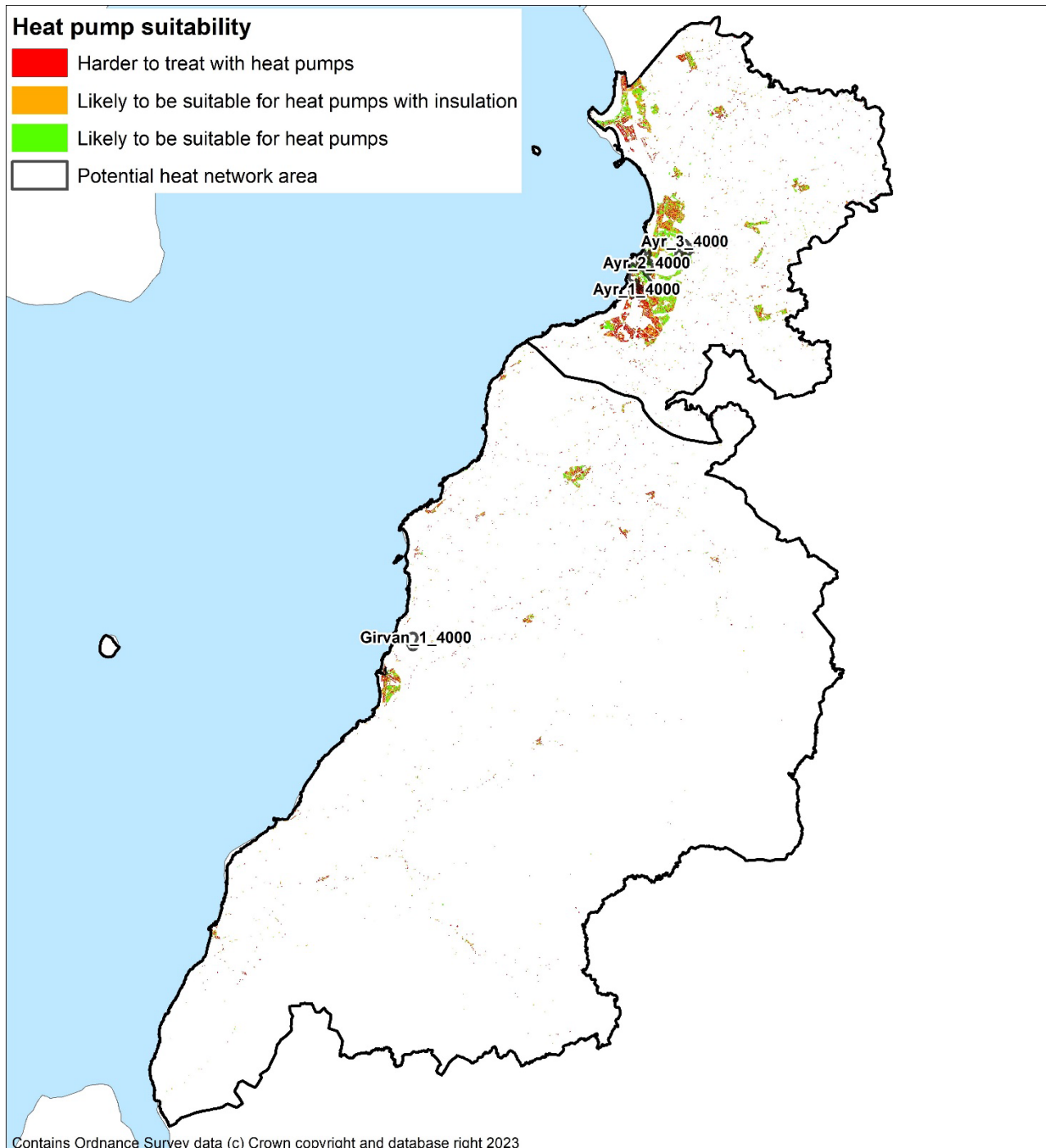
This section highlights where there are significant proportion of properties where there is a greater challenge with implementing a heat pump solution, even after reasonable energy efficiency measures are considered.

Low temperature solutions may be possible by solving challenges for a specific building type. Other technologies such as air-to-air heat pumps or exhaust air heat pumps may have specific applications such as small flats with few rooms.

There are a range of possible solutions depending upon the building type, however when combining the heat network analysis with the potential for heat pumps this shows where there are clusters of properties which are likely to be hard to treat.

Further analysis of these clusters could be considered to identify which solution is most appropriate for that specific area. While it may be that an ideal solution is then found, it may be that none of the possible solutions are ideal. In this case, engaging with stakeholders and understanding the specific needs of building owners and households is going to be particularly important to the Council identifying what role it can play in identifying potential solutions and supporting their implementation. Detailed maps are provided in Appendix G and an overview is shown below in Figure 31.

Figure 31: Heat pump suitability and potential heat network areas



Low temperature solutions may be possible by solving particular challenges for a specific building type. Other technologies such as air-to-air heat pumps may most suitable specific applications such as small flats with few rooms.

There are a range of possible solutions depending upon the building type, however when combining the heat network analysis with the potential for heat pumps this shows where there are clusters of properties which are likely to be hard to treat.

Further analysis of these clusters could be considered to identify which solution is most appropriate for that specific area. While it may be that an ideal solution is then found, it may be that none of the possible solutions are ideal. In this case, engaging with stakeholders and understanding the specific needs of building owners and households is going to be particularly important to the Council identifying what role it can play in identifying potential solutions and supporting their implementation.

8.2 Technology-Led Approach

8.2.1 Purpose

As an alternative to the spatial approach, the interventions in this section are grouped by tenure, who owns the property, as well as other factors which would affect the viability and benefit of specific technologies. This would allow alternative means of targeting properties for interventions, either by the Council in its own properties or to assist other stakeholders in identifying changes they can make to their properties.

8.2.2 Logic for Technology Grouping

In addition to considering the data on each building's construction, type and insulation levels by data zone, analysis was carried out based on the other attributes which are important to how measures could be implemented and who would make those decisions. In this section, therefore, the interventions are grouped by tenure and the fuel being displaced to aggregate the interventions in an alternative way. This allows comparison of costs and benefits of installing different measures to be considered for a specific tenure.

The Council can play a different role in encouraging the installation of energy efficiency and low carbon heat sources in different tenures, meaning this analysis is intended to inform decisions throughout the next 5 years.

Energy efficiency measures are considered key interventions to help both reduction of fuel poverty and decarbonisation by reducing heat demands leading to lower carbon emissions. In addition, the implementation of energy efficiency measures improves the operational effectiveness and the sizing requirement of heat pumps.

There are two heating technologies which have the most potential to improve both energy efficiency, contribute to decarbonisation and potentially reduce fuel poverty. District heat networks are a key technology in areas with higher heat density makes them viable and in some new build estates. The second option, which is the main route forward for buildings across South Ayrshire, is installation of heat pumps either for a specific dwelling or a communal system serving a number of dwellings, such as a block of flats.

There are a range of technologies which could be considered for properties less suitable to heat networks or conventional air-to-water heat pump technologies. These include biomass, direct electric heating, air-to-air heat pumps, and high-temperature or 3-phase air-to-water heat pumps.

8.2.3 Intervention Categories

The data on each individual property has been assessed and the measures that each property is suitable for has been estimated. They are grouped according to LHEES consideration and tenure.

The potential interventions are grouped by the factors which would affect their implementation. As such, Table 14 forms a list from which actions can be selected rather than a list being committed to at this stage.

An individual property may appear multiple times in Table 14 if it requires multiple interventions. It is possible that, due to programming, the multiple interventions would take place at the same time but that is not an imperative i.e., all the windows in a data zone could be upgraded at a separate time to loft insulation. Details of each of these possible interventions are set out in Appendix J.

Table 15: Intervention summary table

Intervention Reference	LHEES Consideration	Tenure	Energy Efficiency Measure	Displaced Fuel	SAC Action	Number of Properties	Notes
1	1) Off-gas grid buildings	All		Various	1.1 Survey properties with missing data. 1.2 Install low carbon heating in off-gas grid buildings.	8,935	
2	2) On-gas grid buildings	All		Gas	2.1 Survey properties with missing data. 2.2 Install low carbon heating in on-gas grid buildings.	57,949	
3	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Loft insulation	n/a	3.1 Survey properties with missing data. 3.2 Upgrade all insulation to 300 mm mineral wool (or equivalent)	1,933	There should be an economy of scale
4	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Wall insulation	n/a	4.1 Assess priority 4.2 Assess feasibility 4.3 Install cavity or cladding insulation	998	
5	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Glazing upgrade	n/a	3.1 Assess priority 3.2 Install double-glazing	213	
6	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Heat pump installation	Electricity	4.1 Survey properties for wet heating system installation requirements. 4.2 Install ASHP	871	Cost for retrofitting will be variable. There should be an economy of scale.
7	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Heat pump installation	Oil/ LPG	5.1 Install ASHP	325	
8	1) On gas grid 4) Poor building energy efficiency 5) Fuel Poverty Resulting from poor building energy efficiency	Local Authority	Heat pump installation	Gas	6.1 install ASHP 6.2 install electric cooker	7,266	May only improve fuel poverty if the gas meter and standing charge removed.

Intervention Reference	LHEES Consideration	Tenure	Energy Efficiency Measure	Displaced Fuel	SAC Action	Number of Properties	Notes
9	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Heat pump installation	Solid	7.1 Survey for requirement for wet heating system 7.2 Install ASHP	86	
10	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Local Authority	Heat pump installation	Biomass	8.1 Survey for requirement for wet heating system 8.2 Install ASHP	0	
11	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Loft insulation	n/a		703	
12	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Wall insulation	n/a		257	
13	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Glazing upgrade	n/a		40	
14	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Heat pump	Electricity		339	
15	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Heat pump	Oil/LPG		42	
16	2) On-gas grid buildings 4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Heat pump	Gas		1,930	May only improve fuel poverty if the gas meter and standing charge removed.
17	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Housing Association	Heat pump	Solid		4	Low volume = Low impact
18	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Loft insulation	n/a		16,880	

Intervention Reference	LHEES Consideration	Tenure	Energy Efficiency Measure	Displaced Fuel	SAC Action	Number of Properties	Notes
19	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Wall insulation	n/a		17,232	
20	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Glazing upgrade	n/a		2,254	
21	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Heat pump	Electricity		2,686	
22	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Heat pump	Oil/LPG		3,433	
23	2) On-gas grid buildings 4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Heat pump	Gas		33,071	May only improve fuel poverty if the gas meter and standing charge removed.
24	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Heat pump	Solid		290	
25	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Owner occupied	Heat pump	Biomass		136	Low priority wrt. carbon
26	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Loft insulation	n/a		2,711	
27	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Wall insulation	n/a		3,599	
28	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Glazing upgrade	n/a		653	

Intervention Reference	LHEES Consideration	Tenure	Energy Efficiency Measure	Displaced Fuel	SAC Action	Number of Properties	Notes
29	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Heat pump	Electricity		893	
30	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Heat pump	Oil/LPG		730	
31	2) On-gas grid buildings 4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Heat pump	Gas		4,920	May only improve fuel poverty if the gas meter and standing charge removed.
32	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Heat pump	Solid		55	
33	4) Poor building energy efficiency 5) Poor building energy efficiency as a driver for fuel poverty	Privately rented	Heat pump	Biomass		62	
34	6) Mixed-tenure, mixed-use and historic buildings	Mixed	All	-	32.1 Map which of the above interventions apply to mixed-tenure		
35	6) Mixed-tenure, mixed-use and historic buildings	Historic	All	-	33.1 Map which of the above interventions apply to mixed-tenure		

8.3 Non-domestic properties

8.3.1 Overview of properties to decarbonise

The non-domestic stock was characterised in 6.1.2 and the following conclusions could be drawn:

- The majority of properties are heated by either electricity or gas (Figure 4)- and electricity will eventually decarbonise itself
- The majority of the smallest properties are heated electrically (Figure 5) – and the remainder will likely suit small air-to-air-heat pump systems)
- The majority of properties are either in the oldest or youngest age categories (Figure 6)

Strategically, then, the focus should be on gas-heated properties greater than 100m². Common building types in this category include Retail and Finance, Offices and Workshops, and Non-residential Institutions (Figure 32). By estimated heat demand, these three sectors are still top of the list, alongside hotels (Figure 33) so these should be the target of decarbonisation efforts.

However, these conclusions are based on the data available and due to the known discrepancies in the base data's estimate of heat demand and of type of fuel used, validating and improving the available data is important as part of any engagement with property owners.

Figure 32: Larger, gas-heated non-domestic properties by use type

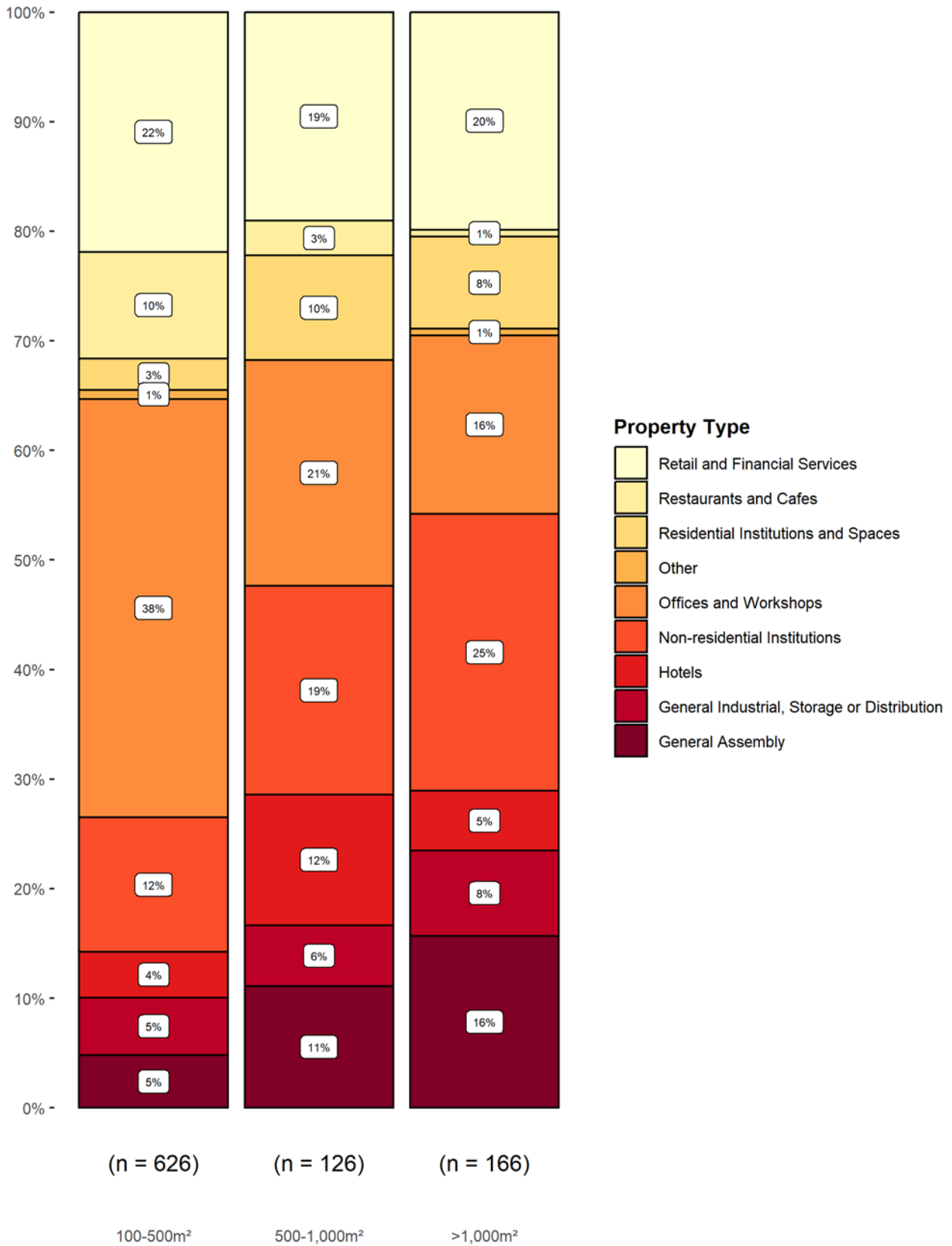


Figure 33: Space heating demand in larger, non-domestic, gas-heated buildings by type

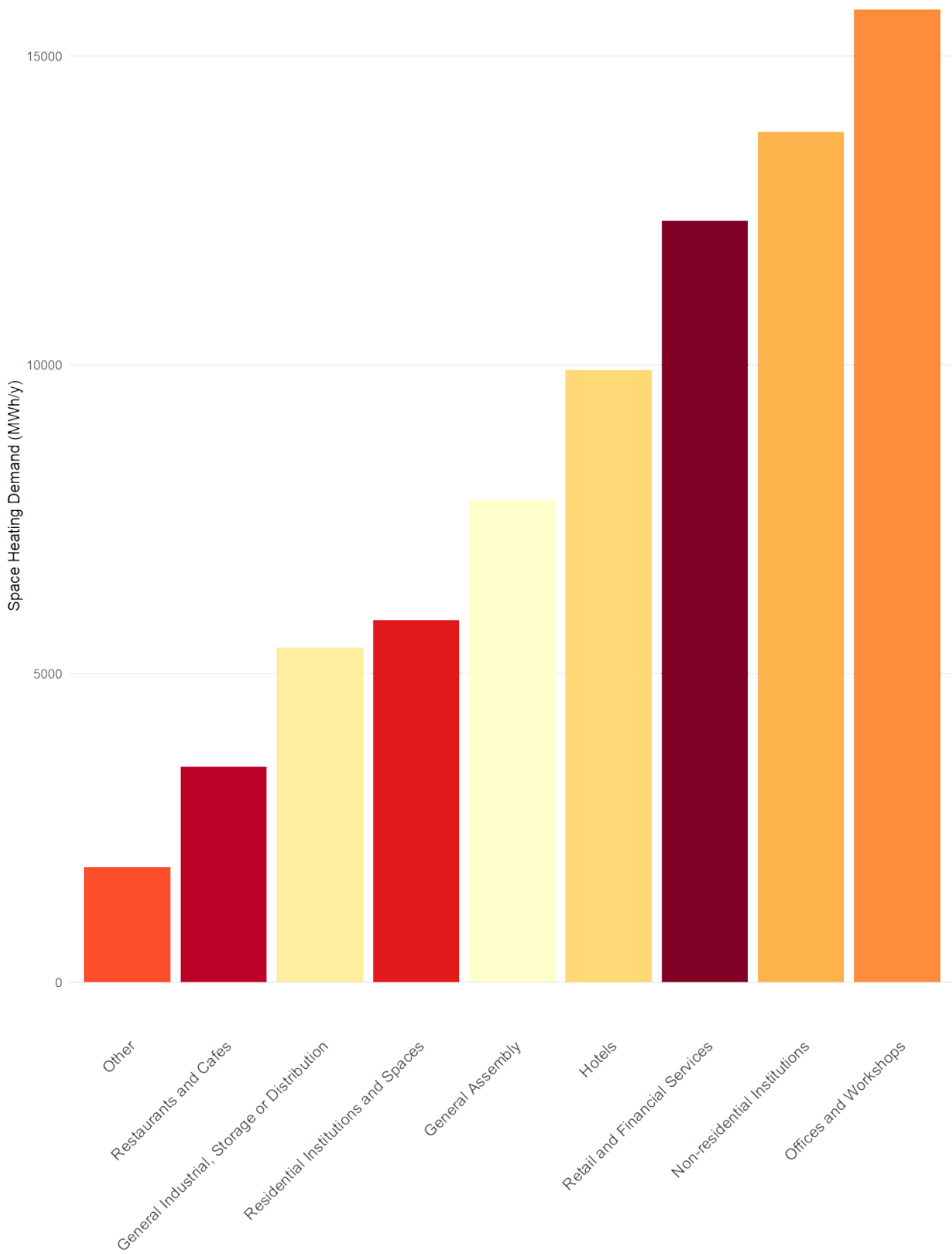
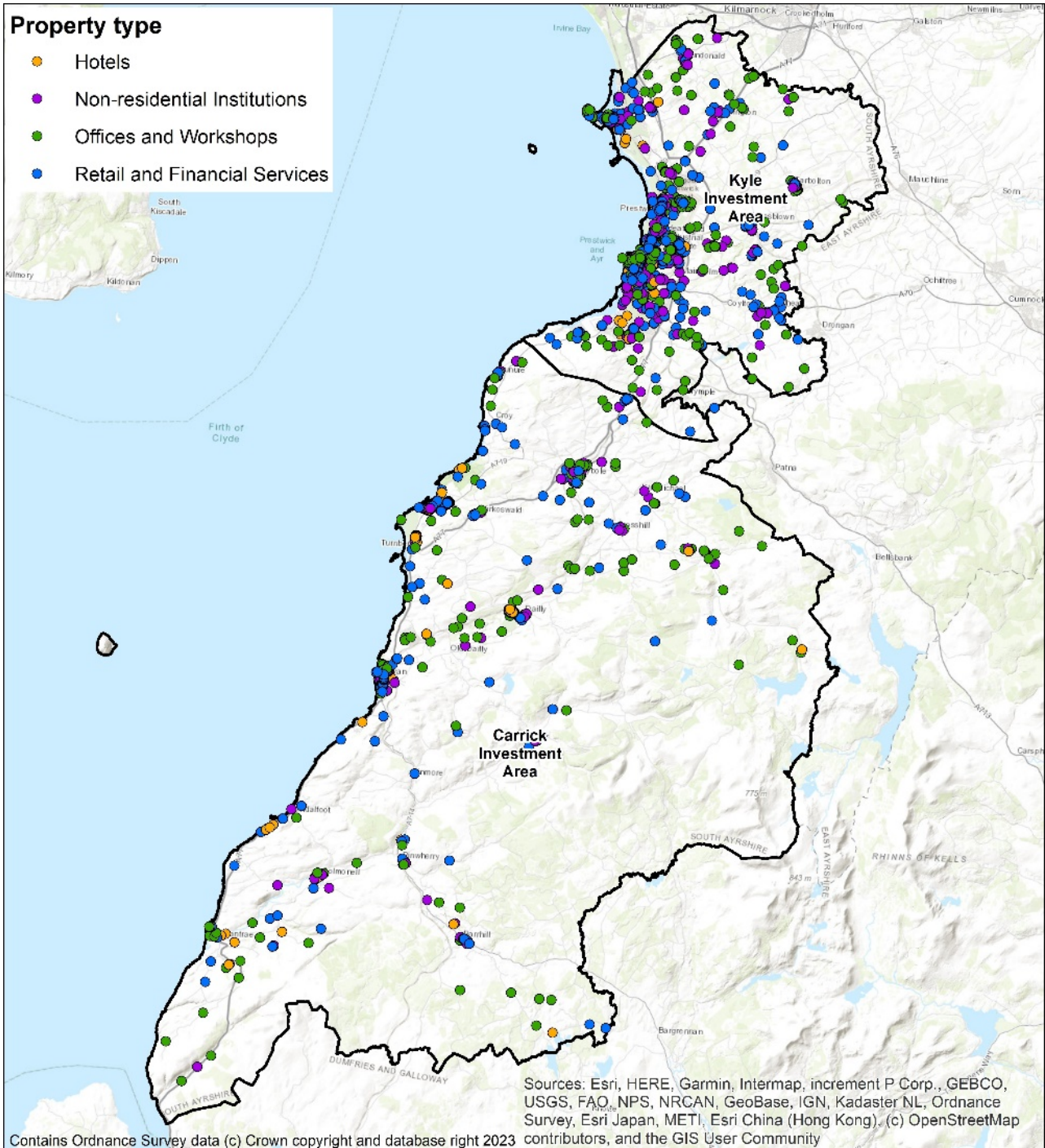


Figure 34: Map with top non-domestic, gas-heated energy consuming types



8.3.2 Non-domestic buildings energy efficiency

Using the publicly-available EPC records, around 2,000 EPCs are lodged for South Ayrshire. By far the largest proportion of these have a rating of G (Table 15). This must be viewed as a target to improve energy efficiency overall in South Ayrshire.

Table 16: Non-domestic EPCs in South Ayrshire

EPC Rating	Count	Percentage
A	27	1 %
B	87	4 %
C	233	12 %
D	315	16 %
E	354	18 %
F	255	13 %
G	693	35 %

8.3.3 South Ayrshire Council Portfolio

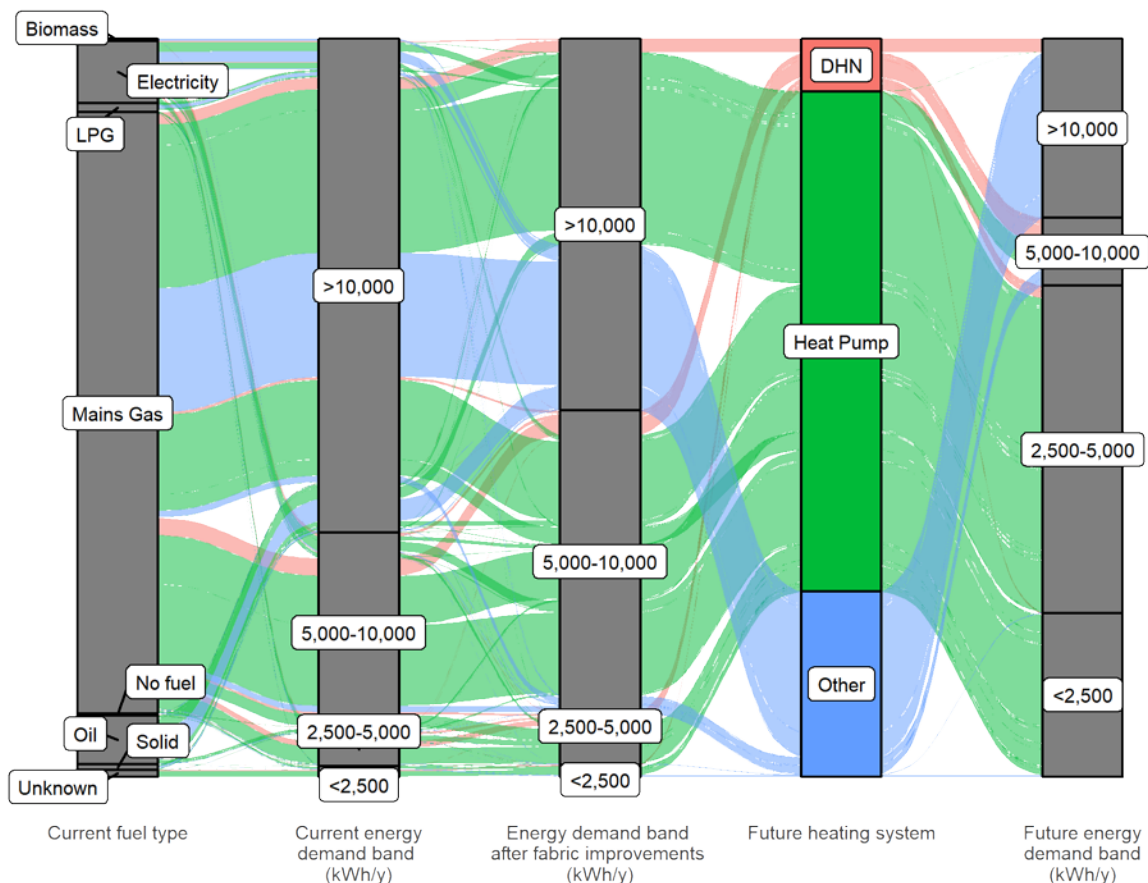
South Ayrshire Council own 10 buildings with oil as a heat source which consume over 900 MWh/year of heat. Over 100 more council-owned buildings consume over 36,000 MWh of heat from gas. These are significant amounts of heat to be decarbonised and a first step to achieving this will be to prepare energy efficiency and decarbonisation plans for each building.

9. Pathways for all of South Ayrshire

9.1 Decarbonisation of Heat Pathway

The journey to the decarbonisation of each domestic property in South Ayrshire is shown in Figure 35. The first column shows the proportions of properties which begin with each fuel source. The second groups the properties by their total heat demand, in kWh/year. The third column assumes reasonable energy efficiency measures have been applied and groups the properties by their improved heat demand. The suitability of each property for each of the low carbon heat measures is then shown. This assumes all listed heat network zones are developed but doesn't consider further expansion. It can be seen clearly that heat pumps are the most suitable technology for the majority of homes. Finally, the column on the right shows the energy imported to the property to meet heat demand. For heat networks, this is simply heat purchased. For electric heating and heat pumps it is units of electricity.

Figure 35: Decarbonisation and energy efficiency pathway



The shifting of individual properties down from one energy demand band to the next is visualised in Figure 36, where the comparison of heat pumps to direct electric heating shows how effective heat pumps will be in reducing the risk of fuel poverty.

At a local authority level, Figure 37 shows how interventions in and shifting demand of individual properties could reduce the total heat energy consumption in South Ayrshire. It is also evident in Figure 36 and Figure 37 that heat pumps on their own make a bigger difference to energy demand than fabric improvements but fabric improvements have a role in both demand reduction and in making homes suitable for heat pumps (8.1.8).

Figure 36: Shifting energy demand by fabric improvement and heat pump installation

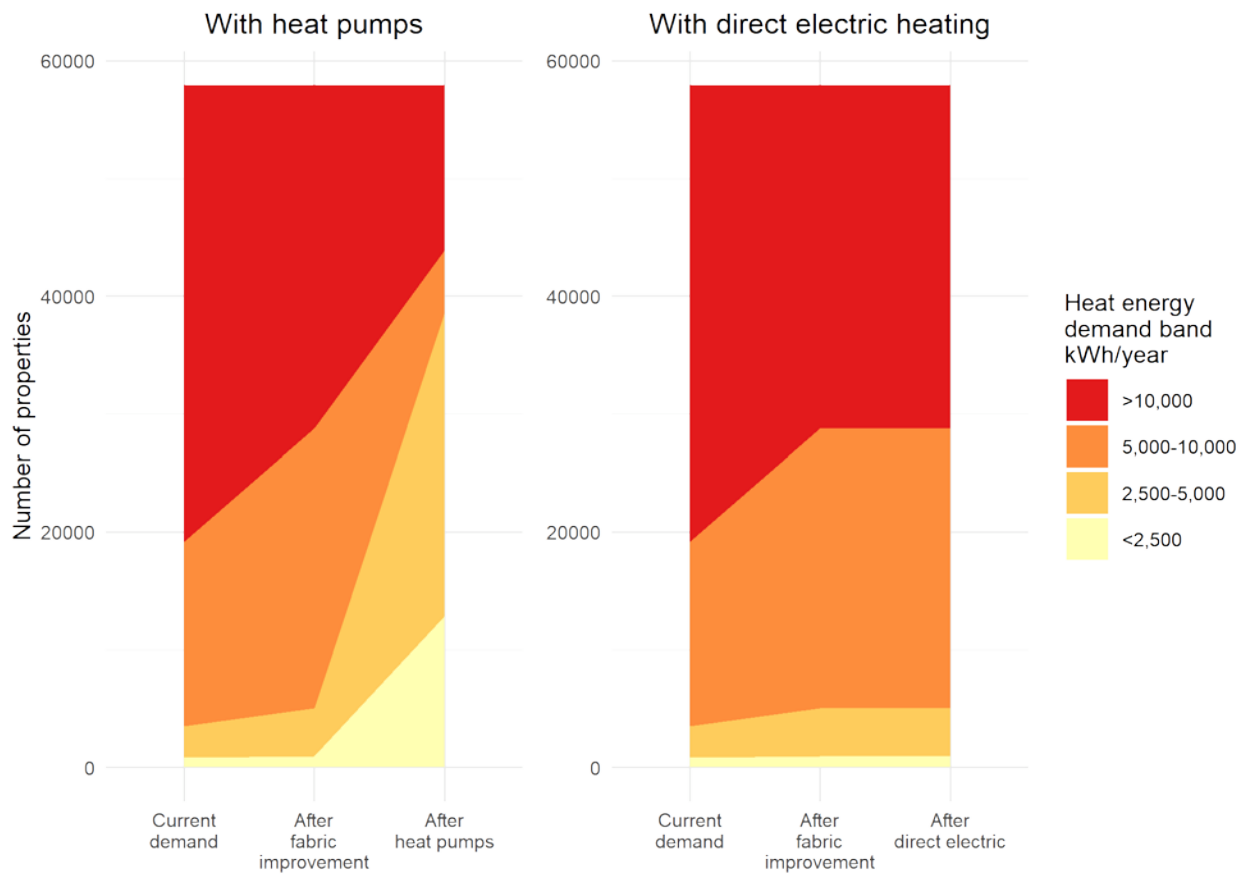
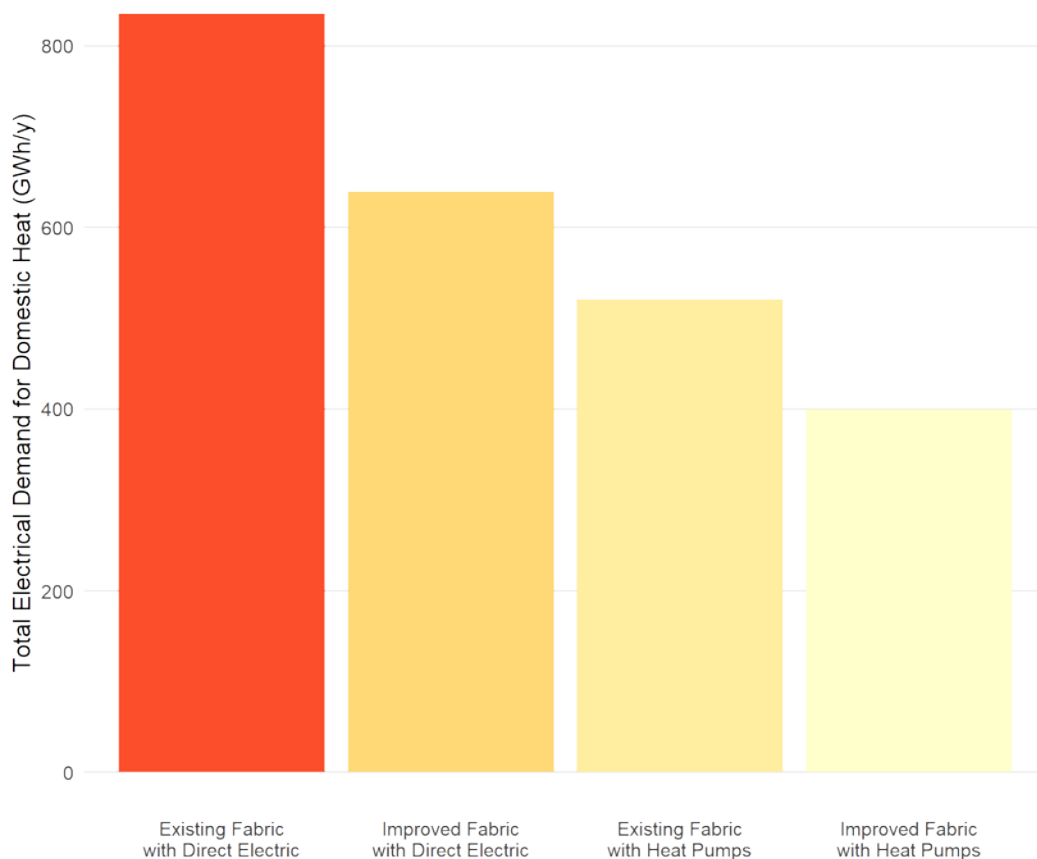


Figure 37: Total electricity demand reduction after energy efficiency measures and/ or heating system upgrade



9.2 Fuel Poverty

Reducing the heat demand of the buildings through installing energy efficiency measures is clearly important as it can both reduce the amount of heat to be decarbonised and the cost of heating. This section examines the properties in the areas with the lowest SIMD score to illustrate the combined effect of energy efficiency and low carbon heating on the amount of energy that the household would have to pay for, to fully heat their home and, consequently, on their risk of fuel poverty.

Figure 38: Effect of actions in all properties in SIMD 1 areas – energy efficiency and heat pumps

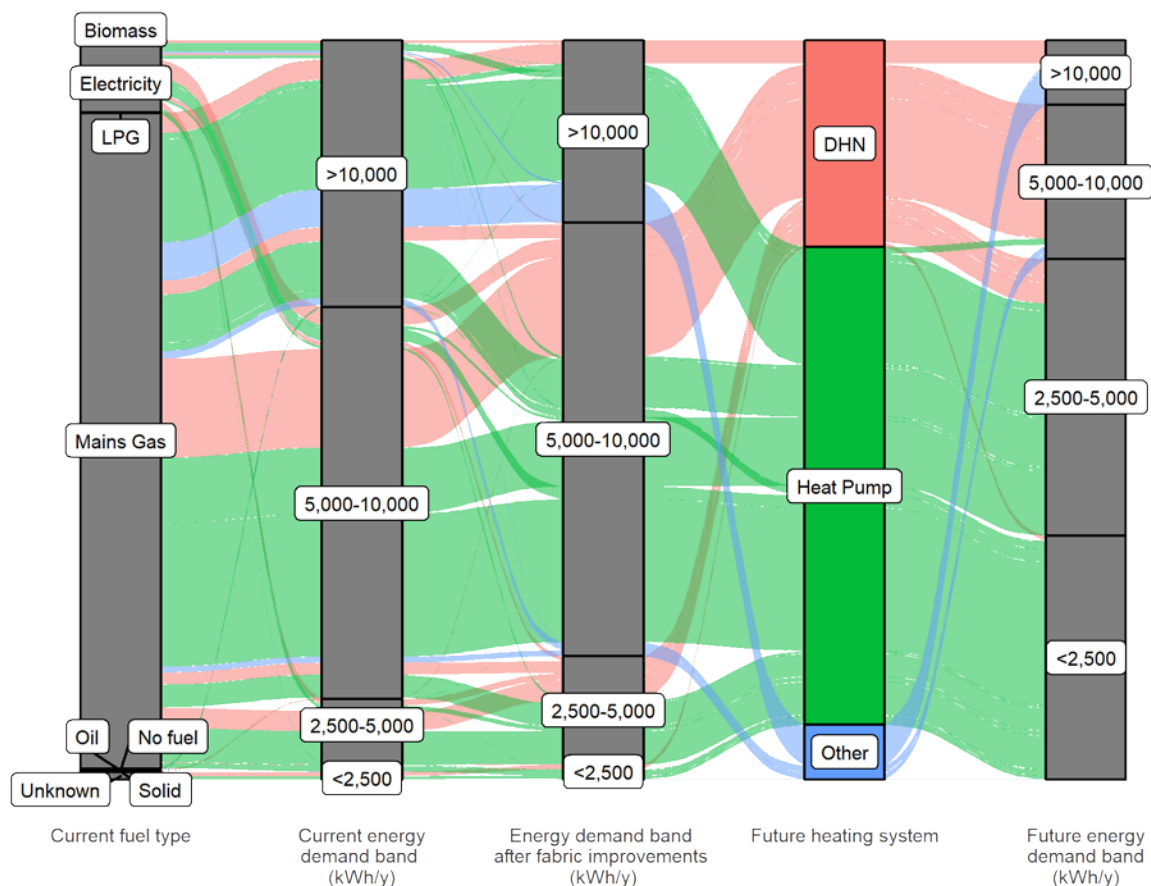


Figure 38 shows the decarbonisation journeys for all properties in areas which have a SIMD score of 1, the most deprived areas. This shows the main heating fuel they use at present, the proportion of properties in each energy demand band (kWh/year) and then the numbers in each band after energy efficiency measures and low carbon heating technologies are installed.

Installing energy efficiency measures significantly reduces the number of properties with heat demands of over 10,000 kWh/year. Utilising heat pumps reduces this further to a very small proportion but also results in one quarter of homes being in the lowest band, with an annual demand of <2,500 kWh/y. If direct electric heating, rather than heat pumps, were used as the low-carbon choice, then the number of homes in SIMD 1 areas with such low energy demand would be negligible (the third column in Figure 38). For the purposes of this Strategy, heat pumps are considered the preferred solution to minimise fuel poverty, in properties where low-cost district heating is not an option.

Other factors

There are several factors which affect fuel poverty and outlining the effect of energy efficiency measures in improving fuel poverty is complex. Household income after housing costs has a significant effect but is out of scope of this Strategy.

Unheated homes

The Scottish Housing Condition Survey 2019¹⁸ states:

23 % of fuel poor and 28 % of extreme fuel poor say that their heating keeps them warm enough in winter "only sometimes" or "never",

For these households, reducing the heat demand through insulation both reduces how much it would cost them to heat their home, should they be able to do so, and limits the temperature to which the property will fall in any periods when they do not or are unable to heat it. For those at highest risk of not heating their homes

¹⁸ [5 Energy Perceptions - Scottish house condition survey: 2019 key findings - gov.scot \(www.gov.scot\)](https://www.gov.scot/resources/consultations-published/5-energy-perceptions-scottish-house-condition-survey-2019-key-findings/)

the decision as to whether to focus capital spend on additional insulation measures or lower cost heating systems is therefore complex.

With insulation measures, there are a range of measures which have different costs and energy reductions and there is no single approach suitable for all buildings or situations.

9.3 Heat Networks

Heat networks have a role to play in the future of heat in South Ayrshire. Heat networks can be either district heating schemes, which are strategic scale developments where multiple buildings are connected, smaller heat networks, within a single campus, or communal heating systems in a specific building. Within this Strategy, the phrase “heat networks” refers to district heating schemes where multiple buildings are connected by underground pipework.

The maps in Appendix F highlight a number of areas around Ayr which have potential to be developed into heat networks.

The suitability of the buildings for connection to heat networks is not known. Further work such as Building Assessment Reports (BARs)¹⁹ and engagement with stakeholders is important to inform future decisions on these sites.

Even in the zones where heat networks are an option, there are differences between the domestic properties which are most likely to be suitable, such as blocks of flats, and properties which are less likely to be suitable, such as detached houses²⁰.

Therefore, due to both the limited proportion of properties in areas where heat networks are likely to be viable and there being properties unlikely to be suitable for connection, it is essential that the Strategy considers other low carbon heat sources in parallel.

This does not preclude heat networks being developed to their full potential and it may be that a phased approach to heat networks and district heating could see smaller networks initially focus on the most viable properties with further expansion at a later date.

9.4 Individual and Communal Heat Pumps

Of the technologies currently available to supply low carbon heat, heat pumps have been assessed to be currently suitable for the majority of buildings. Heat pump deployment, and the role they play in decarbonising buildings, has to lead to a cost of heat that is comparable to natural gas boilers and user experience of operating the systems has to be positive. There are examples of people having bad experiences living with heat pumps and while there are equally many good experiences, it is essential to understand what is required for heat pumps to meet the needs of residents. In order to ensure that the heat pump systems installed are of good quality and perform as expected, the sharing of good practice and case studies is emphasised.

South Ayrshire Council will work with internal stakeholders to consider the most appropriate low carbon heating system for properties that it owns as well as working closely with social landlords to share the latest information on issues such as: good practice; communication with tenants prior to installation; sharing information with tenants on how to operate systems which have been installed; peer to peer support within the community; the role of the advice services in supporting tenants.

It is essential that there is a supply chain which is capable of installing the technologies set out above. South Ayrshire Council will work consider what actions which the Council could take to encourage a local supply chain of low carbon heating installers.

While it is for each property owner to make their own decision on the heating system they prefer, there is a role for the Council in ensuring that accurate and up-to date information is available to households, tenants, landlords and owner occupiers to support decision making. This is likely to including signposting to national advice schemes operated by Scottish Government or UK Government.

¹⁹ [Heat networks: Building Assessment Report \(BAR\) guidance - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/heat-networks/building-assessment-report-bar-guidance/pages/100.aspx)

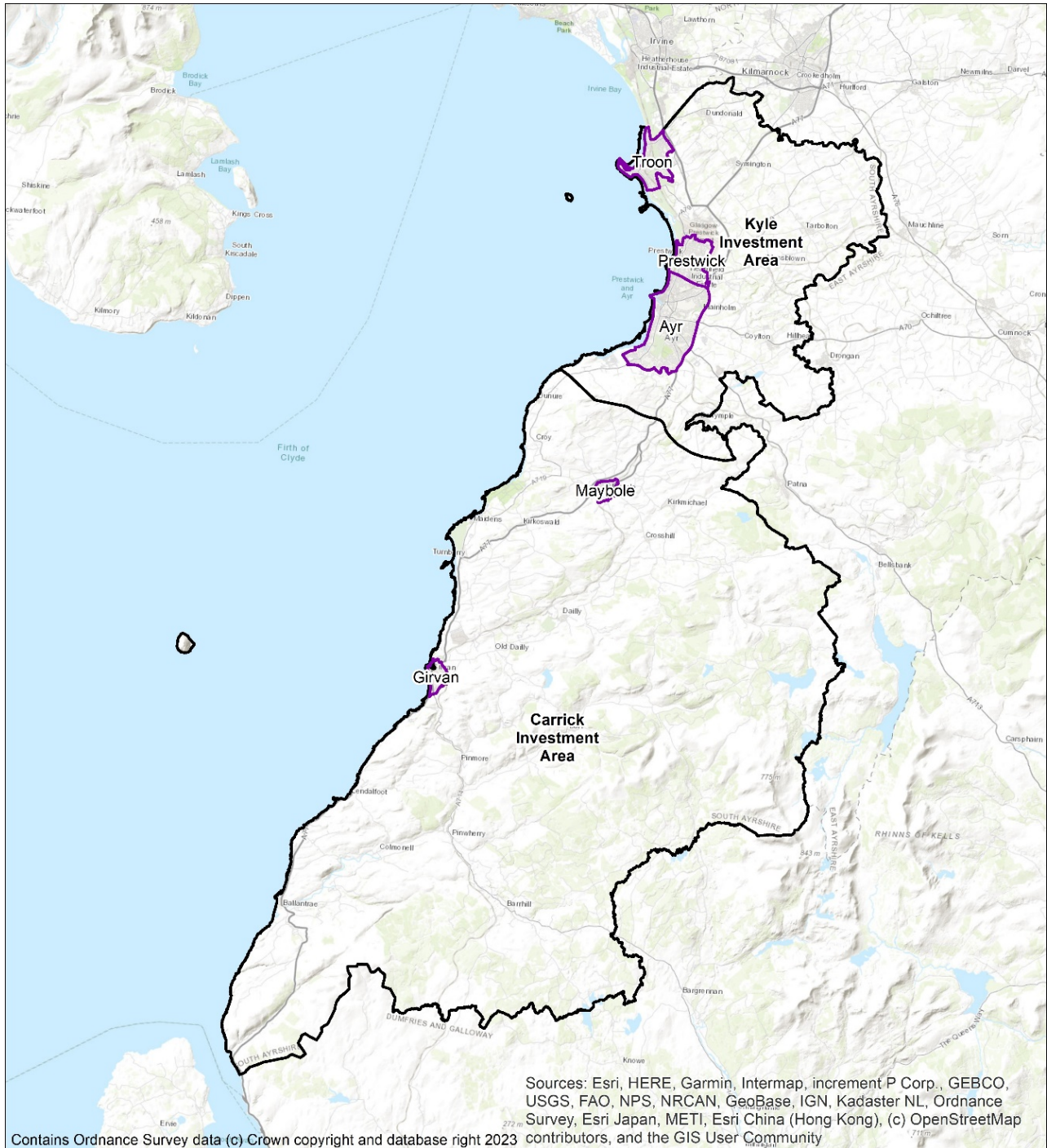
²⁰ Detached houses may be considered to be less suitable to connect due to the individual sections of pipework that are required to connect the buildings to the network, on a linear heat density approach, the longer the connecting pipework, the “harder” the pipework has to work to satisfy loads.

Finally, for any new technology ensuring quality of installation is important to ensure that it meets the needs of households, tenants and property owners. The Council will work with stakeholders to identify any role that South Ayrshire Council can play in ensuring the quality of installations as well as referring to national schemes such as the Microgeneration Certification Scheme.

10. Pathways for Strategic Zones

10.1 Strategic Zones

Figure 39: Strategic zones



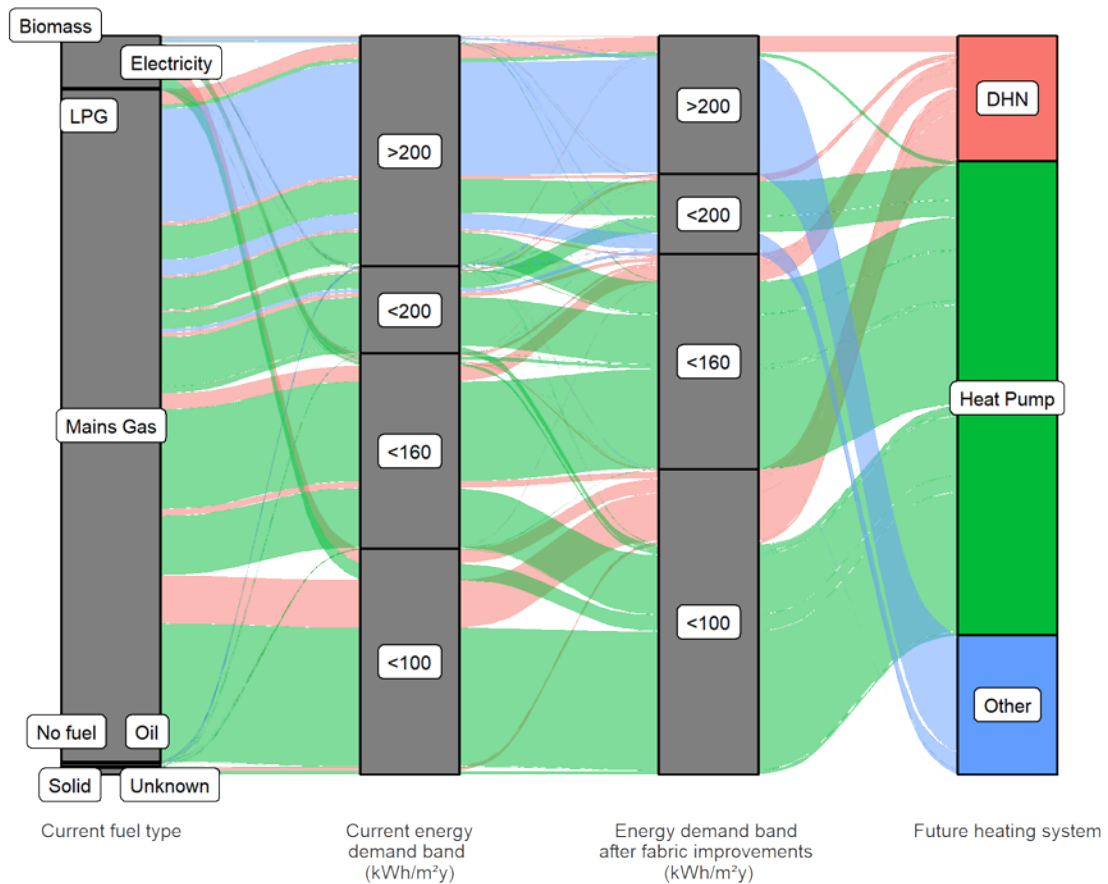
10.2 Ayr

Figure 40 shows all domestic properties within the Ayr area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

The majority of properties in the Ayr area are suitable for heat pumps but the impact of energy efficiency measures is modest, reflecting the EPC rating spread (Figure 9).

Ayr also has potential for heat network zones. The pathway shows the proportion of domestic properties which are within the potential heat network area.

Figure 40: Decarbonisation pathway for domestic properties in Ayr

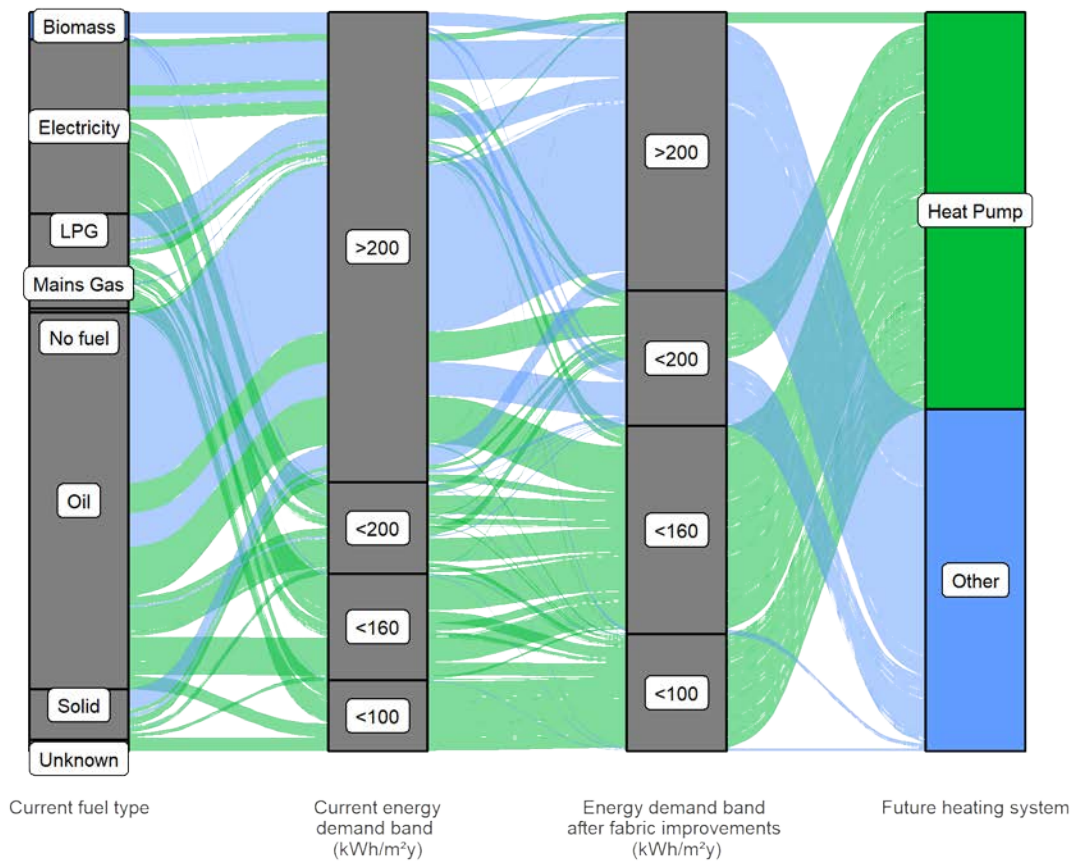


10.3 Carrick

Figure 41 shows all domestic properties within the Carrick area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

Carrick is a rural area with very few properties on mains gas and a significant number using oil. Energy saving measures make a big impact, reflecting the poor EPC scores (Figure 9). Around half of the properties in the Carrick area are suitable for simple heat pump installations but the other half may need other solutions (see 0). Carrick has a higher proportion than other areas of detached homes built before 1919 and these are to factors which contribute to poor energy efficiency.

Figure 41: Heat decarbonisation pathway for Carrick



There are a significant number of properties which have high heat demand and are hard to treat. The data shows that there are 90 properties in this area which are considered by this Strategy to be hard to treat with heat pumps, but which already have heat pumps.

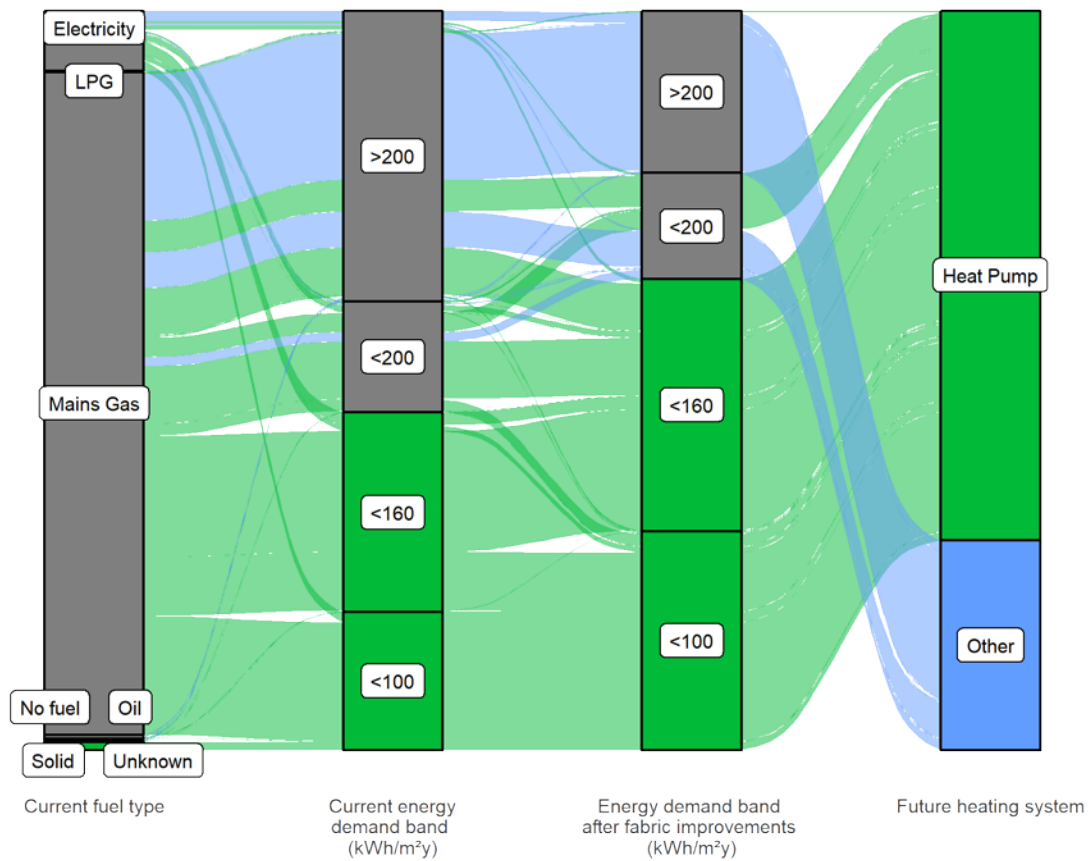
This suggests that there are installers and property owners who have solved the problems associated with installing heat pumps in these hard to treat properties. There is an opportunity to learn from these installations, share good practice and form case studies which show potential solutions.

10.4 Girvan

Figure 42 shows all domestic properties within the Girvan area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

The majority of homes in the Girvan area are suitable for simple heat pump installations.

Figure 42: Heat decarbonisation pathway for Girvan

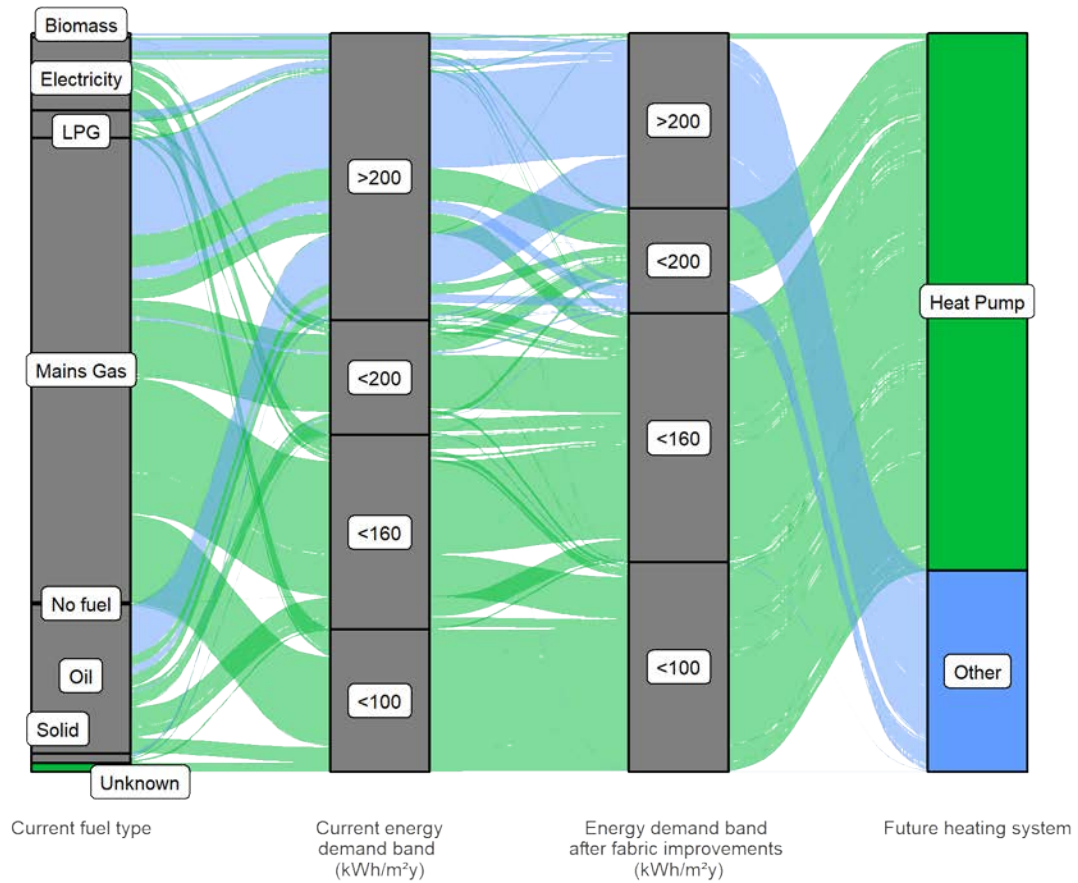


10.5 Kyle

Figure 43 shows all domestic properties within the Kyle area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

The majority of homes in the Kyle area are suitable for simple heat pump installations.

Figure 43: Heat decarbonisation pathway for Kyle

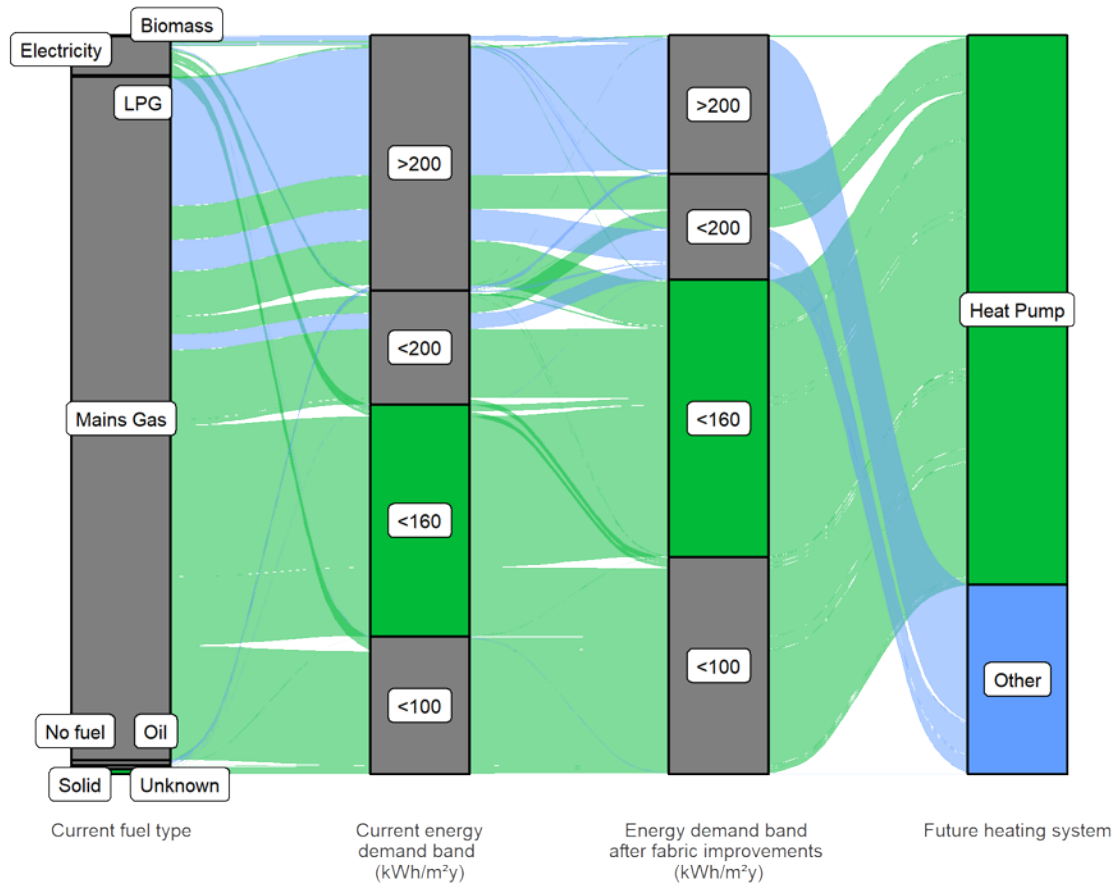


10.6 Maybole

Figure 44 shows all domestic properties within the Maybole area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

The majority of homes in the Maybole area are suitable for simple heat pump installations.

Figure 44: Heat decarbonisation pathway for Maybole

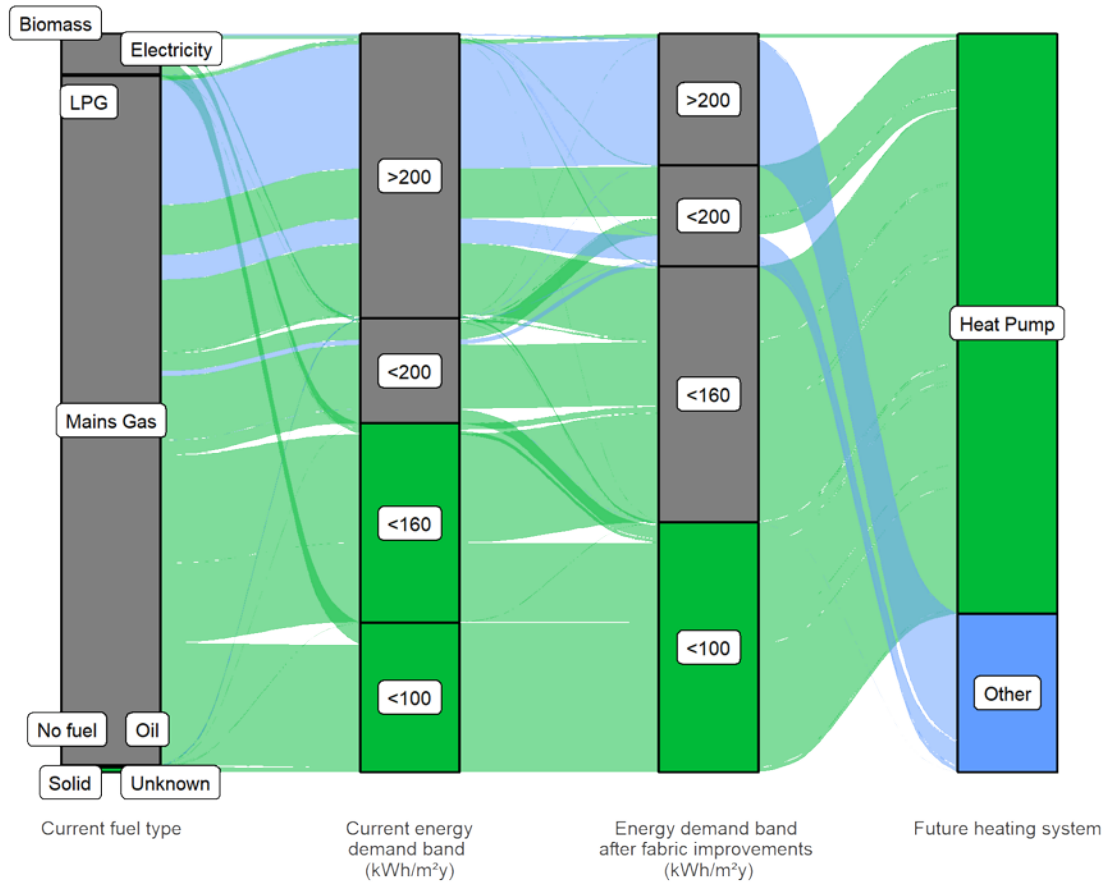


10.7 Prestwick

Figure 45 shows all domestic properties within the Prestwick area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

The majority of homes in the Prestwick area are suitable for simple heat pump installations.

Figure 45: Heat decarbonisation pathway for Prestwick

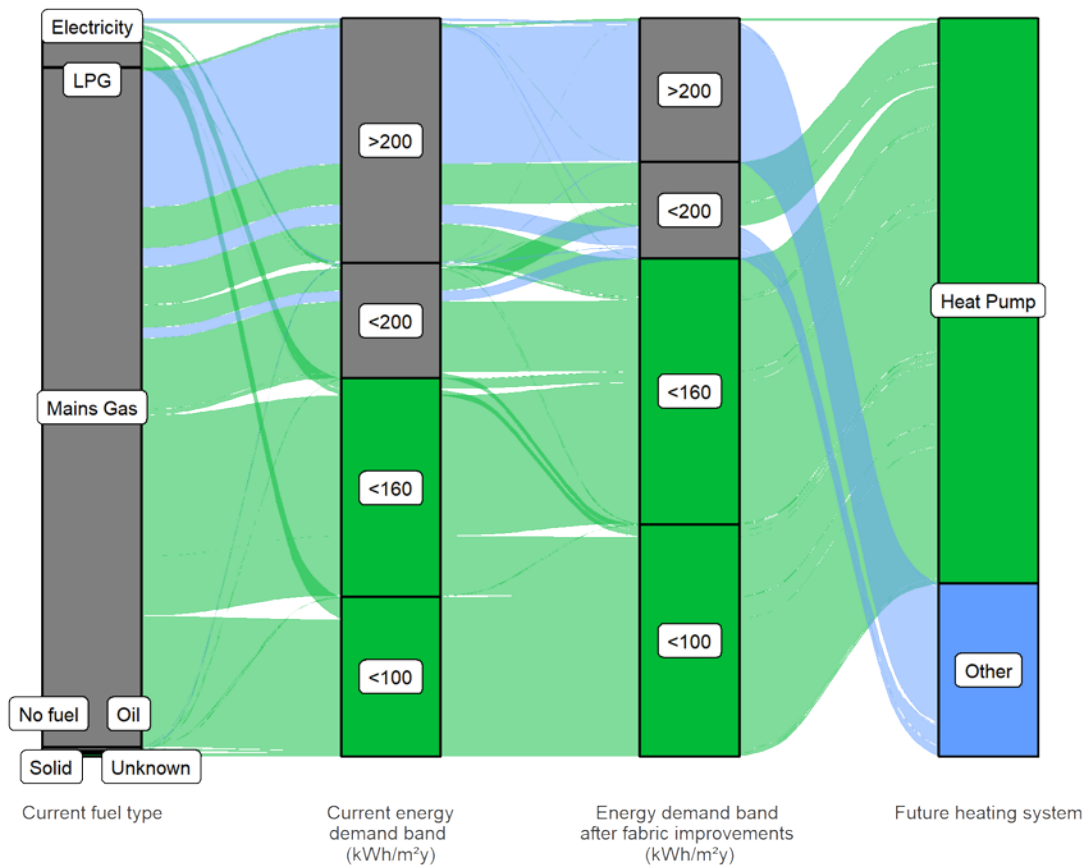


10.8 Troon

Figure 46 shows all domestic properties within the Troon area and, from the left, the heating fuel each uses today, the energy demand of the property per unit of floor area, the energy demand after the application of reasonable energy efficiency measures and finally the most suitable heating technology for each property at present.

The majority of homes in the Troon area are suitable for simple heat pump installations.

Figure 46: Heat decarbonisation pathway for Troon



11. Conclusions

The analysis shows that for South Ayrshire to meet the two main objectives of decarbonising heat and reducing fuel poverty caused by poor energy efficiency a combination of measures are required and possible.

The strategic approach will be:

- 1) Insulation of buildings where practical.
- 2) Support development of district heating networks where they can provide reliable low carbon heat at a reasonable cost.
- 3) Encourage deployment of individual or communal heat pump systems which deliver reliable heat at a reasonable cost.
- 4) Decarbonise the Council's non-domestic buildings:
 - a. In areas where district heating may be an option – consider being a customer or a supplier of heat.
 - b. In areas where district heating unlikely – identify alternative decarbonisation pathways.
- 5) Work with businesses to develop their decarbonisation plans.
- 6) Support economic development and inward investment through identification of heat opportunity areas.

Appendix A Index of Tables and Figures

Table of Figures

Figure 1: Summary of LHEES Approach and Stages	11
Figure 2: Domestic buildings- Distributions of age, EPC rating and gas grid connectivity by tenure type	20
Figure 3: Domestic heating energy demand	21
Figure 4: Non-domestic heat demand by energy source and demand category	22
Figure 5: Non-domestic heat demand by energy source and floor area category	23
Figure 6: Non-domestic heat demand by energy source and building age category	24
Figure 7: Non-domestic building type by heat demand	25
Figure 8: South Ayrshire's Strategic Zones	26
Figure 9: Baseline of domestic properties in the Strategic Zones	28
Figure 10: Domestic properties requiring upgrades to glazing, and loft and wall insulation	30
Figure 11: Wall construction in privately rented and owner-occupied houses	31
Figure 12: South Ayrshire overview of potential heat network zones	34
Figure 13: Ayr heat network opportunity – Baseline	35
Figure 14 Listed buildings and conservation areas	36
Figure 15 Girvan industrial heat cluster	37
Figure 16: Conservation area properties requiring upgrades to glazing, and loft and wall insulation	42
Figure 17: Domestic properties in mixed use buildings requiring upgrades to glazing, and loft and wall insulation	43
Figure 18: Map of Weighted Energy Efficiency Score – Data Zone Level	46
Figure 19: Histogram of Weighted Energy Efficiency Score – Data Zone Level	47
Figure 20: Map of Energy Efficiency as a Driver of Fuel Poverty – Data Zone Level	48
Figure 21: Histogram of Weighted Fuel Poverty Score – Data Zone Level	49
Figure 22: Map of Mixed-Tenure Properties – Data Zone Level	50
Figure 23: Histogram of Number of Mixed-Tenure Buildings – Data Zone Level	51
Figure 24: Mapped Domestic Properties within Conservation Area by Data Zone	52
Figure 25: Domestic Properties in Conservation Areas by Data Zones Histogram	53
Figure 26: Mapped Listed Domestic Properties by Data Zone	54
Figure 27: Listed Domestic Properties by Data Zone Histogram	55
Figure 28: Map of overall SIMD rank	57
Figure 29: Map of income SIMD rank	58
Figure 30: Data Zones ranked by Weighted Energy Efficiency Score and coloured by SIMD rank	59
Figure 31: Heat pump suitability and potential heat network areas	60
Figure 32: Larger, gas-heated non-domestic properties by use type	67
Figure 33: Space heating demand in larger, non-domestic, gas-heated buildings by type	68
Figure 34: Map with top non-domestic, gas-heated energy consuming types	69
Figure 35: Decarbonisation and energy efficiency pathway	71
Figure 36: Shifting energy demand by fabric improvement and heat pump installation	72
Figure 37: Total electricity demand reduction after energy efficiency measures and/ or heating system upgrade	73
Figure 38: Effect of actions in all properties in SIMD 1 areas – energy efficiency and heat pumps	74
Figure 39: Strategic zones	77
Figure 40: Decarbonisation pathway for domestic properties in Ayr	78
Figure 41: Heat decarbonisation pathway for Carrick	79
Figure 42: Heat decarbonisation pathway for Girvan	80
Figure 43: Heat decarbonisation pathway for Kyle	81
Figure 44: Heat decarbonisation pathway for Maybole	82
Figure 45: Heat decarbonisation pathway for Prestwick	83
Figure 46: Heat decarbonisation pathway for Troon	84
Figure 47: Weighted Energy Efficiency Scores	vii
Figure 48: Weighted scores for fuel poverty resulting from poor energy efficiency	viii
Figure 49: Heat transition categories for off-gas grid domestic properties	xix
Figure 50: Heat transition categories for on-gas grid domestic properties	xx
Figure 51 Ayr heat network zones – 4,000kWh/m (baseline)	xxi

Figure 52 Ayr Heat network zones - 8,000kWh/m (Stringent)	xxii
Figure 53 Girvan heat network zone (industrial) – 4,000kWh/m (baseline)	xxiii
Figure 54 Girvan heat network zone (industrial) - 8,000kWh/m (baseline)	xxiv
Figure 55: Heat pump suitability map- Ayr	xxv
Figure 56: Heat pump suitability map- Girvan	xxvi
Figure 57: Heat pump suitability map- Troon	xxvii
Figure 58: Heat pump suitability map- Maybole	xxviii
Figure 59: Heat pump suitability map- Ballantrae	xxix
Figure 60: Heat pump suitability map- Dailly	xxx

Table of Tables

Table 1: Abbreviations	8
Table 2: LHEES Considerations	10
Table 3: Heat decarbonisation interventions	12
Table 4: Local Policies and Strategies	15
Table 5: Domestic properties in the Strategic Zones	27
Table 6: Domestic energy efficiency weighted scores by strategic zone	29
Table 7: Summary of energy efficiency interventions across all buildings in South Ayrshire	31
Table 8: Domestic fuel poverty scores by strategic zone	32
Table 9: Heat pump suitability	40
Table 10: Impact of measures on domestic buildings by Locality	44
Table 11: Fuel prices used in fuel poverty analysis	55
Table 12: Number of homes by SIMD income decile	56
Table 13: Percentage of homes which could be affordably heated by households in income decile five or lower	56
Table 14: Intervention summary table	62
Table 15: Non-domestic EPCs in South Ayrshire	70
Table 16: Summary of policy and legislation	iv
Table 17: Domestic energy efficiency- ranking by highest weighted score	vi
Table 18: Domestic fuel poverty resulting from poor energy efficiency - highest ranked zones (default weightings)	vii
Table 19: Domestic heating systems on and off the gas grid	ix
Table 20: Energy Efficiency Weighted Scores and Interventions by Data Zones	x
Table 21: Fuel Poverty Weighted Scores by Data Zones	xiv
Table 22: Summary of Energy Efficiency Interventions Across all Buildings in South Ayrshire	lxxiii
Table 23: Summary of Heating Systems Changes Across all South Ayrshire	lxxix
Table 24: Summary of Interventions Across Local Authority Owned Buildings	lxx
Table 25: Interventions for the Top Third of Data Zones, by Energy Efficiency as a Driver for Fuel Poverty	lxxi
Table 26: Interventions for the Top Third of Data Zones, by Energy Efficiency as a Driver for Fuel Poverty, for LA-Owned Properties	lxxii
Table 27: Current Fuel Source in LA-Owned Homes in the Top Third of Data Zones by Fuel Poverty	lxxiii
Table 28: Cost of Fuels Used for this Analysis.	lxxiv
Table 29: Annual Cost and Emissions of Heating, in Heat Pump Suitable Properties	lxxiv

Appendix B Legislation Relating to LHEES

Table 17: Summary of policy and legislation

UK-Wide
<p>The Climate Change Act 2008 (2050 Target Amendment) Order 2019: Net Zero GHG Emissions by 2050</p>
National – General
<p>Heat in Buildings Strategy (2021) Sets out a pathway to zero emissions buildings by 2045 and includes the New Renewable Heat Target for 2030</p>
<p>The Heat Networks (Scotland) Act 2021, which was followed by the Heat Network Delivery Plan, has targeted for 2.6 TWh to be supplied by heat networked by 2027 and 6 TWh by 2030. By October 2023, Scottish Ministers are required to set a target for 2035. The Act places a duty on local authorities to conduct a review of areas likely to be particularly suitable for heat networks within its area.</p>
<p>The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 which both defines fuel poverty and sets targets for fuel poverty eradication by 2040 with interim targets for 2030 and 2035. Following this, the Tackling Fuel Poverty in Scotland: A Strategic Approach was published in late 2021, which contains a strong focus on energy efficiency as a driver for fuel poverty.</p>
<p>Climate Change (Scotland) Act 2009: Public bodies have a duty to contribute to Scotland’s national emission reduction target</p>
<p>Climate Change (Emissions Reduction Targets) (Scotland) Act 2019: 75 % emissions reduction by 2030, 90 % emission reduction by 2040, and net zero GHG emissions by 2045</p>
<p>Update to the Climate Change Plan (2018-2032)</p> <ul style="list-style-type: none"> • By 2030 at least 50 % Scotland’s building stock heated using zero emission systems; • Retrofit buildings and achieve ultra-high levels of fabric efficiency in new builds; and • Reduce car kilometres by 20 % by 2030.
<p>Scottish Government Climate Change Plan Update – Securing a Green Recovery on a Path to Net Zero (2020): Focus on green recovery to deliver net zero ambitions following the Covid-19 pandemic. Emphasis on green jobs, adaptation, and tackling fuel poverty.</p> <ul style="list-style-type: none"> • “By 2040, no more than 5 % of households in fuel poverty, and no more than 1 % in extreme fuel poverty”
<p>Scottish Government Hydrogen Action Plan (2022): Ambition of 5GW of hydrogen production capacity by 2030 and 25GW by 2045.</p>
<p>Climate Emergency Skills Action Plan (Skills Development Scotland / Scottish Government) (2020): Local authorities are lead partners on Priority Area 1: Supporting a green labour market recovery from Covid-19, and Priority Area 5: Ensuring fairness and inclusion in the skills system as part of a just transition to net zero.</p>
<p>Scotland’s fourth National Planning Framework (NPF4)</p> <ul style="list-style-type: none"> • Encourage the reuse of brownfield, vacant and derelict land for new developments. <p>Draft Energy Strategy and Just Transition Plan (2023): “More than 20GW of additional renewable electricity on-and offshore by 2030”</p>

National – Public Sector Specific

[The Climate Change \(Duties of Public Bodies: Reporting Requirements\) \(Scotland\) Amendment Order 2020](#): Public bodies must report in their Public Bodies Climate Change Duties (PBCCD) Annual Reports:

- where applicable, “targets for reducing indirect emissions of greenhouse gases” Indirect emissions include supply chain emissions, and
- how they align their spending plans and use of resources to contribute to reducing emissions and delivering emissions reduction targets and report on this from March 2022.

[Scottish Government and Scottish Green Party: draft shared policy programme \(2021\)](#):

- “All publicly owned buildings to meet zero emission heating requirements, with a backstop of 2038.” This implies that most buildings would be decarbonised well before that. The programme commits to “a series of phased targets” for decarbonisation of public sector buildings starting in 2024. This will be driven through building standards/Heat in Buildings Regulations.
- “All new buildings where a building warrant is applied for from 2024 must use zero emissions heating as the primary heating source and meet significantly higher energy efficiency standards”.

[Public Sector Leadership on the Global Climate Emergency \(2021\)](#):

- “Decarbonise estate by 2038 at the latest, with zero carbon direct emissions from all buildings”.
- “Any fugitive emissions that can be reduced to absolute zero must be, however some areas of fugitive emissions may not be able to be reduced to absolute zero by 2045”.
- Public sector bodies must set emissions reduction targets for indirect emissions (such as business travel).

Appendix C Analysis of Core Indicators by Intermediate Zone

In this section, we are able to examine the data broken down by Intermediate Zone, which allows targets to be more easily identified within the constraints of data accuracy discussed earlier.

Domestic Energy Efficiency

The Home Analytics tool calculates a weighted energy efficiency score, which takes the frequency of 3 metrics, (low loft insulation thickness, a lack of wall insulation and a lack of double- / triple-glazing) across the building stock in a zone and weights them (by default, each is equally weighted) and then sums the 3 values to get a total energy efficiency score. A high score equates to poor energy efficiency in aggregate across the zone.

Table 17 ranks the top 12 intermediate zones on overall weighted score for energy efficiency. The maximum possible score (i.e. if every home in the zone had no loft or wall insulation and single glazing) is 100 so these scores are not high. It is notable that the spread across the zones is quite wide, with four standing out (Figure 47), suggesting that there may be grounds to prioritise interventions in one geographic area over another.

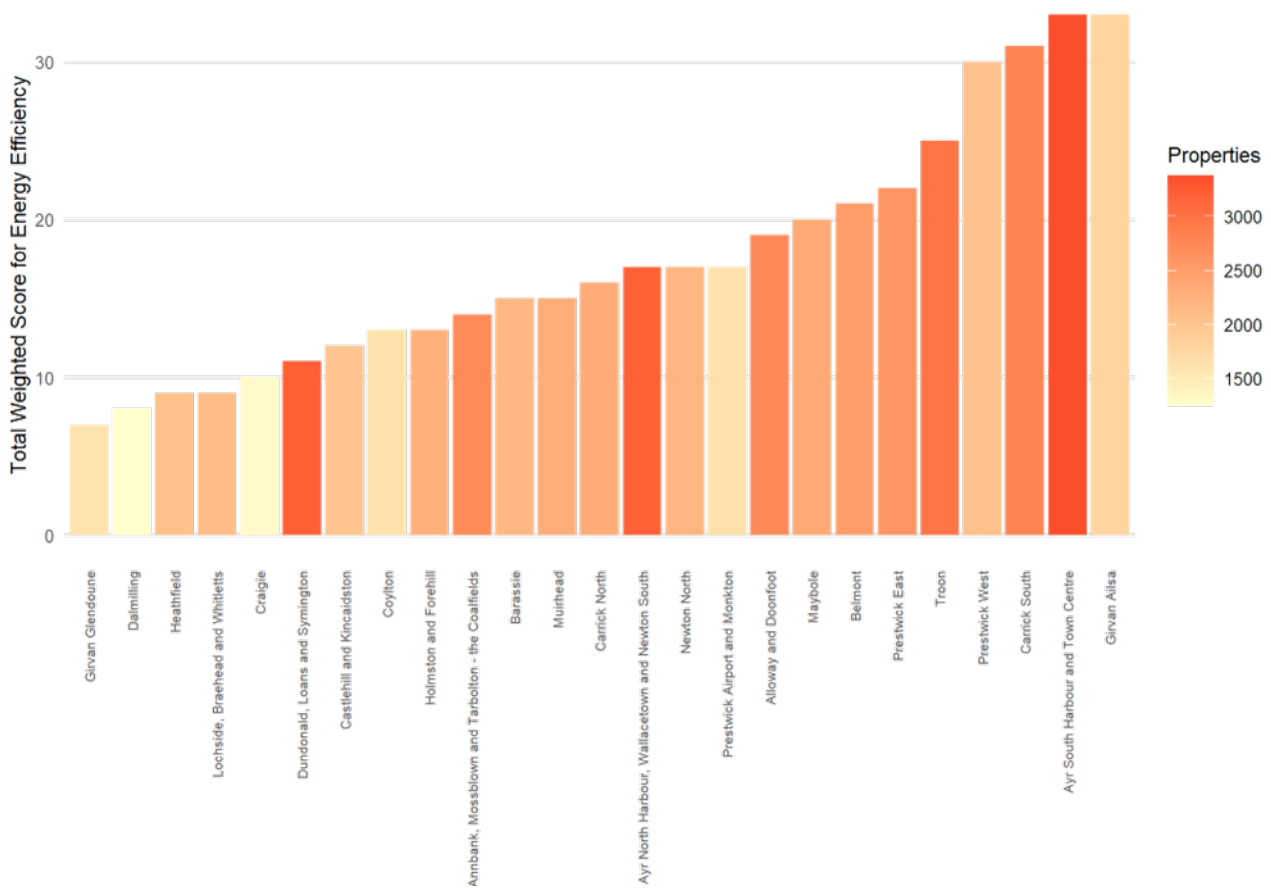
Wall insulation appears to be the most obvious target for improvement with the number of houses requiring an intervention ranging from 35 to 66 % in these 12 zones (compare to 2 to 22 % for loft insulation).

Table 18: Domestic energy efficiency- ranking by highest weighted score

Rank	Zones with highest total weighted score	Total weighted score	Number of potential interventions identified	Number of properties in zone
1	Ayr South Harbour and Town Centre	33	3,327	3,376
2	Girvan Ailsa	33	1,776	1,811
3	Carrick South	31	2,591	2,813
4	Prestwick West	30	1,871	2,060
5	Troon	25	2,271	2,983
6	Prestwick East	22	1,734	2,594
7	Belmont	21	1,613	2,529
8	Maybole	20	1,387	2,355
9	Alloway and Doonfoot	19	1,575	2,749
10	Newton North	17	1,131	2,208
11	Ayr North Harbour, Wallacetown and Newton South	17	1,630	3,211
12	Prestwick Airport and Monkton	17	836	1,658

There are a total of 25 zones.

Figure 47: Weighted Energy Efficiency Scores



Domestic Fuel Poverty

The Home Analytics tool calculates a weighted energy efficiency score, which takes the frequency of 5 metrics, (low loft insulation thickness, a lack of wall insulation, a lack of double- / triple-glazing, number of households in fuel poverty and the number of households in extreme poverty) across the building stock in a zone and weights them (by default, the construction parameters are weighted 16.7%, with fuel poverty at 50% and extreme effectively poverty removed by a weighting of zero) and then sums the 5 values to get a total fuel poverty score. A high score equates to extensive fuel poverty as a result of poor energy efficiency across the zone.

It should be emphasised that this measure is intended to highlight homes where a lack of energy efficiency is a driver of fuel poverty and is not an outright measure of fuel poverty.

The ranking of the top 12 zones where energy efficiency is a driver for fuel poverty is shown in Table 18. The default weightings are used and, if specific interventions to tackle fuel poverty are to be prioritised during later stages of LHEES, then it may be appropriate to re-calculate these weighted scores based on the type of intervention planned. The variance between zones is less than for the Total Energy Efficiency Score with only the top three (the same top three) standing out (Figure 48).

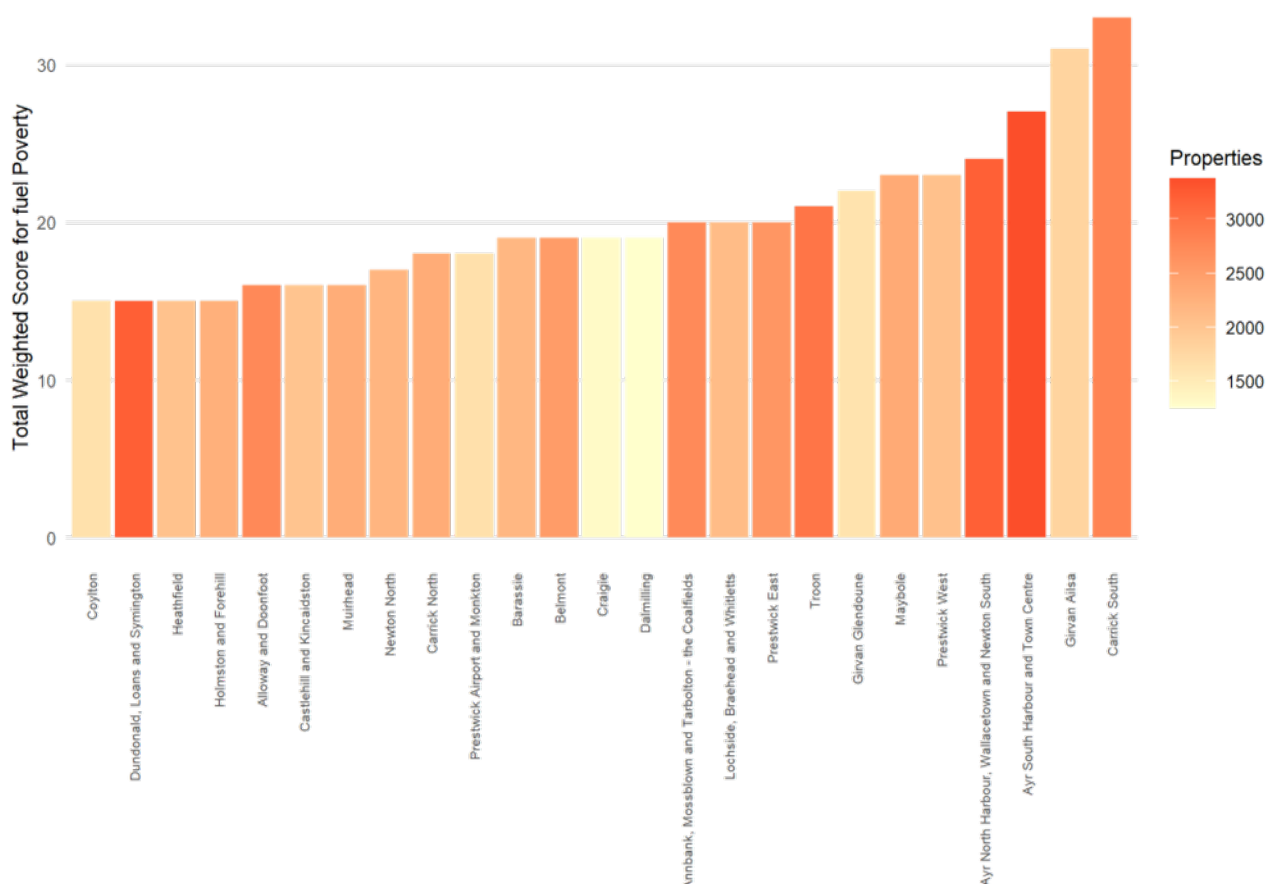
Table 19: Domestic fuel poverty resulting from poor energy efficiency - highest ranked zones (default weightings)

	Zones with highest total weighted score	Total weighted score	Number of properties in zone
1	Carrick South	33	2,813
2	Girvan Ailsa	31	1,811
3	Ayr South Harbour and Town Centre	27	3,376

Zones with highest total weighted score		Total weighted score	Number of properties in zone
4	Ayr North Harbour, Wallacetown and Newton South	24	3,211
5	Maybole	23	2,355
6	Prestwick West	23	2,060
7	Girvan Glendoune	22	1,618
8	Troon	21	2,983
9	Lochside, Braehead and Whitletts	20	2,121
10	Annbank, Mossblown and Tarbolton - the Coalfields	20	2,738
11	Prestwick East	20	2,594
12	Dalmilling	19	1,249

There are a total of 25 zones. A further 3 zones have a score of 19.

Figure 48: Weighted scores for fuel poverty resulting from poor energy efficiency



Domestic Buildings and the Gas Grid

Being on or off the existing gas grid are considerations within the LHEES process because this influences the likely future supply and decarbonisation of heat. On-grid buildings are likely to be currently using a fuel which is not getting less carbon intensive but are likely to have wet heating systems, suitable for heat network connections or heat pumps. Off-grid buildings are likely to be using a fuel which is getting closer to carbon neutral but not likely to have a wet system suitable for an electricity-saving upgrade to heat pumps. Of the off-grid properties, more use direct electrical heating than boilers. While these properties do not have water based heating systems, they are more likely to both reduce their energy consumption and running cost by switching

to a heat pump than properties using lower cost energy sources. As such heat pumps in these properties could contribute to fuel poverty reduction but not necessarily towards net zero targets.

Table 19 details the heating systems associated with domestic properties on and off the gas grid. Almost all the on grid homes have boilers and, physical situation aside, are likely to be able to be connected to heat networks or heat pumps. However, given the energy efficiency status of the housing stock (Figure 2 and Table 17) and the age (Figure 2) it is likely that interventions to reduce heat losses and adjust heating systems to operate at lower temperatures will be required to allow heat pump installations in places where there are unlikely to be heat networks.

Table 20: Domestic heating systems on and off the gas grid

Heating System	On grid		Off grid	
	Count	Percentage	Count	Percentage
Communal	77	<1 %	79	1 %
Heat pump	440	<1 %	308	4 %
Boiler	46,464	96 %	5,443	62 %
Room heater	430	<1 %	685	8 %
Storage heater	805	2%	2,076	24 %
Other or none	268	<1 %	232	3 %

Communal heating systems refer to a heating system which provides heat to multiple properties within the same building.

Appendix D Analysis of Core Indicators by Data Zone

Domestic Energy Efficiency

The Home Analytics tool calculates a weighted energy efficiency score, which takes the frequency of 3 metrics, (low loft insulation thickness, a lack of wall insulation and a lack of double- / triple-glazing) across the building stock in a zone and weights them (by default, each is equally weighted) and then sums the 3 values to get a total energy efficiency score. A high score equates to poor energy efficiency in aggregate across the zone.

Table 20 lists all the zones and is the companion to Figure 19.

Table 21: Energy Efficiency Weighted Scores and Interventions by Data Zones

Data zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Total Weighted Score for Energy Efficiency
Ayr South Harbour and Town Centre - 02	20%	35%	74%	42.9
Ayr South Harbour and Town Centre - 06	20%	30%	77%	42.0
Ayr South Harbour and Town Centre - 05	21%	25%	74%	39.7
Girvan Ailsa - 02	35%	7%	76%	39.0
Ayr South Harbour and Town Centre - 03	13%	26%	75%	37.8
Prestwick West - 03	29%	5%	76%	36.6
Belmont - 04	16%	12%	83%	36.6
Carrick South - 02	25%	12%	73%	36.4
Prestwick West - 02	24%	10%	75%	36.3
Prestwick East - 02	28%	7%	74%	35.9
Girvan Ailsa - 03	24%	9%	74%	35.7
Girvan Ailsa - 05	24%	8%	68%	33.4
Mauchline Rural - 02	0%	0%	100%	33.0
Carrick South - 06	26%	10%	63%	33.0
Girvan Ailsa - 01	27%	6%	66%	33.0
Troon - 04	15%	5%	78%	32.5
Ayr North Harbour, Wallacetown and Newton South - 02	24%	4%	69%	32.1
Prestwick West - 04	15%	6%	74%	31.7
Prestwick West - 05	18%	9%	68%	31.3
Troon - 03	18%	5%	70%	30.7
Carrick South - 07	21%	15%	57%	30.7
Prestwick East - 03	23%	9%	57%	29.3
Carrick South - 03	21%	6%	60%	28.9
Newton North - 06	28%	3%	55%	28.9
Carrick South - 04	19%	13%	52%	28.2
Belmont - 01	13%	11%	59%	27.6
Carrick North - 01	13%	11%	58%	27.5
Maybole - 07	12%	12%	59%	27.4
Carrick North - 03	26%	12%	44%	27.1
Carrick South - 01	17%	8%	56%	26.9
Troon - 06	9%	12%	59%	26.7
Troon - 07	9%	11%	60%	26.6
Belmont - 06	10%	11%	59%	26.5

Data zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Total Weighted Score for Energy Efficiency
Ayr South Harbour and Town Centre - 07	10%	15%	55%	26.4
Barassie - 01	15%	3%	61%	26.4
Newton North - 04	16%	5%	57%	25.9
Maybole - 06	11%	10%	56%	25.6
Ayr North Harbour, Wallacetown and Newton South - 01	25%	4%	48%	25.6
Ayr South Harbour and Town Centre - 04	12%	13%	50%	24.9
Prestwick East - 01	18%	3%	51%	24.1
Carrick South - 05	17%	7%	48%	23.6
Troon - 02	19%	5%	46%	23.3
Prestwick West - 01	11%	5%	55%	23.2
Annbank, Mossblown and Tarbolton - the Coalfields - 02	14%	3%	52%	22.8
Maybole - 01	21%	3%	43%	22.1
Alloway and Doonfoot - 01	12%	5%	50%	22.1
Alloway and Doonfoot - 07	2%	2%	62%	22.0
Prestwick East - 06	19%	2%	45%	21.7
Barassie - 06	5%	2%	56%	21.1
Alloway and Doonfoot - 08	7%	8%	49%	21.1
Dundonald, Loans and Symington - 02	16%	6%	40%	20.5
Alloway and Doonfoot - 06	4%	3%	54%	20.2
Muirhead - 08	5%	4%	52%	20.1
Alloway and Doonfoot - 05	2%	5%	54%	19.9
Prestwick West - 06	12%	3%	45%	19.9
Holmston and Forehill - 02	9%	6%	45%	19.8
Maybole - 03	15%	4%	39%	19.6
Muirhead - 05	1%	8%	51%	19.5
Muirhead - 06	16%	2%	39%	18.9
Holmston and Forehill - 05	14%	1%	40%	18.6
Maybole - 02	10%	5%	40%	18.5
Girvan Ailsa - 04	9%	8%	39%	18.4
Belmont - 07	9%	3%	43%	18.3
Prestwick Airport and Monkton - 02	20%	2%	32%	18.1
Troon - 05	11%	1%	42%	17.9
Prestwick Airport and Monkton - 01	10%	5%	39%	17.8
Annbank, Mossblown and Tarbolton - the Coalfields - 07	9%	7%	37%	17.7
Prestwick East - 04	15%	2%	36%	17.7
Craigie - 01	8%	1%	42%	17.1
Newton North - 02	10%	1%	40%	17.0
Barassie - 03	9%	2%	40%	16.9
Maybole - 04	10%	5%	37%	16.8
Troon - 01	3%	3%	45%	16.8
Newton North - 01	8%	3%	40%	16.6
Dundonald, Loans and Symington - 05	23%	7%	19%	16.5
Annbank, Mossblown and Tarbolton - the Coalfields - 05	11%	3%	35%	16.4

Data zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Total Weighted Score for Energy Efficiency
Muirhead - 04	4%	6%	40%	16.4
Dundonald, Loans and Symington - 06	9%	5%	35%	16.4
Prestwick Airport and Monkton - 04	6%	3%	40%	16.1
Prestwick East - 07	12%	2%	34%	15.8
Alloway and Doonfoot - 04	6%	3%	38%	15.5
Coylton - 05	5%	8%	34%	15.4
Castlehill and Kincaidston - 02	10%	3%	32%	15.3
Alloway and Doonfoot - 03	9%	3%	34%	15.3
Belmont - 03	7%	9%	29%	14.9
Lochside, Braehead and Whitletts - 06	9%	3%	31%	14.4
Carrick North - 04	8%	5%	30%	14.3
Muirhead - 07	13%	1%	28%	14.1
Muirhead - 03	8%	1%	33%	14.0
Castlehill and Kincaidston - 06	8%	6%	28%	14.0
Dalmilling - 01	7%	4%	31%	13.9
Coylton - 02	9%	2%	32%	13.9
Coylton - 04	9%	1%	31%	13.7
Annbank, Mossblown and Tarbolton - the Coalfields - 03	5%	3%	33%	13.5
Belmont - 05	6%	3%	31%	13.1
Heathfield - 04	5%	3%	31%	13.0
Holmston and Forehill - 03	4%	4%	30%	12.5
Annbank, Mossblown and Tarbolton - the Coalfields - 06	8%	4%	26%	12.5
Castlehill and Kincaidston - 07	6%	5%	26%	12.4
Dundonald, Loans and Symington - 03	3%	4%	30%	12.3
Prestwick Airport and Monkton - 03	2%	5%	30%	12.3
Belmont - 02	8%	8%	21%	12.3
Ayr North Harbour, Wallacetown and Newton South - 03	8%	4%	25%	12.2
Newton North - 05	10%	2%	23%	12.0
Alloway and Doonfoot - 02	0%	5%	31%	12.0
Ayr North Harbour, Wallacetown and Newton South - 04	8%	3%	25%	11.7
Ayr North Harbour, Wallacetown and Newton South - 06	5%	2%	28%	11.6
Castlehill and Kincaidston - 04	13%	4%	17%	11.4
Heathfield - 06	2%	2%	30%	11.2
Holmston and Forehill - 04	7%	5%	21%	10.9
Castlehill and Kincaidston - 05	4%	3%	25%	10.8
Dundonald, Loans and Symington - 01	10%	3%	18%	10.7
Annbank, Mossblown and Tarbolton - the Coalfields - 04	10%	4%	18%	10.4
Coylton - 01	3%	2%	26%	10.2
Prestwick East - 05	6%	5%	19%	10.0
Holmston and Forehill - 07	2%	2%	26%	9.8
Coylton - 03	4%	4%	21%	9.7
Holmston and Forehill - 06	8%	4%	17%	9.6

Data zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Total Weighted Score for Energy Efficiency
Lochside, Braehead and Whitletts - 05	5%	1%	23%	9.6
Muirhead - 02	10%	1%	17%	9.5
Castlehill and Kincaidston - 01	6%	2%	20%	9.5
Ayr North Harbour, Wallacetown and Newton South - 05	3%	6%	20%	9.5
Heathfield - 05	5%	3%	21%	9.3
Lochside, Braehead and Whitletts - 04	7%	2%	19%	9.1
Craigie - 03	4%	1%	20%	8.4
Carrick North - 02	8%	2%	15%	8.1
Holmston and Forehill - 01	3%	3%	19%	8.1
Girvan Glendoune - 05	2%	2%	21%	8.0
Castlehill and Kincaidston - 03	8%	2%	14%	7.9
Girvan Glendoune - 03	5%	3%	15%	7.8
Dundonald, Loans and Symington - 04	8%	0%	15%	7.7
Newton North - 03	4%	2%	17%	7.7
Muirhead - 01	5%	3%	15%	7.5
Barassie - 04	7%	3%	13%	7.4
Heathfield - 01	3%	3%	16%	7.4
Heathfield - 02	4%	0%	17%	7.3
Annbank, Mossblown and Tarbolton - the Coalfields - 01	12%	3%	6%	7.0
Girvan Glendoune - 01	6%	4%	11%	6.8
Barassie - 05	6%	2%	11%	6.7
Barassie - 02	4%	2%	13%	6.4
Lochside, Braehead and Whitletts - 03	4%	1%	13%	6.2
Dundonald, Loans and Symington - 07	2%	2%	15%	6.2
Craigie - 02	6%	1%	11%	6.0
Dalmilling - 02	8%	3%	7%	5.9
Girvan Glendoune - 04	3%	1%	13%	5.8
Lochside, Braehead and Whitletts - 02	6%	2%	9%	5.7
Girvan Glendoune - 02	2%	5%	9%	5.4
Lochside, Braehead and Whitletts - 01	4%	2%	9%	5.0
Dalmilling - 04	2%	1%	12%	4.7
Maybole - 05	2%	0%	12%	4.7
Dalmilling - 03	5%	2%	7%	4.6
Carrick North - 05	1%	2%	12%	4.6
Heathfield - 03	2%	1%	6%	2.9
Ayr South Harbour and Town Centre - 01	1%	0%	0%	0.3

Domestic Fuel Poverty Resulting from Poor Energy Efficiency

The Home Analytics tool calculates a weighted energy efficiency score, which takes the frequency of 5 metrics, (low loft insulation thickness, a lack of wall insulation, a lack of double- / triple-glazing, number of households in fuel poverty and the number of households in extreme poverty) across the building stock in a zone and weights them (by default, the construction parameters are weighted 16.7%, with fuel poverty at 50% and extreme effectively poverty removed by a weighting of zero) and then sums the 5 values to get a total fuel poverty score. A high score equates to extensive fuel poverty as a result of poor energy efficiency across the zone.

It should be emphasised that this measure is intended to highlight homes where a lack of energy efficiency is a driver of fuel poverty and is not an outright measure of fuel poverty.

Table 21 lists all the zones and is the companion to Figure 21.

Table 22: Fuel Poverty Weighted Scores by Data Zones

Data Zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Households in fuel poverty (fuel bill >10 % of income after housing)	Households in extreme fuel poverty (fuel bill >20 % of income after housing)	Total Weighted Score
Carrick South - 02	25%	12%	73%	35%	49%	35.4
Ayr South Harbour and Town Centre - 02	20%	35%	74%	27%	18%	34.5
Girvan Ailsa - 05	24%	8%	68%	34%	26%	33.5
Carrick South - 03	21%	6%	60%	38%	74%	33.1
Carrick South - 06	26%	10%	63%	34%	42%	33.1
Girvan Ailsa - 02	35%	7%	76%	26%	11%	32.0
Girvan Ailsa - 01	27%	6%	66%	31%	19%	31.7
Carrick South - 01	17%	8%	56%	37%	47%	31.6
Carrick South - 05	17%	7%	48%	38%	69%	30.7
Girvan Ailsa - 03	24%	9%	74%	26%	12%	30.6
Ayr South Harbour and Town Centre - 06	20%	30%	77%	16%	0%	28.9
Carrick North - 01	13%	11%	58%	30%	33%	28.5
Ayr South Harbour and Town Centre - 03	13%	26%	75%	18%	1%	27.6
Troon - 04	15%	5%	78%	22%	5%	27.1
Ayr South Harbour and Town Centre - 04	12%	13%	50%	30%	18%	27.1
Carrick South - 07	21%	15%	57%	24%	8%	27.0
Prestwick West - 02	24%	10%	75%	18%	1%	26.8
Ayr South Harbour and Town Centre - 05	21%	25%	74%	14%	0%	26.7
Maybole - 06	11%	10%	56%	27%	15%	26.3
Girvan Ailsa - 04	9%	8%	39%	34%	18%	26.0
Ayr North Harbour, Wallacetown and Newton South - 02	24%	4%	69%	20%	3%	25.6
Annbank, Mossblown and Tarbolton - the Coalfields - 02	14%	3%	52%	29%	17%	25.5
Maybole - 01	21%	3%	43%	29%	18%	25.2
Prestwick West - 03	29%	5%	76%	14%	0%	25.1

Data Zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Households in fuel poverty (fuel bill >10 % of income after housing)	Households in extreme fuel poverty (fuel bill >20 % of income after housing)	Total Weighted Score
Ayr North Harbour, Wallacetown and Newton South - 01	25%	4%	48%	25%	9%	25.0
Prestwick West - 04	15%	6%	74%	19%	2%	24.9
Carrick North - 03	26%	12%	44%	23%	8%	24.9
Maybole - 03	15%	4%	39%	30%	19%	24.8
Maybole - 02	10%	5%	40%	31%	22%	24.8
Troon - 03	18%	5%	70%	19%	4%	24.6
Belmont - 04	16%	12%	83%	13%	1%	24.5
Craigie - 01	8%	1%	42%	32%	38%	24.2
Prestwick East - 02	28%	7%	74%	13%	0%	24.1
Girvan Glendoune - 02	2%	5%	9%	42%	31%	23.8
Girvan Glendoune - 04	3%	1%	13%	42%	38%	23.7
Mauchline Rural - 02	0%	0%	100%	15%	0%	23.7
Belmont - 01	13%	11%	59%	20%	6%	23.5
Newton North - 06	28%	3%	55%	18%	2%	23.3
Ayr North Harbour, Wallacetown and Newton South - 03	8%	4%	25%	34%	28%	23.2
Barassie - 06	5%	2%	56%	26%	7%	23.2
Barassie - 03	9%	2%	40%	29%	18%	23.0
Prestwick West - 05	18%	9%	68%	14%	0%	22.5
Heathfield - 04	5%	3%	31%	32%	19%	22.2
Girvan Glendoune - 03	5%	3%	15%	37%	29%	22.2
Ayr North Harbour, Wallacetown and Newton South - 05	3%	6%	20%	35%	33%	22.1
Barassie - 01	15%	3%	61%	18%	2%	22.0
Lochside, Braehead and Whitlets - 02	6%	2%	9%	38%	31%	21.9
Prestwick East - 06	19%	2%	45%	23%	7%	21.9
Ayr North Harbour, Wallacetown and Newton South - 04	8%	3%	25%	32%	29%	21.8
Dalmilling - 01	7%	4%	31%	30%	17%	21.8
Girvan Glendoune - 01	6%	4%	11%	37%	19%	21.7
Annbank, Mossblown and Tarbolton - the Coalfields - 07	9%	7%	37%	26%	15%	21.5
Ayr North Harbour, Wallacetown and Newton South - 06	5%	2%	28%	32%	22%	21.5
Prestwick East - 01	18%	3%	51%	19%	4%	21.4
Annbank, Mossblown and Tarbolton - the Coalfields - 05	11%	3%	35%	27%	17%	21.3
Annbank, Mossblown and Tarbolton - the Coalfields - 06	8%	4%	26%	30%	32%	21.2

Data Zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Households in fuel poverty (fuel bill >10 % of income after housing)	Households in extreme fuel poverty (fuel bill >20 % of income after housing)	Total Weighted Score
Lochside, Braehead and Whitletts - 03	4%	1%	13%	36%	31%	21.0
Maybole - 04	10%	5%	37%	25%	14%	21.0
Troon - 07	9%	11%	60%	15%	1%	20.8
Prestwick East - 03	23%	9%	57%	13%	0%	20.7
Lochside, Braehead and Whitletts - 06	9%	3%	31%	27%	13%	20.7
Prestwick Airport and Monkton - 04	6%	3%	40%	26%	10%	20.7
Maybole - 07	12%	12%	59%	14%	0%	20.6
Holmston and Forehill - 02	9%	6%	45%	21%	9%	20.2
Ayr South Harbour and Town Centre - 07	10%	15%	55%	14%	0%	20.2
Prestwick West - 01	11%	5%	55%	18%	2%	20.2
Troon - 06	9%	12%	59%	14%	0%	20.1
Newton North - 04	16%	5%	57%	15%	0%	20.0
Lochside, Braehead and Whitletts - 04	7%	2%	19%	31%	21%	19.8
Dalmilling - 03	5%	2%	7%	35%	33%	19.6
Castlehill and Kincaidston - 04	13%	4%	17%	28%	12%	19.5
Muirhead - 01	5%	3%	15%	32%	29%	19.5
Dundonald, Loans and Symington - 02	16%	6%	40%	18%	1%	19.3
Belmont - 06	10%	11%	59%	12%	0%	19.2
Castlehill and Kincaidston - 06	8%	6%	28%	24%	14%	19.1
Troon - 05	11%	1%	42%	20%	5%	18.9
Muirhead - 06	16%	2%	39%	18%	1%	18.4
Lochside, Braehead and Whitletts - 05	5%	1%	23%	27%	22%	18.4
Dalmilling - 04	2%	1%	12%	32%	22%	18.4
Lochside, Braehead and Whitletts - 01	4%	2%	9%	32%	18%	18.3
Newton North - 02	10%	1%	40%	20%	1%	18.2
Prestwick Airport and Monkton - 02	20%	2%	32%	18%	0%	18.1
Dundonald, Loans and Symington - 04	8%	0%	15%	29%	26%	18.0
Craigie - 03	4%	1%	20%	28%	12%	18.0
Castlehill and Kincaidston - 05	4%	3%	25%	25%	8%	17.9
Alloway and Doonfoot - 08	7%	8%	49%	15%	0%	17.7
Troon - 02	19%	5%	46%	13%	0%	17.7
Prestwick East - 05	6%	5%	19%	25%	11%	17.6
Annbank, Mossblown and Tarbolton - the Coalfields - 03	5%	3%	33%	22%	5%	17.5
Prestwick East - 04	15%	2%	36%	17%	0%	17.4
Alloway and Doonfoot - 01	12%	5%	50%	13%	0%	17.2

Data Zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Households in fuel poverty (fuel bill >10 % of income after housing)	Households in extreme fuel poverty (fuel bill >20 % of income after housing)	Total Weighted Score
Prestwick West - 06	12%	3%	45%	15%	0%	17.1
Alloway and Doonfoot - 07	2%	2%	62%	13%	0%	17.1
Coylton - 05	5%	8%	34%	19%	2%	17.0
Prestwick Airport and Monkton - 01	10%	5%	39%	16%	0%	16.9
Dundonald, Loans and Symington - 06	9%	5%	35%	17%	1%	16.7
Annbank, Mossblown and Tarbolton - the Coalfields - 04	10%	4%	18%	23%	11%	16.7
Newton North - 01	8%	3%	40%	17%	0%	16.6
Belmont - 05	6%	3%	31%	20%	2%	16.6
Dundonald, Loans and Symington - 03	3%	4%	30%	21%	8%	16.6
Belmont - 02	8%	8%	21%	21%	7%	16.6
Girvan Glendoune - 05	2%	2%	21%	25%	14%	16.6
Dundonald, Loans and Symington - 05	23%	7%	19%	16%	0%	16.4
Annbank, Mossblown and Tarbolton - the Coalfields - 01	12%	3%	6%	26%	14%	16.4
Coylton - 01	3%	2%	26%	23%	11%	16.3
Alloway and Doonfoot - 05	2%	5%	54%	13%	0%	16.3
Heathfield - 05	5%	3%	21%	23%	13%	16.3
Alloway and Doonfoot - 06	4%	3%	54%	13%	0%	16.1
Belmont - 03	7%	9%	29%	18%	1%	16.1
Muirhead - 08	5%	4%	52%	12%	0%	16.0
Dalmilling - 02	8%	3%	7%	26%	18%	15.8
Coylton - 04	9%	1%	31%	18%	1%	15.7
Prestwick East - 07	12%	2%	34%	16%	0%	15.7
Castlehill and Kincaidston - 07	6%	5%	26%	19%	1%	15.6
Muirhead - 05	1%	8%	51%	12%	0%	15.6
Muirhead - 02	10%	1%	17%	22%	6%	15.5
Holmston and Forehill - 05	14%	1%	40%	13%	0%	15.5
Holmston and Forehill - 06	8%	4%	17%	21%	7%	15.5
Barassie - 02	4%	2%	13%	24%	9%	15.3
Belmont - 07	9%	3%	43%	13%	0%	15.3
Heathfield - 06	2%	2%	30%	20%	1%	15.2
Heathfield - 01	3%	3%	16%	23%	10%	15.2
Maybole - 05	2%	0%	12%	25%	12%	14.8
Craigie - 02	6%	1%	11%	24%	7%	14.8
Holmston and Forehill - 04	7%	5%	21%	19%	1%	14.8
Troon - 01	3%	3%	45%	13%	0%	14.6

Data Zone	Percentage of lofts with less than 99mm insulation	Percentage of windows which are single glazed	Percentage of walls which are uninsulated	Households in fuel poverty (fuel bill >10 % of income after housing)	Households in extreme fuel poverty (fuel bill >20 % of income after housing)	Total Weighted Score
Muirhead - 04	4%	6%	40%	13%	0%	14.4
Carrick North - 04	8%	5%	30%	14%	0%	14.2
Coylton - 02	9%	2%	32%	15%	0%	14.1
Castlehill and Kincaidston - 03	8%	2%	14%	20%	2%	14.1
Prestwick Airport and Monkton - 03	2%	5%	30%	16%	0%	14.0
Alloway and Doonfoot - 03	9%	3%	34%	13%	1%	13.9
Alloway and Doonfoot - 04	6%	3%	38%	13%	0%	13.9
Dundonald, Loans and Symington - 01	10%	3%	18%	17%	1%	13.9
Castlehill and Kincaidston - 02	10%	3%	32%	13%	0%	13.8
Muirhead - 07	13%	1%	28%	13%	0%	13.5
Holmston and Forehill - 03	4%	4%	30%	14%	0%	13.3
Newton North - 05	10%	2%	23%	15%	0%	13.2
Muirhead - 03	8%	1%	33%	13%	0%	13.2
Newton North - 03	4%	2%	17%	18%	1%	13.0
Barassie - 05	6%	2%	11%	19%	0%	12.9
Carrick North - 02	8%	2%	15%	18%	3%	12.9
Alloway and Doonfoot - 02	0%	5%	31%	14%	0%	12.6
Barassie - 04	7%	3%	13%	17%	0%	12.2
Holmston and Forehill - 07	2%	2%	26%	14%	0%	11.9
Coylton - 03	4%	4%	21%	14%	0%	11.9
Holmston and Forehill - 01	3%	3%	19%	16%	0%	11.8
Castlehill and Kincaidston - 01	6%	2%	20%	13%	0%	11.0
Heathfield - 02	4%	0%	17%	14%	0%	10.8
Dundonald, Loans and Symington - 07	2%	2%	15%	14%	0%	10.3
Carrick North - 05	1%	2%	12%	14%	0%	9.4
Ayr South Harbour and Town Centre - 01	1%	0%	0%	18%	1%	9.0
Heathfield - 03	2%	1%	6%	14%	0%	8.6

Appendix E Off-gas grid and On-gas grid

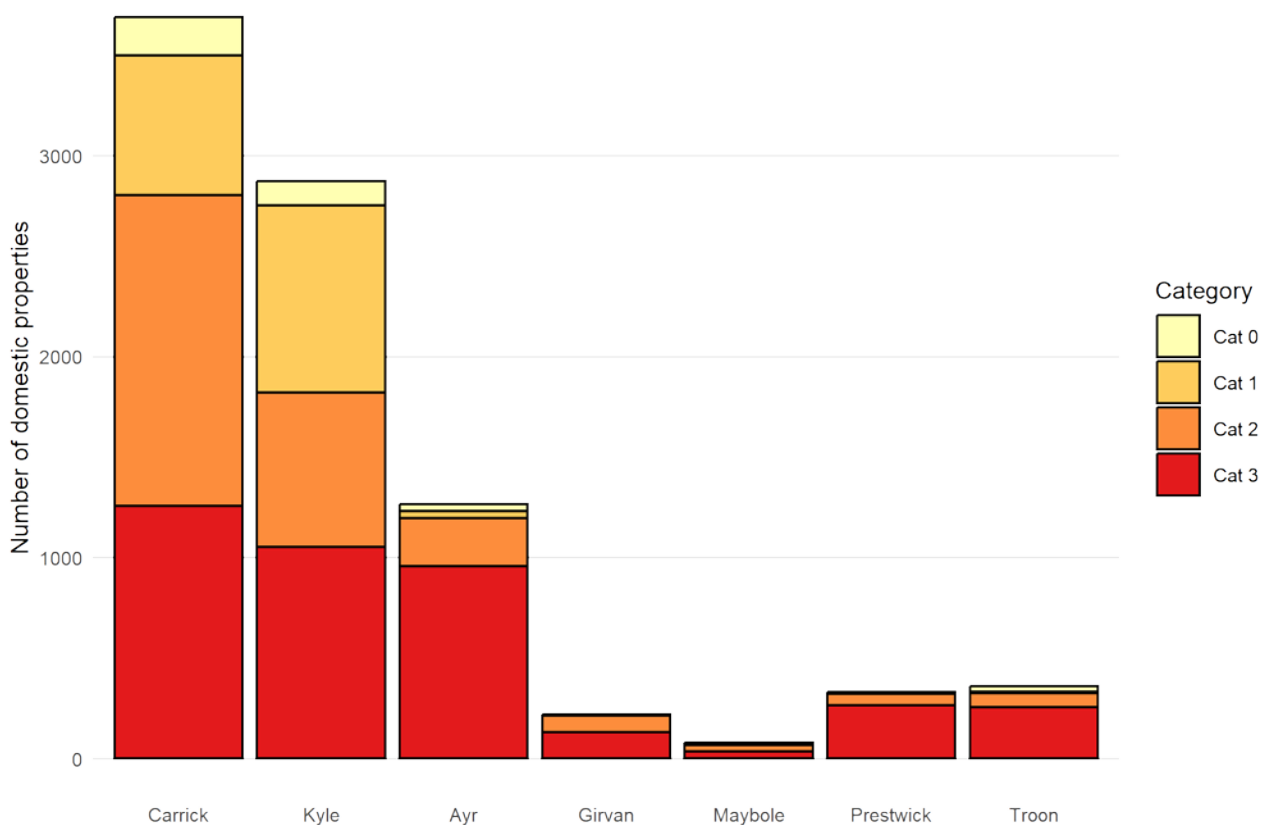
The domestic baseline tool outlines a method of categorising properties based on their suitability for heat pumps. While this report uses an alternative methodology as set out in section 7.7.3, this appendix sets out the findings of the methodology set out in the baseline tool.

Off-gas grid

The Domestic Baseline Tool categorises individual properties according to how difficult it will be to transition each property to a low-carbon heat source. This is based on several factors including, for example, the existing heating system, listed status and the existing fabric. Category 0 properties are already low carbon, Category 1 properties are ready to make use of a heat pump with minimal changes to the existing building and Category 2 properties could transition with modest changes. Category 3 properties may require such substantial changes that other electrical or biomass heat sources may be more suitable.

Figure 49 shows that most off-grid properties sit in Category 3, meaning that there is a potential challenge to convert these to efficient heat-pump systems.

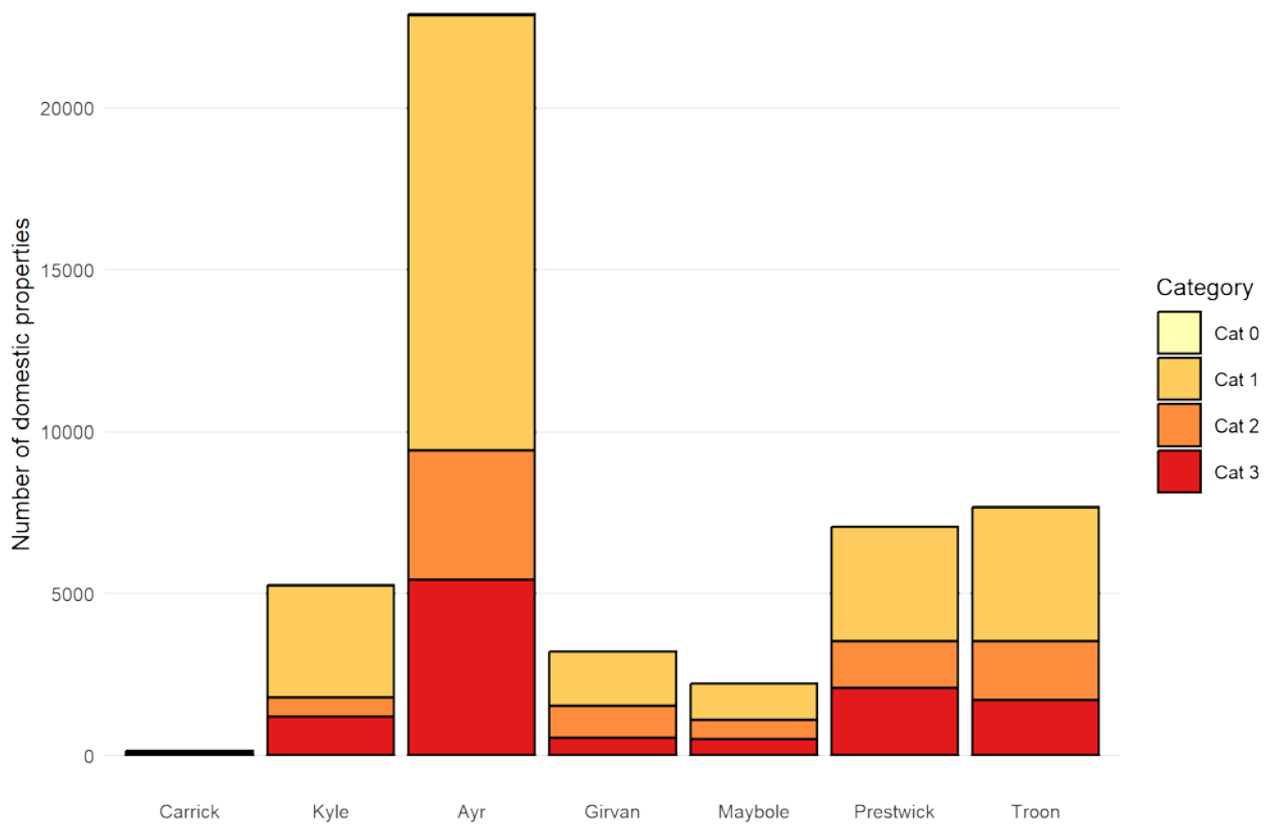
Figure 49: Heat transition categories for off-gas grid domestic properties



On-gas grid

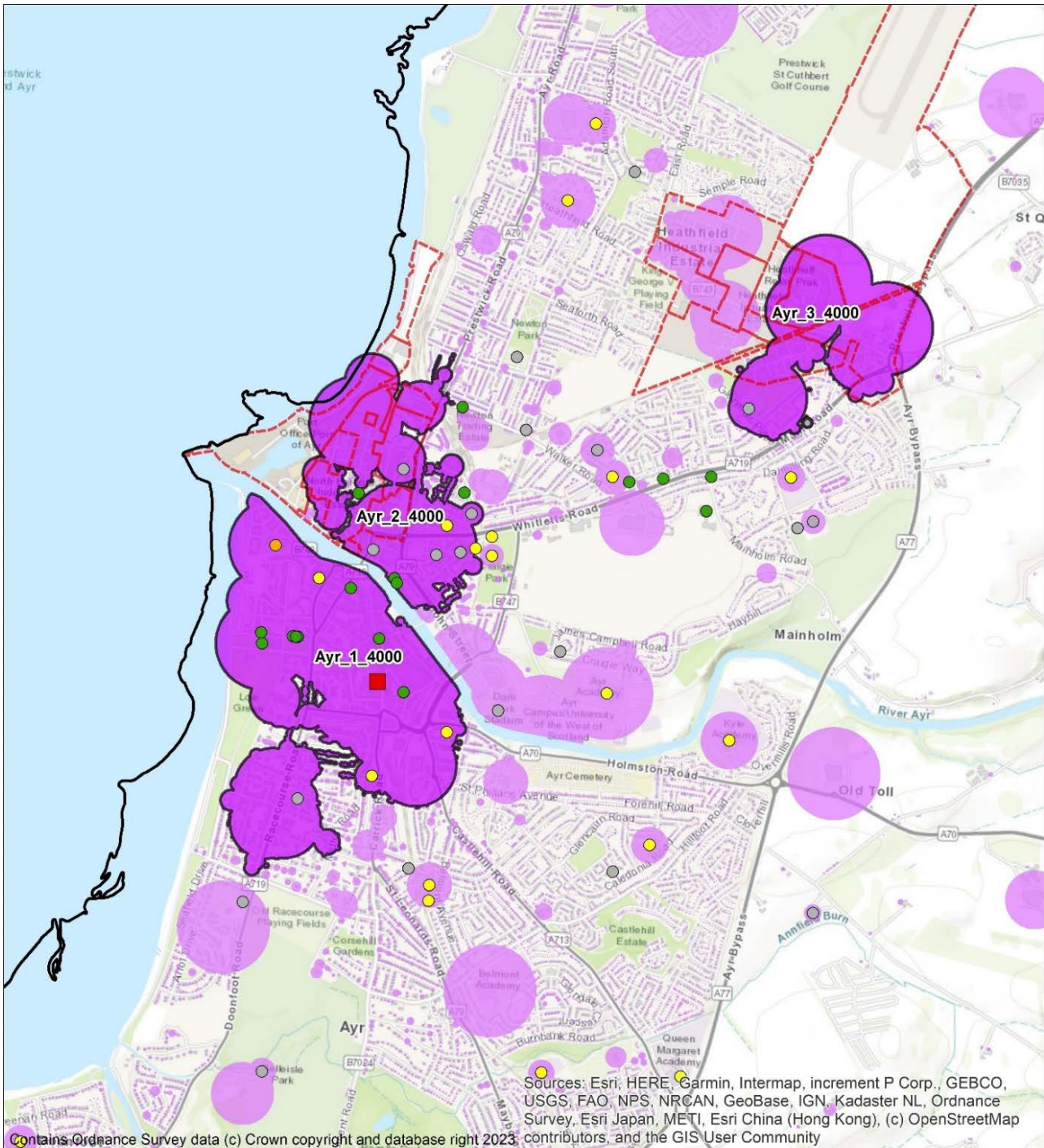
On-gas grid buildings are similarly categorised by the Domestic Baseline Tool although it might be expected that more on-grid properties will find themselves in areas with heat networks and a connection to these rather than heat pumps might be likely. Most properties are in Categories 1 and 2 (Figure 50) and so lend themselves to transition, although Ayr has a large proportion of Category 3 homes.

Figure 50: Heat transition categories for on-gas grid domestic properties



Appendix F Heat Network Zone Maps

Figure 51 Ayr heat network zones – 4,000kWh/m (baseline)



Heat Demand (MWh)

- <15,000
- >15,000

Potential heat network area

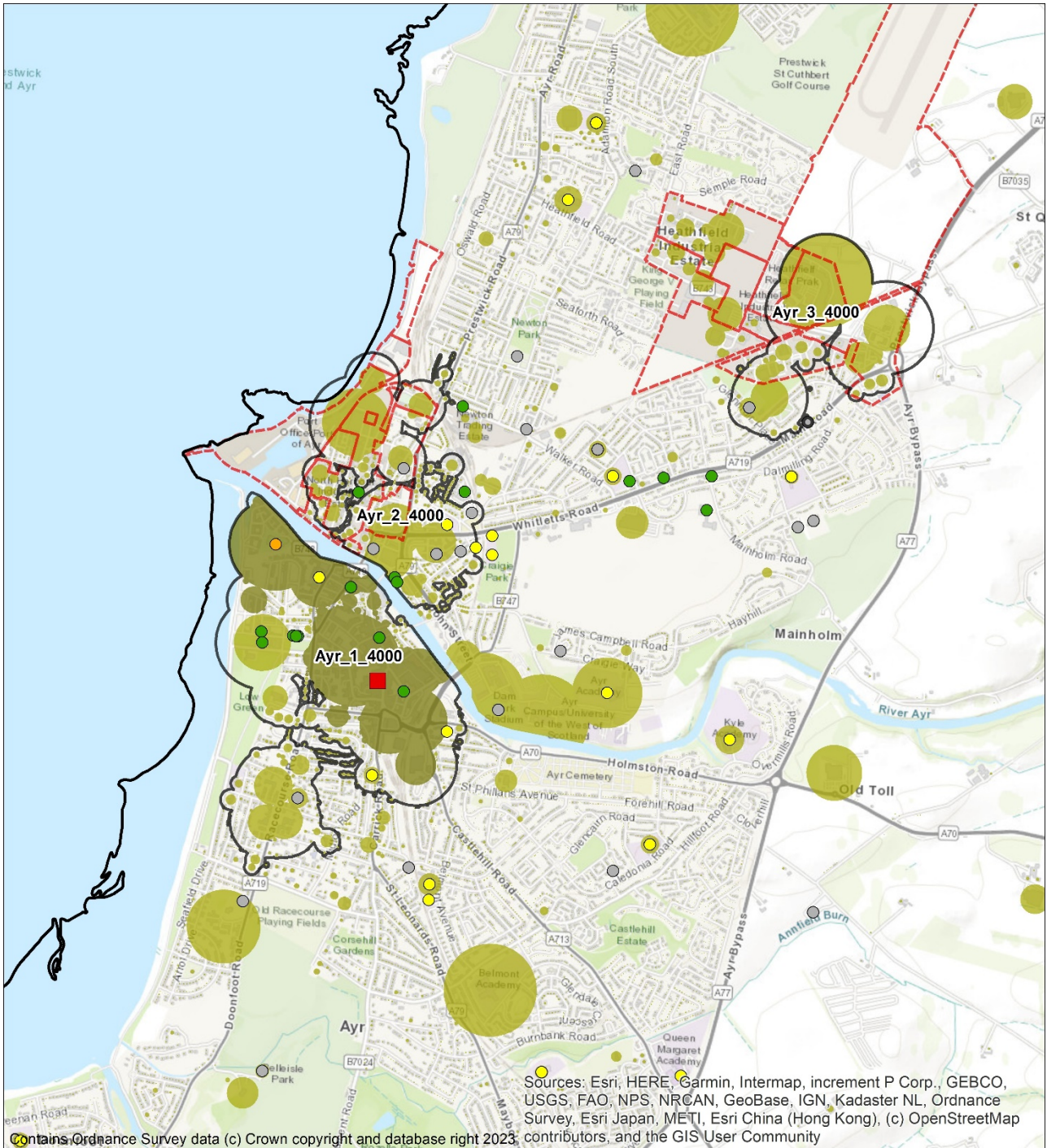
Council Properties

- Office
- School
- Swimming Pool
- Other

Potential Redevelopment Site

Strategy Area

Figure 52 Ayr Heat network zones - 8,000kWh/m (Stringent)



Heat Demand (MWh)

<15,000

>15,000

Potential heat network area

Council Properties

Office

School

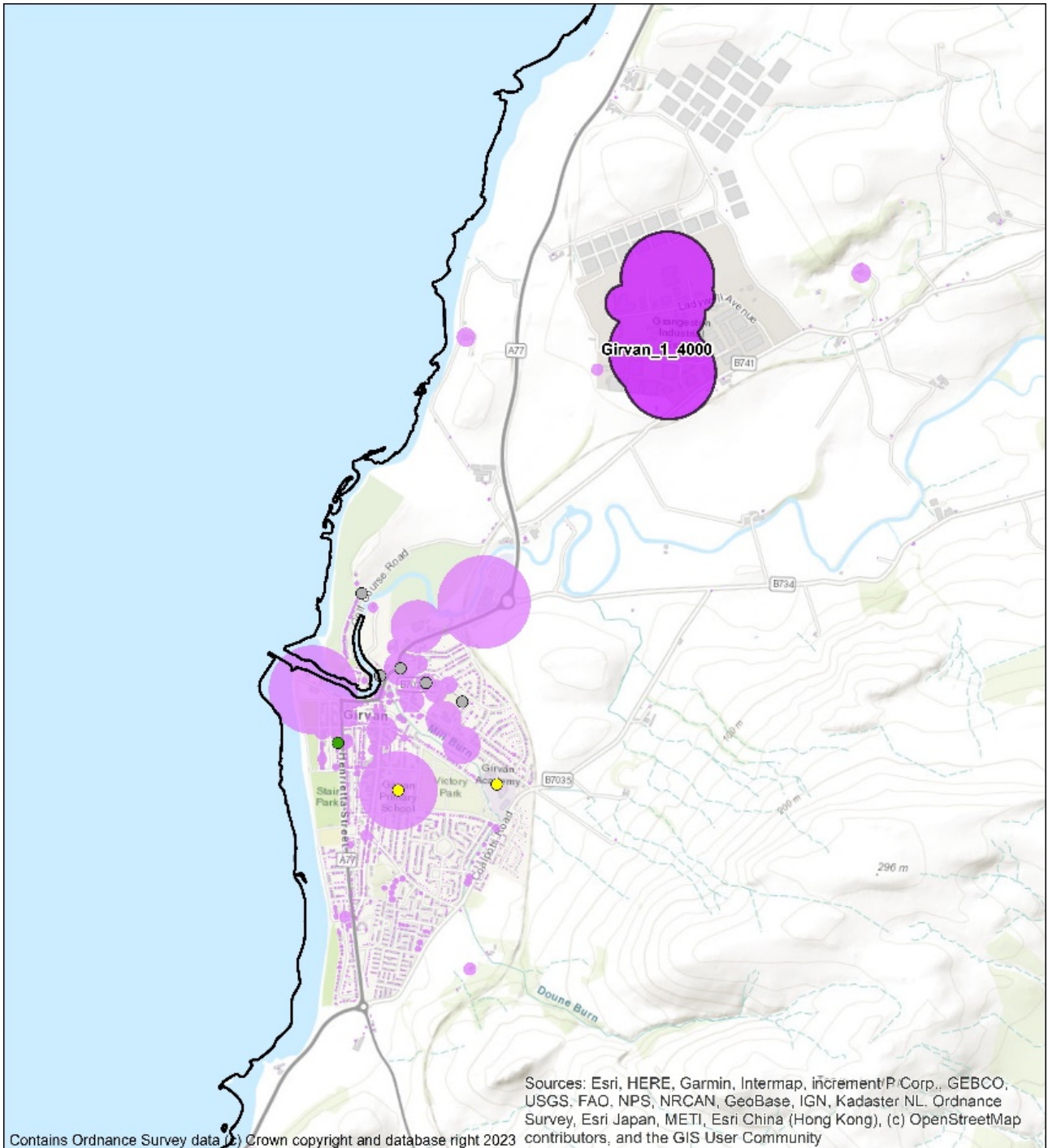
Swimming Pool

Other

Potential Redevelopment Site

Strategy Area

Figure 53 Girvan heat network zone (industrial) – 4,000kWh/m (baseline)



Heat Demand (MWh)

<15,000

>15,000

Potential heat network area

Council Properties

Office

School

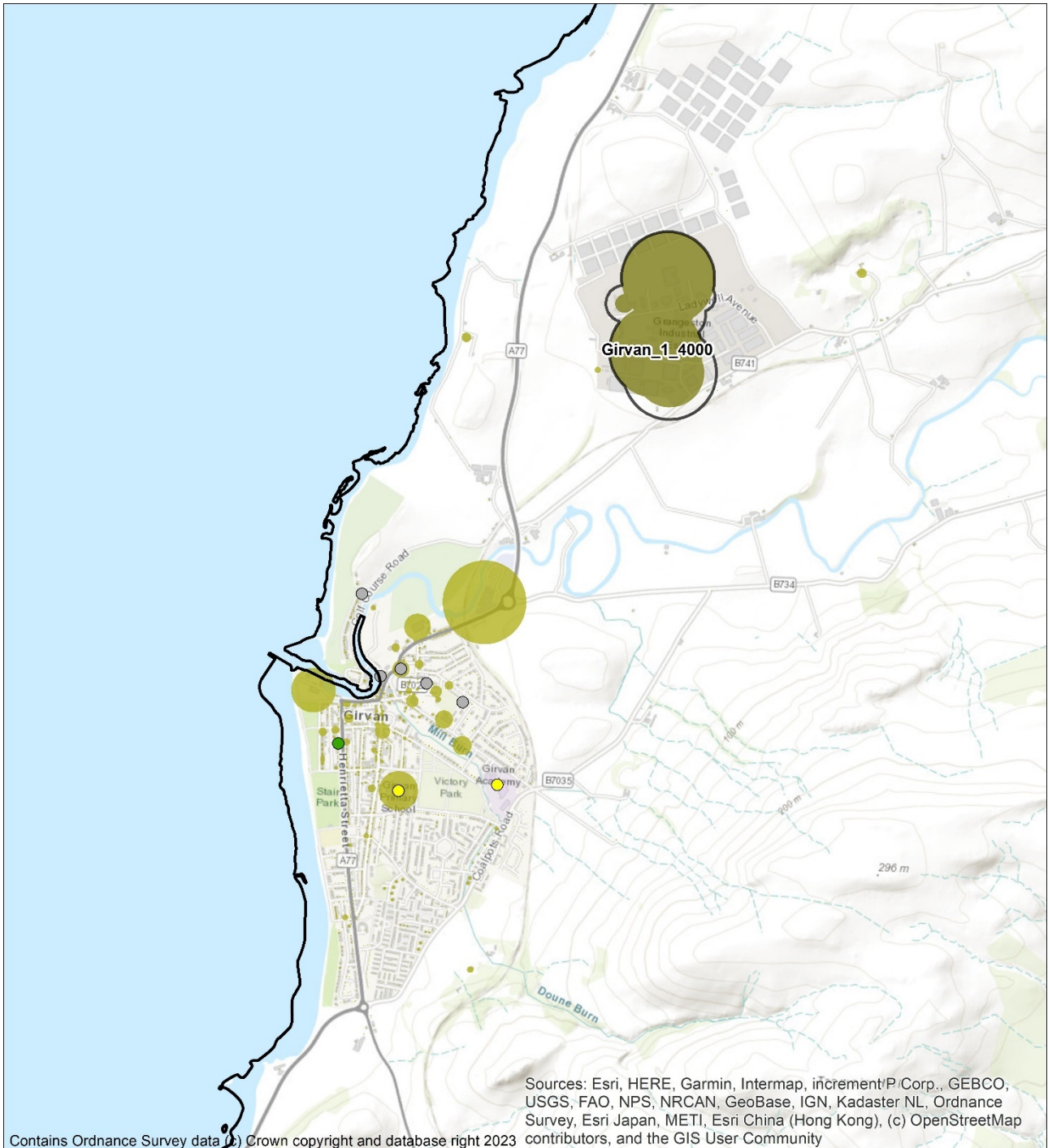
Swimming Pool

Other

Potential Redevelopment Site

Strategy Area

Figure 54 Girvan heat network zone (industrial) - 8,000kWh/m (baseline)



Heat Demand (MWh)

<15,000

>15,000

Potential heat network area

Council Properties

Office

School

Swimming Pool

Other

Potential Redevelopment Site

Strategy Area

Appendix G Heat Pump Suitability Maps

The maps in this appendix highlight, using the methodology described in 7.7.3, which homes are ready for heat pumps today (green), will be ready with modest energy efficiency interventions (orange) and may be more difficult to convert (red).

Figure 55: Heat pump suitability map- Ayr

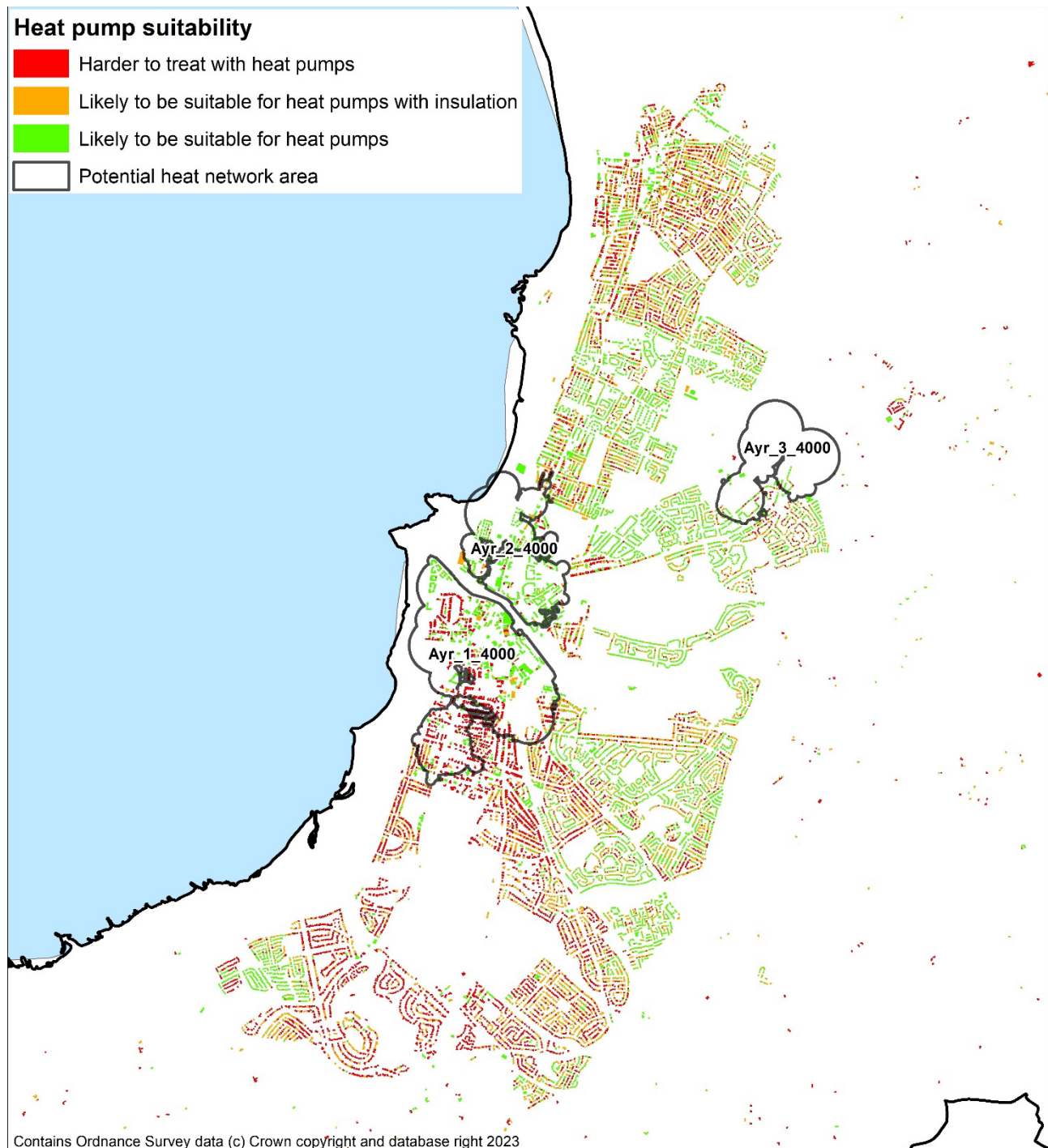


Figure 56: Heat pump suitability map- Girvan

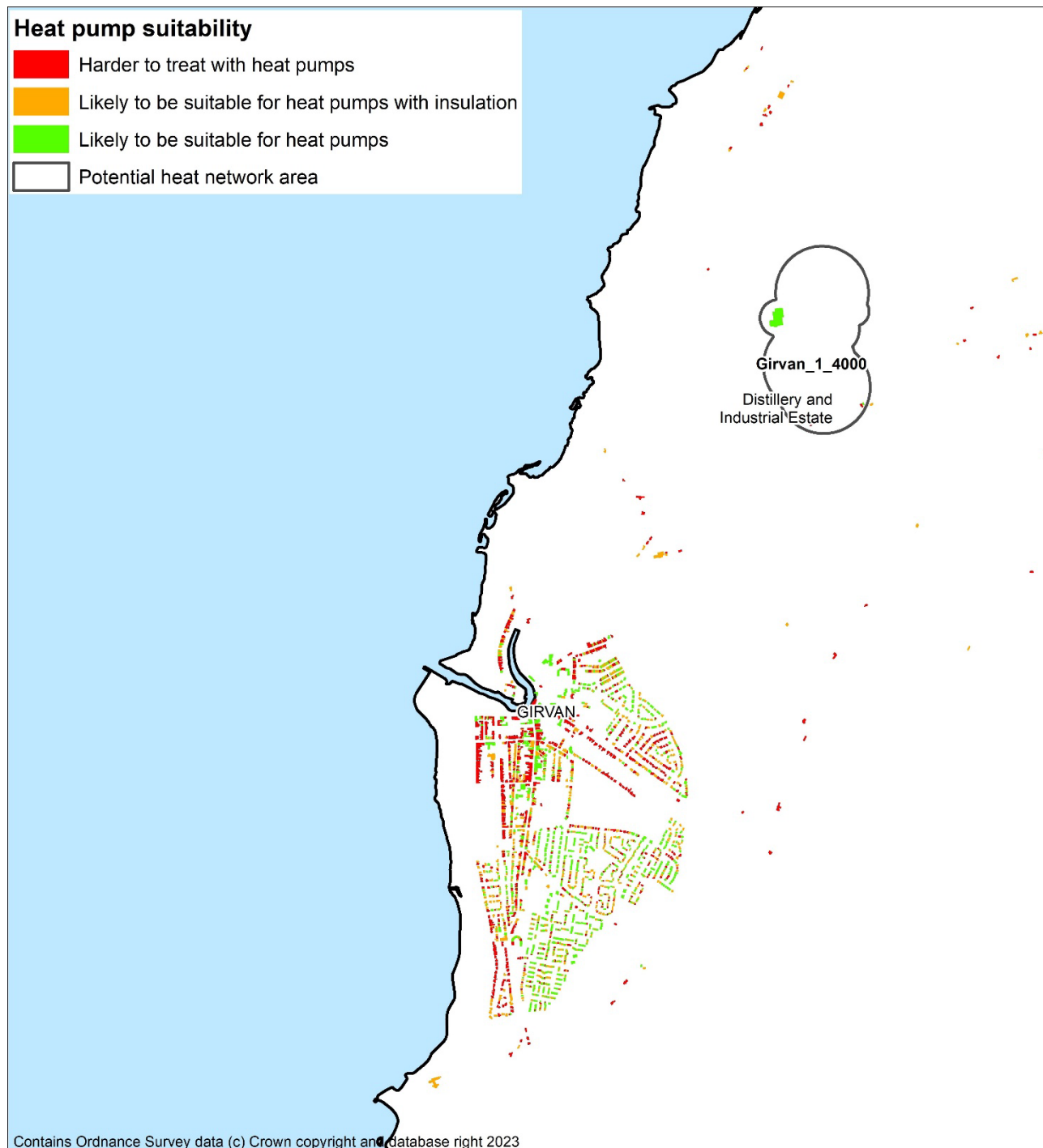


Figure 57: Heat pump suitability map- Troon

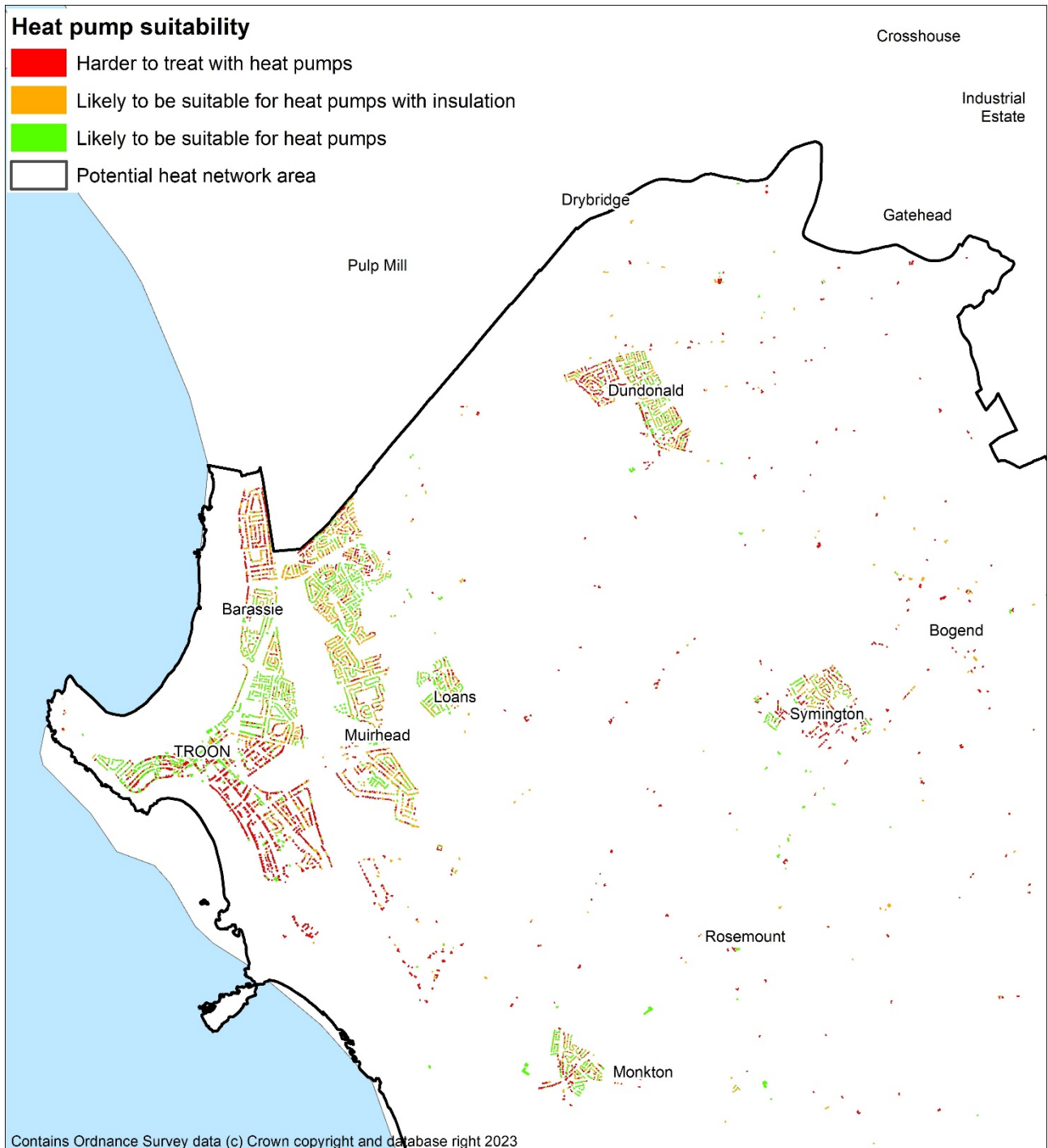


Figure 58: Heat pump suitability map- Maybole

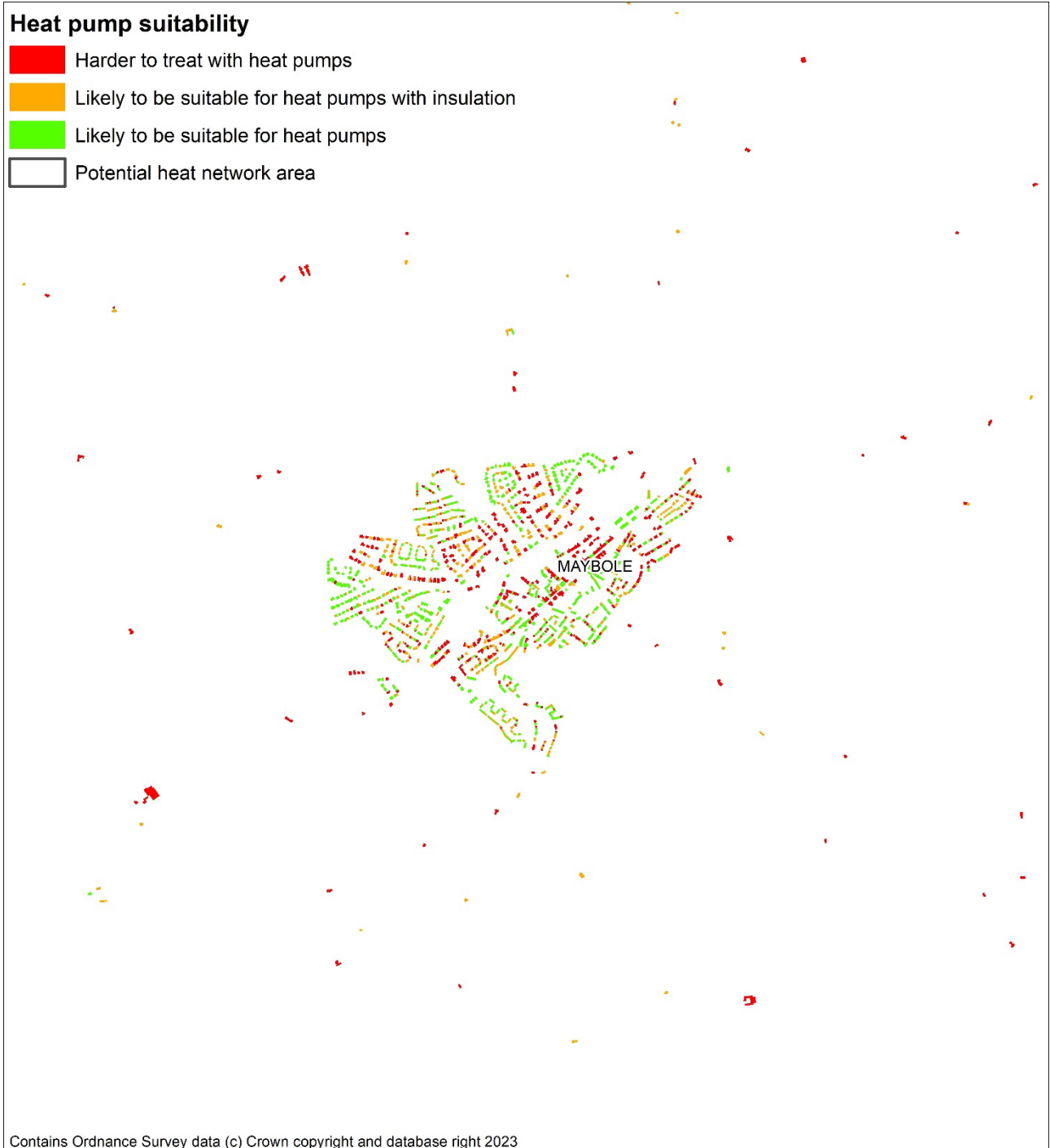


Figure 59: Heat pump suitability map- Ballantrae

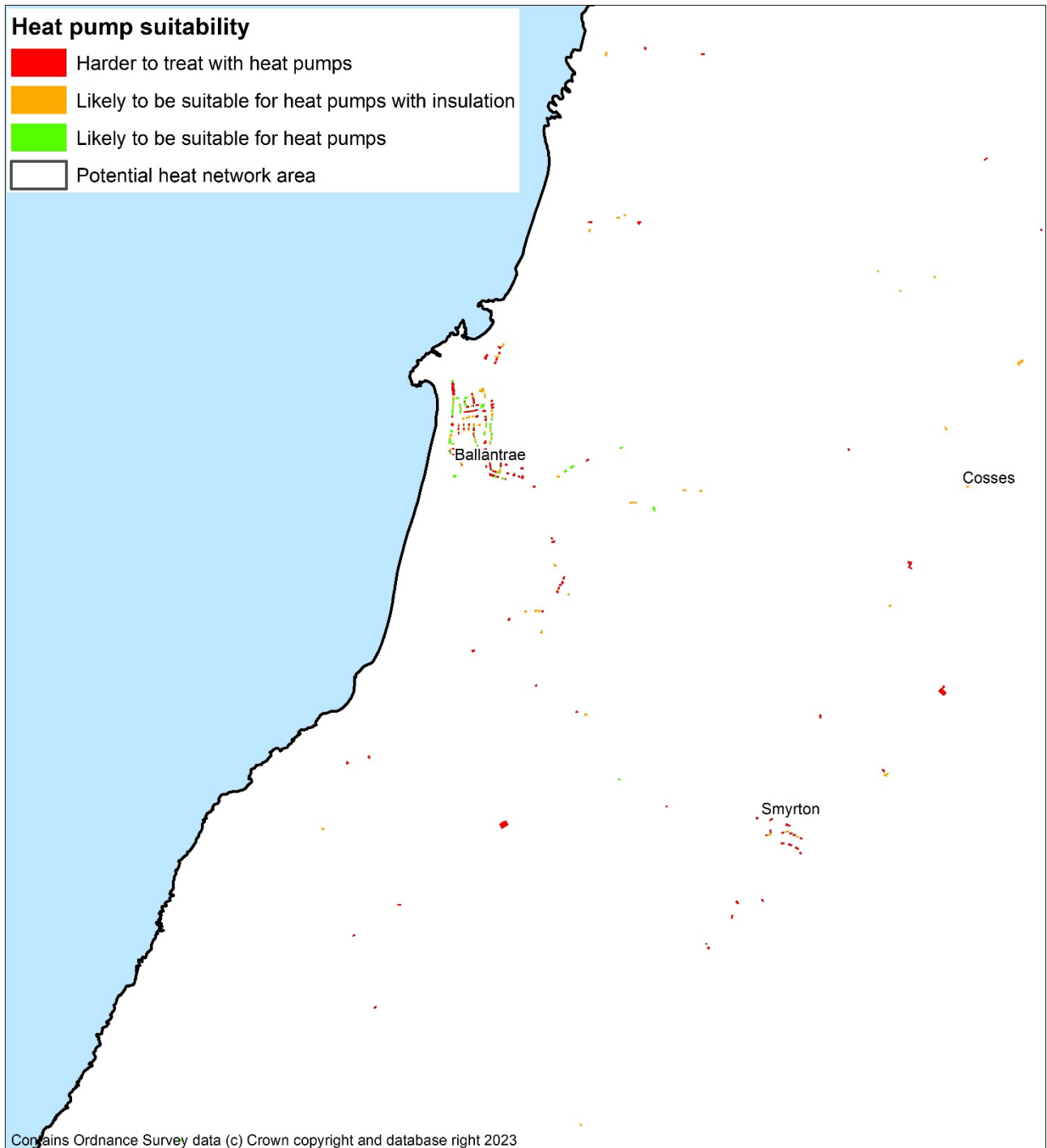


Figure 60: Heat pump suitability map- Dailly



Appendix H Default indicators and calculation weightings

The LHEES methodology sets out a core set of default indicators and analysis weightings which have been used in this report. For each of the six given considerations defined in Table 2 the purpose of an Indicator is:

- 1) To act as a key information field to help characterise the local authority using the Baseline tool as part of LHEES stage 3 (authority-wide and at a strategic level).
- 2) To act as a key information field to support strategic zoning and generation of initial delivery areas (as part of LHEES stages 3 and 4).
- 3) If suitable, to act as a key information field to measure progress against targets over the duration of the LHEES – set out in LHEES stage 8, LHEES Delivery Plan. For some Considerations, one Target and Indicator may be sufficient, but for others a range of Indicators may be appropriate to contextualise and characterise performance against a Target and/or progress towards a Consideration.

There is flexibility to update and augment these indicators to support local needs or for more focused analysis linked to specific actions and project identification within the future Delivery Plan. In reviewing the policies identified, there was no reason found to amend the indicators used in the National Assessment and as such, this study uses these default indicators and weighting values.

Theme	Indicator	Criteria	Weighting	Description	Data source, if known
Building energy efficiency	Loft insulation	<100mm (prediction) (Yes)	33.33%	Binary identifier. Used to identify properties with a low energy efficiency, properties with no or minimal loft insulation.	Home Analytics
	Single glazed windows	Binary (Yes)	33.33%	Binary identifier. Used to identify properties with a low energy efficiency, properties with single glazed windows.	Home Analytics
	Wall insulation prediction (all construction types)	Binary (Uninsulated)	33.33%	Binary identifier. Used to identify properties with a low energy efficiency, properties with uninsulated walls.	Home Analytics
Additional example Indicators that could be used to support Delivery Level Area identification as part of LHEES stage 4 and Delivery Plan	Tenure type	User defined		Four types; housing association, owner/occupier, private rented, local authority. User can filter by interest.	Home Analytics
	Building age	User defined		Defined in six age brackets. User can filter by interest.	Home Analytics
	Non-traditional build design type	Solid wall (binary)		User can filter by interest.	Home Analytics
	EPC Rating	E, F or G		User can filter by interest.	Home Analytics
Indicators of fuel poverty	Probability of fuel poverty	% likelihood	50%	50% is default but set to 0% if extreme fuel poverty is to be analysed.	Home Analytics

Theme	Indicator	Criteria	Weighting	Description	Data source, if known
	Probability of extreme fuel poverty	% likelihood	0%	0% is a default Weighting applied. User can adjust balance by selecting 0% or 50% to switch analysis focus between fuel poverty or extreme fuel poverty.	Home Analytics
Building energy efficiency	Loft insulation	<100mm (prediction) (Yes)	16.67%	Poor energy efficiency Indicators sum to 50% of overall Weighting, each have an equal Weighting.	Home Analytics
	Single glazed windows	Binary (Yes)	16.67%		Home Analytics
	Wall insulation prediction (all construction types)	Binary (Uninsulated)	16.67%		Home Analytics
Additional example Indicators that could be used to support Delivery Level Area identification as part of LHEES stage 4 and Delivery Plan	Tenure type	User defined		Four types; housing association, owner/ occupier, private rented, local authority. User can filter by interest.	Home Analytics
	Building age	User defined		Defined in six age brackets. User can filter by interest.	Home Analytics
	Non-traditional build design type	Solid wall (binary)		User can filter by interest.	Home Analytics
	EPC Rating	E, F or G		User can filter by interest.	Home Analytics

Appendix I Intervention Details

On- and Off-gas Grid

Intervention	1
Action Summary	1.1 Survey properties with missing data. 1.2 Install low carbon heating in off-gas grid buildings.
LHEES Considerations	1 Off- gas grid
Background	
Action Champion	
Internal stakeholders	
External stakeholders	
Property numbers	8,935
Technical considerations	
Skills Considerations	
Economic considerations	
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	
Links to existing projects	
Time	
Action Plan	
Geospatial	
Monitoring and evaluation	

Intervention	2
Action Summary	2.1 Survey properties with missing data. 2.2 Install low carbon heating in off-gas grid buildings.
LHEES Considerations	2 On- gas grid
Background	
Action Champion	
Internal stakeholders	
External stakeholders	
Property numbers	57,949
Technical considerations	
Skills Considerations	
Economic considerations	
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	
Links to existing projects	
Time	
Action Plan	
Geospatial	
Monitoring and evaluation	

Local Authority Interventions

Intervention Reference	3
Action Summary	3.1 Survey properties with missing data. 3.2 Upgrade all insulation to 300 mm mineral wool (or equivalent)
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Loft insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers
Property numbers	Ayr- 719, Carrick- 207, Girvan- 100, Kyle- 391, Maybole- 127, Prestwick- 194, Troon- 195.
Technical considerations	This is an established technology with several vendors and no supply bottlenecks.
Skills Considerations	This is an established practice with no specific skills requirement
Economic considerations	This is a low-cost investment with a lifespan exceeding that of the building.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	Works should be inspected on completion. The action champion shall maintain the property database and ensure that the "loft insulation thickness" is updated after each batch of inspections. The action champion shall report back to the LHEES team with lessons learned for other actions.

Intervention Reference	4
Action Summary	4.1 Assess priority 4.2 Assess feasibility 4.3 Install cavity or cladding insulation
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Wall insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers
Property numbers	Ayr- 409, Carrick- 77, Girvan- 50, Kyle- 110, Maybole- 87, Prestwick- 115, Troon- 150.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	Works should be inspected on completion. The action champion shall maintain the property database and ensure that the "wall insulation" is updated after each batch of inspections. The action champion shall report back to the LHEES team with lessons learned for other actions.

Intervention Reference	5
Action Summary	3.1 Assess priority 3.2 Assess feasibility 2.3 Install double glazing
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Double glazing is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers
Property numbers	Ayr- 88, Carrick- 20, Girvan- 20, Kyle- 23, Maybole- 16, Prestwick- 26, Troon- 20.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	Works should be inspected on completion. The action champion shall maintain the property database and ensure that the "glazing type" is updated after each batch of inspections. The action champion shall report back to the LHEES team with lessons learned for other actions.

Intervention Reference	6
Action Summary	6.1 Survey properties for wet heating installation requirements 6.2 Install ASHP
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing electric heating systems with ASHPs can reduce heating electricity consumption by 2 to 3-fold but requires a wet heating system to be installed.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers DNO
Property numbers	Ayr- 402, Carrick- 152, Girvan- 52, Kyle- 161, Maybole- 14, Prestwick- 35, Troon- 55.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	Works should be inspected on completion. Performance across the year in the first completed projects should be closely monitored to ensure that the ASHPs work as they ought to, or require adjustments to settings, and to ensure that the users are comfortable interacting with the controls.

Intervention Reference	7
Action Summary	7.1 Install ASHP
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing oil or LPG boilers with ASHPs will significantly reduce carbon emissions and cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers DNO
Property numbers	Ayr- 5, Carrick- 153, Girvan- 0, Kyle- 166, Maybole- 0, Prestwick- 1, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	Works should be inspected on completion. Performance across the year in the first completed projects should be closely monitored to ensure that the ASHPs work as they ought to, or require adjustments to settings, and to ensure that the users are comfortable interacting with the controls.

Intervention Reference	8
Action Summary	8.1 Install ASHP 8.2 Install electric cooker 8.3 Disconnect from gas network
LHEES Considerations	1 On gas grid 4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing gas boilers with ASHPs will reduce carbon emissions and switching to electric cooking to disconnect from the gas grid and avoid gas standing charges would reduce energy costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers DNO
Property numbers	Ayr- 3,788, Carrick- 97, Girvan- 647, Kyle- 705, Maybole- 506, Prestwick- 644, Troon- 879.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	Works should be inspected on completion. Performance across the year in the first completed projects should be closely monitored to ensure that the ASHPs work as they ought to, or require adjustments to settings, and to ensure that the users are comfortable interacting with the controls.

Intervention Reference	9
Action Summary	9.1 Survey properties for wet heating installation requirements 9.2 Install ASHP
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing solid fuel (coal) heating systems with ASHPs can reduce carbon footprint and heat costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers DNO
Property numbers	Ayr- 6 , Carrick- 55, Girvan- 1, Kyle- 22, Maybole- 0, Prestwick- 1, Troon- 1.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	Works should be inspected on completion. Performance across the year in the first completed projects should be closely monitored to ensure that the ASHPs work as they ought to, or require adjustments to settings, and to ensure that the users are comfortable interacting with the controls.

Intervention Reference	10
Action Summary	10.1 Survey properties for wet heating installation requirements 10.2 Install ASHP
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing biomass heating systems with ASHPs will eventually reduce carbon footprint and may reduce the cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	SAC's tenants Suppliers/ installers DNO
Property numbers	Ayr- 2, Carrick- 4, Girvan- 0, Kyle- 1, Maybole- 0, Prestwick- 0, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	The first priority will be vacant properties during transition between tenants. Next, the properties will be prioritised by data zone SIMD to cover multiple properties in the same locale in order to maximise installation time efficiency.
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	Works should be inspected on completion. Performance across the year in the first completed projects should be closely monitored to ensure that the ASHPs work as they ought to, or require adjustments to settings, and to ensure that the users are comfortable interacting with the controls.

Housing Association Interventions

Intervention Reference	11
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Loft insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	HAs HA tenants Suppliers/ installers
Property numbers	Ayr- 719, Carrick- 207, Girvan- 100, Kyle- 391, Maybole- 127, Prestwick- 194, Troon- 195.
Technical considerations	This is an established technology with several vendors and no supply bottlenecks.
Skills Considerations	This is an established practice with no specific skills requirement
Economic considerations	This is a low-cost investment with a lifespan exceeding that of the building.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	12
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Wall insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	HAs HA tenants Suppliers/ installers
Property numbers	Ayr- 106, Carrick- 26, Girvan- 11, Kyle- 63, Maybole- 4, Prestwick- 22, Troon- 25.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	13
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Double glazing is important in reducing heat loss and hence heat demand and bills.
Action Champion	Who in the Council should lead?
Internal stakeholders	Which departments interested?
External stakeholders	HAs HA tenants Suppliers/ installers
Property numbers	Ayr- 28, Carrick- 1, Girvan- 4, Kyle- 4, Maybole- 1, Prestwick- 1, Troon- 1.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	14
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing electric heating systems with ASHPs can reduce heating electricity consumption by 2 to 3-fold but requires a wet heating system to be installed.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	HAs HA tenants Suppliers/ installers DNO
Property numbers	Ayr- 46, Carrick- 148, Girvan- 13, Kyle- 57, Maybole- 5, Prestwick- 33, Troon- 37.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	15
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing oil or LPG boilers with ASHPs will significantly reduce carbon emissions and cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	HAs HA tenants Suppliers/ installers DNO
Property numbers	Ayr- 4, Carrick- 15, Girvan- 0, Kyle- 23, Maybole- 0, Prestwick- 0, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	16
Action Summary	To be set out in final strategy
LHEES Considerations	1 On gas grid 4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing gas boilers with ASHPs will reduce carbon emissions and switching to electric cooking to disconnect from the gas grid and avoid gas standing charges would reduce energy costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	HAs HA tenants Suppliers/ installers DNO
Property numbers	Ayr- 1,097, Carrick- 0, Girvan- 158, Kyle- 230, Maybole- 100, Prestwick- 174, Troon- 171.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	17
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing solid fuel (coal) heating systems with ASHPs can reduce carbon footprint and heat costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	HAs HA tenants Suppliers/ installers DNO
Property numbers	Ayr- 1, Carrick- 2, Girvan- 0, Kyle- 1, Maybole- 0, Prestwick- 0, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Owner Occupied Interventions

Intervention Reference	18
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Loft insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers
Property numbers	Ayr- 6,648, Carrick- 1,271, Girvan- 832, Kyle- 2,508, Maybole- 599, Prestwick- 2,745, Troon- 2,276.
Technical considerations	This is an established technology with several vendors and no supply bottlenecks.
Skills Considerations	This is an established practice with no specific skills requirement
Economic considerations	This is a low-cost investment with a lifespan exceeding that of the building.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	19
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Wall insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers
Property numbers	Ayr- 6,650, Carrick- 1,578, Girvan- 1,140, Kyle- 1,935, Maybole- 719, Prestwick- 2,709, Troon- 2,501.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	20
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Double glazing is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers
Property numbers	Ayr- 1,022, Carrick- 246, Girvan- 141, Kyle- 259, Maybole- 94, Prestwick- 246, Troon- 246.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	21
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing electric heating systems with ASHPs can reduce heating electricity consumption by 2 to 3-fold but requires a wet heating system to be installed.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers DNO
Property numbers	Ayr- 863, Carrick- 508, Girvan- 171, Kyle- 489, Maybole- 66, Prestwick- 262, Troon- 327.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	22
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing oil or LPG boilers with ASHPs will significantly reduce carbon emissions and cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owner Suppliers/ installers DNO
Property numbers	Ayr- 131, Carrick- 1,738, Girvan- 11, Kyle- 1,496, Maybole- 13, Prestwick- 19, Troon- 25.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	23
Action Summary	To be set out in final strategy
LHEES Considerations	1 On gas grid 4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing gas boilers with ASHPs will reduce carbon emissions and switching to electric cooking to disconnect from the gas grid and avoid gas standing charges would reduce energy costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers DNO
Property numbers	Ayr- 14,826, Carrick- 37, Girvan- 2,008, Kyle- 3,849, Maybole- 1,334, Prestwick- 5,448, Troon- 5,569.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	24
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing solid fuel (coal) heating systems with ASHPs can reduce carbon footprint and heat costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers DNO
Property numbers	Ayr- 21, Carrick- 170, Girvan- 9, Kyle- 78, Maybole- 1, Prestwick- 4, Troon- 7.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	25
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing biomass heating systems with ASHPs will eventually reduce carbon footprint and may reduce the cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Suppliers/ installers DNO
Property numbers	Ayr- 6, Carrick- 82, Girvan- 0, Kyle- 41, Maybole- 4, Prestwick- 3, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Privately Rented Interventions

Intervention Reference	26
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Loft insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers
Property numbers	Ayr- 1,138, Carrick- 368, Girvan- 177, Kyle- 395, Maybole- 82, Prestwick- 392, Troon- 343.
Technical considerations	This is an established technology with several vendors and no supply bottlenecks.
Skills Considerations	This is an established practice with no specific skills requirement
Economic considerations	This is a low-cost investment with a lifespan exceeding that of the building.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	27
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Wall insulation is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers
Property numbers	Ayr- 1,387, Carrick- 478, Girvan- 217, Kyle- 392, Maybole- 144, Prestwick- 432, Troon- 549.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	28
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Double glazing is important in reducing heat loss and hence heat demand and bills.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers
Property numbers	Ayr- 350, Carrick- 106, Girvan- 26, Kyle- 89, Maybole- 22, Prestwick- 37, Troon- 23.
Technical considerations	There are several established technologies with several vendors and no supply bottlenecks.
Skills Considerations	These are established practices with no specific skills requirement
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2
Monitoring and evaluation	

Intervention Reference	29
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing electric heating systems with ASHPs can reduce heating electricity consumption by 2 to 3-fold but requires a wet heating system to be installed.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers DNO
Property numbers	Ayr- 428, Carrick- 117, Girvan- 46, Kyle- 73, Maybole- 38, Prestwick- 83, Troon- 108.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	30
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing oil or LPG boilers with ASHPs will significantly reduce carbon emissions and cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owner Tenants Suppliers/ installers DNO
Property numbers	Ayr- 15, Carrick- 438, Girvan- 1, Kyle- 270, Maybole- 1, Prestwick- 5, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	31
Action Summary	To be set out in final strategy
LHEES Considerations	1 On gas grid 4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing gas boilers with ASHPs will reduce carbon emissions and switching to electric cooking to disconnect from the gas grid and avoid gas standing charges would reduce energy costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers DNO
Property numbers	Ayr- 2,490, Carrick- 2, Girvan- 297, Kyle- 441, Maybole- 195, Prestwick- 676, Troon- 819.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	32
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing solid fuel (coal) heating systems with ASHPs can reduce carbon footprint and heat costs.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers DNO
Property numbers	Ayr- 0, Carrick- 42, Girvan- 1, Kyle- 11, Maybole- 0, Prestwick- 0, Troon- 1.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Intervention Reference	33
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency
Background	Replacing biomass heating systems with ASHPs will eventually reduce carbon footprint and may reduce the cost of heat.
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers DNO
Property numbers	Ayr- 0, Carrick- 55, Girvan- 0, Kyle- 7, Maybole- 0, Prestwick- 0, Troon- 0.
Technical considerations	This is an established technology with several vendors. Each house (or house type) will require a unique design for the installation and various small building works and associated disruption.
Skills Considerations	The ASHP installation requires an installer, certified by the supplier.
Economic considerations	The level of investment, if required, could vary significantly between buildings.
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and Appendix G
Monitoring and evaluation	

Mixed-Tenure Interventions

Intervention Reference	34
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency 6 Mixed-tenure, mixed-use and historic buildings
Background	To be set out in final strategy
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers DNO
Property numbers	
Technical considerations	
Skills Considerations	
Economic considerations	
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and 8.1.4
Monitoring and evaluation	

Interventions in historic buildings

Intervention Reference	35
Action Summary	To be set out in final strategy
LHEES Considerations	4 Poor building energy efficiency 5 Fuel poverty resulting from poor building energy efficiency 6 Mixed-tenure, mixed-use and historic buildings
Background	
Action Champion	To be set out in final strategy
Internal stakeholders	To be set out in final strategy
External stakeholders	Owners Tenants Suppliers/ installers DNO
Property numbers	
Technical considerations	
Skills Considerations	
Economic considerations	
Prioritisation	
External Funding Opportunities	
Internal Funding Allocation	To be set out in final strategy
Links to existing projects	To be set out in final strategy
Time	To be set out in final strategy
Action Plan	To be set out in final strategy
Geospatial	Refer to 8.1.2 and 8.1.4
Monitoring and evaluation	

Appendix J Intervention Costs

Total Domestic Intervention Costs

The capital costs of the interventions and the potential energy savings attributed to the interventions have been estimated. Costs and emissions for each fuel source used in the analysis are based on Department for Energy Security and Net Zero figures. This differs from the data found in SAP and reduced SAP for EPC and Property Energy Analysis Tool (PEAT) calculations as they are not as frequently updated.

Table 22 shows the breakdown of the capital expenditure required per intervention and the effect this intervention has on reducing energy demand across all the South Ayrshire Council building stock. For reference, the baseline heat demand per year for the domestic buildings in South Ayrshire Council is estimated to be 987,000 MWh. This data helps to identify which measures are the most effective way to reduce heating demand, helping both fuel poverty and heat decarbonisation. Loft insulation upgrade is by far the lowest cost method to reduce heating demands. On the other hand, installing external wall insulation on the outside of buildings that already have cavity or internal wall insulation is deemed as the least cost-effective way to reduce heat demand. However, there may be other reasons for doing less cost-effective measures, such as funding streams being allocated only to specific measures or improving the aesthetics of the building with external wall insulation or window upgrades.

Table 23: Summary of Energy Efficiency Interventions Across all Buildings in South Ayrshire

Fabric Measure	Capital Cost (£m)	Heat Demand Reduction (MWh/y)	Cost Effectiveness (kWh/y/£)	Fuel Savings per Investment Cost (£/£)
Cavity Wall Insulation (CWI)	27.6	40,800	1.48	0.22
Internal Wall Insulation (IWI)	5.0	3,400	0.69	0.11
External Wall Insulation (only wall measure)	78.7	37,800	0.48	0.08
External Wall Insulation (alongside CWI or IWI)	503.2	78,400	0.16	0.02
All wall insulation measures	614.5	160,400	0.26	0.04
Loft insulation upgrade from <100mm	4.2	26,300	6.28	1.00
Loft insulation upgrade from 100-250mm	11.0	64,800	5.89	0.53
Loft insulation upgrade from 250-300mm	17.2	90,500	5.25	0.23
All loft insulation measures	32.4	181,700	5.60	0.43
All Single to Double Glazing upgrade	17.1	6,600	0.39	0.06
Cylinder insulation upgrade from <50mm	10.2	14,500	1.42	0.22
Cylinder insulation upgrade from 50-80mm	3.0	2,000	0.68	0.11
All cylinder insulation measures	13.2	16,600	1.26	0.19
All Measures	677.2	365,300	0.54	0.06

Table 23 the total investment cost across the area from replacing the current heating systems with heat pumps is shown. The return on investment from the reduction in annual fuel costs compared to the cost of installing the heat pump highlights how cost-effective heat pumps can be at reducing fuel poverty. This is particularly the case for buildings currently heated from direct electric, LPG, or Oil. Although the fuel savings from gas

boilers switching to heat pumps is still as effective as external wall insulation on buildings that have already have cavity or internal wall insulation. Although the cost of solid fuels may be lower than that of heat pumps, the improvement in air quality from switching away from burning coal may be worthwhile for the residents alongside the decarbonisation benefits.

Total costs are estimated using the cost of individual heat pumps, although some of these may be communal heat pump systems. Of the heat pump suitable dwellings around 18,000 are flats, and 1,300 are flats that are smaller than 60m². These small flats are the ones which may benefit the most from communal heat pump systems as they may struggle to have space for hot water cylinders or equivalent thermal storage that is required alongside an individual heat pump. The Home Analytics dataset does not specifically state if properties currently have a hot water cylinder, if this data becomes available it can be used to further filter down the small flats by ones that don't already have a cylinder to highlight the more challenging properties for individual heat pumps.

Table 24: Summary of Heating Systems Changes Across all South Ayrshire

Heating System	Number of Buildings	Heat Pump Suitable	Cost of Heat Pump Installation (£m)	Fuel Savings per Investment Cost (£/£)
Biomass	209	-	-	-
LPG	742	453	3.9	0.10
Main Gas	47,187	36,044	306.4	0.02
No Fuel listed	162	121	1.0	-
Oil	3,836	2,023	17.2	0.12
Solid	436	258	2.2	-0.05
Unknown	530	530	4.5	-
Direct electric	4,538	3,699	31.4	0.21
Heat pump	309	306	-	0.00
All Heating Systems	57,949	43,434	366.6	0.04

Table 24 shows all the fabric measures for the dwellings that are owned by the Council. These are all the measures that South Ayrshire Council have direct influence over. The scale of the investment required to implement all the energy efficiency measures, let alone changing the heating source, is far beyond what is achievable for the Council, emphasising the important of further specific targeting of measures.

Table 25: Summary of Interventions Across Local Authority Owned Buildings

Measure	Capital Cost (£m)	Heat Demand Reduction (MWh/y)
Cavity Wall Insulation (CWI)	5.1	6,100
Internal Wall Insulation (IWI)	1.0	500
External Wall Insulation (only wall measure)	8.8	3,700
External Wall Insulation (alongside CWI or IWI)	72.6	10,500
All wall insulation measures	87.5	20,900
Loft insulation upgrade from <100mm	0.6	2,800
Loft insulation upgrade from 100-250mm	1.9	5,200
Loft insulation upgrade from 250-300mm	2.8	3,000
All loft insulation measures	5.3	11,000
All Single to Double Glazing upgrade	2.0	700
Cylinder insulation upgrade from <50mm	1.5	2,100
Cylinder insulation upgrade from 50-80mm	0.4	300
All cylinder insulation measures	2.0	2,400
All Measures	96.8	34,900

Top Third of Data Zones Intervention Costs

Table 25 shows the interventions for the top third of data zones as ordered by energy efficiency as a driver for fuel poverty, for all domestic buildings in South Ayrshire.

Table 26: Interventions for the Top Third of Data Zones, by Energy Efficiency as a Driver for Fuel Poverty

Measure	Capital Cost (£)	Heat Demand Reduction (kWh/y)
Cavity Wall Insulation (CWI)	7,100,000	10,500,000
Internal Wall Insulation (IWI)	1,800,000	1,300,000
External Wall Insulation (only wall measure)	42,300,000	20,500,000
External Wall Insulation (alongside CWI or IWI)	138,100,000	20,700,000
All wall insulation measures	189,200,000	53,000,000
Loft insulation upgrade from <100mm	1,700,000	10,500,000
Loft insulation upgrade from 100-250mm	3,300,000	11,900,000
Loft insulation upgrade from 250-300mm	5,400,000	8,300,000
All loft insulation measures	10,400,000	30,700,000
All Single to Double Glazing upgrade	6,200,000	2,500,000
Cylinder insulation upgrade from <50mm	3,400,000	4,800,000
Cylinder insulation upgrade from 50-80mm	1,000,000	700,000
All cylinder insulation measures	4,400,000	5,500,000
All Measures	210,200,000	91,700,000

Local Authority Properties in the Top Third of Data Zones - Affordable Interventions

The interventions in Table 26 are for LA owned buildings which are located in the top third of data zones by fuel poverty, are now at a value which is more realistic for South Ayrshire Council to be able to have an impact on and in the areas where they should have the largest impact in helping reduce fuel poverty. This is a total of 4,717 properties, out of the 73,000 properties in the area.

As adding external wall insulation into buildings that already have cavity or internal wall insulation is a less cost-effective way of reducing heat demand, it is a lower priority intervention and therefore excluded from the recommendations and the total values. If there are specific funding streams that are only available for EWI, or this brings other non LHEES benefits this intervention may still be implemented.

Table 27: Interventions for the Top Third of Data Zones, by Energy Efficiency as a Driver for Fuel Poverty, for LA-Owned Properties

Measure	Capital Cost (£)	Heat Demand Reduction (kWh/y)
Cavity Wall Insulation (CWI)	£560,000	690,000
Internal Wall Insulation (IWI)	£280,000	180,000
External Wall Insulation (only wall measure (EWI))	£920,000	320,000
All wall insulation measures (excluding EWI alongside CWI or IWI)	£1,760,000	1,190,000
Loft insulation upgrade from <100mm	£220,000	620,000
Loft insulation upgrade from 100-250mm	£390,000	1,000,000
Loft insulation upgrade from 250-300mm	£1,000,000	1,090,000
All loft insulation measures	£1,640,000	2,700,000
All Single to Double Glazing upgrade	£510,000	130,000
Cylinder insulation upgrade from <50mm	£710,000	880,000
Cylinder insulation upgrade from 50-80mm	£240,000	150,000
All cylinder insulation measures	£940,000	1,030,000
All Measures (excluding EWI alongside CWI or IWI)	£4,850,000	5,060,000

In addition to the energy efficiency measures, and estimated costs, across the top third of data zones by fuel poverty, Table 27 groups buildings by fuel source.

Table 28: Current Fuel Source in LA-Owned Homes in the Top Third of Data Zones by Fuel Poverty

Main Fuel	Number of Buildings	Heat Pump Suitable	Cost of Heat Pump Installation (£)
Biomass	8	N/A	0
LPG	3	2	17,000
Main Gas	3,238	2946	25,000,000
No Fuel listed	10	9	80,000
Oil	299	233	2,000,000
Solid	75	45	400,000
Unknown	0	0	0
Electricity (direct electric heating)	446	384	3,300,000
Electricity (heat pump)	22	N/A	0
Total	4,101	3,641	30,900,000

As well as the LA properties that South Ayrshire Council can have a direct influence over, there is also funding allocated which can help the LHEES considerations for other tenancy properties. South Ayrshire Council can help to engage with relevant owners and tenants to utilise the following funding. More information is found in this LHEES Strategy about the funding streams.

- Area Based Scheme - Funding for owner occupied or privately rented properties that are Council Tax bands A-C can help with insulation and double-glazing installations in addition to the adoption of renewable technologies.
- Warmer Homes Scotland - Funding for homeowners or private sector tenants, to install wall and loft insulation as well as renewables to bring their home up to tolerable living standards.
- Home Energy Scotland Loan - For homeowners to install glazing and renewable systems.
- Home Energy Scotland Private Rented Sector Landlord Loan – To help private rented sector landlords to install insulation, glazing and renewables.
- ECO3 Home Heating Cost Reduction Obligation – For people who qualify for Warm Home Discount and other means tested eligibility to have wall or windows installed.
- ECO3 Local Authority Flexibility Scheme – For low income and those vulnerable to the cold to have wall or loft insulation or window upgrades.
- Registered Social Landlord Loan – For landlords to install wall insulation or windows.
- Energy Efficiency Business Support – Technical advice, loans, and grants on energy efficiency measures for SME, not for profit organisations and charities.
- Heat Network Fund – A maximum of 50% of the capital cost towards eligible heat networks creation or expansion.

Heat Pumps, the Cost and Carbon Emissions

The cost and emissions of heat is dependent on the quantity of heat demand, the heating system efficiency, and the cost of fuel. These factors can help in reducing fuel poverty and in decarbonisation across South Ayrshire Council. Table 28 shows the cost of fuels used in this analysis, this data is from the UK Government Department for Energy Security and Net Zero 2023 Greenbook.

A simple comparison can be made using the cost of fuel to compare the cost of heat using gas boilers compared to heat pumps. For a gas cost of 0.103 £/kWh, with an 80% boiler efficiency this equates to 0.129 £/kWh of heat. Compared to a flat rate electricity cost of 0.34 £/kWh, as long as a heat pump can operate at a minimum COP of 2.64, then the heat pump will be lower cost to operate. As mentioned, the UK Government has set a requirement for heat pumps to be designed to operate at a COP of greater than 2.8 to be eligible for funding²¹, implying that with the current cost of gas and electricity heat pumps should always reduce fuel bills and help reduce fuel poverty compared to gas boilers.

In addition, if switching to heat pumps means a building no longer requires gas, by not requiring gas for cooking or a fireplace, then there will be further benefits by not having to pay a gas standing charge.

For heat pumps to be effective measures they should be achieving a COP of 3 or greater, higher values have been achievable in trials with good practise. The Council need to ensure the role out of heat pumps in our properties comes with a good experience and high operating efficiencies, then importantly this information needs to be disseminated across the area.

Using a COP for heat pumps of 3.0 for the analysis, with this heat pump efficiency, compared to direct electric heating which operates close to 100% efficient, a heat pump should reduce fuel bills by a factor of three. This assumes a flat rate tariff, whereas for tariffs with lower night-time rate this difference will be reduced. Although a heat pump can still utilise low night rates direct electric can be more flexible at using the lower rate. Overall heat pump will be a significant benefit in reducing fuel poverty in homes with direct electric heating, which are likely the homes that currently have the highest cost of heat.

Table 29: Cost of Fuels Used for this Analysis.

Fuel	Cost (£/kWh)
Biomass	0.08
Solid	0.0665
Electricity	0.34 (flat rate)
LPG	0.155
Mains Gas	0.103
Oil	0.155

Table 29 shows the total annual cost and emissions from heating all the buildings in South Ayrshire Council. Heat pumps use a COP of 3, direct electric heating uses an efficiency of 100%, and boilers use an efficiency based on the boiler efficiency from their EPC in the Home Analytics dataset.

Table 30: Annual Cost and Emissions of Heating, in Heat Pump Suitable Properties

	Annual Cost of Heat (£)	Annual Emissions (tCO ₂ e)
Current Scenario	134,300,000	210,000
Current heating system, with all energy efficiency measures, excluding EWI on buildings with CWI or IWI	101,100,000	160,000
Transition to heat pumps in suitable properties, with all energy efficiency measures, excluding EWI on buildings with CWI or IWI	73,200,000	42,000
Heat pumps in 2035	-	0

²¹ [Boiler Upgrade Scheme \(BUS\) - Installers | Ofgem](#)

Although this analysis uses heat pumps operating at a COP of 3.0, the COP can be improved upon by reducing the flow temperature of the heat pump, resulting in lower cost of heating. Increasing to larger radiators with more thermal power, or convection radiators, allows the buildings heat demand to be met with a lower flow rate. It is recommended for North Ayrshire Council to trial different radiator packages, to find the optimum trade off from more expensive larger/more powerful radiators against the reduced operational cost from lower flow temperatures. The EPC recognises the benefit of lower flow temperature heat pump systems and improves the score.

The results in Table 29 use a flat rate tariff for simplicity of calculations and to allow for a worst-case low level of consumer engagement with the heating system. If users are more engaged or allow intelligent control systems for the heat pumps to interact with the modern array of tariffs available, there can be significant further benefits for the user, including cost savings, associated emissions reduction and reduction in electrical network demand. These dynamic or variable time of use tariffs reward consumers who shift their demand to off-peak times balancing the renewable energy supply and demands. Heat pumps can use these times of low cost and low emissions electricity to charge hot water cylinders, they can also be used to maintain a level of temperature in the building, which also has the benefit of reducing the peak heat demand and allowing further lower flow temperatures.

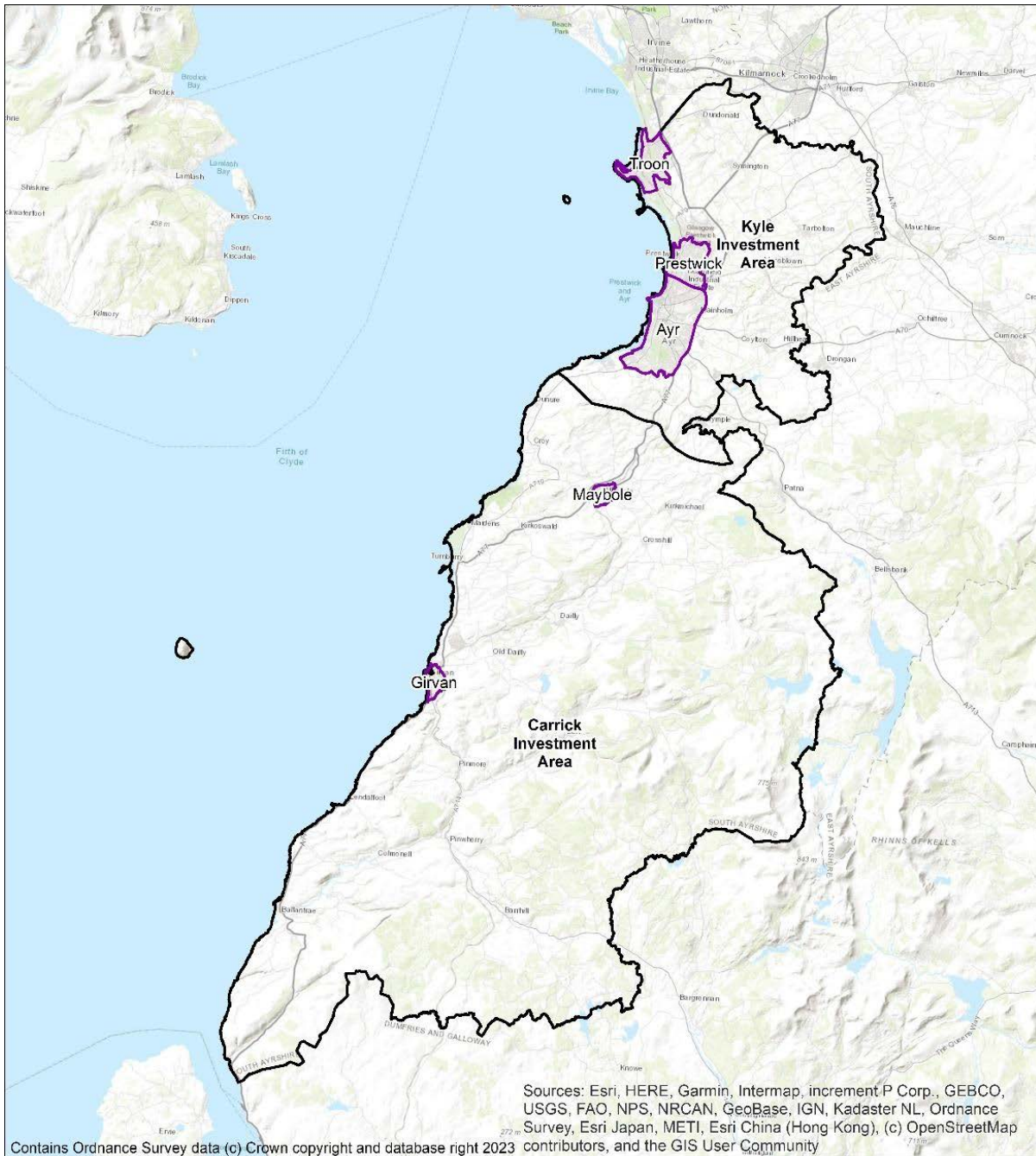
With the current associate emissions from electricity generation, installation of heat pumps makes a significantly larger reduction to heating associated emissions in North Ayrshire than the energy efficiency measures. As the electricity emissions reduce towards the 2035 target of 0 gCO₂/kWh the benefit of heat pumps on emissions reduction increases.



T: +61 3 9978 7823

E: enquiry@ricardo.com

W: ee.ricardo.com



South Ayrshire Council

Local Heat and Energy Efficiency Strategy

Consultation Draft Strategy

Foreword

As the Portfolio holder for Buildings, Housing, and the Environment in South Ayrshire, it is with great pride that I introduce the Local Heat and Energy Efficiency Strategy (LHEES) for our council area. This strategy marks a pivotal step in our commitment to a sustainable and resilient future, aligning with our aspirations to achieve Net Zero by 2045.

Local authorities across Scotland bear a responsibility for the energy we consume and the emissions this creates, and South Ayrshire is no exception. Through this strategy, we embark on a journey to not only address our local climate challenges but also to contribute meaningfully to the global imperative of mitigating the impacts of the climate emergency.

Our priorities in South Ayrshire focus on our communities, ensuring people can thrive within a flourishing economy, with good quality, energy efficient housing, and an open and transparent, inclusive democracy. This consultation on LHEES lays out our forthcoming initiatives, including the investigation into zero emissions heating systems and heat network potential, reinforcement of our dedication to providing affordable warmth to our most vulnerable citizens, and commitment to partnership working.

In our pursuit of Net Zero, a just transition is paramount. Communities across South Ayrshire are already feeling the effects of climate change, and our commitment is to ensure that they not only endure but prosper throughout this transition. We recognise the importance of co-creating solutions with our communities, placing them at the heart of our endeavours.

Building on our past achievements, including notable reductions in carbon emissions, we acknowledge that resting on our laurels is not an option. This LHEES document will work in tandem with our Ayrshire Energy Masterplan. This pan-Ayrshire initiative is designed to support investment and economic development across the three authorities, in conjunction with the Ayrshire Growth Deal. By collaborating with our diverse stakeholders, we will turn these strategies into tangible progress, pushing closer to our vision of a Net Zero Carbon South Ayrshire.

I extend an invitation to all residents, businesses, and stakeholders in South Ayrshire to engage with this strategy, offering your thoughts and suggestions. Your input is invaluable as we shape the trajectory of our region towards a sustainable and resilient future.

Contents

South Ayrshire Council	1
Foreword.....	2
1. Overview	5
1.1 What is an LHEES?	5
1.2 Why are we doing this?	5
1.3 What is the focus of this work?	5
1.4 How can you get involved?.....	5
2. Introduction	6
2.1 Overview of LHEES.....	6
3. South Ayrshire Priorities.....	7
4. Background Information	8
4.1 LHEES Structure	8
4.2 LHEES Considerations	8
4.3 Interventions	9
5. Policy and Strategy Context.....	11
5.1 National Strategic Context.....	11
5.2 Local Policy and Strategy Context.....	11
6. Challenges and Opportunities	13
Opportunities	13
6.1 Just Energy Transition.....	13
6.2 Ayrshire Energy Masterplan	14
6.3 Engagement & Development	14
6.4 Community Wealth Building.....	14
Challenges	15
6.5 Domestic Buildings	15
6.6 Non-domestic Buildings.....	18
7. Strategic Zones and Baseline	20
7.1 Local Development Plan Areas as LHEES Strategic Zones	20
7.2 Domestic Properties and Tenure	21
7.3 Domestic Energy Efficiency.....	22
7.4 Domestic Energy Efficiency and Fuel Poverty	26
8. Technology	29
8.1 Options.....	29

8.2 Heat Pumps	29
8.3 Mixed Tenure, Mixed use and Historic	30
9. Heat Networks.....	32
9.1 Approach	32
9.2 Overview	33
9.2.1 Ayr	33
9.2.2 Girvan industrial cluster	35
10. Delivery Areas.....	38
10.1 Spatial approach.....	38
10.2 Fuel Poverty.....	39
10.2.1 Social Impact of Multiple Deprivation	40
10.2.2 Overlaying Multiple Considerations	42
10.3 Technology-Led Approach	43
10.3.1 Technology Groupings	43
10.3.2 Heat Pump Suitability	44
11. Pathways for all of South Ayrshire.....	46
11.1 Decarbonisation of Heat Pathway	46
11.2 Fuel Poverty.....	48
11.3 Heat Networks.....	49
11.4 Individual and Communal Heat Pumps.....	49
12. Pathways for Strategic Zones	51
13. Governance	55
14. Delivery Plan Proposals	56
15. Consultation Questions	58
Appendix A: LHEES Scope, Limitations and Approach	59
Appendix B: Legislation Relating to LHEES	60
Appendix C: Heat Pump Suitability Maps	62

1. Overview

1.1 What is an LHEES?

The Local Heat and Energy Efficiency Strategy (LHEES) is a long-term strategic framework designed to support energy efficiency and sustainable heat delivery across all buildings in South Ayrshire. This includes council and privately owned buildings and spans domestic and non-domestic sectors. It serves as a roadmap towards achieving our commitment to Net Zero Carbon, eliminating fuel poverty, and working towards a more environmentally conscious and resilient community.

1.2 Why are we doing this?

As part of the Scottish Governments push for net zero by 2045, it is vital that our homes and buildings no longer contribute to climate change, while tackling fuel poverty within our communities.

Our LHEES will support the objectives within the South Ayrshire Council Plan, Scottish Government targets and objectives, and builds towards Scotland's place in the world.

1.3 What is the focus of this work?

In LHEES, we are looking at area wide approaches, which means focussing on equity, inclusion, and co-creation. Initial work on LHEES will look to build connections with stakeholders from council services and community planning partners, communities and residents, businesses, and the 3rd sector. We are working to build connections with areas of best practice, develop and connect existing areas of work, and form a long-term plan for how we reach our future targets.

In terms of tangible action, this means improving insulation and energy efficiency of all buildings, planning for where area-wide approaches are suitable for heat networks, and identifying what heat provisions are required to meet targets. Throughout this strategy you will find focus sections, these draw out information that will form the basis of delivery plan actions.

1.4 How can you get involved?

Active community engagement is crucial to the success of the LHEES. All stakeholders are encouraged to participate by providing feedback, insights, and suggestions through this consultation.

We need to take an inclusive approach that ensures this strategy is not only well-informed, but reflective of the diverse needs and perspectives within South Ayrshire. Opportunities for involvement will include public consultations, community workshops, and other outreach initiatives.

Questions are set throughout this report and each section links back to the **full technical report**.

[Link to consultation space]

2. Introduction

2.1 Overview of LHEES

The Local Heat and Energy Efficiency Strategies (Scotland) Order 2022¹ places a duty on local authorities to prepare and update a Local Heat and Energy Efficiency Strategy (LHEES) and Delivery Plan. This document is prepared by South Ayrshire Council (SAC) to fulfil its duty under that Order.

This Strategy sets out the long-term plan for decarbonising heat in buildings in the SAC area and improving their energy efficiency.

LHEESs are primarily driven by Scotland's statutory targets for greenhouse gas (GHG) emissions reduction and fuel poverty²:

- Net zero emissions by 2045 and 75% reduction by 2030; and
- In 2040, as far as reasonably possible, no household in Scotland is in fuel poverty.

The Strategy should:

- Set out how each segment of the building stock needs to change to meet national and local objectives, including achieving zero greenhouse gas emissions in the building sector, and the removal of poor energy efficiency as a driver of fuel poverty;
- Identify strategic heat decarbonisation zones, and set out the principal measures for reducing buildings emissions within each zone; and
- Prioritise areas for delivery, against national and local priorities.

Accompanying this Strategy is a Delivery Plan. This has been developed in partnership with key partners and provides a strong basis for action for local communities, government, investors, developers and wider stakeholders, pinpointing areas for targeted intervention and early, low-regrets measures.

The strategy will be reviewed and updated on a five-year basis, delivery plans will be an active record of projects and will be updated annually.

For strategy scope and limitations, please see appendix A.

¹ [The Local Heat and Energy Efficiency Strategies \(Scotland\) Order 2022 \(legislation.gov.uk\)](https://www.legislation.gov.uk)

² [Local heat and energy efficiency strategies and delivery plans: guidance - gov.scot \(www.gov.scot\)](https://www.gov.scot)

3. South Ayrshire Priorities



Priority One - Community and Sustainability

Supporting those most vulnerable within our communities is a cornerstone of South Ayrshire Council priorities, from our Council Plan to our Local Housing Strategy. Our LHEES will prioritise reduction of fuel poverty, enhancement of our natural environment, and the delivery of an equitable, just transition.

Priority Two - Economy and Opportunity

Delivering energy efficiency and developing low carbon technologies have the potential to support economic development, job creation, and foster closer engagement between stakeholders across South Ayrshire. Our LHEES will support the Ayrshire Energy Masterplan in delivering the benefits of a just transition to all of South Ayrshire.



Priority Three - Education and Skills

Supporting an energy transition is a cross-generation task, so we must look to support the skills available to deliver this now and in the future. We must look at fostering education and innovation in schools, further education, higher education, and within industry apprenticeships. Our LHEES will work to establish links across all age ranges, supporting a skills workforce to put South Ayrshire at the forefront of the move to Net Zero.



Throughout this document you will find challenge and focus sections, intended to highlight the key considerations, and build to form delivery plan actions. These will reference these priorities.

Consultation Question 1

Do you think the priorities identified in Section 3 are in the best interest of the people of South Ayrshire?

4. Background Information

4.1 LHEES Structure

As established in the Local Heat and Energy Efficiency Strategies (Scotland) Order 2022, LHEES should have a two-part structure. This document sets out the long-term aims and the accompanying Delivery Plan sets out actions to support implementation of this Strategy.

4.2 LHEES Considerations

The LHEES guidance sets out the key considerations for this Strategy, shown in Table 1. These help to categorise building stock into groups that require similar interventions.

Table 1: LHEES Considerations

	No.	LHEES Considerations	Description
Heat decarbonisation	1	Off-gas grid buildings	Transitioning from heating oil and LPG in off-gas areas
	2	On-gas grid buildings	On-gas grid heat decarbonisation
	3	Heat networks	Decarbonisation with heat networks
Energy efficiency and other outcomes	4	Poor building energy efficiency	Poor building energy efficiency
	5	Poor building energy efficiency as a driver for fuel poverty	Poor building energy efficiency as a driver for fuel poverty
	6	Mixed-tenure, mixed-use and historic buildings	Mixed-tenure and mixed-use buildings, listed buildings and buildings in conservation areas

This LHEES has been developed in line with the Scottish Government methodology, with some adjustments to suit the specific context of the authority. For detail on the LHEES approach and methodology, please refer to [Appendix A](#).

In this initial LHEES, South Ayrshire is focussing on:

- Improving energy efficiency and reducing fuel poverty,
- Transitioning off gas buildings to low carbon heating,
- Buildings feasibility for heat networks where appropriate.

Consultation Question 2

Do you think the considerations in focus from Section 4 are appropriate and connect with the overall LHEES priorities?

4.3 Interventions

There are a range of potential interventions, from energy efficiency measures to low and zero carbon heating systems, which will play a role in South Ayrshire’s LHEES. Table 2 summarises these technologies and developed routes.

The Scottish Governments Heat in Buildings Strategy³ (HIBS) states that for the period to 2030, focus must be on accelerating the deployment of tried and tested measures where they are known to be no or low regrets.

As noted, South Ayrshire’s focus with regard to technologies for this initial LHEES will look at improving energy efficiency, transitioning off gas buildings to low carbon heating, and building feasibility for heat networks.

Table 2: Heat decarbonisation routes

Intervention	Heat decarbonisation	Effect on fuel poverty	Suitability
Energy efficiency	Measures such as double glazing, draught proofing and insulation reduce energy demand which in turn increases the viability for switching to low carbon heat sources	Improved energy efficiency leads to reduced energy costs, which reduces fuel poverty. Grants and loans are available for lower income households.	Where feasible and cost-effective, the Scottish Government aims for all homes to have the at least the equivalent of EPC band C by 2033
Heat pumps	Heat pumps use electricity to extract heat from the air, ground, water or wastewater. Grid electricity is continuing a trend of decarbonisation through renewable energy.	Appropriately designed and well-running heat pumps can reduce costs, particularly compared to electric heating. Savings are dependent upon the relative price of electricity compared to the fuel displaced as well as the coefficient of performance (COP) of the installation. Replacing electric heating with a heat pump can reduce energy consumption and reduce fuel poverty.	Heat pumps are commonly used in cold climate, such as Scandinavia and research has found that all UK house types are suitable for heat pumps ⁴ . Where necessary, upgrades to heat emitters or hot water storage can present practical challenges in some properties. The electricity network will need to accommodate increase in electricity demand from heat pumps, direct electrical heating, and other energy sources such as Electric Vehicles. Hot water production is usually provided through a hot water cylinder, which requires space in a property.
Heat networks	Heat networks, which use waste heat, heat pumps or bioenergy as their energy source	The Competition and Markets Authority found that up to 90 % of heat network customers enjoy similar, or lower, bills than those with standard gas boilers and heat networks can cut both emissions and bills.	Heat networks are suitable for all building types but only in areas with a sufficient density of heat demand

³ [Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/heat-in-buildings-strategy-achieving-net-zero-emissions-in-scotland-s-buildings/pages/10_to_12.aspx)

⁴ An Energy System Catapult electrification of heat project in the UK finds [all housing types are suitable for heat pumps](#).

Intervention	Heat decarbonisation	Effect on fuel poverty	Suitability
Electric heating	Electricity to extract heat from the air or ground. Grid electricity is continuing a trend of decarbonisation through renewable energy	While direct electric heating is more efficient than combustion boilers, including gas, the high cost of electricity must be considered for households at risk of entering fuel poverty. Storage heaters can be used to harness cheaper electricity at night but can emit and waste heat when not required	Electric heating is suitable for all properties with a suitable electricity connection. Hot water production is usually provided through a hot water cylinder, which requires space in a property.
Bioenergy	Sustainably sourced, bioenergy (i.e., solid biomass, biogas or biomethane) is regarded as carbon neutral	There is uncertainty surrounding the future supply of bioenergy and biomass boilers tend to have more maintenance requirements than gas boilers	HIBS indicates that bioenergy is likely to have a limited role in the decarbonisation of the building stock. There may be some buildings for which bioenergy can play a role, for example in hard to treat off-gas properties where heat pumps are unsuitable. However, the UK's Green Gas Support Scheme aims to increase the proportion of biomethane in the gas grid. A bioenergy Action Plan is due to be published in late 2023. Air quality concerns need to be considered in urban settings
Hydrogen	Green hydrogen is produced by splitting water using renewable electricity while blue hydrogen is produced from fossil fuels plus carbon capture. Therefore, both production routes are deemed as low carbon in UK and Scottish legislation. Increased availability of hydrogen for heat will have positive implications for the suitability of hybrid heat pump systems, which may be cost-effective solutions	Currently hydrogen is an underdeveloped fuel and is associated with high costs. The future of hydrogen prices is uncertain but may become competitive with other energy sources in the coming decades. However, without Government incentives prices for green hydrogen are unlikely to be lower cost than using direct electrical heating or heat pumps as hydrogen system efficiency is lower than using electrified heating.	Hydrogen is not currently available for supply of heat to domestic properties and is not seen as an immediate solution ⁵ .

⁵ [Delivering Net Zero for Scotland's Buildings - A Consultation on proposals for a Heat in Buildings Bill \(www.gov.scot\)](https://www.gov.scot)

5. Policy and Strategy Context

5.1 National Strategic Context

On a UK level, there exists legally-binding legislation to reach net zero emissions by 2050. The Net Zero Strategy: Build Back Greener⁶ report denotes that one third of emissions are a result of heating for homes and workplaces. The UK Government is responsible for regulation of the electricity and gas networks and markets. Other targets are set, such as reaching 600,000 heat pump installations nationwide by 2028⁷.

The Scottish Government has more ambitious targets than the UK, with net zero by 2045 and interim targets of 75 % by 2030 and 90 % by 2040. There are certain powers which are devolved to the Scottish Government such as promoting renewable energy and energy efficiency, while many aspects of energy policy are reserved by the UK Government. Chapter 10 of the Heat in Buildings Strategy⁸ (HIBS) discusses the need for the UK and Scottish Government to work alongside each other to facilitate the decarbonisation of heat.

The Tackling Fuel Poverty in Scotland: A Strategic Approach⁹ sets the target to maximise the number of fuel poor households attaining EPC B by 2040. At the time of writing, the Scottish Government are consulting on an EPC reform, which likely will have an impact on the grading of the building stock and the effect of measures¹⁰. The Fuel Poverty Act sets an overarching target that in the year 2040, as far as reasonably practicable, no household in Scotland is in fuel poverty and, in any event, no more than 5 % of households are fuel poor, no more than 1 % are in extreme fuel poverty and the fuel poverty gap is no more than £250 (in 2015 prices).

The Scottish Government will require that all residential properties in Scotland achieve EPC C by 2033, where technically and legally feasible and cost-effective. For the social rented sector, no housing should be let after 2025 if the EPC rating is lower than EPC D. For the owner occupier sector, new energy efficiency regulations will be introduced between 2023 to 2025.

These policies feed into the LHEES Considerations of:

- 4) Poor building energy efficiency;
- 5) Poor building energy efficiency as a driver of fuel poverty; and
- 6) Mixed-tenure, mixed-use and historic buildings.

A detailed outline of this and other Scottish policy drivers and contexts can be seen in [Appendix B](#).

5.2 Local Policy and Strategy Context

LHEES is not a strategy on its own. Policies and strategies across the council are designed to be interoperable with each other, supporting and developing the principles within the Council Plan. In this way, table 3 shows a sample of the links to and from LHEES within other council strategies, plans and policies.

⁶ [Net Zero Strategy: Build Back Greener - GOV.UK \(www.gov.uk\)](https://www.gov.uk/net-zero-strategy-build-back-greener)

⁷ [Heat Pump Investment Roadmap \(publishing.service.gov.uk\)](https://publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/100000/heat-pump-investment-roadmap)

⁸ [Heat in Buildings Strategy - achieving net zero emissions in Scotland's buildings - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/heat-in-buildings-strategy/achieving-net-zero-emissions-in-scotland-s-buildings/pages/1-introduction-to-the-strategy.aspx)

⁹ [Tackling fuel poverty in Scotland: a strategic approach - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/tackling-fuel-poverty-in-scotland-a-strategic-approach/pages/1-introduction.aspx)

¹⁰ [Energy Performance Certificates - Energy efficiency - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/energy-performance-certificates-energy-efficiency/pages/1-introduction.aspx)

Table 3: Local Policies and Strategies

Strategy, Policy, Plan	Description	Linkages
Statutory Development Plan	<p>The statutory development plan comprises both Scottish Governments National Planning Framework (NPF4) and South Ayrshire Council's Local Development Plan (LDP2).</p> <p>The LDP2 is a spatial land use document which guides the future use of land in our cities, towns, and rural areas. It considers and addresses land use issues arising from the implications of economic, social, and environmental change. In doing so, this document provides an overall, joined up approach to managing development that can set out ambitious but realistic long-term visions the South Ayrshire Council area.</p> <p>This plan forms the prime consideration in the determination of planning applications.</p>	<p>LDP Linkages:</p> <p>Core themes C - Our Environmental Responsibilities</p> <p>How we will be mindful of our responsibilities for the protection of our natural, built, and cultural heritage resources.</p> <p>Core Principles: C1 – We will promote the sustainable use of natural, built, and cultural heritage resources.</p> <p>Strategic Policy 1: Sustainable Development - We will support the principles of sustainable development by making sure that development meets the following standards:</p> <ul style="list-style-type: none"> ○ Designed to maximise energy efficiency through building siting, orientation, and materials, ○ Helps mitigate and adapt to the effects of climate change. ○ Includes the use of micro-renewables, wherever appropriate ○ Wherever possible, Incorporates or facilitates the development of District heating / heat networks. <p>For reference:</p> <p>Low and zero-carbon buildings (pg. 82)</p> <p>LDP policy: renewable energy (pg. 82)</p> <p>LDP policy: heat networks (pg. 84)</p>
Local Housing Strategy	<p>The LHS is a 5-year plan to support people of South Ayrshire to find good quality housing, develop a sense of identity and belonging, reduce homelessness, and support all residents in their ability to live in a warm, dry, energy efficient home that meets their needs.</p>	<p>Cross-cutting themes</p> <p>– Sustainability, climate change and biodiversity</p> <p>Agreed Principle: Healthy Homes and Fuel Poverty</p> <p>Outcomes: HH1, HH2, HH3, HH5</p>
Strategic Housing Investment	<p>The Strategic Housing Investment Plan (SHIP) 2023/24 – 2027/28 sets out the strategic investment</p>	<p>Strategic priority – Sustainable Communities and Sustainable Developments</p> <p>All projects proposed in the SHIP will help to tackle fuel poverty and ensure that heat is affordable for residents</p>

Strategy, Policy, Plan	Description	Linkages
Plan 2023/24 – 2027/28	priorities for affordable housing over the next five years that will achieve outcomes set out in the Local Housing Strategy and HNDA.	by increasing energy efficiency and reducing the amount of energy required to heat the home.
Sustainable Development and Climate Change Strategy 2019 – 24	This strategy sets out a coherent framework for the council projects, policies and initiatives which promote sustainable development, mitigate climate changing emissions, and adapt to the impacts of climate change. It focuses on the themes of sustainable council, environment, and community with broad outcomes and actions for each.	Outcome 1 - reducing emissions from energy use, improving economic development opportunities, and embedding mitigation, adaptation, and partnership working. Outcome 3 - links through energy activities within local communities.

6. Challenges and Opportunities

The scale of the change involved in decarbonising heat in South Ayrshire should not be understated. Energy transitions present huge challenges economically and socially; however, they do present opportunities as well.

Opportunities

6.1 Just Energy Transition

The concept of Just Transition originated in the 1980's and has gained traction in terms of sustainable development and energy transition. The International Labour Organisation (ILO) defines it as “Greening the economy in a way that is as fair and inclusive as possible to everyone concerned, creating decent work opportunities and leaving no one behind.”

This is a principle we seek to embed in the LHEES, improving equity and reducing inequality.

Every Scottish Local Authority must undertake an LHEES, and each will assess the level of interventions required to work towards heat decarbonisation. Combined with legislative drivers this transition to decarbonise heat in buildings has significant implications for supply chain development, reskilling and upskilling, and knowledge transfer.

Recent research has shown that improved energy efficiency was responsible for almost 25% of all GDP growth in the UK since the 1970's¹¹, and that early planning and embedding of social equality can significantly improve outcomes¹². In this way, ensuring a just energy transition in South Ayrshire not only supports the local economy to be at the forefront of this national change, but ensures that we are delivering on our commitment to protect those most vulnerable in our communities.

¹¹<https://ukerc.ac.uk/news/energy-efficiency-contributed-25-of-uk-economic-growth-since-1971/>

¹²<https://www.gov.scot/publications/transitions-comparative-perspective/pages/5/>

6.2 Ayrshire Energy Masterplan

The Ayrshire Energy Masterplan represents a cross-authority approach to develop a strategic energy vision for the Ayrshire region. This will include socio- and techno-economic modelling to identify investment opportunities, areas of business growth, and skills and supply chain development areas. Strategic outcomes will link with LHEES through local energy and heat generation, decarbonisation, investment in local carbon technologies, and a just and inclusive energy transition.

The strategy is due to be released in early 2024 and will link closely with the LHEES delivery planning.

6.3 Engagement & Development

Although LHEES is developed by South Ayrshire Council, this strategy is relevant to all stakeholders in South Ayrshire. To deliver on our commitments, we will need to build and develop engagement routes across services, sectors, and communities.

Consultation on this document will be sought through our community planning partners, registered social landlords, economic development groups, third sector organisations, community groups and members of the public. Through this we look to forge new partnerships and identify new opportunities for collaboration and investment.

6.4 Community Wealth Building

Community wealth building is a people-centred approach to local economic development, which redirects wealth back into the local economy and the surrounding community. It can deliver more business growth, community owned assets, and improved resilience while building social and environmental justice. This can be done through local anchor organisations such as local councils, community groups, housing associations, or education facilities.

In the Wallacetown Community Energy Project Proposal, the local community association is working in partnership with South Ayrshire Council, seeking to install community owned PV panels onto the roofs of three school buildings in the Wallacetown neighbourhood of Ayr. The Council will purchase the power generated by the panels for use in the school buildings, with the surplus sold to the National Grid. The income earned, after costs, will go to create a new 'Wallacetown Benefit Fund' managed by the community, that will fund future education and wellbeing projects.

Focus

- **Priority 1:** Embed the principles of Just Transition into LHEES development and delivery,
- **Priority 2:** Support the Ayrshire Energy Masterplan project to broaden commercial engagement,
- **Priority 2:** Establish LHEES within existing consultation routes, and develop new routes where possible
- **Priority 1 & 2:** Support the development of the Wallacetown Community Energy Project

Challenges

The challenge of decarbonising heat on an area wide basis is a massive challenge, which this iteration of LHEES seeks to take the first step towards.

One of the main challenges in decarbonising heat in South Ayrshire is the age and energy efficiency of buildings across the authority.

All LHEES work across Scotland is based on the Home Analytics and Non-domestic Analytics datasets, which is managed by Home Energy Scotland on behalf of the Scottish Government. This data set gives property level information about property type, age of construction, EPC, and energy efficiency measures installed.

6.5 Domestic Buildings

For South Ayrshire records show:

- 57,949 domestic properties in South Ayrshire,
- 8,567 owned by South Ayrshire Council (14%),
- 2,330 owned by housing associations (4%),
- 6,697 owned by private landlords (11%),
- and 39,713 being owner-occupied (68%).

Note: 642 addresses lacked detail and were removed from analysis

There are conservation areas in South Ayrshire and 4,636 domestic properties are situated in those. Listed buildings make up 2 % of the domestic building stock, with South Ayrshire Council owning 26.

The majority of the domestic building stock in South Ayrshire was constructed after 1950 (Figure 2) with 87 % of SAC's stock built before 1983. Housing association stock has a larger proportion of newer builds, reflected in a high percentage of properties reaching an EPC grade of C or better.

As the LHEES seeks to support decarbonisation of not only buildings we own and manage, but domestic and commercial properties as well, there is an extensive amount of engagement required to inform and support building owners in this journey. Much of this engagement takes place already, through several different routes including tenant participation, registered social landlords, private landlord communications, economic development teams, and community support groups. A main challenge of this LHEES will be coordination of messages across these groups, linking with their priorities and objectives in order to deliver on actions.

Challenges

- Higher than Scottish average owner-occupier (58%) and lower than average socially rented (23%) means less direct action available to SAC,
- Higher than average pre-1919 building stock (18%),
- Greater levels of heat demand in private rental and owner occupier properties

Focus

- **Priority 1:** Exemplify existing best practice work in SAC towards national standard,
- **Priority 1:** Support and inform ongoing energy efficiency programmes,
- **Priority 2:** Extend engagement with SAC departments, owner-occupiers, Registered social landlords, private rental landlords, and communities.

Figure 1: Domestic heating energy demand

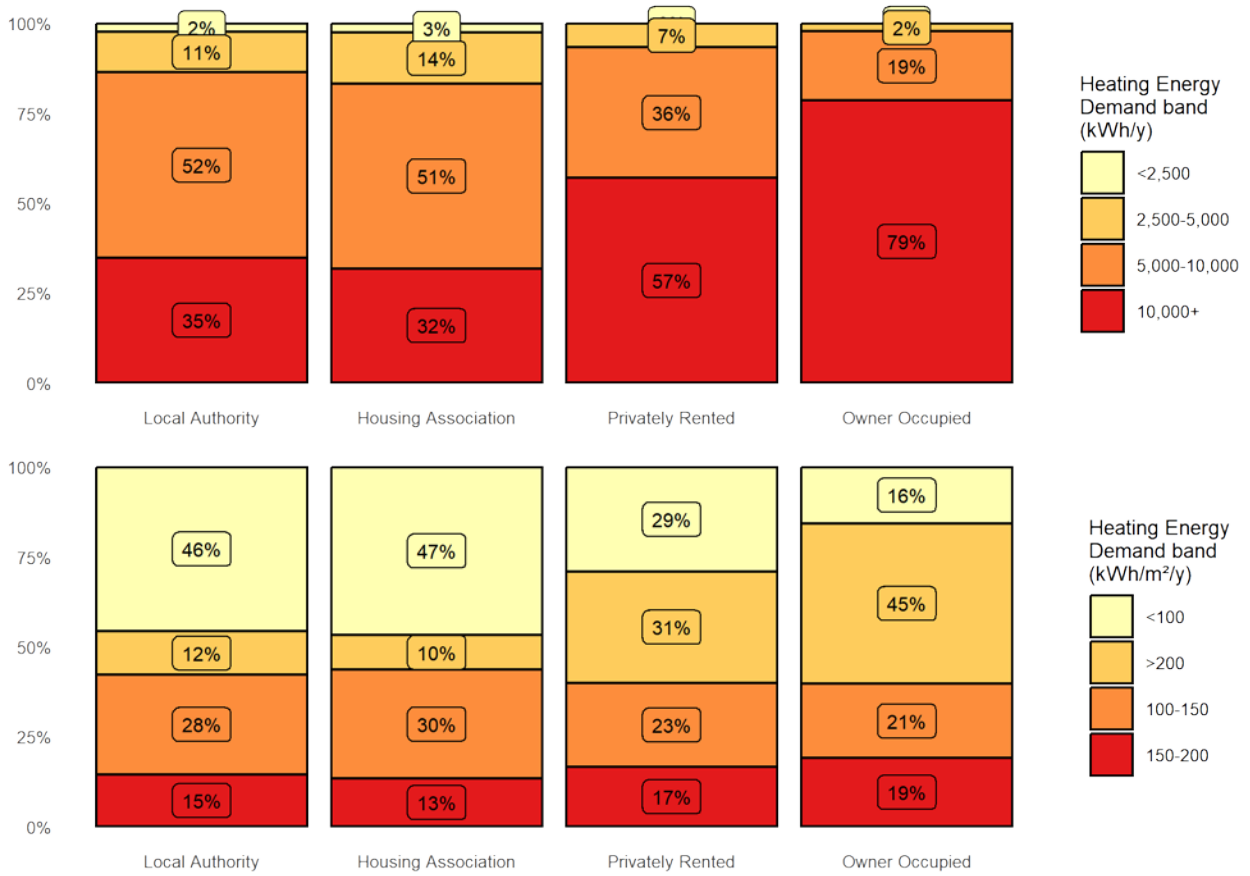
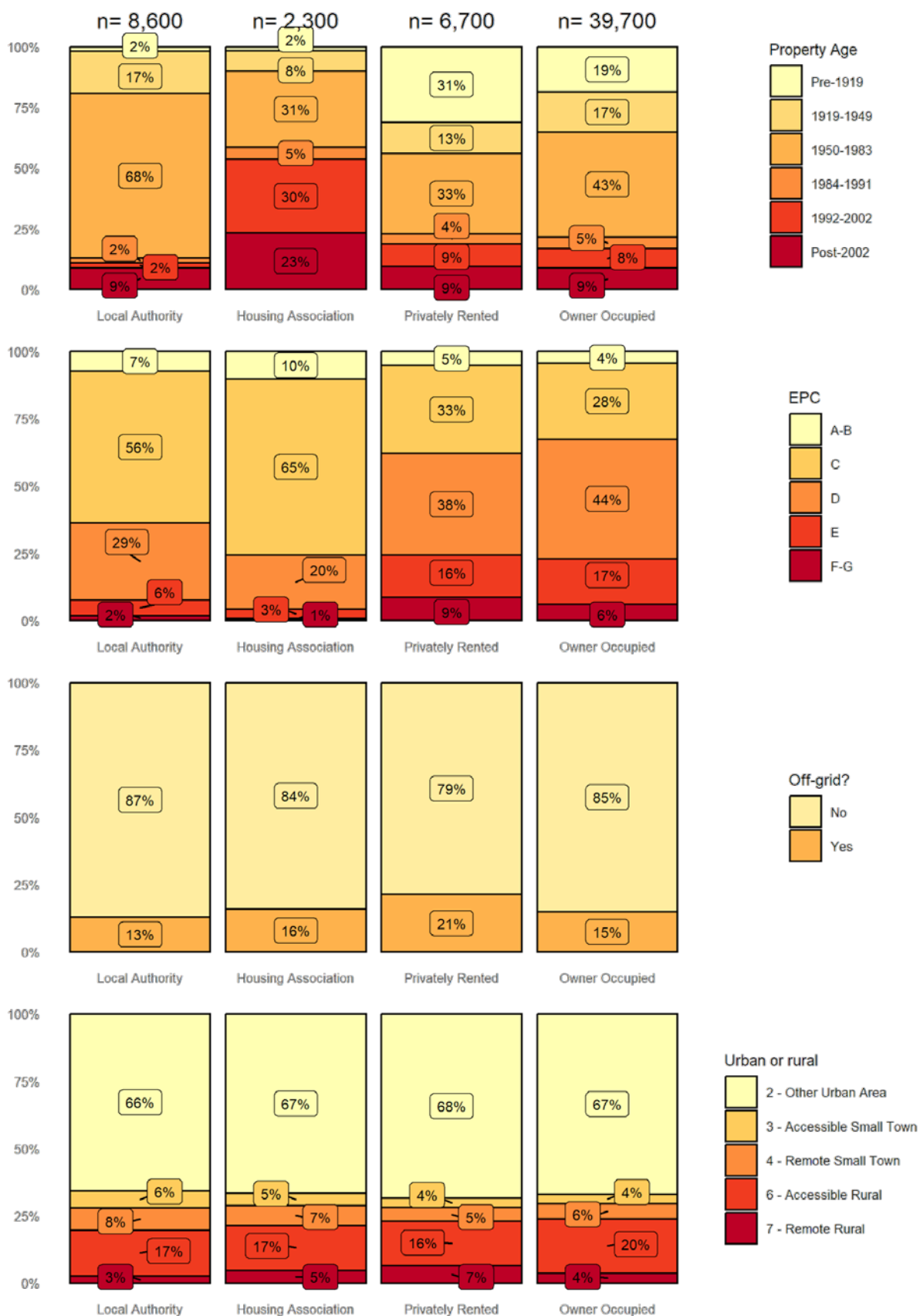


Figure 2: Domestic buildings- Distributions of age, EPC rating and gas grid connectivity by tenure type



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred

6.6 Non-domestic Buildings

The Non-Domestic Baseline Tool utilises data derived from Non-Domestic Analytics data sets. This analysis is based on the best available data, but there are gaps in reliability and coverage. Nevertheless, the data has been used for the baselining step of the LHEES process to get a flavour of the building stock.

This data will be supported through the Ayrshire Energy Masterplan (AEM); an ongoing project across the three Ayrshire's which looks to identify investment and development opportunities in heat and energy decarbonisation. The introduction of Building Assessment Reports (BAR) from Scottish Government will further develop this picture in the near future.

The Non-Domestic Baseline Tool records 4,135 non-domestic buildings in South Ayrshire. Together, these have an estimated total heat demand of 150,000 MWh/y. An analysis of these properties can be seen in figure 3 below.

Gas is the biggest source of heat but electricity is close behind and, along with oil, they have the largest share of small heat loads. Smaller buildings account for almost half of the total heat demand and supporting those with small oil systems, which would not individually be as expensive, for heat pump or heat network connection could be a priority. It is likely that the small properties utilising electricity are already using heat pumps for heating and cooling.

A large proportion of buildings are pre-1919 with a high heat demand and this group of properties may be a target for energy efficiency measures. The data lists 55 % of these pre-1919 buildings as being retail or financial and 79 % as being in towns, making up most high street retailers.

Generally, non-domestic heating energy demand is dominated by the retail and finance sector (*Figure 3*).

Challenges

- Data availability and reliability,
- Varied challenges with heat demand depending on business type,
- Traditional build high streets with hard-to-treat properties.

Focus

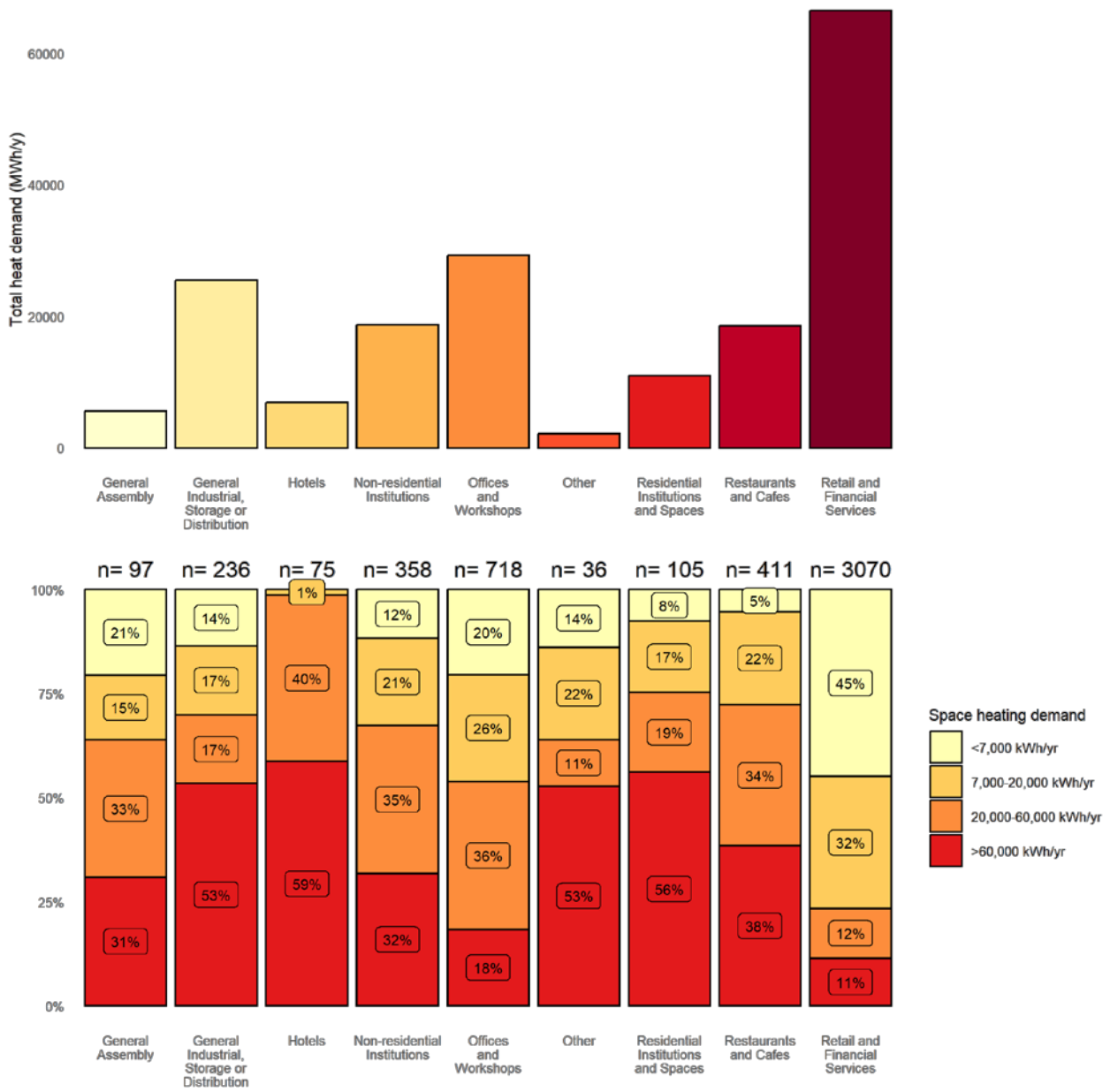
- **Priority 2:** Existing work through AEM to support engagement with non-domestic owners,
- **Priority 2:** Support Building Assessment Report process and integrate data,
- **Priority 2 & 3:** Explore co-working opportunities with Economic Development and community planning partners

Consultation Question 3

Do you agree with the challenges and opportunities outlined in Section 6?

Do the areas of focus in Section 6 reflect a suitable first step for domestic and non-domestic decarbonisation?

Figure 3: Non-domestic building type by heat demand



Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred.

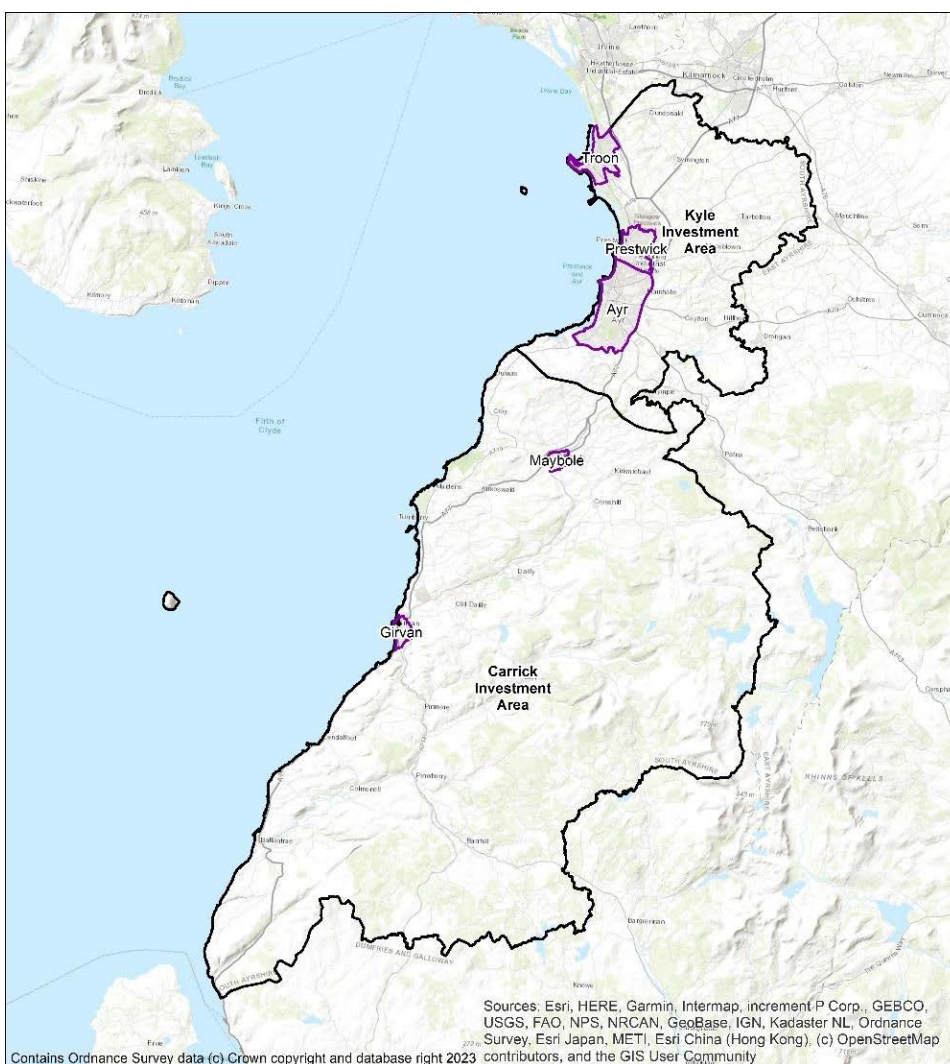
7. Strategic Zones and Baseline

This section illustrates how we have set out Strategic Zones and developed pathways for each. In this section the approach to selecting Strategic Zones is described, as well as the attributes for each which affect the strategic options. Weighted scores are used to assess energy efficiency and factors affecting the development pathways. A higher score is representative of poorer energy efficiency. Full details on the weighting and calculations are available in the **full technical report** in *Appendix C, D and I*.

7.1 Local Development Plan Areas as LHEES Strategic Zones

Through our LHEES work, “intermediate” geographical zones have been generated to show priority areas to target interventions, the analysis and indicators used can be seen in the **full technical report**, *Appendix A, and I*. In addition to this standard methodology, data was mapped against SACs Local Development Planning boundaries, as shown in figure 4.

Figure 4: South Ayrshire’s Strategic Zones



Creating a baseline of information about our building stock in South Ayrshire gives both a starting point to approach the task of decarbonisation, and a reference to measure our progress against in future.

7.2 Domestic Properties and Tenure

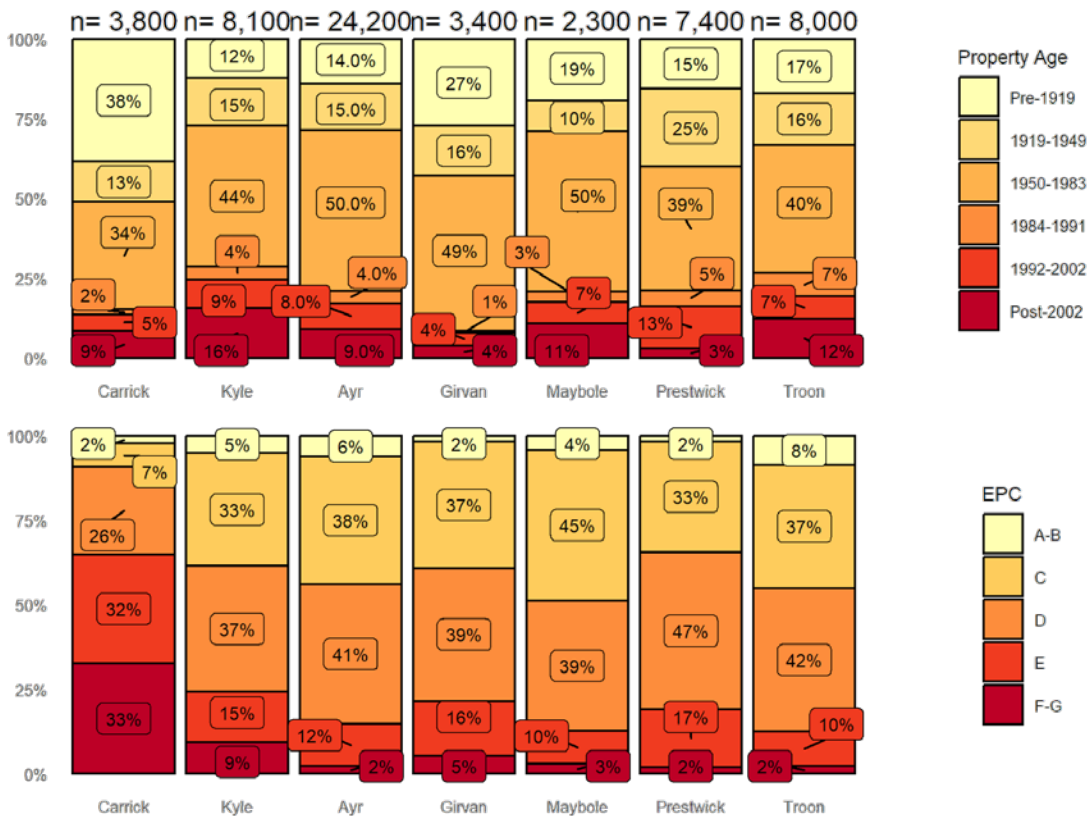
The numbers of domestic properties in the Home Analytics dataset, broken down by Zone and tenure are given in Table 4.

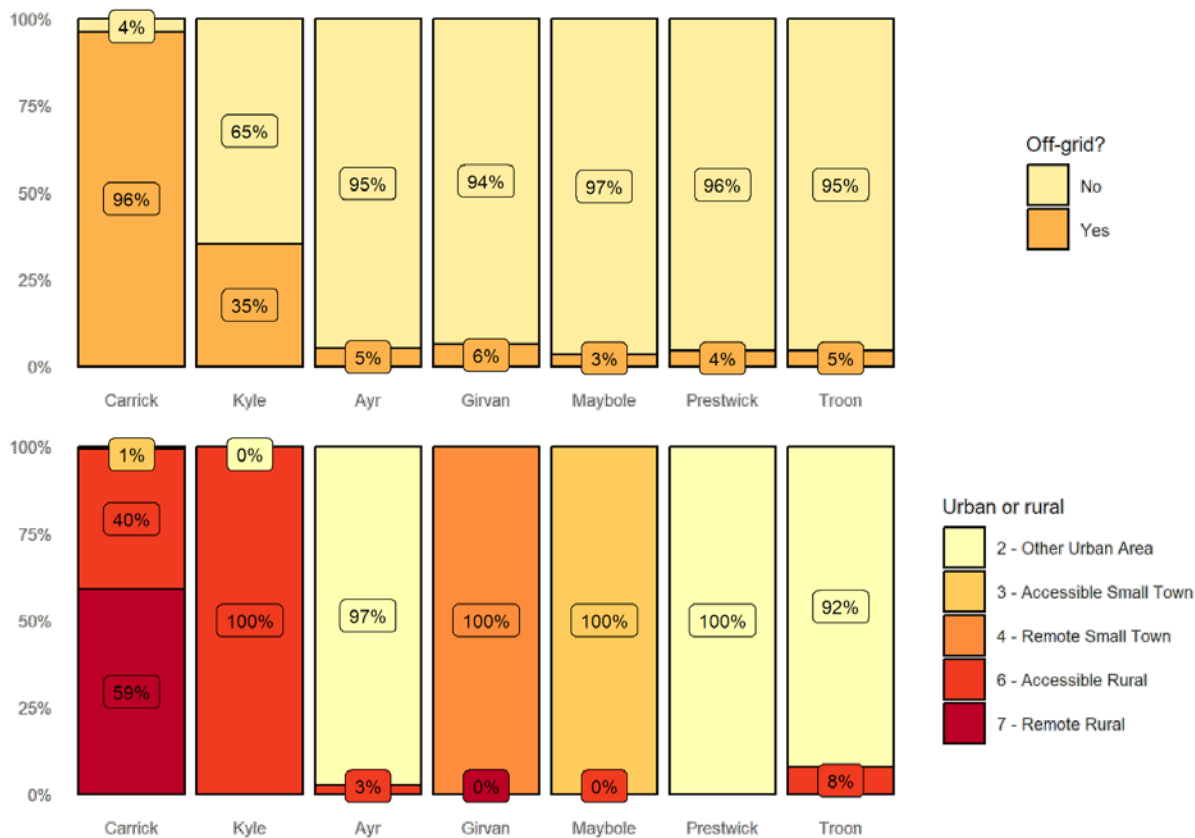
Table 4: Domestic properties in the Strategic Zones

Zone	Total domestic properties	Tenure				Mixed tenure in parent building
		SAC	Housing Association	Private Rental	Owner Occupied	
Carrick	3,800	470	170	660	2,500	214
Kyle	8,100	1,050	320	800	5,930	409
Ayr	24,200	4,210	1,150	2,940	15,900	5,232
Girvan	3,400	700	170	330	2,200	414
Maybole	2,300	520	110	240	1,450	311
Prestwick	7,400	680	210	770	5,740	908
Troon	8,000	930	210	940	5,920	1,647

A baseline assessment of these properties by area, age, EPC, gas grid connection and urban or rural designation is shown in Figure 5.

Figure 5: Baseline of domestic properties in the Strategic Zones





Note, for clarity, percentages rounded to nearest integer and counts rounded to nearest hundred.

7.3 Domestic Energy Efficiency

In order to improve energy efficiency in domestic buildings, a wide range of improvements have to be considered. This work is already underway, in line with council priorities and programs such as Home Energy Efficiency Programmes for Scotland: Area Based Schemes (HEEPS:ABS). This LHEES will seek to support and expand both funding and delivery as required to meet objectives.

Table 5 shows interventions required for each strategic zone and their weighted score with mapping shown in figure 6.

Table 5: Domestic energy efficiency weighted scores by strategic zone

Strategic Zone	Number of interventions required				Percentage of housing stock				Total Weighted Score
	Loft Ins.	Glazing Upgrade	Wall Ins.	All	Loft Ins.	Glazing Upgrade	Wall Ins.	All	
Carrick	819	373	2,159	3,351	21 %	10 %	56 %	87 %	29
Kyle	801	375	2,500	3,676	10 %	5 %	31 %	45 %	15
Ayr	2,147	1,488	8,552	12,187	9 %	6 %	35 %	50 %	17
Girvan	497	191	1,418	2,106	14 %	6 %	41 %	61 %	20
Maybole	250	133	954	1,337	11 %	6 %	42 %	58 %	20
Prestwick	955	310	3,278	4,543	13 %	4 %	44 %	61 %	20
Troon	709	290	3,225	4,224	9 %	4 %	40 %	53 %	18
Total	6,178	3,160	54,180	14,386					

The three groups of interventions are broken down by strategic zone and tenure are shown in Figure 6. Much of the Home Analytics data is implied from other observations (e.g. wall construction) where there is no direct observation of a feature (e.g. wall insulation). A target for this LHEES is to improve the quality of the data used for decision-making and this can be done in tandem with the Scottish Government to improve the Home Analytics dataset.

This analysis gives several broad considerations for this and future LHEES work:

Wall insulation

Wall insulation is the largest required intervention area with an average of 41% of properties requiring some level of improvement. While there is a proportion of homes with solid walls which are hard to insulate, the most common construction type in every strategic zone is cavity walls which should not hinder improved insulation (Figure 6).

Loft insulation

There should be limited barriers to installing loft insulation to owner occupied and privately rented homes, since it is both cheap and usually easy to install.

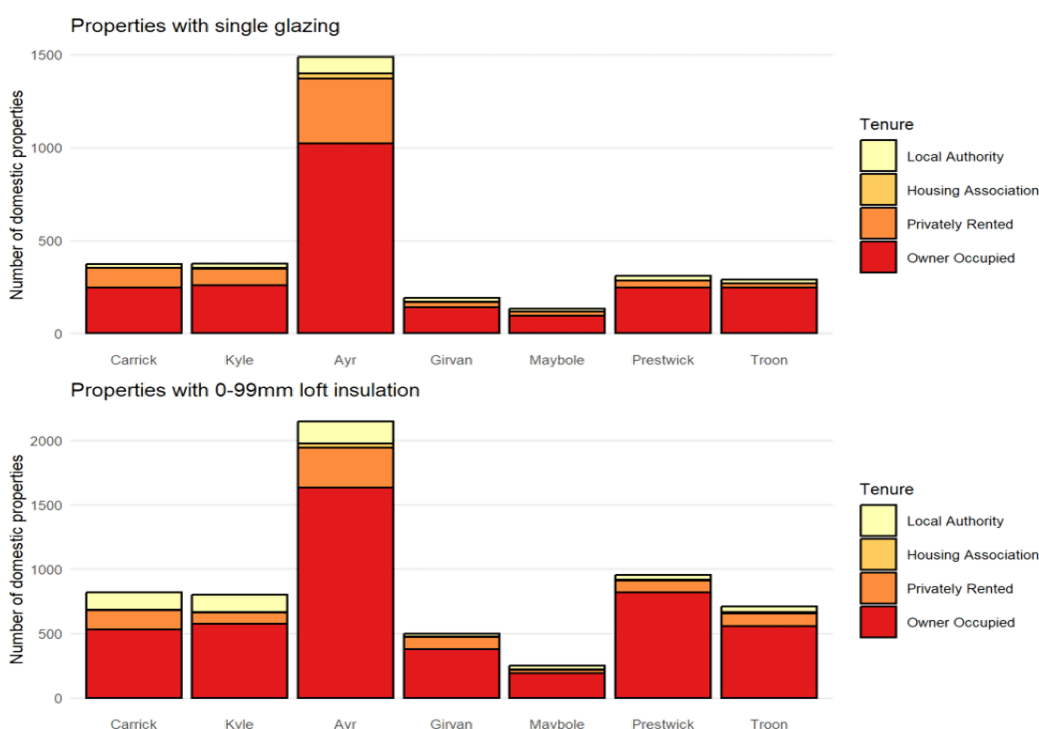
Private Sector

Figure 7 shows the private sector is key for targeting support for improvements. Also in the private sector, 1,069 homes with single glazing are either listed or sit in conservation areas and, consequently, barriers to interventions may be more than just financial.

Carrick

Carrick stands out with respect to the weighted scores, with the highest percentage of interventions required in each category.

Figure 6: Domestic properties requiring upgrades to glazing, and loft and wall insulation



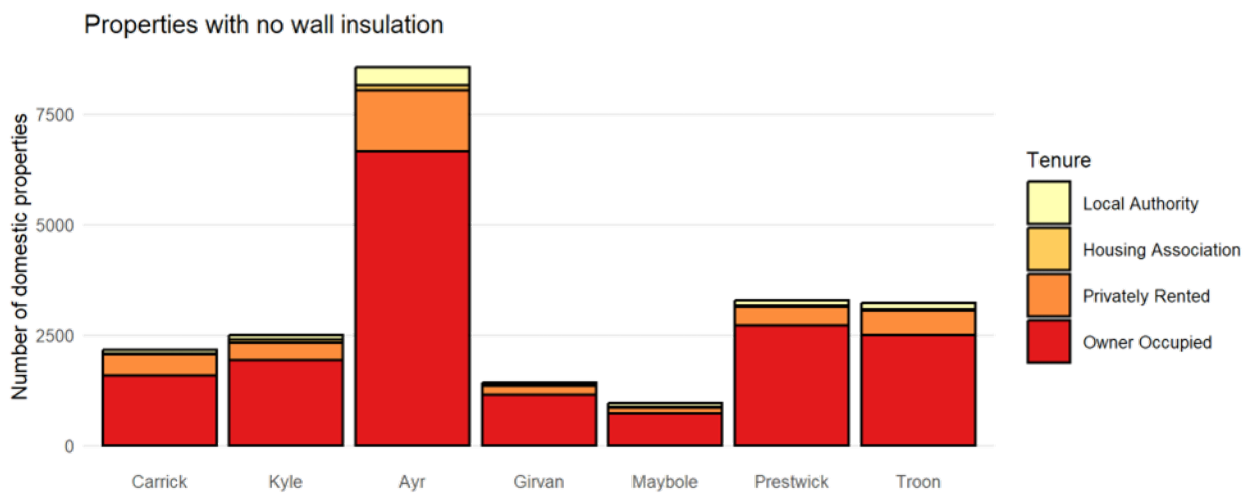


Figure 7: Wall construction in privately rented and owner-occupied houses

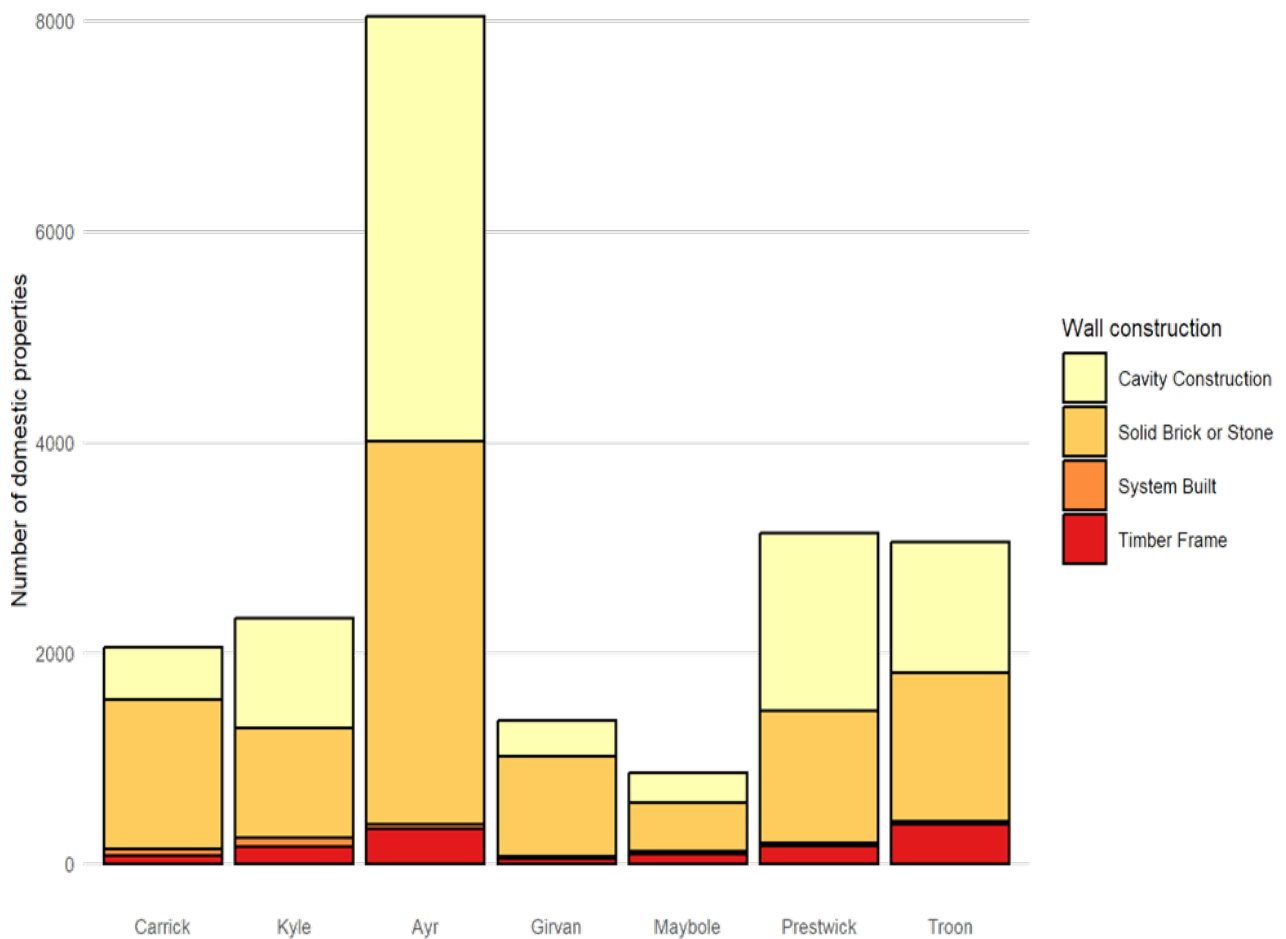
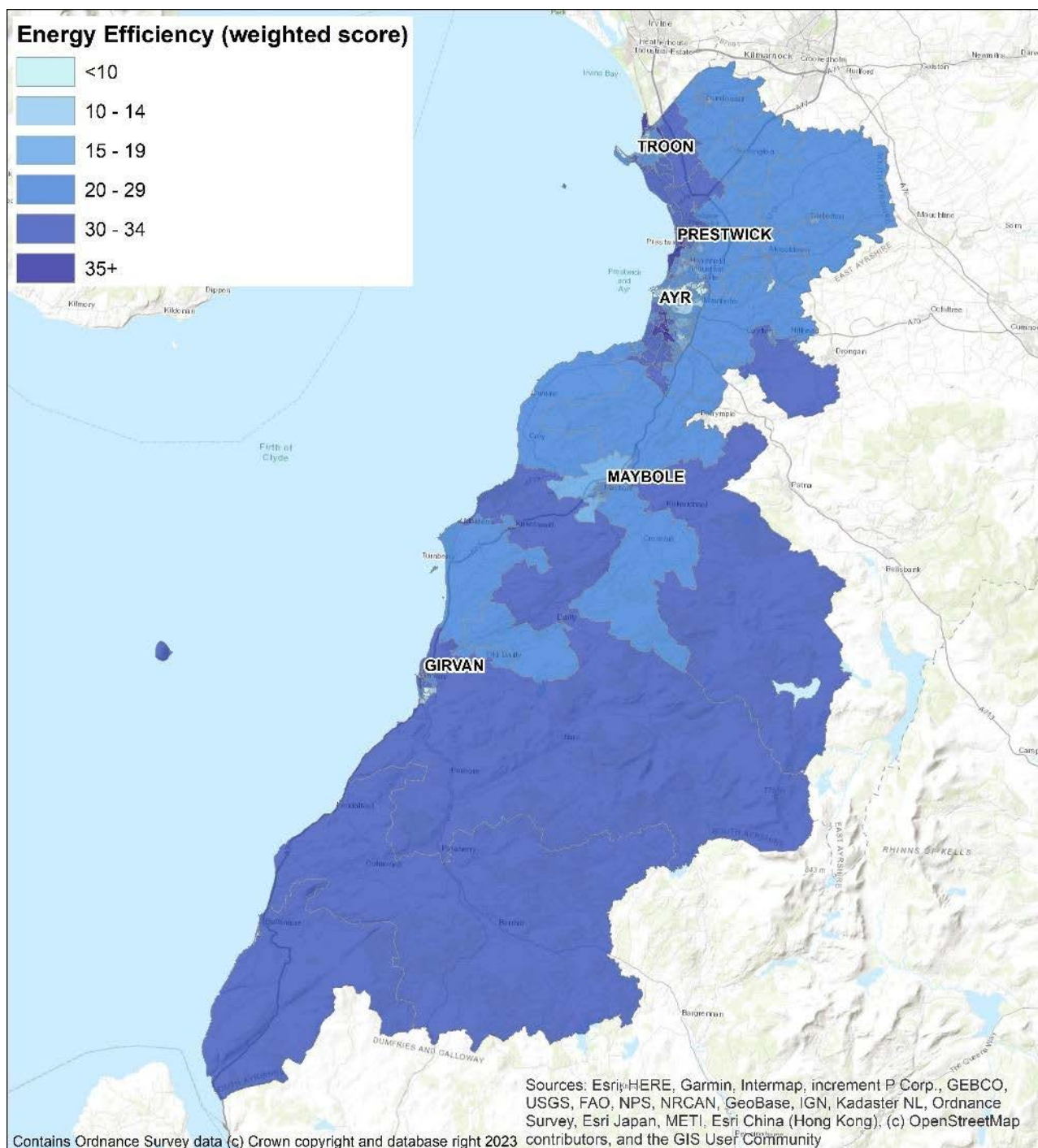


Figure 8: Map of Weighted Energy Efficiency Score – Data Zone Level



The baseline heat demand per year for the domestic buildings in South Ayrshire Council is 835,000,000 kWh. Table 6 shows the potential effect energy efficiency interventions can have on reducing demand across all the South Ayrshire building stock. This helps identify which measures are most cost effective, helping both fuel poverty and heat decarbonisation. Loft insulation upgrades is by far the lowest cost method to reduce heating demands. On the other hand, installing external wall insulation on the outside of buildings that already have cavity or internal wall insulation is deemed as the least cost-effective way to reduce heat

demand. However, other factors such as available funding streams or improving the aesthetics of the building with external wall insulation or window upgrades can drive lower efficiency improvements.

Table 6: Summary of energy efficiency interventions across all buildings in South Ayrshire

Measure	Heat Demand Reduction (kWh/y)	Fuel Savings per Investment Cost
Cavity Wall Insulation (CWI)	40,800,000	0.220
Internal Wall Insulation (IWI)	3,400,000	0.113
External Wall Insulation (only wall measure)	37,800,000	0.079
External Wall Insulation (alongside CWI or IWI)	78,400,000	0.023
All wall insulation measures	160,400,000	0.040
Loft insulation upgrade from <100mm	26,300,000	1.003
Loft insulation upgrade from 100-250mm	64,800,000	0.529
Loft insulation upgrade from 250-300mm	90,500,000	0.227
All loft insulation measures	181,700,000	0.430
All Single to Double Glazing upgrade	6,600,000	0.064
Cylinder insulation upgrade from <50mm	14,500,000	0.216
Cylinder insulation upgrade from 50-80mm	2,000,000	0.110
All cylinder insulation measures	16,600,000	0.192
All Combined Measures	365,300,000	0.062

7.4 Domestic Energy Efficiency and Fuel Poverty

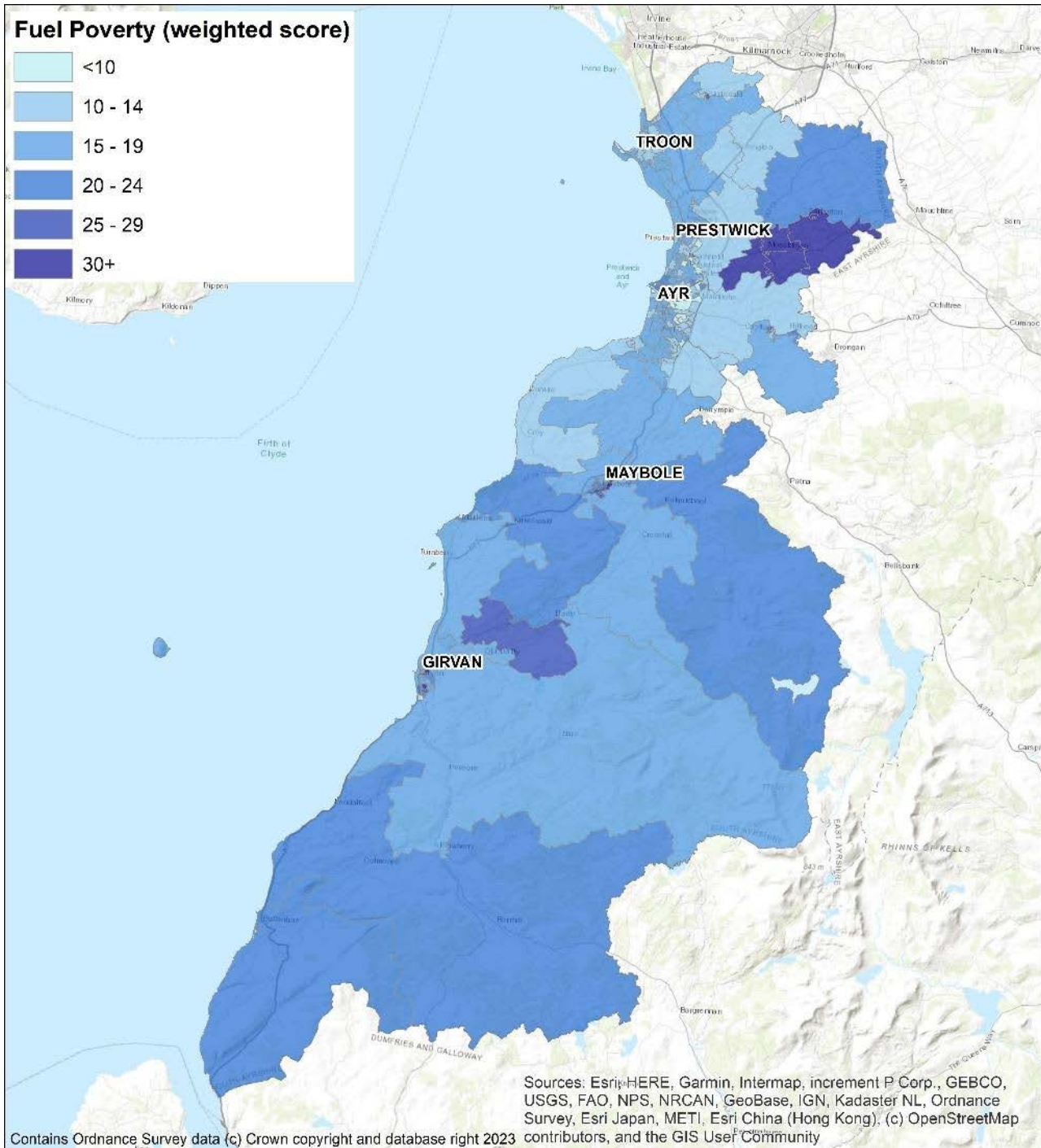
The Weighted scores for fuel poverty as a results of poor energy efficiency for the strategic zones, using the default weightings have been calculated for the Strategic Zones (Table 7). These are mapped against the data zone levels in figure 9. Carrick and Girvan stand out above the others and the interventions discussed in 7.4 will reduce the scores.

Table 7: Domestic fuel poverty scores by strategic zone

Strategic Zone	Households with energy bills > 10% of income after housing costs	Households with energy bills > 20% of income after housing costs	Total Weighted Score
Carrick	34 %	43 %	31
Kyle	21 %	7 %	18
Ayr	22 %	9 %	19
Girvan	33 %	21 %	27

Strategic Zone	Households with energy bills > 10% of income after housing costs	Households with energy bills > 20% of income after housing costs	Total Weighted Score
Maybole	27 %	15 %	23
Prestwick	18 %	4 %	19
Troon	19 %	4 %	18

Figure 9: Map of Energy Efficiency as a Driver of Fuel Poverty – Data Zone Level



Challenges

- Data reliability is good for domestic, but there is a need for localised knowledge, engagement, and improvement to deliver successful interventions,
- Scale of intervention required,
- Current funding streams are not adequate to meet scale of challenge.

Focus

- **Priority 1:** Prioritise areas and interventions highlighted through the baseline work,
- **Priority 1, 2 & 3:** Assess funding and capacity issues around delivery of measures.

Consultation Question 4

Do the identified analysis zones and delivery pathways in Section 7 adequately reflect the social and physical landscape of South Ayrshire?

8. Technology

8.1 Options

There is no single solution to decarbonisation of heat, certainly not on the scale that LHEES is working from. Currently the most viable options from Table 2 for low carbon heat sources are:

- Heat pumps
- Heat networks
- Electric heating

Each property owner will make decisions on which route of change and technology is most suitable for them and their property, at this stage of the LHEES work we seek to outline the most suitable technologies for different properties.

8.2 Heat Pumps

All properties have been assessed for suitability for heat pumps as part of the LHEES, with the method and results available in the **full technical report**, section 7.7.3 and Appendix G. This is an overview, and in practice there will be assessments done on a case-by-case basis, however the DESNZ Electrification of Heat Demonstration project¹³ report, conducted by Energy Systems Catapult, concluded:

“The project has not identified any particular type or age of property that cannot have a successful heat pump installation. The suggestion that there are particular home archetypes in Britain that are “unsuitable” for heat pumps is not supported by project experience and data.”¹⁴

As a result, of the 58,000 domestic properties in question, 28,445 could currently be suitable for heat pump installation. This includes individual and communal heating systems.

This level of electrification of heating could place significant pressures on the electricity grid. A key action in the delivery plan is to develop engagement with Scottish Power Energy Networks (SPEN), alongside close working with the Ayrshire Energy Masterplan. Increased coordination with commercial and grid investment planning in the near to medium term will improve longer term area-wide delivery, allowing for early warning of potential grid constraints and reducing risks and barriers to delivery.

Challenges

- Poor installation or incorrect measures risk increasing energy costs and making fuel poverty worse,
- Grid capacity may constrain large scale roll out of heat pumps,
- High installation costs

¹³ [Electrification of Heat Demonstration Project: winning bids, case studies and project data - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/674442/electrification-of-heat-demonstration-project-winning-bids-case-studies-and-project-data.pdf)

¹⁴ [All housing types are suitable for heat pumps, finds Electrification of Heat project - Energy Systems Catapult](https://www.energy-systems-catapult.co.uk/news/all-housing-types-are-suitable-for-heat-pumps-finds-electrification-of-heat-project)

Focus

- **Priority 1 & 2:** Prioritising no/low regret options
- **Priority 2:** Monitoring energy costs and funding availability
- **Priority 2:** Engagement with Scottish Power Energy Networks in developing area wide approaches.

8.3 Mixed Tenure, Mixed use and Historic

Listed buildings and conservation areas

Listed buildings can be challenging with respect to energy efficiency improvements, the siting of, for example, air source heat pumps external to the building, and the connection to new district heating pipework.

There are around 1,350 listed domestic properties (data for non-domestic has not been provided). Only 19 % have EPCs rated C or better, with 14 % being F or G.

Like listed buildings, conservation areas represent a particular challenge regarding the introduction of energy efficiency measures and low carbon heat measures. For example, conservation areas are excluded from certain permitted development rights. This can result in properties requiring permission for works that may not have required planning permission in a different area. Conservation areas are more likely to include traditional building types for which energy efficiency measures and low carbon heat sources tend to be more time consuming, challenging or costly to install, if they are possible at all.

There are a little over 4,600 domestic properties in conservation areas (around 8 % of the homes in South Ayrshire), with the vast majority being owner occupied.

Mixed use buildings

Around 1,700 domestic properties (3 %) of total are recorded as flats in mixed use buildings. The potential energy efficiency interventions for these properties are laid out in Figure 17, section 7.8 of the **full technical report**. Almost all of these properties are owner occupied or privately rented. As with the general stock, wall insulation appears to be a big target for this typology.

Challenges

- Limited direct influence on energy efficiency or heat type,
- Unique and challenging building types,
- Increased cost and challenge for interventions.

Focus

- **Priority 1 & 2:** Prioritising no/low regret options,
- **Priority 2 & 3:** Engagement with local and national groups and industry experts to monitor best practice,
- **Priority 2 & 3:** Identify and exemplify existing best practice within South Ayrshire.

Consultation Question 5

Do you agree with the areas of focus identified in Section 8 for the technology solutions outlined?

9. Heat Networks

Heat networks, often referred to as district heating systems, are area wide approaches to heating, and combined with sustainable heat sources will play a crucial role in decarbonising heat for our homes and businesses. Unlike traditional heating methods that rely on individual property heating, heat networks operate by sending heat from a central source to multiple buildings through a network of insulated pipes. Globally, 9% of final heat demand is met by heat networks, with European leaders such as Denmark, connecting to 65% of domestic properties.

One of the key advantages of heat networks is the option to use different sources of heat, such as large-scale heat pumps using water, ground, or waste as heat sources, geothermal, and waste heat from industrial processes.

Scottish Government has identified heat networks as a key technology in meeting our climate change duty and assigned output targets through the Heat Networks (Scotland) Act 2021, the first of which is in 2027.

9.1 Approach

The principal determining factors for the feasibility of heat networks are the heat density in an area and the presence of one or more “anchor loads” – consumers which are large, stable, and likely to connect.

To assess these factors, the Scottish Heat Map data was supplemented with data from the Council on fuel consumption within their estate. A data validation exercise was carried out to remove any duplicate points, heat demands which were uncertain, dubious heat loads and buildings in sectors less likely to enter into commercial agreements. Where areas were shown to be viable, additional checks were carried out on the anchor heat loads and any loads considered erroneous were removed from the analysis.

Further validation of both the actual heat demands of the buildings and their suitability for connection to heat networks will be assessed before identifying future heat network areas.

The maps presented illustrate the heat demand density of buildings and highlight the possible anchor loads with the addition of other data including local authority-owned properties, potential sources of heat and areas of future development.

The linear heat density method was used – involving drawing a circle around each building the diameter of which is proportional to the heat load of the property. Two measures of heat network viability were used:

- A baseline scenario (purple shades throughout this analysis) using 4,000 kWh/y/m where the circle around each property (in kWh) is divided by 4,000 to give a radius in metres around the property; and
- A stringent scenario (green shades throughout this analysis) using 8,000 kWh/y/m where the radius of the circle is the heat load in kWh divided by 8,000.

The 4,000 kWh/y/m measure highlights more areas as being potentially suitable and the 8,000 kWh/y/m shows fewer areas but are areas with a higher chance of forming a successful heat network.

Finally, the areas were filtered based on whether a continuous area could be formed where the circles around each heat load formed, which enclosed heat loads totalling 15,000 MWh/y or more.

This heat load represents a 3 MW heat source operating for 5,000 full load equivalent hours per year. The purpose is to identify those areas where it is likely that there is sufficient heat load to warrant a new energy

centre being constructed. This is intended only as a guide and the exact cost of each energy centre and network would need to be calculated at feasibility stage.

9.2 Overview

An analysis of the potential for heat network zones indicates that there are broadly two areas where heat networks may be viable – within Ayr and an industrial cluster near Girvan.

Within Ayr there are three separate zones identified, however, this strategy considers them in the context of a single heat network strategy for Ayr rather than considering them three discrete opportunities.

9.2.1 Ayr

The analysis shows that there is a cluster of properties in the town centre, South of the river, which could be considered an area for district heating (Figure 10). This area has both sufficient total load to consider constructing a new network and associated infrastructure, as well as a number of anchor loads including Council owned buildings.

North of the river, there is a heat network area which could be connected to the town centre by one of the bridges crossing the river to form a single heat network opportunity. The business strategy areas highlighted in a red outline are also in this zone and the third to the North East.

A cluster of industrial buildings, Ayr_3_4000, differs from the town centre areas as there is a less diverse range of tenures and building types, and therefore close coordination with businesses is going to be important when considering any heat network development.

Working in tandem with the Ayrshire Energy Masterplan will ensure consultation and engagement of businesses, forming a coordinated approach to feasibility and development work.

The Ayr_3_4000 zone is also close to the Prestwick airport site. The Council will coordinate with stakeholders about any future opportunity for heat networks to serve the users of heat on this site.

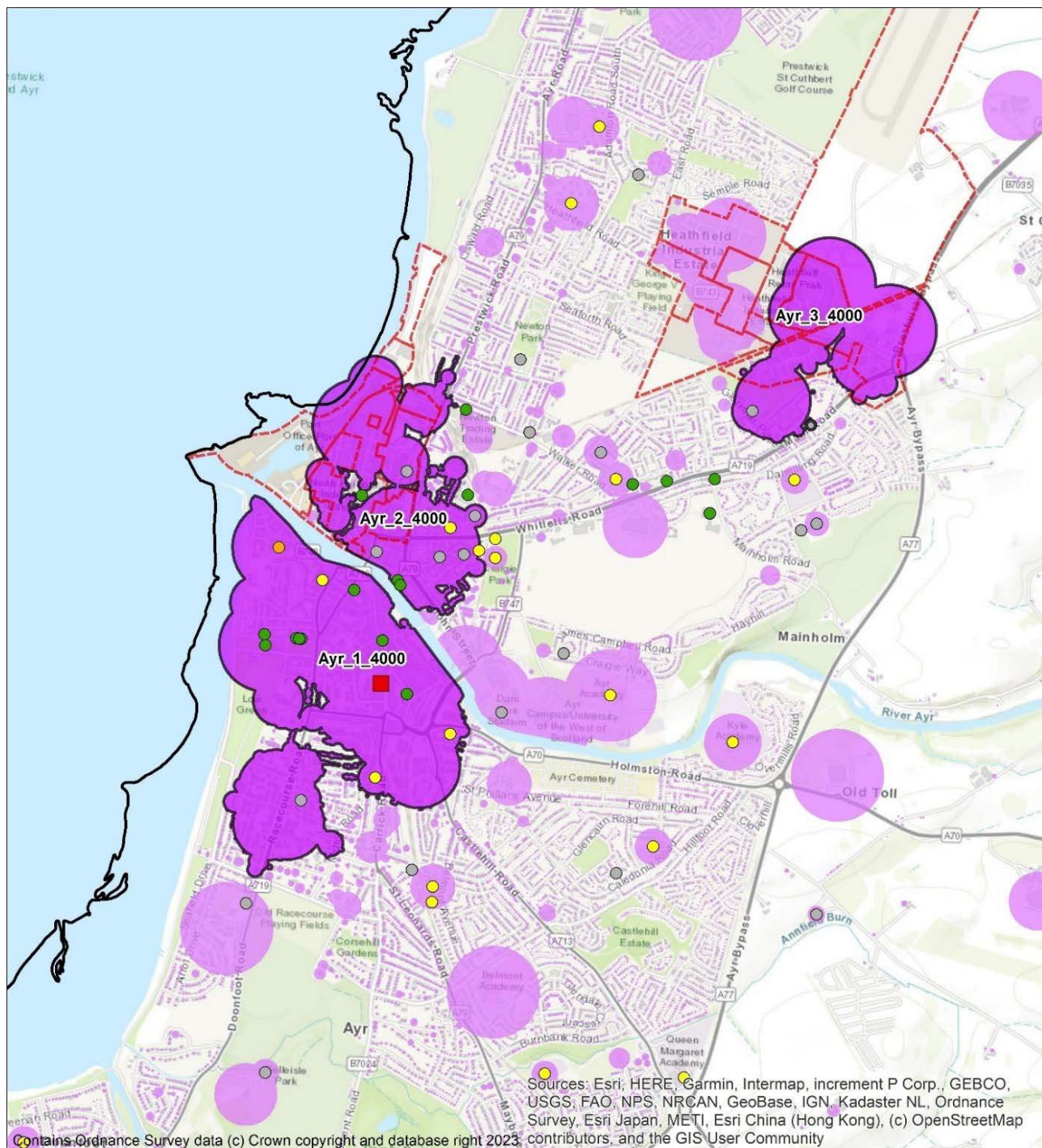
The town centre also contains a large number of listed buildings and a conservation area.

There are additional barriers to decarbonising historic buildings and a heat network could minimise the need for changes to the buildings while ensuring they are decarbonised. Heat networks avoid the need for significant heating plant to be located at each building.

More detailed investigation of each building is important to identify what the opportunities and constraints are for each specific building. Specific attention needs to be paid to:

- whether the existing heating system in the building is likely to be compatible with district heating
- the location of the existing heating plant the route to connect this to the district heating network
- protected attributes of the building and its surroundings

Figure 10: Ayr heat network opportunity – Baseline



Heat Demand (MWh)

- <15,000
- >15,000

Potential heat network area

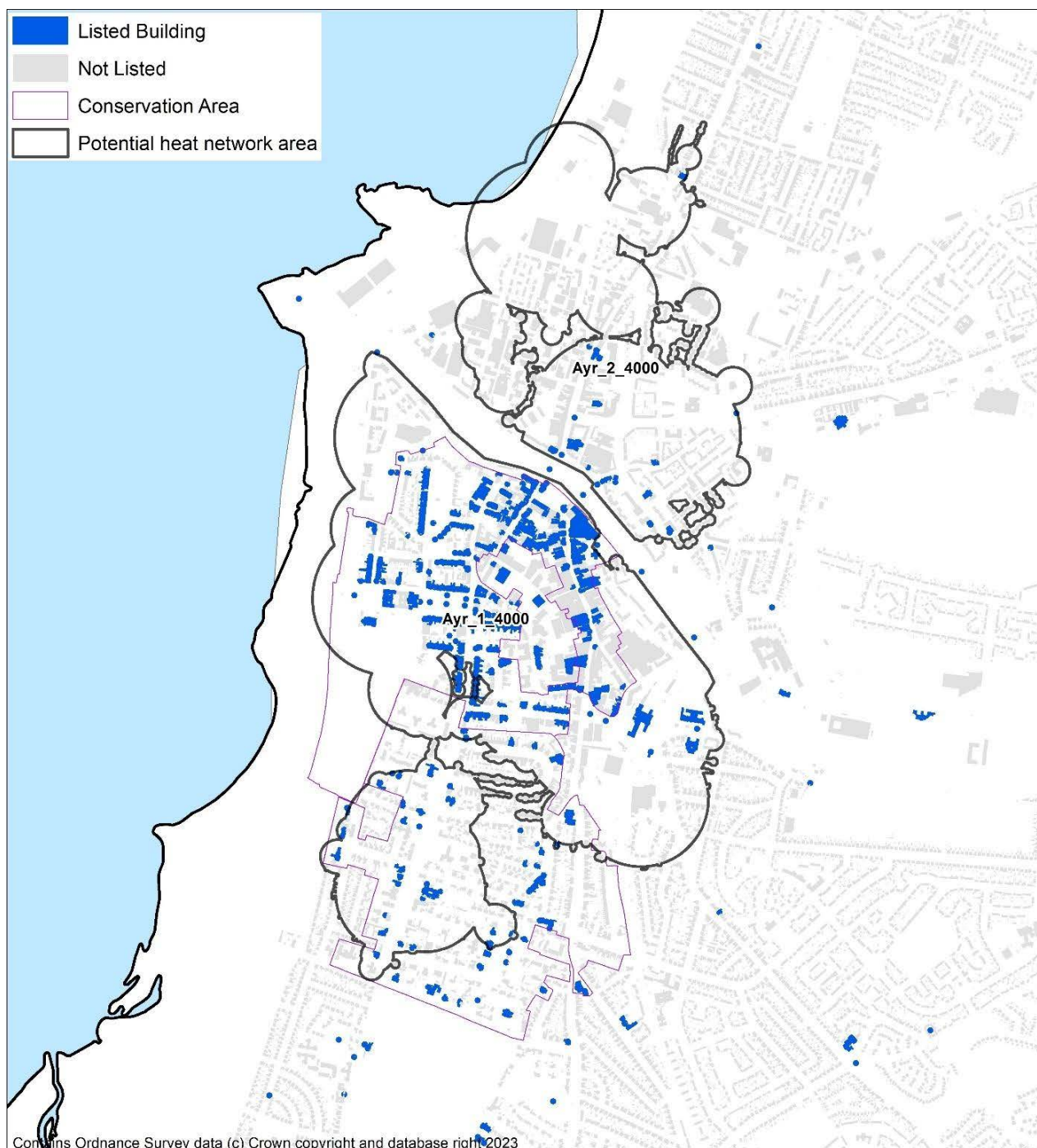
Council Properties

- Office
- School
- Swimming Pool
- Other

Potential Redevelopment Site

Strategy Area

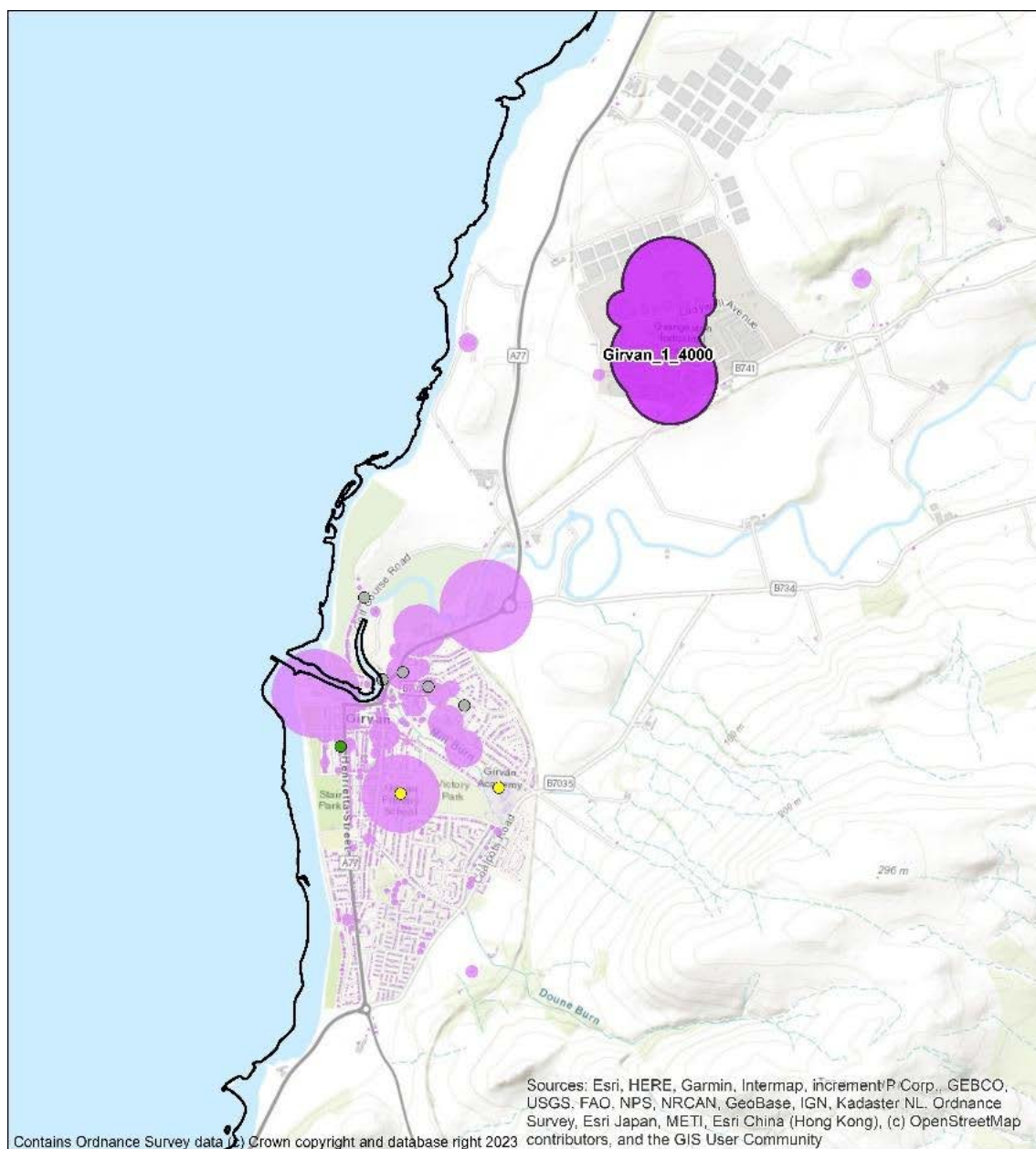
Figure 11: Listed buildings and conservation areas



9.2.2 Girvan industrial cluster

An industrial cluster was identified to the North of Girvan which includes a substantial use of industrial energy including heat. This site has complex energy flows and houses both a Biomass CHP and a substantial anaerobic digestion site and involves a number of industrial businesses. However, a heat network feasibility study determined that there are not currently significant heat demands sufficiently close to the site to allow a district heating scheme to be developed. If significant future developments were to be planned near the site then the opportunity for heat networking could be revisited and local plan zoning may be a lever to influence this. The feasibility study may be revisited in the future.

Figure 12: Girvan industrial heat cluster



Heat Demand (MWh)	Council Properties	Potential Redevelopment Site
<15,000	Office	Potential Redevelopment Site
>15,000	School	Strategy Area
Potential heat network area	Swimming Pool	
	Other	

There is an existing feasibility study for district heating from the site to Girvan itself, however current markets are not financially viable. The feasibility study will be revisited as the industry develops within Scotland.

It is not within the scope of LHEES to consider other energy vectors, however, the site is in close proximity to the transport corridor containing the A77 connecting the Central Belt of Scotland to the ferry ports of Cairnryan and Larne. As such, there could be a substantial road transport fuel demand in this area and the site, and its energy flows should be considered as part of any future low carbon transport fuels for the area.

Challenges

- Relatively low levels of heat density in South Ayrshire resulting in 3 potential heat network zones,
- Engagement and feasibility are still at an early stage,
- Capital costs and delivery models.

Focus

- **Priority 2:** Coordination with AEM work to build feasibility studies for identified Heat Network zones,
- **Priority 2:** Redevelopment of Girvan Heat Network feasibility,
- **Priority 3:** Continued skills development in SAC through engagement with other local authorities, industry, and international mentoring programs.

Consultation Question 6

Do you think the areas of focus in Section 9 are suitable and sufficient for approaching heat network development within South Ayrshire?

10. Delivery Areas

In this section we set out potential routes to approach interventions, looking at how we identify and prioritise areas for action.

These approaches will use the data developed from the LHEES methodology to show where interventions can be delivered in a way that creates the most positive impact for the funding available. This is done using weighted scores as discussed in section 7. The **full technical report** gives further detail on the assessment and weightings applied to the Home Analytics data in *Appendix C* for intermediate zones, *Appendix D* for data zones, and *Appendix I* for the weighting and calculations. These have been completed in relation to the relevant LHEES considerations as shown in table 1, 4.2.

Delivery areas have been developed for both a spatial and for technology-led approaches.

10.1 Spatial approach

Through the spatial approach, characteristics of buildings have been considered and compared on an area-wide basis with respect to the LHEES considerations. This has been considered at intermediate and data zone levels, with overviews given at strategic zone levels as shown in section 7.

This type of analysis allows locations to be identified for area-based funding and focuses action to where it could deliver the greatest benefit.

Domestic energy efficiency

Weighted scores for domestic energy efficiency are distributed unevenly across South Ayrshire with higher scores indicating poorer energy efficiency and a greater potential for demand reduction. There are a small number of zones with significantly worse scores, showing value in addressing measures in specific geographical areas.

These areas with the highest scores are a priority, however amongst the top scorers, most homes are in the private sector. This points to a need to address the problems both by spatial zoning and by targeting properties by tenure and technical intervention; for example, a possible lack of wall insulation is the biggest contributing factor to the weighted score in each top delivery area.

Energy efficiency as a driver of fuel poverty

Weighted scores in this section are distributed unevenly across South Ayrshire, with higher scores indicating a greater risk that families are experiencing fuel poverty as a result of poor energy efficiency. There are a small number of zones with significantly worse scores, suggesting that there is value in addressing energy efficiency measures in specific geographical areas.

Mixed tenure, mixed use, and conservation areas

Mixed-tenure and mixed-use properties have unique challenges for the implementation of interventions as they have multiple stakeholders to engage that may have conflicting interests. Mixed-tenure buildings are those which have multiple properties of the same use but differing ownership type, whereas mixed-use buildings will have multiple properties in the same buildings that have different use profiles and are not all residential, such as a shop with a flat above it.

Due to the large number of stakeholders and challenges in this area, a dedicated working group is seen as the best course of action for delivery in mixed use and tenure areas.

Relatively few data zones have homes within conservation areas. The top three zones in Ayr South Harbour and Town Centre are amongst the worst performing zones according to energy efficiency scores and so

some conservation areas will be priorities in this stage of LHEES. Additional strategic assessment is required early in the LHEES delivery period to work towards decarbonisation in this area.

The top data zones for listed domestic properties are Ayr South Harbour and town centre, Troon and Carrick north. These are also some of the poorer performers from the point of view of energy efficiency. Consequently, as in the conservation areas, further strategic assessment for this building type will be developed early in the LHEES delivery phase.

Challenges

- Mixed tenure, mixed use, conservation areas and listed buildings present significant challenges in area-wide decarbonisation,
- Traditional high street buildings present increased challenge.

Focus

- **Priority 2:** Creation of working group to ensure mixed use and tenure buildings are considered within area wide approaches,
- **Priority 2 & 3:** Monitor nation landscape and connect and build on current internal capacity for further strategic assessment of conservation and listed building decarbonisation.

10.2 Fuel Poverty

The fuel poverty indicator analysis used in the baseline tool was supplemented with additional analysis based on the heat demands and fuel type presented in the Home Analytics dataset and the subsequent cost to the heat each property based on the utility prices given in Table. This building-level analysis was aggregated to intermediate zone and is intended to provide an indication of how affordable it is to heat houses in each area and is not a detailed prediction.

Table 8: Fuel prices used in fuel poverty analysis

Fuel	Autumn 2023 Price Cap
Electricity Rate	£0.270
Mains Gas	£0.070
Oil	£0.116
LPG	£0.119
Biomass/Solid	£0.068
Standing Charges	
Mains Gas	£0.45
Electricity	£0.27

The number of homes in each income decile are given in Table; 60 % of homes are in decile Five or lower. The 10 least affordable Intermediate Geography Zones, those with the fewest percentage of homes which could be affordably heated by households in income decile Five or lower, are listed in in Table.

Table 9: Number of homes by SIMD income decile

SIMD Income	Number of homes	Percentage of homes by income decile
One	5,920	10%
Two	4,960	9%
Three	4,080	7%
Four	9,980	17%
Five	9,790	17%
Six	2,840	5%
Seven	4,430	8%
Eight	4,230	7%
Nine	7,250	13%
Ten	3,840	7%

Table 10: Percentage of homes which could be affordably heated by households in income decile five or lower

Strategic Zone	Percentage of homes which could be heated by households in income decile five or lower without being in fuel poverty
Carrick	18 %
Kyle	60 %
Girvan	73 %
Ayr	74 %
Prestwick	74 %
Troon	78 %
Maybole	84 %

10.2.1 Social Impact of Multiple Deprivation

The Local Heat and Energy Efficiency Strategy and Delivery plan consider fuel poverty where it can be reduced through energy efficiency measures. Understanding which locations have higher rates of overall deprivation as well as specifically income deprivation, can inform decisions on areas of focus.

Figure 13: Map of overall SIMD rank

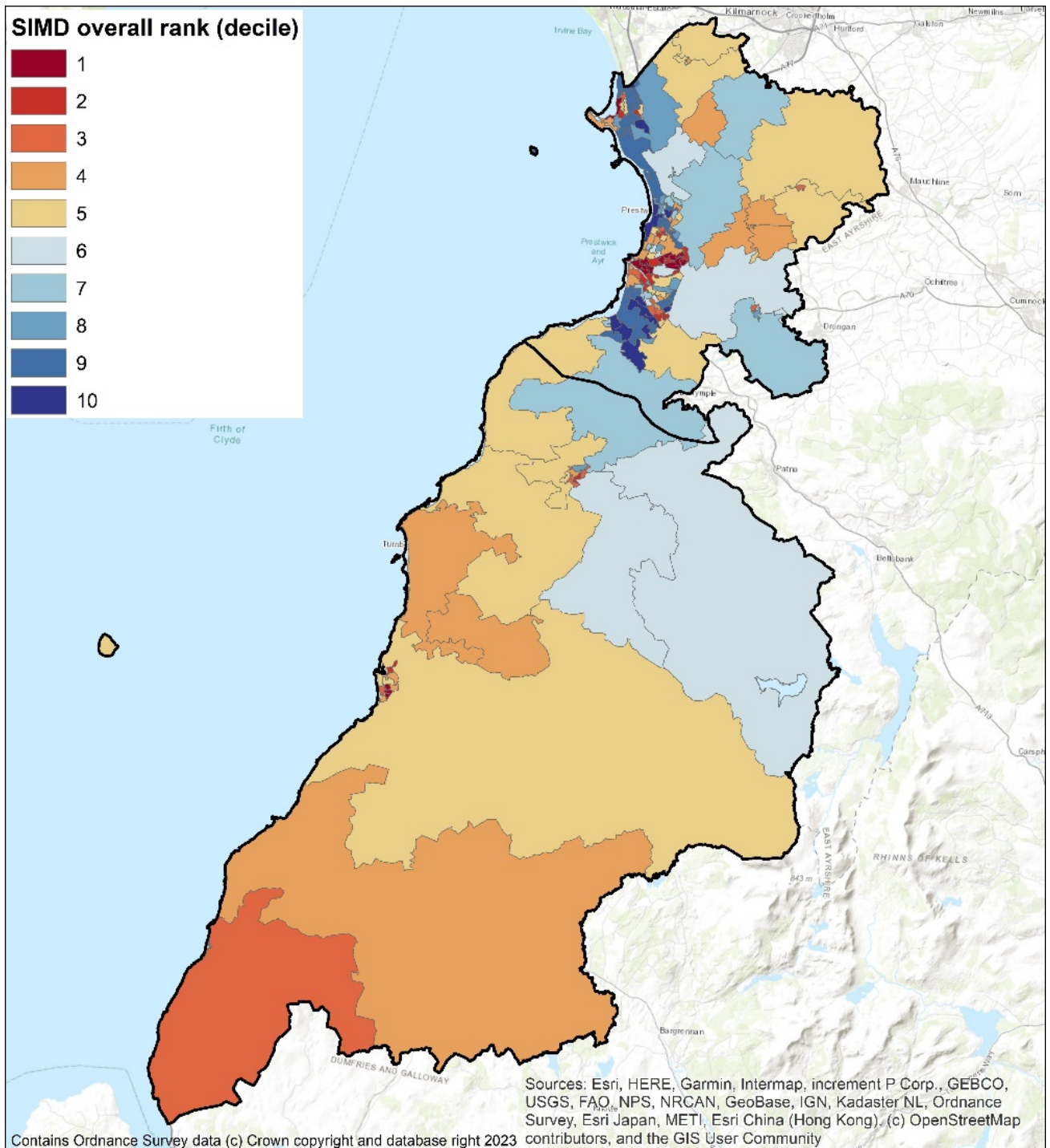
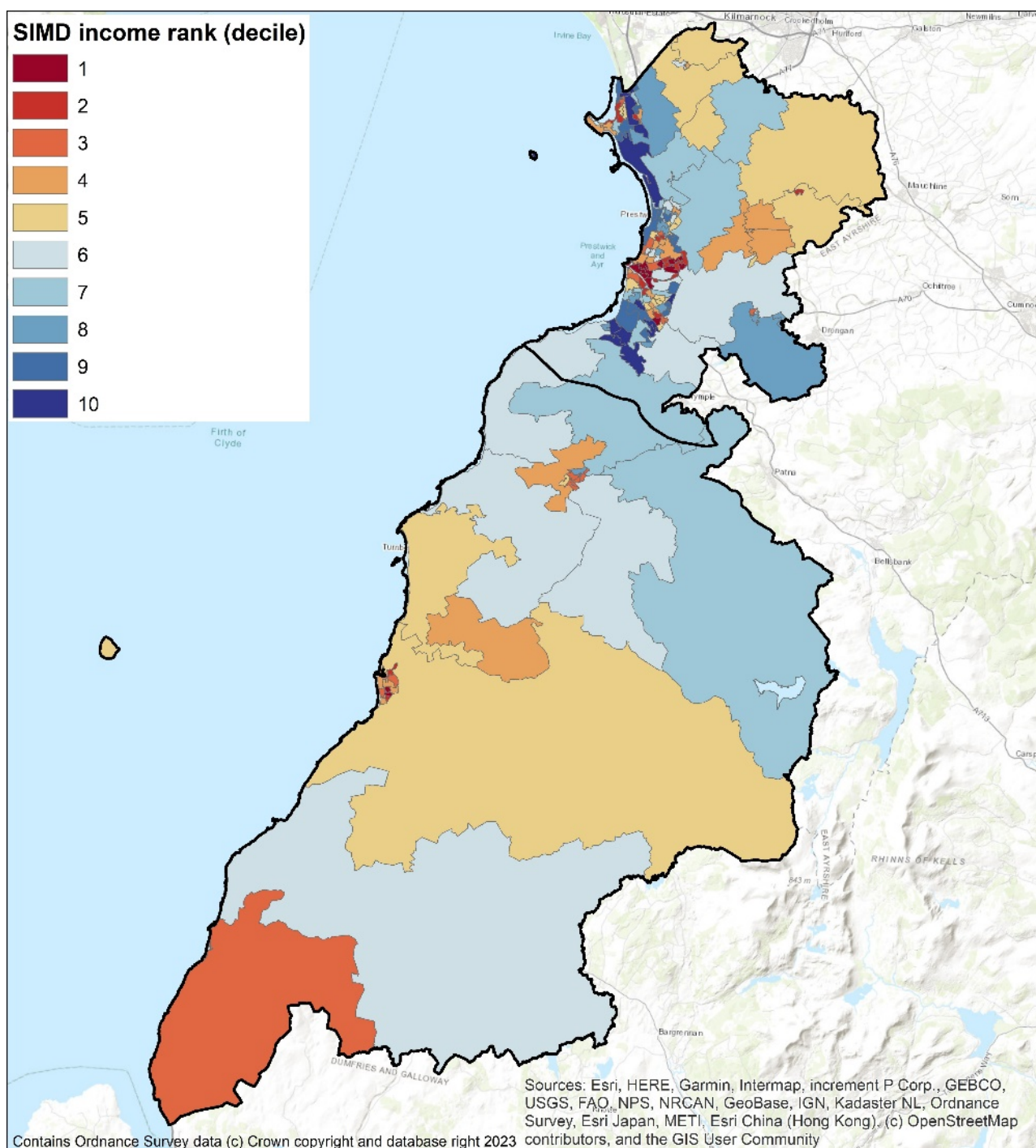


Figure 14: Map of income SIMD rank



10.2.2 Overlaying Multiple Considerations

The analysis has generated various rankings for the purpose of determining where to start with interventions. The Weighted Energy Efficiency Score and Fuel Poverty rankings are, thanks to the latter being based on the former, very highly correlated and can be used interchangeably with similar outcomes. However, SIMD and income ranks are not correlated with the Weighted Energy Efficiency Score. Data zones with the worst energy performance are found to be ones which are relatively affluent, so addressing funding towards fuel consumption reductions would not address the issue of real-world fuel poverty. However, since

there are likely to be income poor households in areas which are more affluent on average, the poor energy efficiency of those properties or the relative lack of energy efficient properties does still warrant targeted intervention. This will be developed within this iteration of LHEES.

These observations lead to prioritisation approaches taking account of multiple factors, rather than a single approach.

Challenges

- 60% of homes in decile 5 and lower
- SIMD and income ranks are not correlated with the Weighted Energy Efficiency Score
- Multiple factor assessment required

Focus

- **Priority 1:** Integration of SIMD ratings in intervention targeting,
- **Priority 2:** Cross departmental working to ensure LHEES actions connect to other strategy, policy and projects.

Consultation Question 7

Do you agree with the focus areas identified in Section 10?

Are there any other considerations you would like to see used to identify priority delivery areas?

10.3 Technology-Led Approach

As an alternative to the spatial approach, this approach groups interventions by tenure and fuel type, which would affect the viability and benefit of key technology interventions. This allows alternative means of targeting properties for interventions, either in our own properties or to assist other stakeholders in identifying changes they can make.

10.3.1 Technology Groupings

In addition to considering the data on buildings from the view of a weighted score by data zone, analysis was carried out to assess interventions based on fuel type and tenure. The LHEES is a strategy for the whole of South Ayrshire Council area, therefore it is important to consider not only what measure can be implemented but who the decision maker is for these measures. This cost benefit comparison will be a vital element of engaging with stakeholders and the wider public.

The Council can play a different role in encouraging the installation of energy efficiency, and the adoption of low carbon heat sources, so this analysis is intended to inform decisions throughout the next 5 years.

Energy efficiency measures are considered key interventions to help both reduction of fuel poverty and decarbonisation by reducing heat demands leading to lower carbon emissions. In addition, the implementation of energy efficiency measures improves the operational effectiveness and the sizing requirement of heat pumps.

There are two heating technologies which have the most potential to improve both energy efficiency, contribute to decarbonisation and potentially reduce fuel poverty. District heat networks (section 9) are a key technology in areas with higher heat density makes them viable and in some new build estates. The second option, which is the main route forward for buildings across South Ayrshire, is installation of heat pumps either for a specific dwelling or a communal system serving a number of dwellings, such as a block of flats.

There are a range of technologies which could be considered for properties less suitable to heat networks or conventional air-to-water heat pump technologies. These include biomass, direct electric heating, air-to-air heat pumps, and high-temperature or 3-phase air-to-water heat pumps.

The data on each individual property has been assessed and the measures that each property is suitable for has been estimated. They are grouped according to LHEES consideration and tenure.

It should be noted that these represent a list of all potential interventions, rather than specific projects or commitments. This can be seen in the **full technical report**, table 14, section 8.2.3.

10.3.2 Heat Pump Suitability

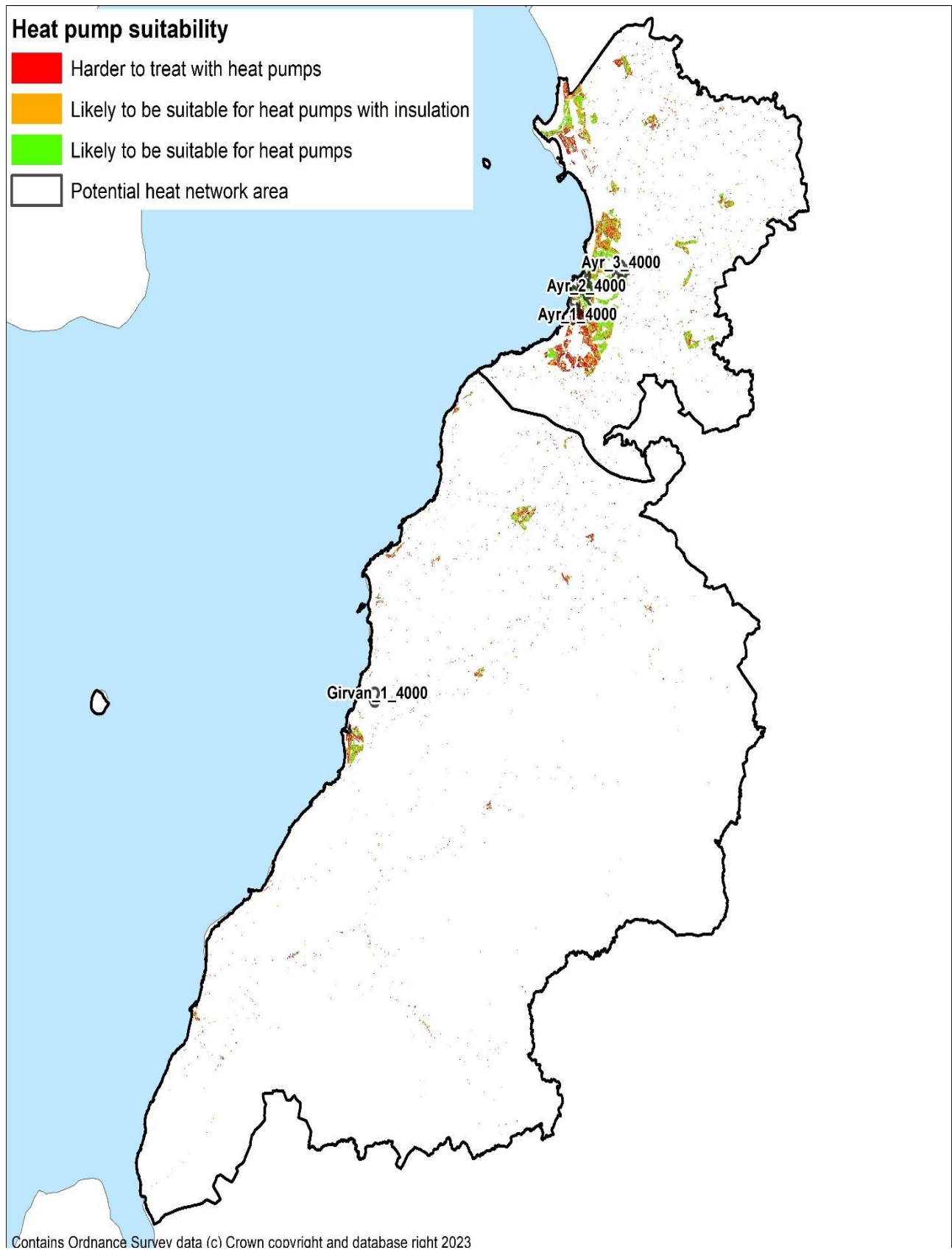
This section highlights where there are a significant proportion of properties where there is a greater challenge with implementing a heat pump solution, even after reasonable energy efficiency measures are considered.

Low temperature solutions may be possible by solving challenges for a specific building type. Other technologies such as air-to-air heat pumps or exhaust air heat pumps may have specific applications such as small flats with few rooms.

There are a range of possible solutions depending upon the building type, however when combining the heat network analysis with the potential for heat pumps this shows where there are clusters of properties which are likely to be hard to treat.

Further analysis of these clusters could be considered to identify which solution is most appropriate for that specific area. While it may be that an ideal solution is then found, it may be that none of the possible solutions are ideal. In this case, engaging with stakeholders and understanding the specific needs of building owners and households is going to be particularly important. Detailed maps are provided in Appendix C, and a mapped overview of heat pump suitability is shown below in Figure 15.

Figure 15: Heat pump suitability and potential heat network areas



11. Pathways for all of South Ayrshire

11.1 Decarbonisation of Heat Pathway

The journey to the decarbonisation of each domestic property in South Ayrshire is shown in Figure 16.

The first column shows the proportions of properties which begin with each fuel source.

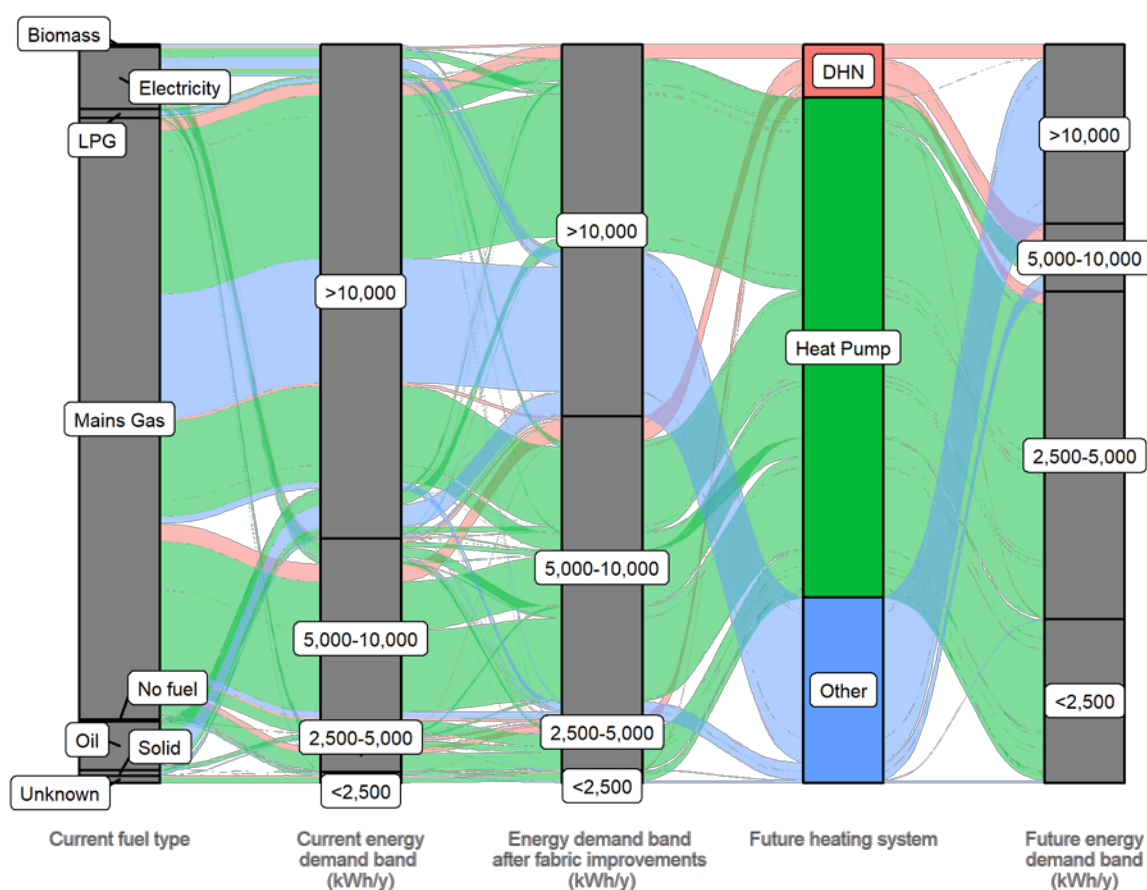
The second groups the properties by their current total heat demand in kWh/year.

The third column show changes to heat demand once reasonable energy efficiency measures have been applied.

The fourth column shows how suitable each property is for each of the low carbon heat measures. This assumes all listed heat network zones are developed but doesn't consider further expansion.

Finally, the column on the right shows the final future heat demand.

Figure 16: Decarbonisation and energy efficiency pathway



The shifting of individual properties down from one energy demand band to the next is visualised in Figure 17, where the comparison of heat pumps to direct electric heating shows how effective heat pumps will be in reducing the risk of fuel poverty.

At a local authority level, Figure 18 shows how interventions and shifting demand could reduce the total heat energy consumption. It also shows that heat pumps on their own make a bigger difference to energy demand than fabric improvements but fabric improvements have a vital role in both demand reduction and in making homes suitable for heat pumps.

Figure 17: Shifting energy demand by fabric improvement and heat pump installation

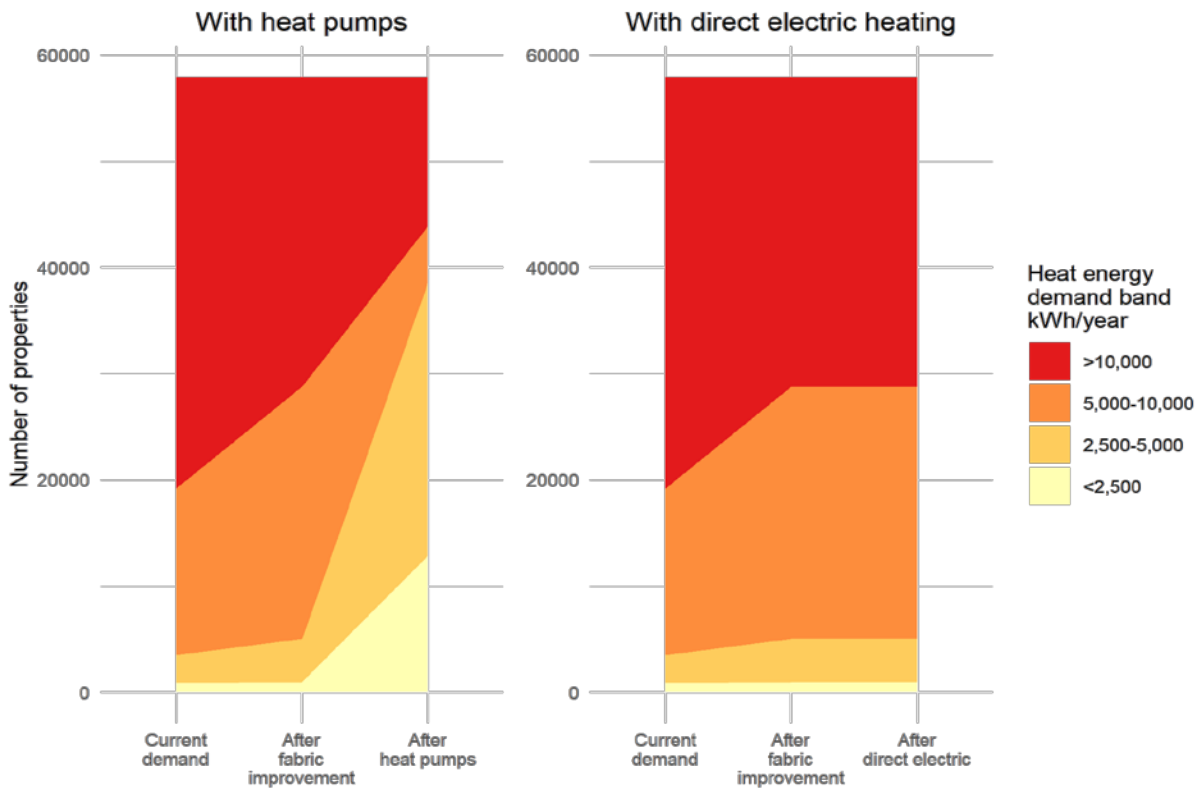
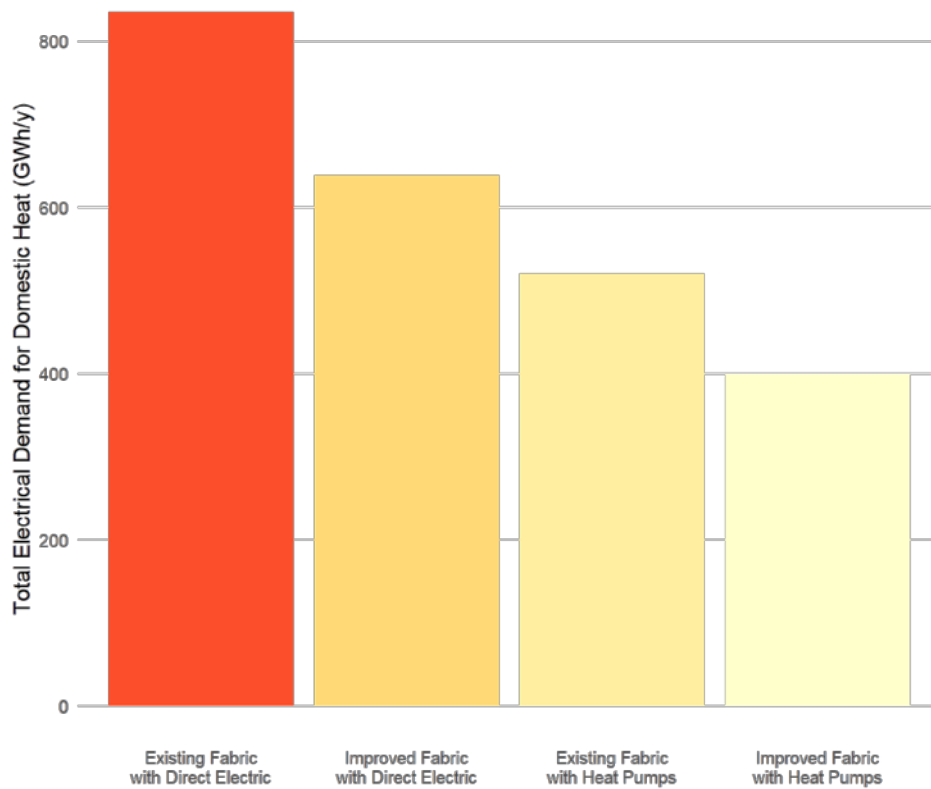


Figure 18: Total electricity demand reduction after energy efficiency measures and/ or heating system upgrade

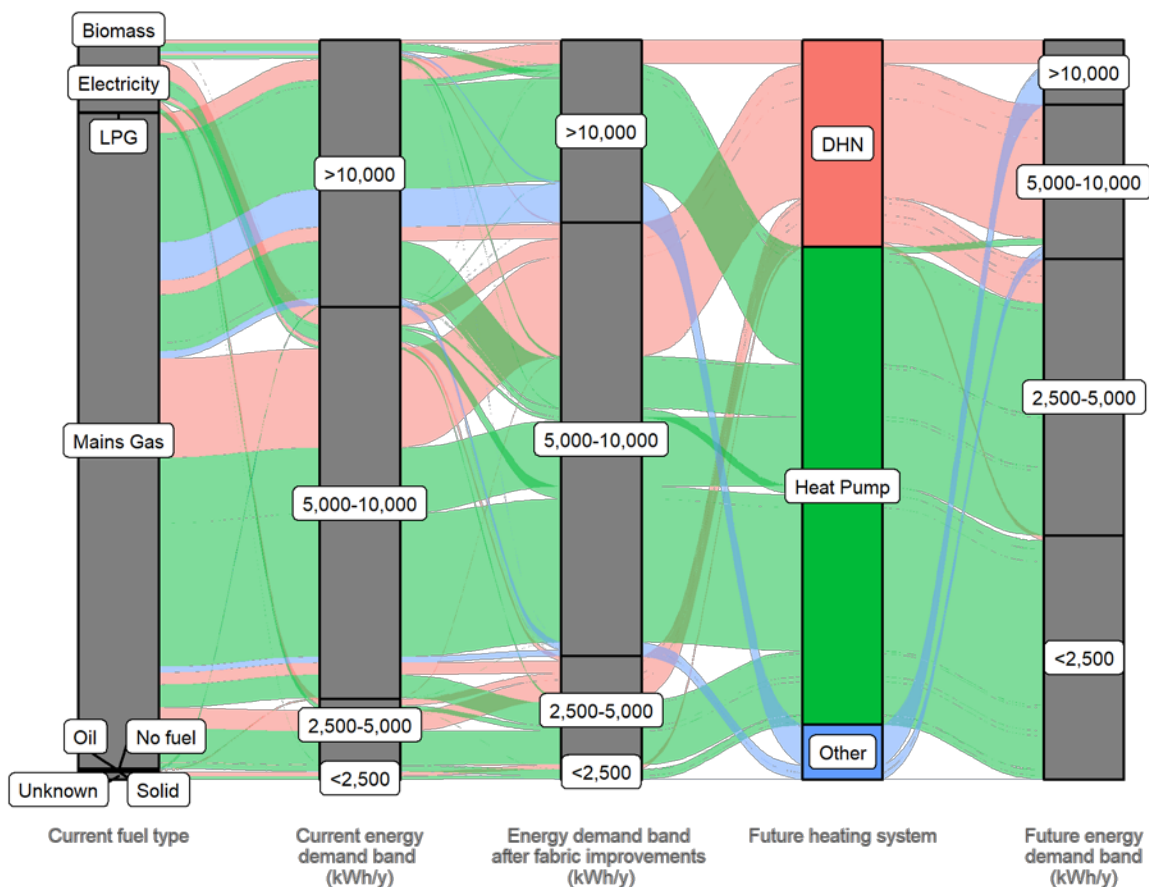


11.2 Fuel Poverty

Reducing the heat demand of the buildings through installing energy efficiency measures is clearly important as it can both reduce the amount of heat to be decarbonised and the cost of heating. This section examines the properties in the areas with the lowest SIMD score to illustrate the combined effect of energy efficiency and low carbon heating on the amount of energy that the household would have to pay for, to fully heat their home and, consequently, on their risk of fuel poverty.

Figure 19 shows the decarbonisation journeys for properties which have a SIMD score of 1, the most deprived areas. This shows the main heating fuel they use at present, the proportion of properties in each energy demand band (kWh/year) and then the numbers in each band after energy efficiency measures and low carbon heating technologies are installed.

Figure 19: Effect of actions in all properties in SIMD 1 areas – energy efficiency and heat pumps



Installing energy efficiency measures significantly reduces the number of properties with heat demands of over 10,000 kWh/year. Utilising heat pumps reduces this further to a very small proportion but also results in one quarter of homes being in the lowest band, with an annual demand of <2,500 kWh/y. For the purposes of this Strategy, heat pumps are considered the preferred solution to minimise fuel poverty, in properties where low-cost district heating is not an option.

Other factors

There are several factors which affect fuel poverty and outlining the effect of energy efficiency measures in improving fuel poverty is complex. Household income after housing costs has a significant effect but is out of scope of this Strategy.

Unheated homes

The Scottish Housing Condition Survey 2019¹⁵ states:

23 % of fuel poor and 28 % of extreme fuel poor say that their heating keeps them warm enough in winter "only sometimes" or "never",

For these households, reducing the heat demand through insulation both reduces how much it would cost them to heat their home, should they be able to do so, and limits the temperature to which the property will fall in any periods when they do not or are unable to heat it. For those at highest risk of not heating their homes the decision as to whether to focus capital spend on additional insulation measures or lower cost heating systems is therefore complex.

With insulation measures, there are a range of measures which have different costs and energy reductions and there is no single approach suitable for all buildings or situations.

11.3 Heat Networks

Heat networks have a role to play in the future of heat in South Ayrshire. Heat networks can be either district heating schemes, which are strategic scale developments where multiple buildings are connected, smaller heat networks, within a single campus, or communal heating systems in a specific building. Within this Strategy, the phrase "heat networks" refers to district heating schemes where multiple buildings are connected by underground pipework.

The suitability of the buildings for connection to heat networks is not known. Further work such as Building Assessment Reports (BARs)¹⁶ and engagement with stakeholders is important to inform future decisions on these sites.

Even in the zones where heat networks are an option, there are differences between the domestic properties which are most likely to be suitable, such as blocks of flats, and properties which are less likely to be suitable, such as detached houses¹⁷.

Therefore, due to both the limited proportion of properties in areas where heat networks are likely to be viable and there being properties unlikely to be suitable for connection, it is essential that we consider all other low carbon heat sources in parallel.

This does not preclude heat networks being developed to their full potential and it may be that a phased approach to heat networks and district heating could see smaller networks initially focus on the most viable properties with further expansion at a later date.

11.4 Individual and Communal Heat Pumps

Of the technologies currently available to supply low carbon heat, heat pumps have been assessed to be currently suitable for the majority of buildings. Heat pump deployment, and the role they play in decarbonising buildings, **has to lead to a cost of heat that is comparable to natural gas boilers and the user experience of operating the systems has to be positive**. There are examples of people having bad experiences living with heat pumps and while there are equally many good experiences, it is essential to understand what is required for heat pumps to meet the needs of residents. In order to ensure that the heat

¹⁵ [5 Energy Perceptions - Scottish house condition survey: 2019 key findings - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/energy-perceptions-2019/pages/2019-key-findings.aspx)

¹⁶ [Heat networks: Building Assessment Report \(BAR\) guidance - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/heat-networks-guidance/pages/heat-networks-guidance.aspx)

¹⁷ Detached houses may be considered to be less suitable to connect due to the individual sections of pipework that are required to connect the buildings to the network, on a linear heat density approach, the longer the connecting pipework, the "harder" the pipework has to work to satisfy loads.

pump systems installed are of good quality and perform as expected, the sharing of good practice and case studies is emphasised.

South Ayrshire Council will work with internal stakeholders to consider the most appropriate low carbon heating system for properties that it owns as well as working closely with social landlords to share the latest information on issues such as: good practice; communication with tenants prior to installation; sharing information with tenants on how to operate systems which have been installed; peer to peer support within the community; the role of the advice services in supporting tenants.

It is essential that there is a supply chain which is capable of installing the technologies set out above. We will consider what actions the Council could take to encourage a local supply chain of low carbon heating installers.

While it is for each property owner to make their own decision on the heating system they prefer, there is a role for the Council in ensuring that accurate and up-to date information is available to households, tenants, landlords and owner occupiers to support decision making. This is likely to include signposting to national advice schemes operated by Scottish Government or UK Government.

Finally, for any new technology ensuring quality of installation is important to ensure that it meets the needs of households, tenants and property owners. The Council will work with stakeholders to identify any role that South Ayrshire Council can play in ensuring the quality of installations as well as referring to national schemes such as the Microgeneration Certification Scheme.

Challenges

- Pathways represent long term ambitions and commitment,
- Skills and supply chain shortfalls are a national challenge,
- Poor quality or inappropriate interventions can make fuel poverty worse.

Focus

- **Priority 3:** Engagement with Prestwick Airport, further and higher education organisations on potential industry and skills development
- **Priority 2:** Ensure multi-level assessment on interventions to prevent adverse effects on fuel poverty,
- **Priority 2:** Maintain engagement with UK and Scottish Government's industry regulation on heat network development.

Consultation Question 8

Do you agree with the focus areas identified in Section 11?

Are there any other considerations you would like to see to develop delivery pathways?

12. Pathways for Strategic Zones

The figures below show pathways for all domestic properties within the South Ayrshire Council areas, from the left:

- the heating fuel each uses today,
- the energy demand of the property per unit of floor area,
- the energy demand after the application of reasonable energy efficiency measures, and,
- finally, the most suitable heating technology for each property at present.

These are detailed further in the **full technical report**, Section 10.

Figure 20: Decarbonisation pathway for domestic properties in Ayr

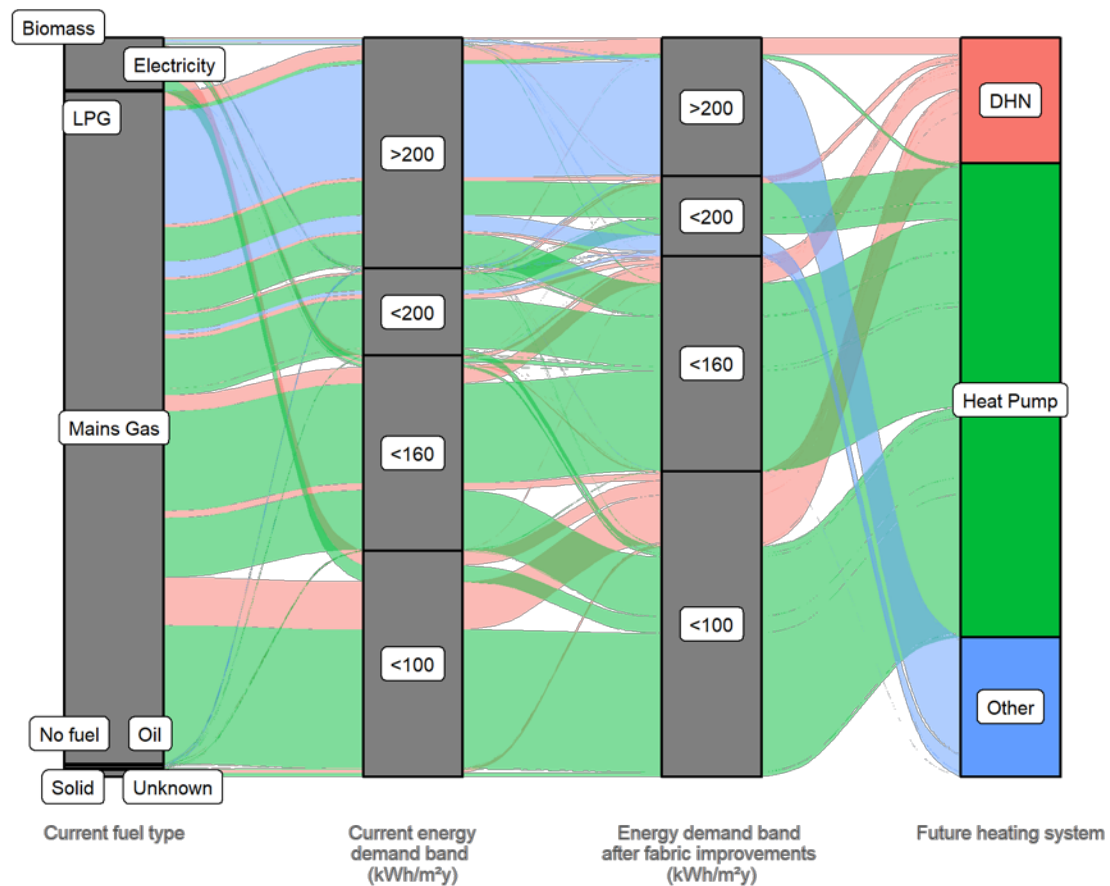


Figure 21: Heat decarbonisation pathway for Carrick

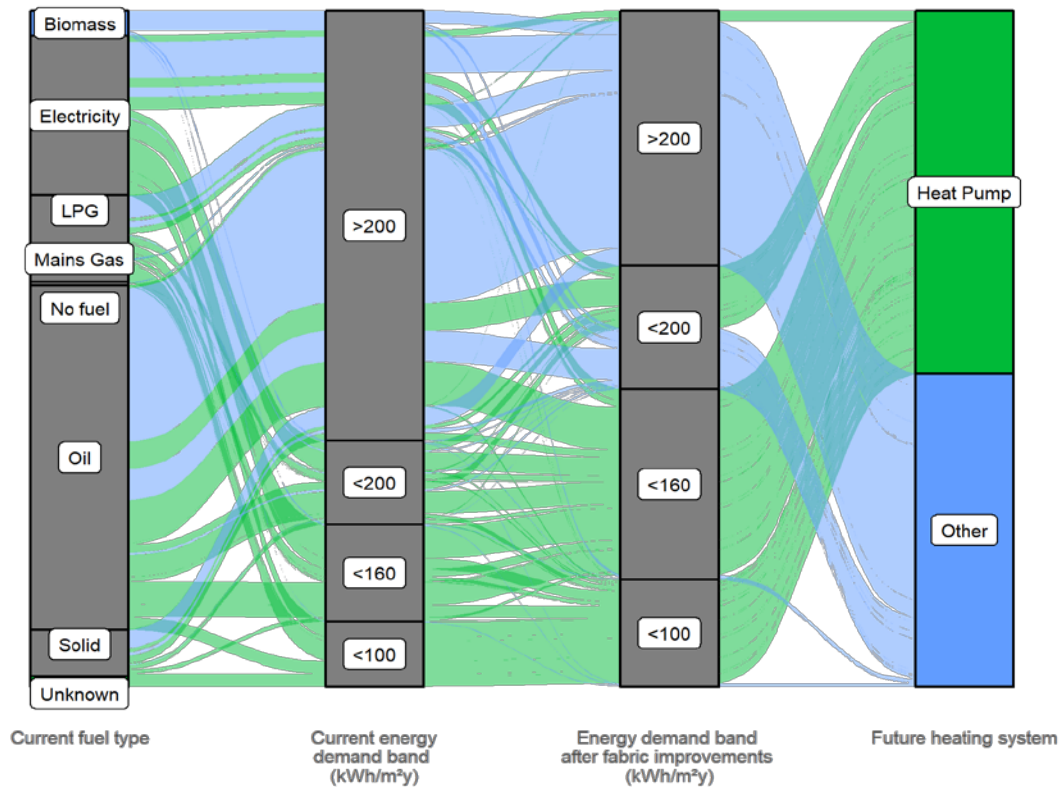


Figure 22: Heat decarbonisation pathway for Girvan

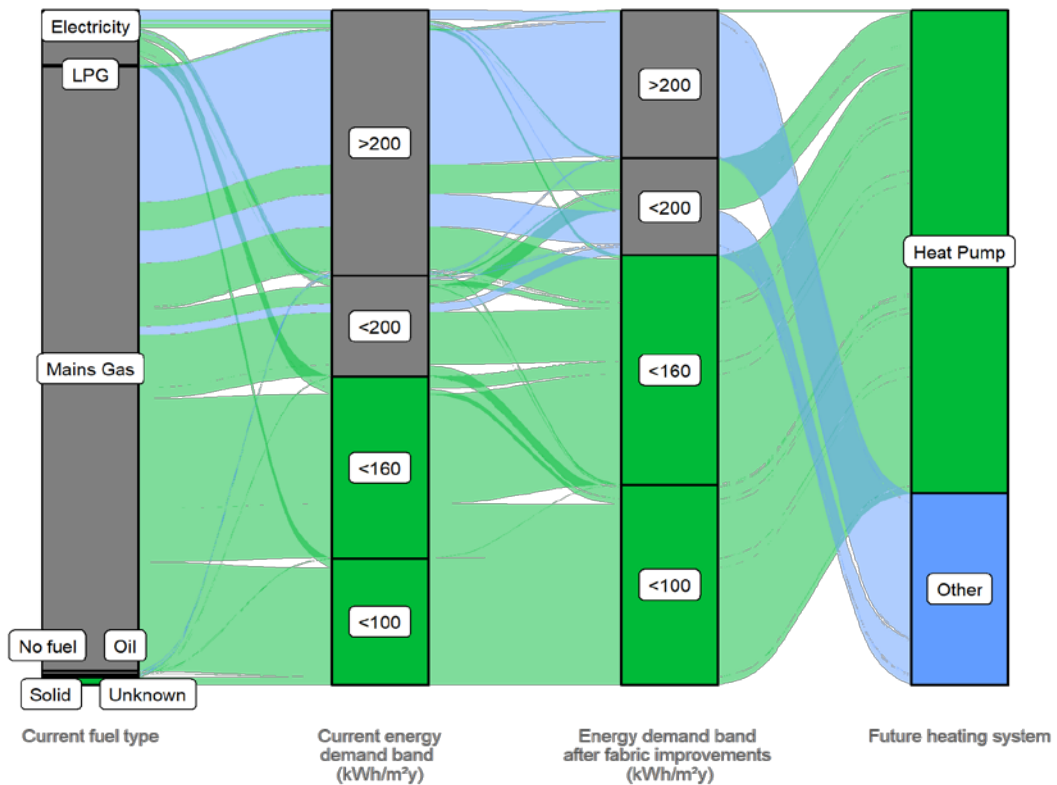


Figure 23: Heat decarbonisation pathway for Kyle

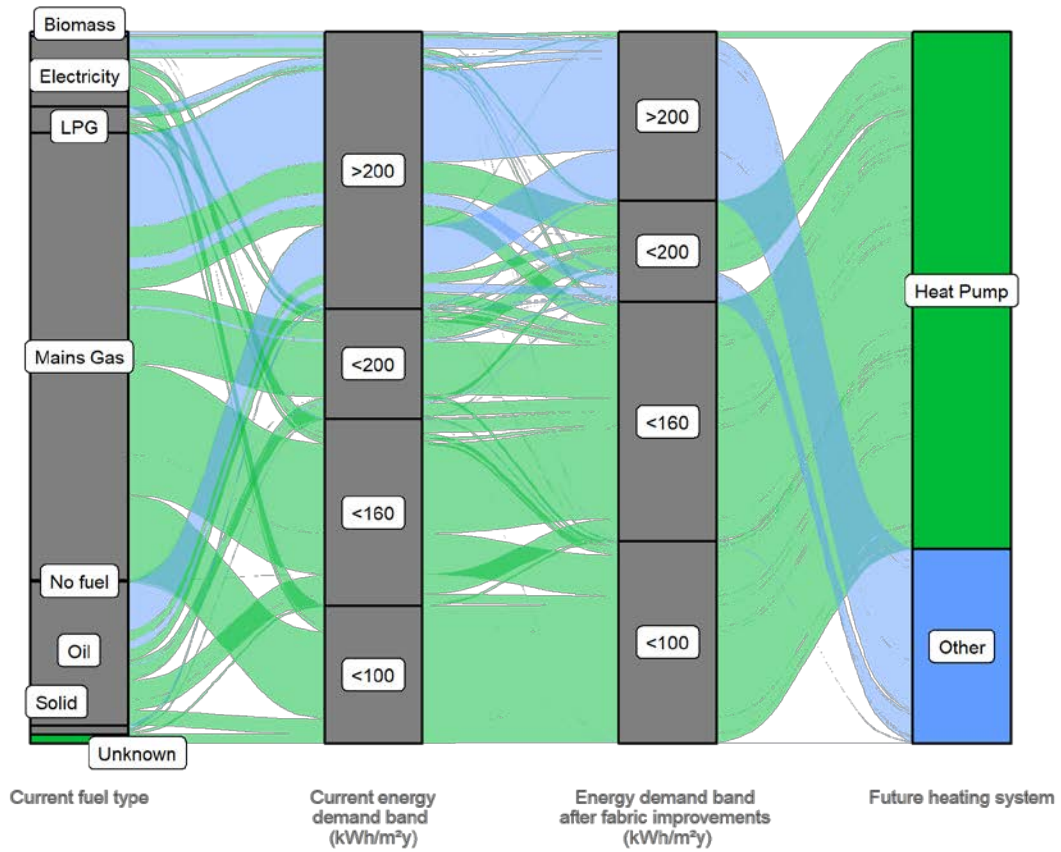


Figure 24: Heat decarbonisation pathway for Maybole

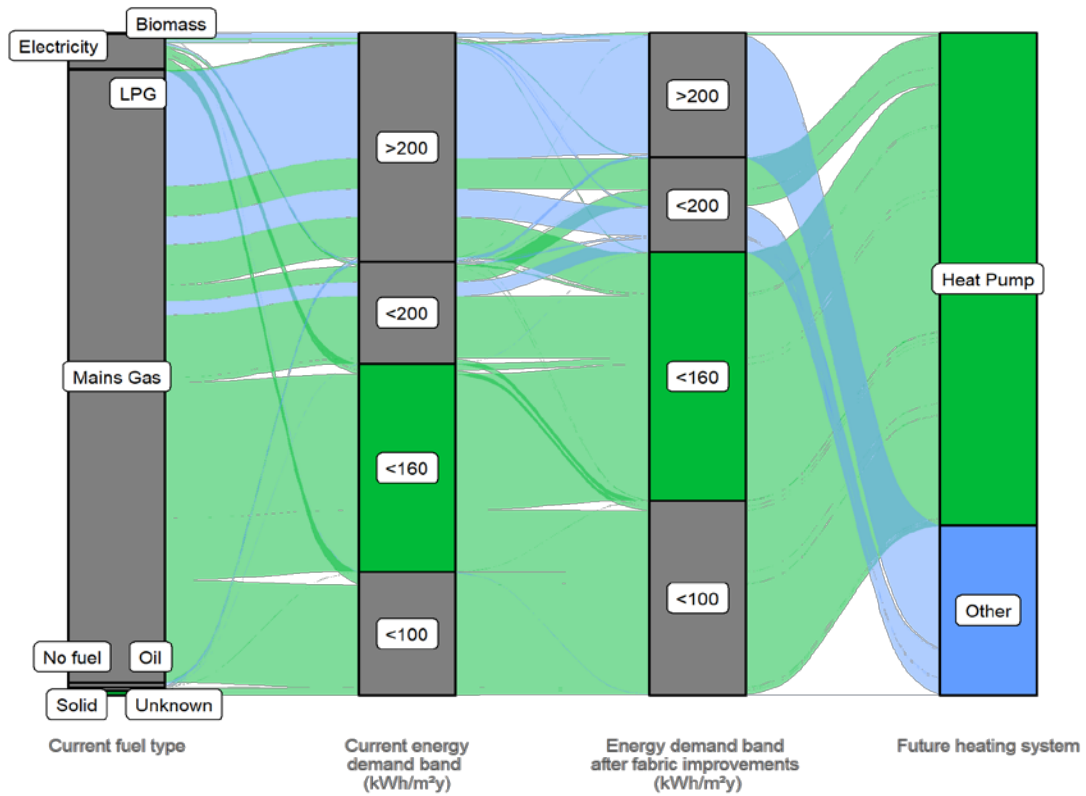


Figure 25: Heat decarbonisation pathway for Prestwick

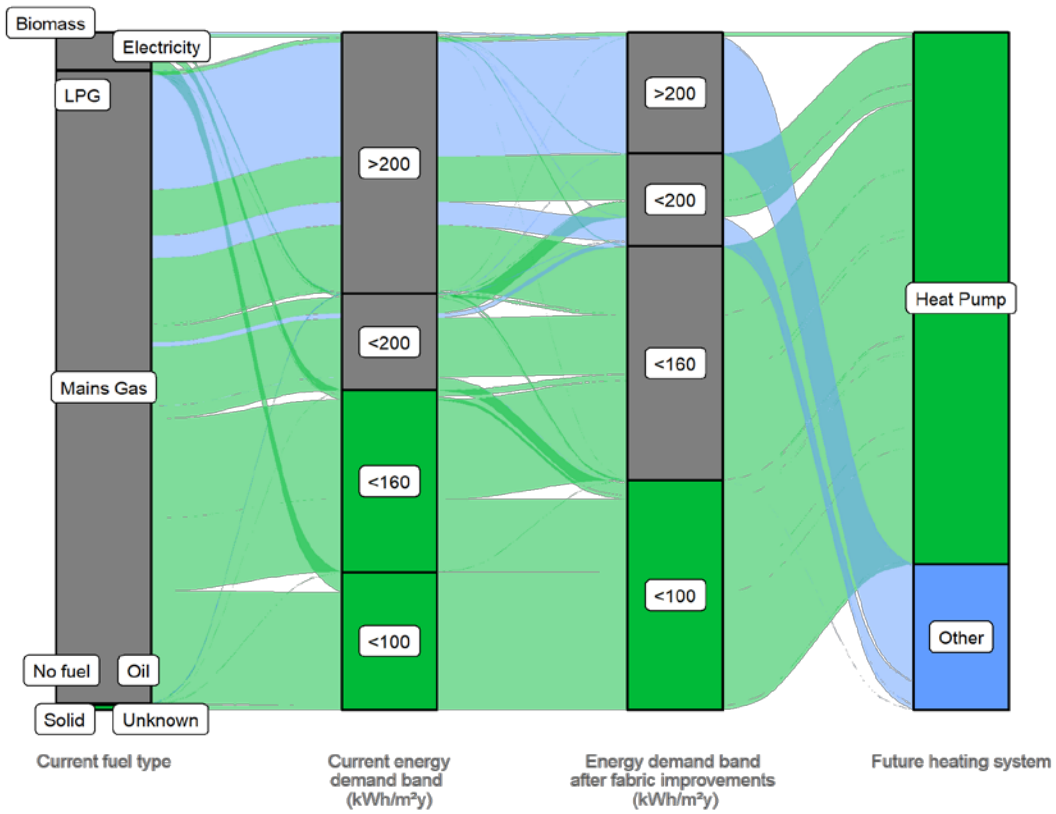
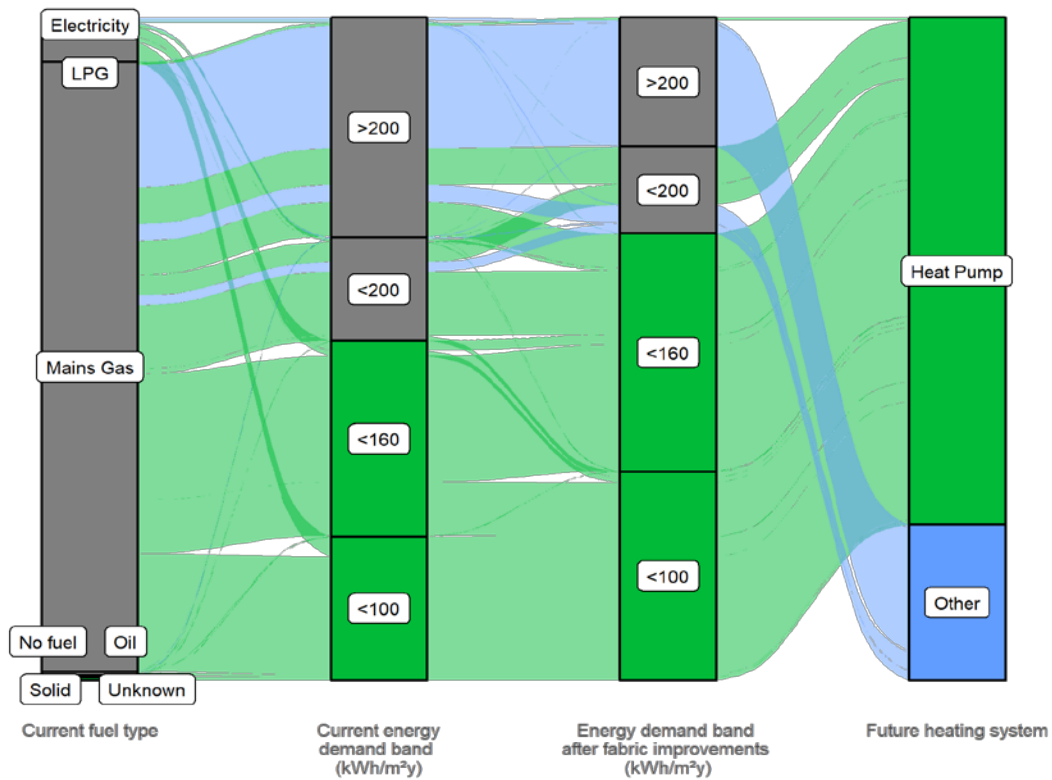


Figure 26: Heat decarbonisation pathway for Troon



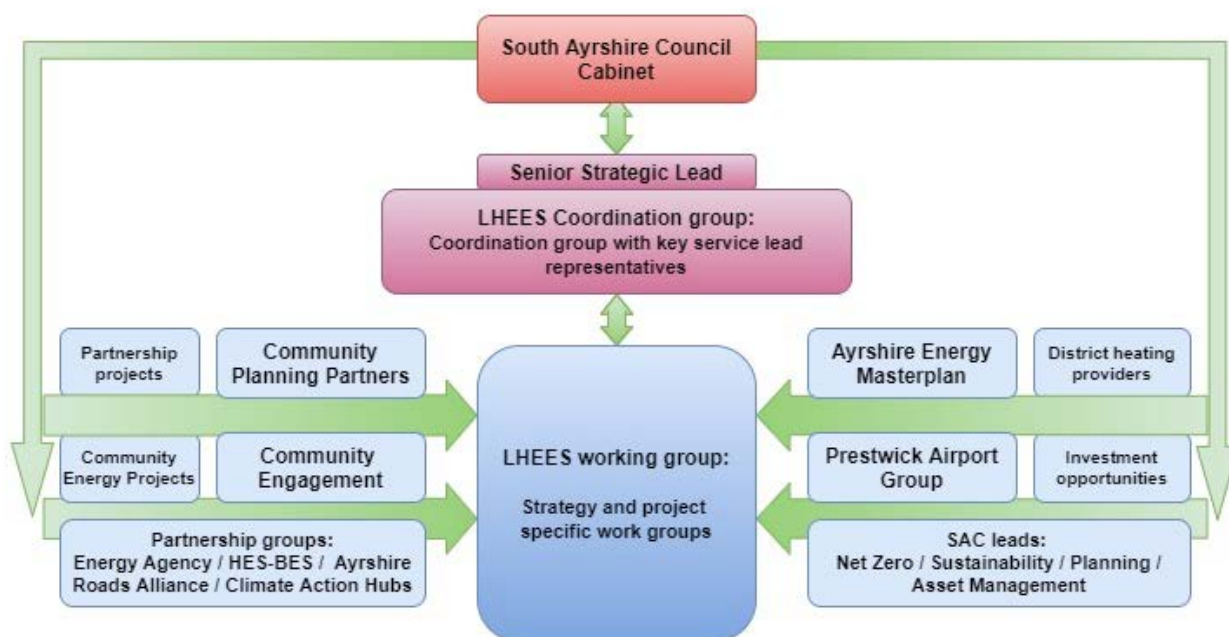
13. Governance

This LHEES provides a first step towards decarbonising heat and reducing fuel poverty in South Ayrshire. In improving energy efficiency and prioritising low carbon solutions in areas where they can have the greatest impact, this strategy can support council and commercial investment, community engagement and wealth building, and an equitable energy transition. The delivery plan proposals are built from the data from the LHEES methodology and provide a series of potential projects from the challenges identified.

These challenges cannot be delivered in isolation by a single department, or by the Council alone. As such it is vital that a governance structure be put in place to ensure collaboration between internal and external stakeholders.

Figure 27 provides a potential structural overview for governance in this area. This will require development of roles and responsibilities, much of which will be developed through this consultation period and prior to the final strategy release. To ensure the successful delivery of LHEES actions, collaboration between stakeholders, internally and externally is vital.

Figure 27: Outline LHEES Governance model



Focus

- Establish stakeholder links and agree suitable governance structures.

Consultation Question 9

Do you agree with the governance structure outlined in Section 13?

Are there other established groups that should be considered?

14. Delivery Plan Proposals

As part of the LHEES process, a delivery plan will be prepared to support and direct actions. This will be a live document, updated regularly to reflect changes in national and local circumstance. As such, the proposals below are an initial overview of potential actions, that are likely to evolve over the course of the next year.

Table 11: Proposed Delivery Plan Actions

Action No.	Action	Timescale
1	Ensure sufficient dissemination of SAC LHEES delivery plan to all key internal and external stakeholders.	2024
2	Set up the working groups highlighted for: <ul style="list-style-type: none"> - LHEES Coordination and Strategy governance groups, - Specific issue areas such as mixed use/tenure and historic buildings 	2024
3	Establish governance structure and agree meeting schedules	2024
4	Engage with other LA's, Universities, NHS trusts and other large public sector organisations to learn from their experience of decarbonisation and LHEES considerations on large estates.	2024-25
5	Engage with the public using educational material on energy efficiency, technologies, funding opportunities, methods to reduce heating bills, and suitable tariffs to encourage early adopters of heat pumps.	2024-26
6	Engage with the public on heat network potentials and technologies	2025-26
7	Create a shared forum for lessons learnt from early adopters on heat pump operational best practices.	2025
8	Create ongoing case studies of SAC decarbonisation and fuel poverty reduction implementations, and learn from other case studies, to create a live up to date lessons learnt document. Including contacting MCS/Ofgem/Scottish Government/UK Government about current heat pump performance and how to make sure high COP and a good experience is achieved.	2024-25
9	Set up a working group with SPEN to monitor network constraints to coordinate transition work.	2024-25
10	Engage with local colleges and local installers to assess skills gaps in heat pump delivery.	2024-25
11	Assess potential routes for the long-term investment required for the interventions.	2025-26
12	Engage with supply chains to allow the visibility of secure pipeline of work for several years to come, to encourage growth of local skills and reduce the risk of local skill shortage.	2025-26
13	Complete feasibility studies on proposed heat network zones.	2024-25
14	Annual monitoring/report of gas prices compared to typical cost of heat from heat networks to ensure potential heat networks do not worsen fuel poverty.	Ongoing
15	Commence development of business cases in all heat networks deemed feasible.	2025-26

Action No.	Action	Timescale
16	Assess loft insulation upgrades in the top third of LHEES data zones for SAC owned dwellings.	2025-26
17	Assess cavity wall insulations interventions in the top third of data LHEES zones for SAC owned dwellings, record ongoing progress.	2025-26
18	Assess hot water cylinder insulation upgrades in the top third of LHEES data zones for SAC owned dwellings.	2025-26
19	Assess internal or external wall insulation upgrades in the top third of LHEES data zones for SAC owned dwellings.	2026-27
20	Assess single to double glazing window upgrades in the top third of LHEES data zones for SAC owned dwellings.	2027-28
21	Assess with partner organisations and national groups any pilot studies / demonstration projects / field trials on heat pump deployment and operational best practises.	Ongoing
22	Assess heat pumps potential on case-by-case basis in properties that are currently using LPG/Oil/Solid fuels. Focus on the top third of data zones that are SAC owned.	2025-29
23	Assess heat pumps potential in properties that are currently using direct electric heating. Focus on the top third of data zones that are SAC owned, where they can be made suitable for heat pumps	2025-29
24	Coordinate with Scottish Government and collect improved datasets for 5 yearly LHEES update.	Ongoing
25	5 yearly update of LHEES.	2029

Challenges

- Wide range of potential actions and areas, cross-cutting multiple council departments, organisations, groups,
- Technology and legislation will develop over the course of this action plan.

Focus

- Maintain focus on identified LHEES priorities.

Consultation Question 10

Do you agree with the actions identified in Section 14?

Are there other actions that you believe would support LHEES delivery?

15. Consultation Questions

Consultation responses can be submitted [\[Link\]](#) through the portal.

[Question 1](#)

- Do you think the priorities identified in Section 3 are in the best interest of the people of South Ayrshire?

[Question 2](#)

- Do you think the considerations in focus from Section 4 are appropriate and connect with the overall LHEES priorities?

[Question 3](#)

- Do you agree with the challenges and opportunities outlined in Section 6?

- Do the areas of focus in Section 6 reflect a suitable first step for domestic and non-domestic decarbonisation?

[Question 4](#)

- Do the identified analysis zones and delivery pathways in Section 7 adequately reflect the social and physical landscape of South Ayrshire?

[Question 5](#)

- Do you agree with the areas of focus identified in Section 8 for the technology solutions outlined?

[Question 6](#)

- Do you think the areas of focus in Section 9 are suitable and sufficient for approaching heat network development within South Ayrshire?

[Question 7](#)

- Do you agree with the focus areas identified in Section 10?

- Are there any other considerations you would like to see used to identify priority areas?

[Question 8](#)

- Do you agree with the focus areas identified in Section 11?

- Are there any other considerations you would like to see to develop delivery pathways?

[Question 9](#)

- Do you agree with the governance structure outlined in Section 13?

- Are there other established groups that should be considered?

[Question 10](#)

- Do you agree with the actions identified in Section 14?

- Are there other actions that you believe would support LHEES delivery?

Appendix A: LHEES Scope, Limitations and Approach

Strategy Scope and Limitations

The scope is focused on heat decarbonisation, energy efficiency and fuel poverty and does not include wider energy system planning directly, but the LHEES can be used as a building block for wider LA energy planning.

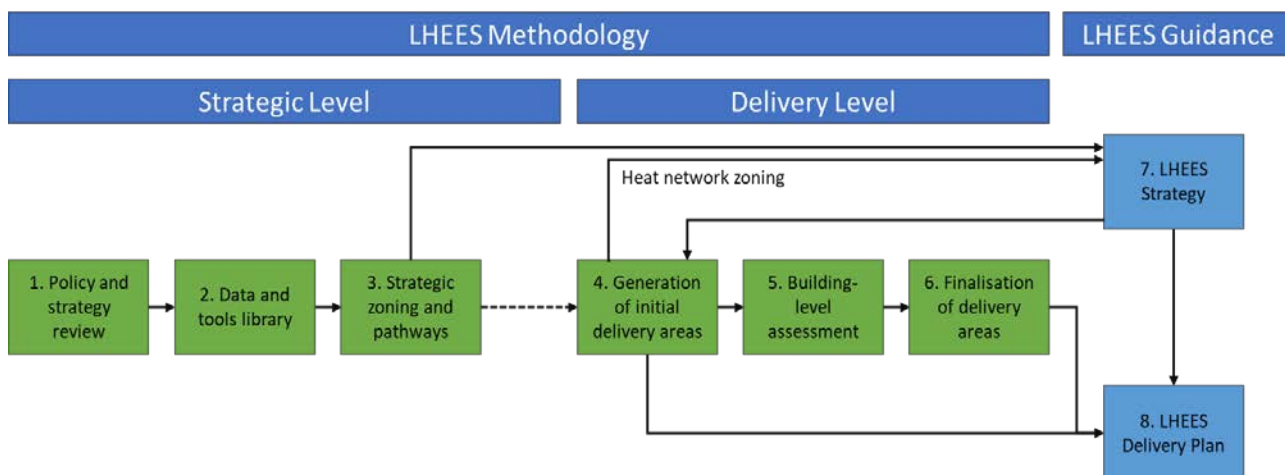
While there are some limitations with the domestic building dataset, which is primarily based on Home Analytics, it is of sufficient quality and reliability to allow detailed analysis and conclusions. However, the non-domestic data, which is primarily based on Non-Domestic Analytics, is less reliable overall due to a dataset that has significantly more gaps in it, and a greater variety of heat uses. For this reason, there are limitations to the level of detail in the outputs from non-domestic buildings.

LHEES Approach

A suggested LHEES methodology is supplied by the Scottish Government as shown in figure 27. Although the approach used is based on the proposed methodology shown below, the details have been adjusted to suit the specific context of South Ayrshire. The methodology is broken down into eight stages that align with the work set out in the LHEES Guidance.

The completion of these stages provides South Ayrshire Council with the data analysis and evidence base to enable development of this Strategy and the accompanying Delivery Plan document. The completion of work carried out in stages 1-4 feeds into the Strategy plan, and the completion of stages 4-6 alongside the Strategy feeds into the Delivery Plan.

Figure 27: Summary of LHEES Approach and Stages



Appendix B: Legislation Relating to LHEES

Table 11: Summary of policy and legislation

UK-Wide
<p>The Climate Change Act 2008 (2050 Target Amendment) Order 2019: Net Zero GHG Emissions by 2050</p>
National – General
<p>Heat in Buildings Strategy (2021) Sets out a pathway to zero emissions buildings by 2045 and includes the New Renewable Heat Target for 2030</p>
<p>The Heat Networks (Scotland) Act 2021, which was followed by the Heat Network Delivery Plan, has targeted for 2.6 TWh to be supplied by heat networked by 2027 and 6 TWh by 2030. By October 2023, Scottish Ministers are required to set a target for 2035. The Act places a duty on local authorities to conduct a review of areas likely to be particularly suitable for heat networks within its area.</p>
<p>The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 which both defines fuel poverty and sets targets for fuel poverty eradication by 2040 with interim targets for 2030 and 2035. Following this, the Tackling Fuel Poverty in Scotland: A Strategic Approach was published in late 2021, which contains a strong focus on energy efficiency as a driver for fuel poverty.</p>
<p>Climate Change (Scotland) Act 2009: Public bodies have a duty to contribute to Scotland’s national emission reduction target</p>
<p>Climate Change (Emissions Reduction Targets) (Scotland) Act 2019: 75 % emissions reduction by 2030, 90 % emission reduction by 2040, and net zero GHG emissions by 2045</p>
<p>Update to the Climate Change Plan (2018-2032)</p> <ul style="list-style-type: none"> • By 2030 at least 50 % Scotland’s building stock heated using zero emission systems; • Retrofit buildings and achieve ultra-high levels of fabric efficiency in new builds; and • Reduce car kilometres by 20 % by 2030.
<p>Scottish Government Climate Change Plan Update – Securing a Green Recovery on a Path to Net Zero (2020): Focus on green recovery to deliver net zero ambitions following the Covid-19 pandemic. Emphasis on green jobs, adaptation, and tackling fuel poverty.</p> <ul style="list-style-type: none"> • “By 2040, no more than 5 % of households in fuel poverty, and no more than 1 % in extreme fuel poverty”
<p>Scottish Government Hydrogen Action Plan (2022): Ambition of 5GW of hydrogen production capacity by 2030 and 25GW by 2045.</p>
<p>Climate Emergency Skills Action Plan (Skills Development Scotland / Scottish Government) (2020): Local authorities are lead partners on Priority Area 1: Supporting a green labour market recovery from Covid-19, and Priority Area 5: Ensuring fairness and inclusion in the skills system as part of a just transition to net zero.</p>
<p>Scotland’s fourth National Planning Framework (NPF4)</p> <ul style="list-style-type: none"> • Encourage the reuse of brownfield, vacant and derelict land for new developments. <p>Draft Energy Strategy and Just Transition Plan (2023): “More than 20GW of additional renewable electricity on-and offshore by 2030”</p>

National – Public Sector Specific

[The Climate Change \(Duties of Public Bodies: Reporting Requirements\) \(Scotland\) Amendment Order 2020](#): Public bodies must report in their Public Bodies Climate Change Duties (PBCCD) Annual Reports:

- where applicable, “targets for reducing indirect emissions of greenhouse gases” Indirect emissions include supply chain emissions, and
- how they align their spending plans and use of resources to contribute to reducing emissions and delivering emissions reduction targets and report on this from March 2022.

[Scottish Government and Scottish Green Party: draft shared policy programme \(2021\)](#):

- “All publicly owned buildings to meet zero emission heating requirements, with a backstop of 2038.” This implies that most buildings would be decarbonised well before that. The programme commits to “a series of phased targets” for decarbonisation of public sector buildings starting in 2024. This will be driven through building standards/Heat in Buildings Regulations.
- “All new buildings where a building warrant is applied for from 2024 must use zero emissions heating as the primary heating source and meet significantly higher energy efficiency standards”.

[Public Sector Leadership on the Global Climate Emergency \(2021\)](#):

- “Decarbonise estate by 2038 at the latest, with zero carbon direct emissions from all buildings”.
- “Any fugitive emissions that can be reduced to absolute zero must be, however some areas of fugitive emissions may not be able to be reduced to absolute zero by 2045”.
- Public sector bodies must set emissions reduction targets for indirect emissions (such as business travel).

Appendix C: Heat Pump Suitability Maps

The maps in this appendix highlight, using the methodology described in 7.7.3, which homes are ready for heat pumps today (green), will be ready with modest energy efficiency interventions (orange) and may be more difficult to convert (red).

Figure 28: Heat pump suitability map - Ayr

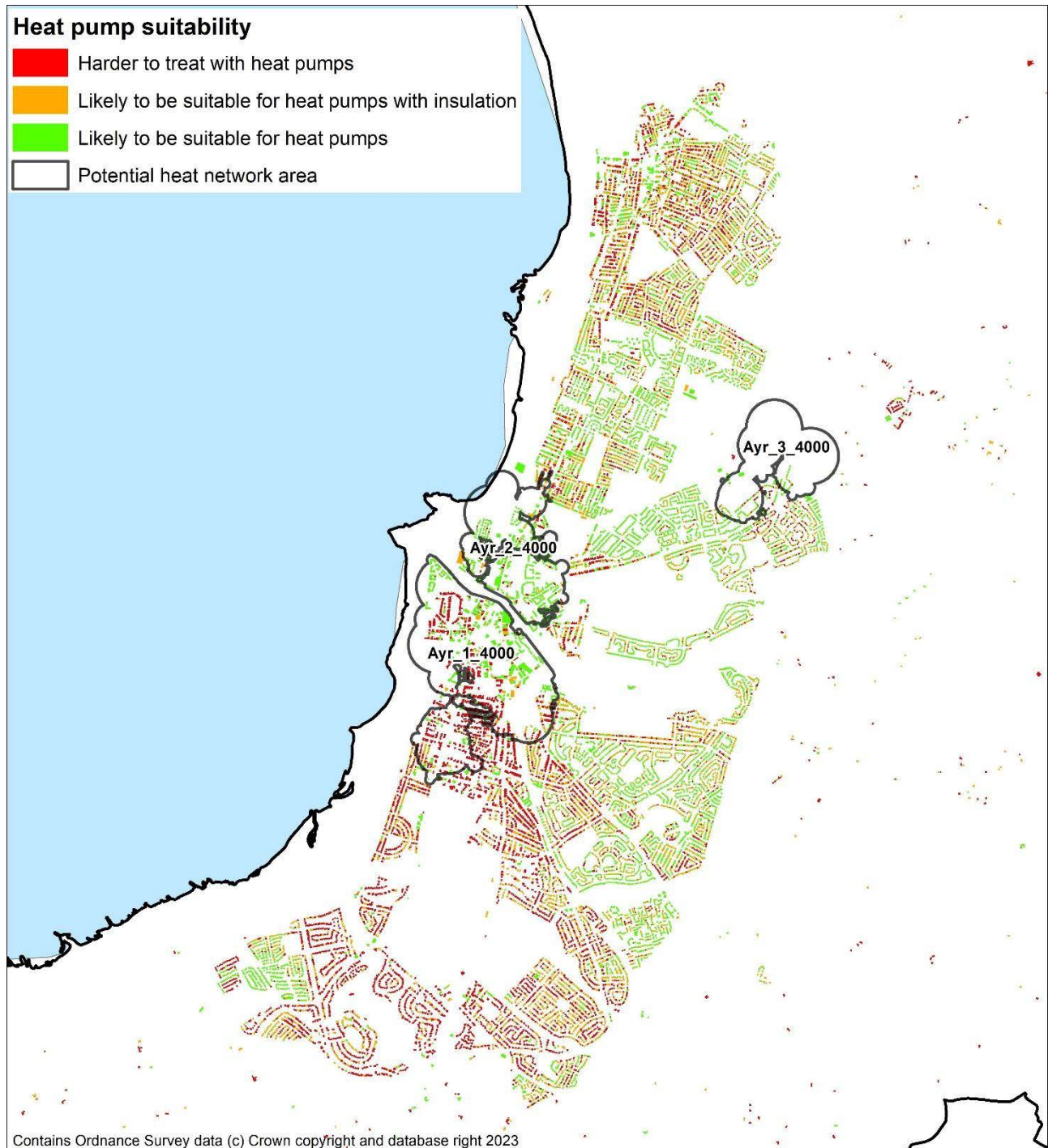


Figure 29: Heat pump suitability map - Girvan

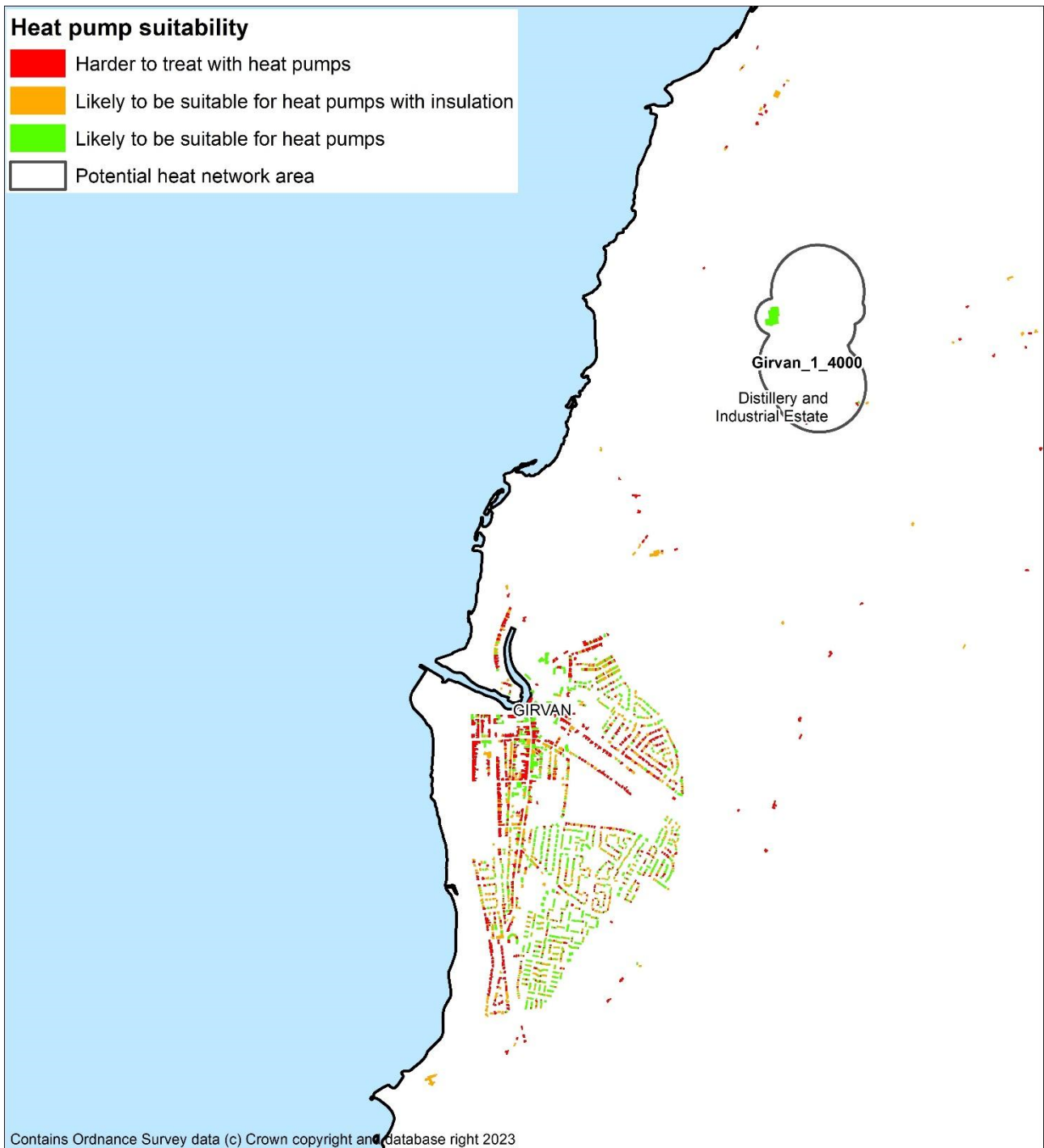


Figure 30: Heat pump suitability map - Troon

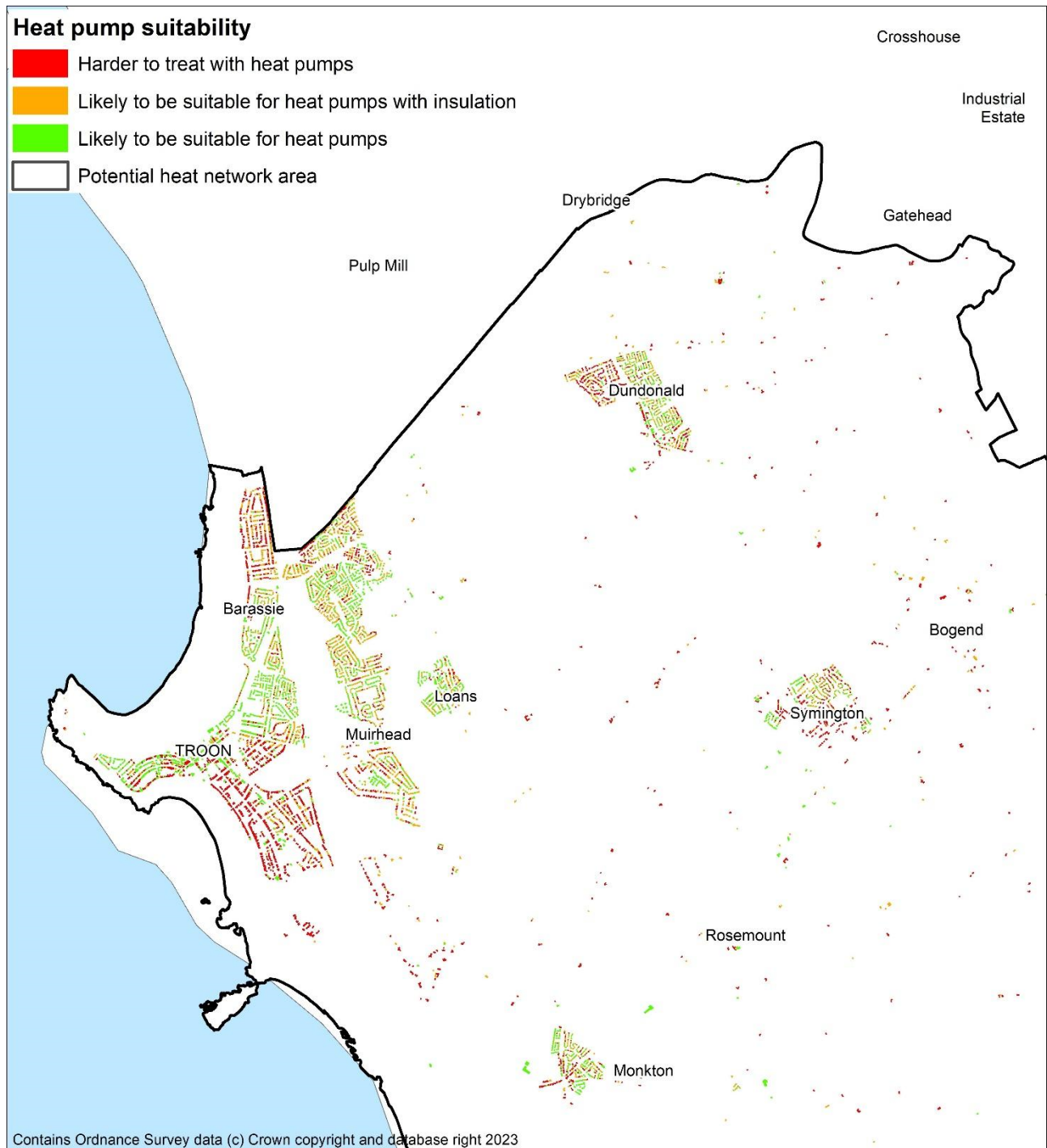


Figure 31: Heat pump suitability map - Maybole

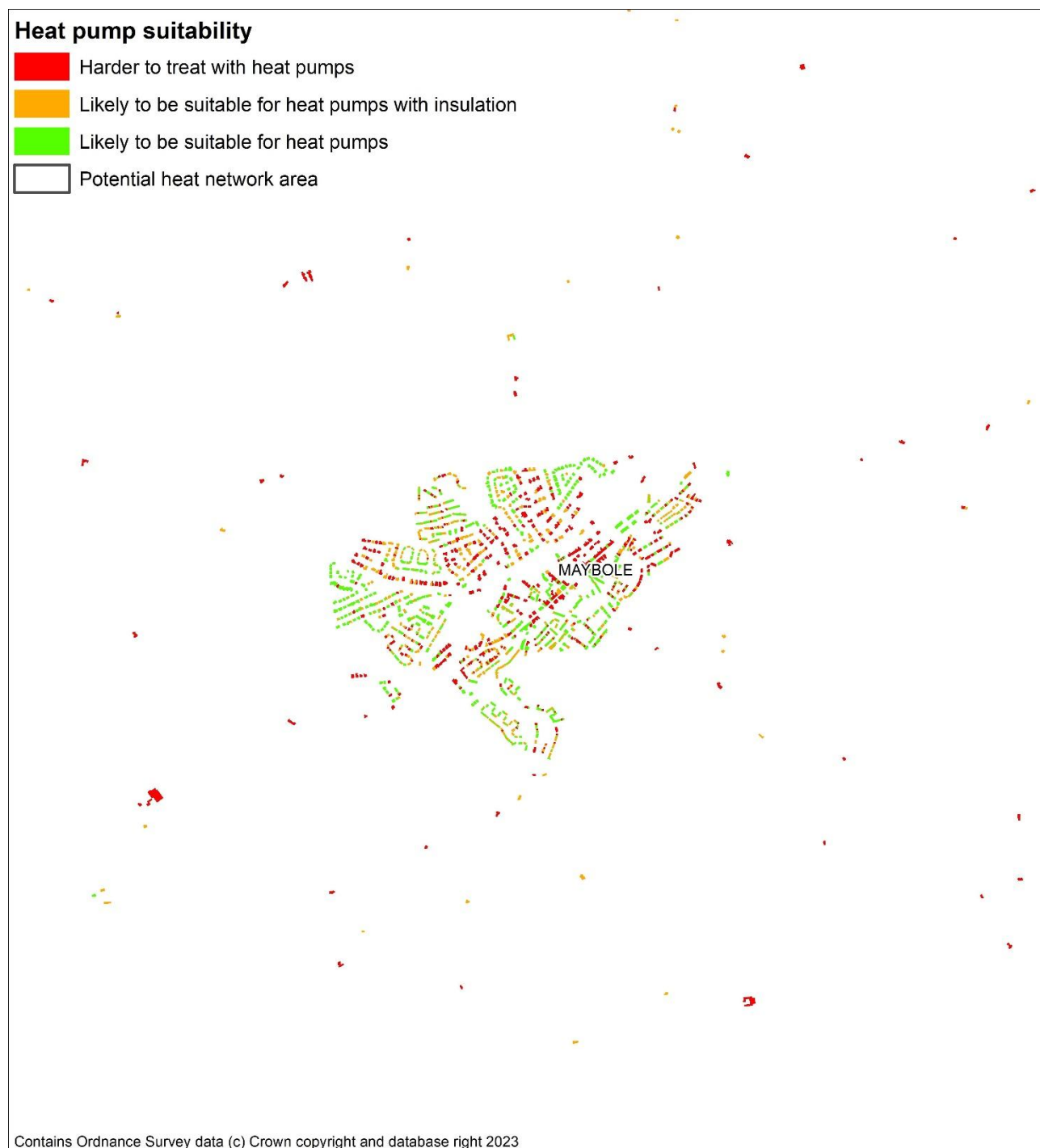


Figure 32: Heat pump suitability map - Ballantrae

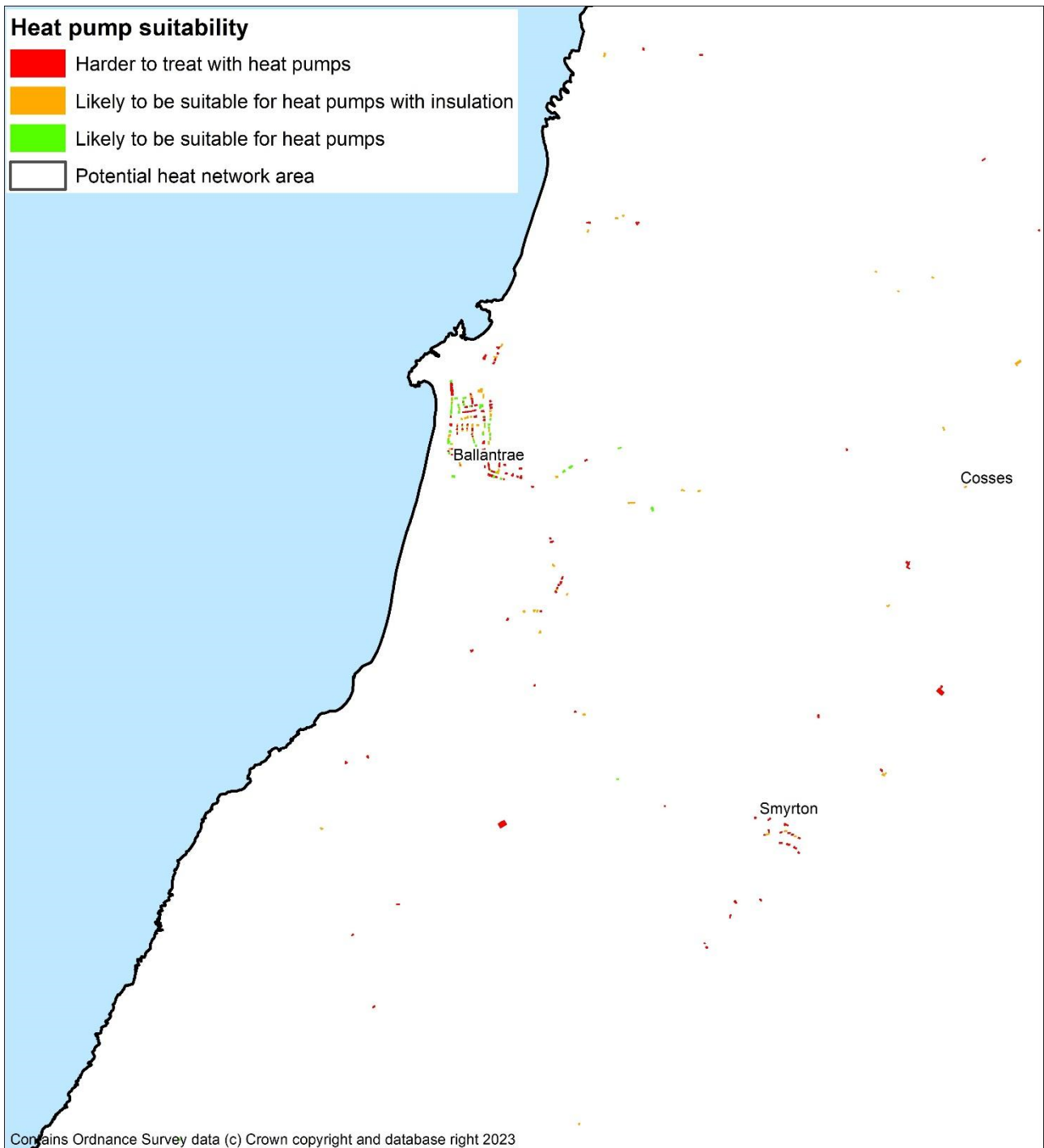


Figure 33: Heat pump suitability map - Dailly



**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	Local Heat and Energy Efficiency Strategy
Lead Officer (Name/Position/Email)	Robin Jamieson Coordinator Asset Management

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)	-	-

Community or Groups of People	Negative Impacts	Positive impacts
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.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	LHEES seeks to reduce fuel poverty thus improving household finances
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	-	LHEES seeks to reduce fuel poverty thus improving household finances
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	-	LHEES seeks to reduce fuel poverty thus improving household finances
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	LHEES seeks to reduce fuel poverty thus improving household finances
Socio-economic Background – social class i.e. parent’s education, employment and income	-	LHEES seeks to reduce fuel poverty thus improving household finances

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)
Eliminate unlawful discrimination, harassment and victimisation	Low

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)
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations 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

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<p style="text-align: center;">YES</p> <p style="text-align: center;">NO</p>
Rationale for decision: This report advises the Cabinet of 16th January 2024. Members’ decision on this has no specific equality implications	
Signed : Tom Burns Date: 08.01.2023	<p style="text-align: right;">Service Lead</p>

South Ayrshire Council

**Report by Director of Strategic Change and Communities
to Cabinet
of 16 January 2024**

Subject: Golf South Ayrshire – Golf Course Improvements

1. Purpose

- 1.1 The purpose of this report is to seek approval to develop design proposals for an enhanced practice area at Belleisle Golf Course as part of the approved Golf Course Improvements.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the development of design proposals for an enhanced practice area at Belleisle Golf Course, Ayr;**
- 2.1.2 approves the inclusion of the enhanced practice area within the planned public consultation in relation to the already approved course redevelopment; and**
- 2.1.3 requests that the Director of Strategic Change and Communities provides a follow up report to Cabinet in March 2024 with the design proposals and estimated costs.**

3. Background

- 3.1 On 16 March 2021, Leadership Panel agreed to establish a short-term Member/ Officer Working Group (MOWG) to consider the Council's proposed Golf Strategy. Four Councillors were appointed to this group on a cross party basis.
- 3.2 At the Leadership Panel in June 2021, Members agreed that officers should enter consultation with season ticket holders, golf clubs who play on Council courses and the wider public on the proposals for a future operating model for golf.
- 3.3 On the 11 November, the MOWG approved the Golf strategy and requested officers present the strategy to full Council on 9 December 2021.
- 3.4 The 10-year Golf Strategy was presented to Council on 9 December 2021 and approved. The enabling works identified as be required most urgently were approved as part of the 2021/22 Capital budget.

- 3.5 The implementation of the strategy commenced, and a full business case prepared for each golf course taking into consideration all the principles outlined in the golf strategy ensuring that golf is affordable and accessible to all. The appraisals considered all aspects of the golf courses including:
- Course layout;
 - Enhance playability and reputation;
 - Health and Safety;
 - Resilience to climate change; and
 - Reduce long-term operational/maintenance costs.
- 3.6 The Golf Strategy 2022-2032 is based on 6 Strategic Objectives:
- i. Achieve Golfing Excellence;
 - ii. Evaluate and Remove Obstacles;
 - iii. Create Environment;
 - iv. Health and Wellbeing;
 - v. Environmental Sustainability; and
 - vi. Management Control.
- 3.7 The first Strategic Objective (Achieve Golfing Excellence) aims to:
- a) Provide golf courses with a year-round playing experience that is equal to, or better than, any comparable course in the region.
 - b) Establish a high-quality development programme and practice facilities which support all standards of golfers and to increase participation, particularly by female golfers, families and young people.
 - c) Invest in golf courses to ensure they are compliant with modern safety standards, reflect advances in technology and meet the needs of members, visitors and other users.
- 3.8 Approval of £5,019,998 capital investment was approved by Council on 1 March 2023 for Golf Course Infrastructure over three years (£1,519,998 in 2024-25, £2,500,000 in 2025- 26 and £1,000,000 in 2026-27) for investment in golf course infrastructure. This funding does not include provision for an enhanced practice area.
- 3.9 The Development Plan for Belleisle Park Golf Course, prepared by Golf Course Architects Kimber and Glen in 2019, identified the current practice facilities as a weakness. The report states: 'The current practice area is detached from the hub of the facility and is too short and unsafe to be used as a regular practice facility. In order to be able to host larger events a better practice facility that is located near to the core of the facility is required. Until this is resolved it will be difficult to persuade Golf's Governing Bodies to bring higher profile tournaments to the course'.

4. Proposals

- 4.1 Officers will develop proposals for the provision of an enhanced practice facility at Belleisle Golf Course. This facility would be delivered in conjunction with the already approved golf course improvement works.
- 4.2 The enhanced practice facility would be located close to the clubhouse and positioned to ensure maximum safety. This facility would allow larger, high-profile events to be held at Belleisle.
- 4.3 The enhanced practice facility cannot be designed and executed in isolation. The training facility would impact on several holes and the reconfiguration of other holes would be required to retain a quality 18-hole course.
- 4.4 If the proposal within this paper is approved, this facility would form part of the proposals which will be taken to public consultation as part of the planned course redevelopment works.
- 4.5 The enhanced practice facility will make an already popular, and historic, course even more attractive to the golfing community.
- 4.6 Officers will develop a business case based on latent demand, opportunity and competitor analysis to inform the potential return on investment.

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 While there are no financial implications to develop proposals for an enhanced training facility, if these works were to proceed, a capital bid would require to be submitted to the Budget Working Group for consideration.
- 6.2 Any revenue implications would also be considered as part of a capital bid submission.

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 The risk associated with rejecting the recommendations is that an opportunity will be missed to develop a training facility along-with the planned course redevelopment works.

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 1 of the Council Plan: Spaces & Places.

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 Brian Connolly, Portfolio Holder for Sport and Leisure, 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 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:

Implementation	Due date	Managed by
Provide Cabinet with design and cost proposals for an enhanced practice area at Belleisle Golf Course	March 2024	Acting Service Lead – Destination South Ayrshire

Background Papers Report to South Ayrshire Council of 9 December 2021 – [Golf Strategy 2022-2032](#)

Report to South Ayrshire Council of 1 March 2023 – [Golf Strategy 2022-2032](#)

Person to Contact **Ali Mutch, Acting Service Lead**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 617616
E-mail Alistair.mutch@south-ayrshire.gov.uk

Date: 4 January 2024

**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	Enhanced Practice Area – Belleisle Golf Course
Lead Officer (Name/Position/Email)	Ali Mutch Acting Service Lead alistair.mutch@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	-	New facilities will provide opportunity for all to participate
Disability	-	Plans will be accessible
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)	-	Facilities will address barriers experienced

Community or Groups of People	Negative Impacts	Positive impacts
		by women or girls accessing golf
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.


Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	Facilities will be used to deliver affordable initiatives to encourage more uptake of golf
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	-	Facilities will be used to deliver affordable initiatives to encourage more uptake of golf
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	-	Consideration will be given to provide equipment that can be borrowed
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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations 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

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)
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rationale for decision: Members' decision on this has no specific equality implications	
<div style="text-align: center;">  </div> <p>Signed :</p> <p>Acting Service Lead</p> <p>Date: 28/11/2023</p>	

South Ayrshire Council

**Report by Head of Finance, ICT and Procurement
to Cabinet
of 16 January 2024**

Subject: Treasury Management and Investment Strategy Mid-Year Report 2023/24

1. Purpose

- 1.1 The purpose of this report is to provide Members with a mid-year treasury management update for the financial year 2023/24.

2. Recommendation

- 2.1 It is recommended that the Cabinet approves the contents of this report.**

3. Background

- 3.1 The Council operates a balanced budget, which broadly means cash raised during the year will meet its cash expenditure. Part of the treasury management operations ensure this cash flow is adequately planned to meet expenditure commitments but also to invest surplus monies in low-risk counterparties (organisations with which the Council has a financial relationship in terms of borrowings or investments), providing adequate liquidity initially before considering optimising investment return.
- 3.2 The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer-term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer-term cash will involve arranging long or short-term loans or using longer term cash flow surpluses. In addition, in certain interest rate environments debt previously drawn may be restructured to meet Council risk or cost objectives.
- 3.3 This report has been written in accordance with the requirements of the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2021).
- 3.4 The Audit and Governance Panel of 6 December 2023 considered the mid-year treasury management update and agreed that it be remitted to the Cabinet for approval.

4/

4. Proposals

4.1 This mid-year report has been prepared in compliance with CIPFA's Code of Practice on Treasury Management, and provides an update on activity in [Appendix 1](#) and [Appendix 2](#) on the following:

4.1.1 [Appendix 1](#) – *Economic Update and Interest rates*

Section	Description
1	Economics and Interest Rates
2	Interest Rates Forecast

4.1.2 [Appendix 2](#) – *Treasury Activity*

Section	Description
1.1 to 1.2	The Council's Capital Expenditure plans and Capital Financing Requirement (CFR);
2.1 to 2.2	Borrowing Strategy for 2023/24
3.1 to 3.2	Review of Investment Strategy and Performance
4.1	Review of compliance with Treasury and Prudential Limits for 2023/24
5.1	Borrowing in advance; and
6.1	Debt Re-scheduling.
7.1	Other

4.2 The Cabinet is requested to approve the contents of this report in accordance with the requirements of the CIPFA Code.

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 *General Services*

6.1.1 **Interest on Revenue Balances** - the Council budgeted for investment income of £0.965m in 2023/24, based on an estimate of the average revenue balances held during the year. Budgeted at achieving an assumed interest rate return of 2.50% on these balances.

At September 2023 (Qtr2) the full year budgeted income is projected at £1.656m, a surplus of £0.691m.

6.1.2 **Capital Financing Costs** - the budget for loan charges in 2023/24 is £14.826m, comprising £6.271m for loan principal, £8.371m for interest costs and £0.184m for loans fund expenses.

The current projection for loans charges to the General Fund is an overspend of £1.440m in interest and expenses. This is offset by the projected surplus of income of £0.691m bringing an overall overspend of £0.749m.

This overspend is currently being reviewed in conjunction with the capital programme and will be monitored closely.

6.2 **Housing Revenue Account (HRA)**

6.2.1 **Interest on Revenue Balances** - the HRA budgeted for investment income of £0.200m in 2023/24, based on an estimate of the average revenue balances held during the year. Budgeted at achieving an assumed interest rate return of 2.50% on these balances.

At September 2023 (Qtr2) the full year estimate for investment income earned is £0.397m resulting in a surplus of £0.197m.

6.2.2 **Capital Financing Costs** - the budget for HRA loan charges in 2023/24 is £4.463m, comprising £1.674m for loan principal, £2.729m for interest costs and £0.060m for loans fund expenses.

The current projection for HRA loan charges is an overspend of £0.270m in interest and expenses. This is offset by the projected surplus of income of £0.197m bringing an overall overspend of £0.073m.

As with the General Fund this will also be monitored closely.

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 Should the recommendations be rejected, then the Council will not be in compliance with the CIPFA Code of Practice on Treasury Management.

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

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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, 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 Finance and ICT 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:

Implementation	Due date	Managed by
No further action required	Not applicable	Not applicable

Background Papers **CIPFA Code of Practice for Treasury Management in the Public Services**

Report to South Ayrshire Council of 3 March 2023 – [Treasury Management and Investment Strategy 2022/23](#)

Report to Audit and Governance Panel of 6 December 2023 - [Treasury Management and Investment Strategy Mid-Year Report 2023/24](#)

Person to Contact **Tim Baulk, Head of Finance, ICT and Procurement
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612620
E-mail tim.baulk@south-ayrshire.gov.uk**

Date: 4 January 2024

Economic Update and Interest Rates

1. Economics and Interest Rates

- The first half of 2023/24 saw:
 - Interest rates rise by a further 100bps, taking Bank Rate from 4.25% to 5.25% and, possibly, the peak in the tightening cycle.
 - Short, medium and long-dated gilts remain elevated as inflation remained higher than expected.
 - A 0.5% m/m decline in real Gross Domestic Product in July, mainly due to more strikes.
 - Consumer Price Index inflation falling from 8.7% in April to 6.7% in August, its lowest rate since February 2022, but still the highest in the G7.
 - Core CPI inflation declining to 6.2% in August from 7.1% in April and May, a then 31 years high.
 - A cooling in labour market conditions, but no evidence yet that it has led to an easing in wage growth (as the 3myy growth of average earnings rose to 7.8% in August, excluding bonuses).
- The 0.5% m/m fall in GDP in July suggests that underlying growth has lost momentum since earlier in the year. Some of the weakness in July was due to there being almost twice as many working days lost to strikes in July (281,000) than in June (160,000). But with output falling in 10 out of the 17 sectors, there is an air of underlying weakness.
- The fall in the composite Purchasing Managers Index from 48.6 in August to 46.8 in September left it at its lowest level since COVID-19 lockdowns reduced activity in January 2021. At face value, it is consistent with the 0.2% q/q rise in real GDP in the period April to June, being followed by a contraction of up to 1% in the second half of 2023.
- The 0.4% m/m rebound in retail sales volumes in August is not as good as it looks as it partly reflected a pickup in sales after the unusually wet weather in July. Sales volumes in August were 0.2% below their level in May, suggesting much of the resilience in retail activity in the first half of the year has faded.
- The higher interest rates are now starting to take effect and the economy is being affected. Strong labour demand, fast wage growth and government handouts have all supported household incomes over the past year. CPI inflation has peaked and is expected to decline further and the economy has got through the cost-of-living crisis without recession. Real household disposable incomes are still affected by the higher interest rates and the phasing out of financial support packages provided by the government during the energy. We expect the Bank of England to keep interest rates at the probable peak of 5.25% until the second half of 2024. Mortgage rates are likely to stay above 5.0% for around a year.
- The tightness of the labour market continued to ease, with employment in the three months to July falling by 207,000. The further decline in the number of job vacancies from 1.017m in July to 0.989m in August suggests that the labour market has loosened a bit further since July. That is the first time it has fallen below 1m since July 2021. At 3.0% in July, and likely to have fallen to 2.9% in August, the job vacancy rate is getting closer to 2.5%, which would be consistent with slower wage growth. Meanwhile, the 48,000 decline in the supply of workers in the three months to July offset some of the loosening in the tightness of the labour market. That was due to a 63,000 increase in

inactivity in the three months to July as more people left the labour market due to long term sickness or to enter education. The supply of labour is still 0.3% below its pre-pandemic February 2020 level.

- But the cooling in labour market conditions still has not fed through to an easing in wage growth. While the monthly rate of earnings growth eased sharply from an upwardly revised +2.2% in June to -0.9% in July, a lot of that was due to the one-off bonus payments for NHS staff in June not being repeated in July. The headline 3myy rate rose from 8.4% (revised up from 8.2%) to 8.5%, which meant UK wage growth remains much faster than in the US and in the Euro-zone. Moreover, while the Bank of England's closely watched measure of regular private sector wage growth eased a touch in July, from 8.2% 3myy in June to 8.1% 3myy, it is still well above the Bank of England's prediction for it to fall to 6.9% in September.
- CPI inflation declined from 6.8% in July to 6.7% in August, the lowest rate since February 2022. The biggest positive surprise was the drop in core CPI inflation, which declined from 6.9% to 6.2%. That reverses all the rise since March and means the gap between the UK and elsewhere has shrunk (US core inflation is 4.4% and in the Euro-zone it is 5.3%). Core goods inflation fell from 5.9% to 5.2% and the further easing in core goods producer price inflation, from 2.2% in July to a 29-month low of 1.5% in August, suggests it will eventually fall close to zero. But the really positive development was the fall in services inflation from 7.4% to 6.8%. That also reverses most of the rise since March and takes it below the forecast of 7.2% the Bank of England published in early August.
- In its latest monetary policy meeting on 20 September, the Bank of England left interest rates unchanged at 5.25%. The weak August CPI inflation release, the recent loosening in the labour market and the downbeat activity surveys appear to have convinced the Bank of England that it has already raised rates far enough. The minutes show the decision was "finely balanced". Five MPC members (Bailey, Broadbent, Dhingra, Pill and Ramsden) voted for no change and the other four (Cunliffe, Greene, Haskel and Mann) voted for a 25bps increase.
- Like the US Federal Reserve, the Bank of England wants the markets to believe in the higher for longer narrative. The statement did not say that rates have peaked and once again said if there was evidence of more persistent inflation pressures "further tightening in policy would be required". Governor Bailey stated, "we'll be watching closely to see if further increases are needed". The Bank continued with the existing guidance that rates will remain at a higher level for a reasonable time period, for them to take effect.
- This narrative makes sense as the Bank of England does not want the markets to decide that a peak in rates will be soon followed by rate cuts, which would loosen financial conditions and undermine its attempts to quash inflation. The language also gives the Bank of England the flexibility to respond to new developments. A rebound in services inflation, another surge in wage growth and/or a further leap in oil prices could conceivably force it to raise rates at the next meeting on 2nd November, or even pause in November and raise rates in December.
- The yield on 10-year Gilts fell from a peak of 4.74% on 17th August to 4.44% on 29th September, mainly on the back of investors revising down their interest rate expectations. But even after their recent pullback, the rise in Gilt yields has exceeded the rise in most other Developed Market government yields since the start of the year. Looking forward, once inflation falls back, Gilt yields are set to reduce further. A (mild) recession over the next couple of quarters will support this outlook if it helps to loosen the labour market (higher unemployment/lower wage increases).
- The pound weakened from its cycle high of \$1.30 in the middle of July to \$1.21 in late September. In the first half of the year, the pound bounced back strongly from the Truss

debacle last autumn. That rebound was in large part driven by the substantial shift up in UK interest rate expectations. However, over the past couple of months, interest rate expectations have dropped sharply as inflation started to come down, growth faltered, and the Bank of England called an end to its hiking cycle.

- The FTSE 100 has gained more than 2% since the end of August, from around 7,440 on 31st August to 7,608 on 29th September. The rebound has been primarily driven by higher energy prices which boosted the valuations of energy companies. The FTSE 100's relatively high concentration of energy companies helps to explain why UK equities outperformed both US and Euro-zone equities in September. Nonetheless, as recently as 21st April the FTSE 100 stood at 7,914.

2. Interest Rates Forecast

The Council has appointed Link Group as its treasury advisors and part of their service is to assist the Council to formulate a view on interest rates. The PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20 bps) which has been accessible to most authorities since 1st November 2012.

The latest forecast on 25th September sets out a view that both short, medium and long-dated interest rates will be elevated for some little while, as the Bank of England seeks to reduce the inflation within the economy.

Link Group's PWLB rate forecasts below are based on the Certainty Rate (the standard rate minus 20 bps, calculated as gilts plus 80bps) which has been accessible to most authorities since 1st November 2012.

Link Group Interest Rate View		25.09.23											
	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26
BANK RATE	5.25	5.25	5.25	5.00	4.50	4.00	3.50	3.00	2.75	2.75	2.75	2.75	2.75
3 month ave earnings	5.30	5.30	5.30	5.00	4.50	4.00	3.50	3.00	2.80	2.80	2.80	2.80	2.80
6 month ave earnings	5.60	5.50	5.40	5.10	4.60	4.10	3.60	3.10	2.90	2.90	2.90	2.90	2.90
12 month ave earnings	5.80	5.70	5.50	5.20	4.70	4.20	3.70	3.20	3.00	3.00	3.00	3.00	3.00
5 yr PWLB	5.10	5.00	4.90	4.70	4.40	4.20	4.00	3.90	3.70	3.70	3.60	3.60	3.50
10 yr PWLB	5.00	4.90	4.80	4.60	4.40	4.20	4.00	3.80	3.70	3.60	3.60	3.50	3.50
25 yr PWLB	5.40	5.20	5.10	4.90	4.70	4.40	4.30	4.10	4.00	3.90	3.80	3.80	3.80
50 yr PWLB	5.20	5.00	4.90	4.70	4.50	4.20	4.10	3.90	3.80	3.70	3.60	3.60	3.60

Treasury Activity

1.1 The Council's Capital Expenditure plans and Capital Financing Requirement (CFR)

- (1) The following section provides the information relating to the 2023/24 capital position and prudential indicators.
- The Council's capital expenditure plans.
 - How these plans are being financed.
 - The impact of the capital expenditure plans on the prudential indicators and the underlying need to borrow.
 - Compliance with the limits in place for borrowing activity.
- (2) The tables below draw together the main movement in terms of the capital expenditure plans compared to the original plan, highlighting the original supported and unsupported elements of the capital programme, and the expected financing arrangements for capital expenditure. The borrowing element of Table 1 for both General Services and HRA below revises the underlying indebtedness of the Council by way of the Capital Financing Requirement (CFR).

Table 1

	<i>2023/24 Original Estimate £'000</i>	<i>2023/24 Latest Estimate £'000</i>
Prudential Indicator – General Services		
Capital Expenditure	99,145	73,303
General Services - Financed By		
General and Specific Grant	20,407	14,746
Capital Receipts/Other	24,331	8,590
Borrowing	54,407	49,966
	99,145	73,303
Prudential Indicator – HRA		
Capital Expenditure	75,740	71,632
HRA - Financed By		
Borrowing	53,671	46,650
CFR, Draw on surplus	7,510	8,460
Other Receipts/ Grants	14,559	16,522
	75,740	71,632

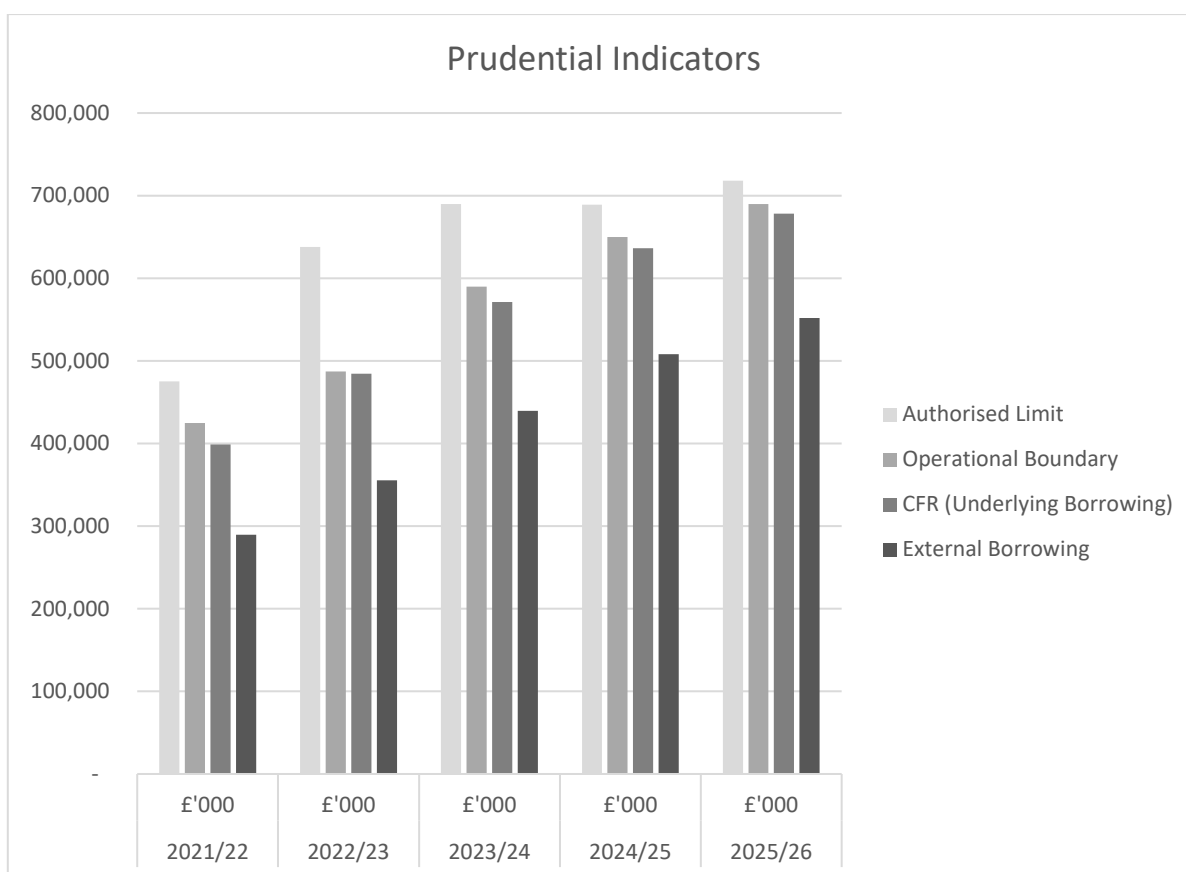
1.2 Capital Financing Requirement, Debt Position and Operational Boundary Indicators

- (1) Table 2 shows the CFR, which is the underlying need to incur borrowing for a capital purpose.

Table 2

<i>Prudential Indicator – CFR</i>	<i>2023/24 Original Estimate £'000</i>	<i>2023/24 Updated Estimate £'000</i>
Capital Financing Requirement – GS	455,043	449,178
Capital Financing Requirement – HRA	129,426	122,253
Total Capital Financing Requirement	584,469	571,430

(2) Prudential Indicators Chart



The chart shown at (2) above shows estimated key prudential indicators in graph format:

- External Borrowing** – shows significant increase in the next two years as the Council utilises borrowing to fund capital investment
- Capital Financing Requirement** – shows increases in CFR in line with external debt. The Council ended 2022/23 in an under borrowed position (CFR compared with external debt) of £32,272m. The current strategy will be to reflect an under-borrowed position in the short/medium term as reflected in the graph.

3. **Operational Boundary** – this indicator is higher than external debt and CFR as it includes provision for other long term financing liabilities such as PPP and Finance leases, and short term cash flow variations.
4. **Authorised Limit** – the limit which cannot be exceeded in terms of the Council’s debt position. This indicator is higher than the operational limit as provision is made for other cash flow variation and potential borrowing in advance.

Table 3

<i>Prudential Indicators – Debt</i>	<i>2023/24 Original £'000</i>	<i>2023/24 Updated £'000</i>
Authorised Limit	641,000	641,000
Operational Limit	590,000	590,000
External Debt	435,660	439,660

2.1 Borrowing Strategy 2023/24 (Update)

- (1) The Council’s capital financing requirement (CFR) estimate for 2023/24 has been revised to £571,430 based on the revised capital spend projections, as shown at 1.2, Appendix (2) Table 1. The CFR denotes the Council’s underlying need to borrow for capital purposes. To fund the CFR the Council may borrow from the PWLB or the market (external borrowing) or fund from internal balances on a temporary basis (internal borrowing). The balance of external and internal borrowing is generally driven by market conditions and availability of internal cash resources.
- (2) The original borrowing requirement for 2023/24 was set at £108.08m but has been revised to £96.61m. This drop is attributed to shortage of supplies which has led to a delay in some of the capital programme. This has resulted in movement in the current year of the capital programme.
- (3) This has resulted in revising the external borrowing requirement from the original £147.0m to £95.0m.
- (4) The current strategy is to consider medium term external borrowing in Qtr3 of £10.0m and Qtr. 4 of £15.0m of medium to long borrowing, with further PWLB or medium term at the end of Qtr 4. To date in Qtr. 1 and 2 £5.0m long term borrowing has been taken from PWLB securing a lower interest rate being offered. A further £10.0m of medium to long term borrowing was secured in Qtr. 1 from the other local authority market, again taking advantage of lower interest rates being offered.

A pragmatic approach however is being taken in terms of the timing of new long term external borrowing given the current market uncertainties due to a number of factors such as the overall economic climate and interest rate fluctuations along with the pace of the spend in the Council’s capital programme.

- (5) The table at 2.2.1 below shows the high and low rates available from the PWLB during the period April 23 – Sept 23.

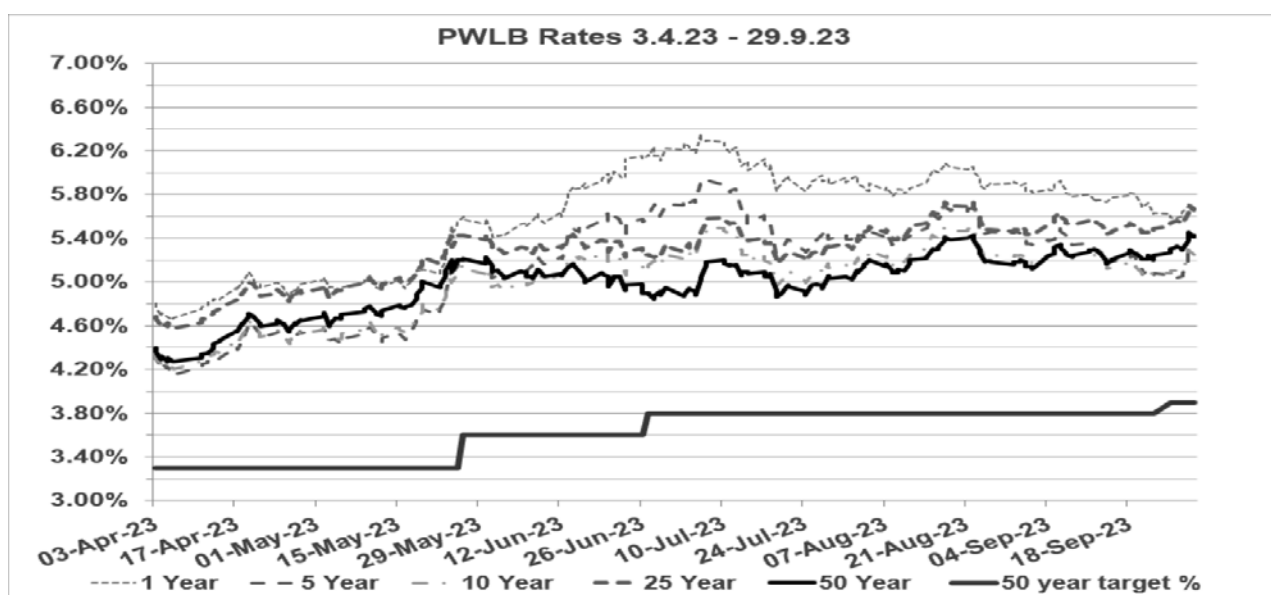
2.2 The current PWLB rates are set as margins over gilt yields as follows:-

1. **PWLB Standard Rate** is gilt plus 100 basis points (G+100bps)
2. **PWLB Certainty Rate** is gilt plus 80 basis points (G+80bps)
3. **Local Infrastructure Rate** is gilt plus 60bps (G+60bps)

(1) **PWLB certainty rates 1 April 2023 to 30 September 2023**

	1 Year	5 Year	10 Year	25 Year	50 Year
Low	4.65%	4.14%	4.20%	4.58%	4.27%
Date	06/04/2023	06/04/2023	06/04/2023	06/04/2023	05/04/2023
High	6.36%	5.93%	5.51%	5.73%	5.45%
Date	06/07/2023	07/07/2023	22/08/2023	17/08/2023	28/09/2023
Average	5.62%	5.16%	5.01%	5.29%	5.00%
Spread	1.71%	1.79%	1.31%	1.15%	1.18%

(2) **PWLB Interest Rates – Apr 23 – Sep 23**



3.1 **Investment Strategy**

- (1) The Treasury Management Strategy Statement (TMSS) for 2023/24, which includes the Annual Investment Strategy, was approved by the Council on 1st March 2023. In accordance with the CIPFA Treasury Management Code of Practice, it sets out the Council’s investment priorities as being:

- security of capital;
- liquidity; and
- yield

- (2) The Council will aim to achieve the optimum return (yield) on its investments commensurate with proper levels of security and liquidity and with the Council’s risk appetite. In the current economic climate, it is considered appropriate to keep investments short term to cover cash flow needs, but also

to seek out value available in periods up to 12 months with high credit rated financial institutions, using the Link suggested creditworthiness.

3.2 Investment Performance 2023/24

- (1) The Council's average level of funds available for investment purposes in the first half of the year 2023/24 was **£63.2m**. These funds are available on a temporary basis and are dependent on a number of factors including cash flows, reserve balances, borrowing strategy, etc. As these funds are linked to Council reserves earmarked for specific purposes, they are not available to spend on additional services and represent the current 'cash' position.
- (2) LIBOR and LIBID rates ceased from the end of 2021. LIBOR has been replaced with a rate based on SONIA (Sterling Overnight Index Average). On advice received from the Council's consultants, Link Group, the replacement benchmark to be used is the 90-day backward SONIA compounded rate.

Below table shows the rates for the first half of 2023/24.

	Bank Rate	SONIA	7 day	30 day	90 day	180 day	365 day
High	5.25	5.19	5.19	5.20	5.12	4.78	4.06
High Date	03/08/2023	29/09/2023	04/09/2023	27/09/2023	29/09/2023	29/09/2023	29/09/2023
Low	4.25	4.18	4.18	4.02	3.81	3.32	2.27
Low Date	03/04/2023	04/04/2023	11/04/2023	03/04/2023	03/04/2023	03/04/2023	03/04/2023
Average	4.81	4.74	4.71	4.64	4.44	4.10	3.16
Spread	1.00	1.01	1.01	1.17	1.31	1.46	1.79

- (3) The Council's average performance rate for Quarter ended 30th September 2023 was **3.80%**. This is on a par with the 90 day benchmark return as above. Investments will continue to be monitored in the current climate of changing interest rates.
- (4) The Head of Finance and ICT confirms that the approved investment strategy was not breached in the first half of the financial year 2023/24.
- (5) The Council continues to lend to other local authorities in order to diversify its investment portfolio and to provide the highest level of security in delivering the objectives of security, liquidity and yield in its investment portfolio. Interest rates in the recent climate are very volatile and after a long period of extremely low rates are rising at a fairly quick pace. This makes borrowing more expensive but on the counter side the council is achieving a greater rate of interest on investments than previously forecast, because of this some forward planning has been undertaken to try and secure the best rates available. Also, to ensure some form of liquidity advantage has been taken of short-term investments (up to 6 months) with other banking authorities such as Bank of Scotland (Treasury) and Standard Chartered Bank.

The following table summarises the Council's investments as of 30 September 2023.

Table 6

Counterparty	Type	Principal £'000	Interest Rate	Maturity	Colour Code (Based on credit information)
Bank of Scotland	Liquidity	11,350	5.20%	N/a	Orange
Money Market Fund - GoldmanSachs International Bank	Liquidity	2,000	5.21%	N/A	
Money Market Fund – Federated (Prime Rate Class3)	Liquidity	10,000	5.35%	N/A	AAA
Money Market Fund - Aberdeen Liquidity Fund - Sterling Fund Class L-1	Liquidity	3,000	5.29%	N/A	
Bank of Scotland (Treasury)	Maturity	5,000	5.36%	01/12/23	
Blackpool Borough Council	Maturity	5,000	4.10%	05/02/24	
Eastleigh Borough Council	Maturity	5,000	4.75%	08/01/24	
Blackpool Borough Council	Maturity	5,000	5.35%	27/11/23	
Leeds City Council	Maturity	5,000	5.30%	05/10/23	
Standard Chartered Bank	Maturity	5,000	5.30%	03/10/23	Red
Standard Chartered Bank	Maturity	5,000	5.35%	05/10/2023	Red
Total Investment		61,350			

4.1 Review of Compliance with Treasury and Prudential Limits for 2023/24

- (1) The first key control over the treasury activity is a prudential indicator to ensure that over the medium term, net borrowing (borrowings less investments) will only be for a capital purpose. Gross external borrowing should not, except in the short term, exceed the total of CFR in the preceding year plus the estimates of any additional CFR for 2023/24 and next two financial years. This allows some flexibility for limited early borrowing for future years. The Council has approved a policy for borrowing in advance of need which will be adhered to if this proves prudent.

Table 7 below shows that the 2023/24 year end projected total debt position of £439,660 is below the projected CFR of £571,430 which indicates that external borrowing is only being used for capital purpose.

Table 7

	2022/23 Actual £'000	2023/24 Borrowing as @ 30/9/23 £'000	2023/24 Projection £'000
Long Term Borrowing – PWLB	211,184	216,184	284,460
Long Term Borrowing - LOBO	41,200	41,200	38,200
Long Term Borrowing - Market	28,000	33,000	44,000
Short Term Borrowing – Market	75,000	73,000	73,000
External Debt	355,384	363,316	433,659
Other Long-Term Liabilities	91,951	91,951	88023
Total Debt	447,335	455,267	527,683
Capital Financing Requirement (CFR)	484,608	571,430	571,430
(Under) Over borrowed	(37,273)	(116,163)	(43,747)

- (2) A further prudential indicator controls the overall level of borrowing. This is the Authorised Limit which represents the limit beyond which borrowing is prohibited and needs to be set and revised by Members. It reflects the level of borrowing which, while not desired, could be afforded in the short term, but is not sustainable in the longer term. It is the expected maximum borrowing need with some headroom for unexpected movements. This is the statutory limit determined under section 3 (1) of the Local Government in Scotland Act 2003.

Table 8 below shows the authorised limit amended from the original 2023/24 indicator.

Table 8

Prudential Indicator – Authorised Limit for External Debt	2023/24 Original Indicator £'000	2023/24 Revised Indicator £'000
Borrowing	474,000	485,000
Other Long-Term Liabilities	132,000	156,000
Authorised Limit	606,000	641,000

(3) Liability Benchmark

A third and new prudential indicator for 2023/24 is the Liability Benchmark (LB). The Authority is required to estimate and measure the LB for the forthcoming financial year and the following two financial years, as a minimum.

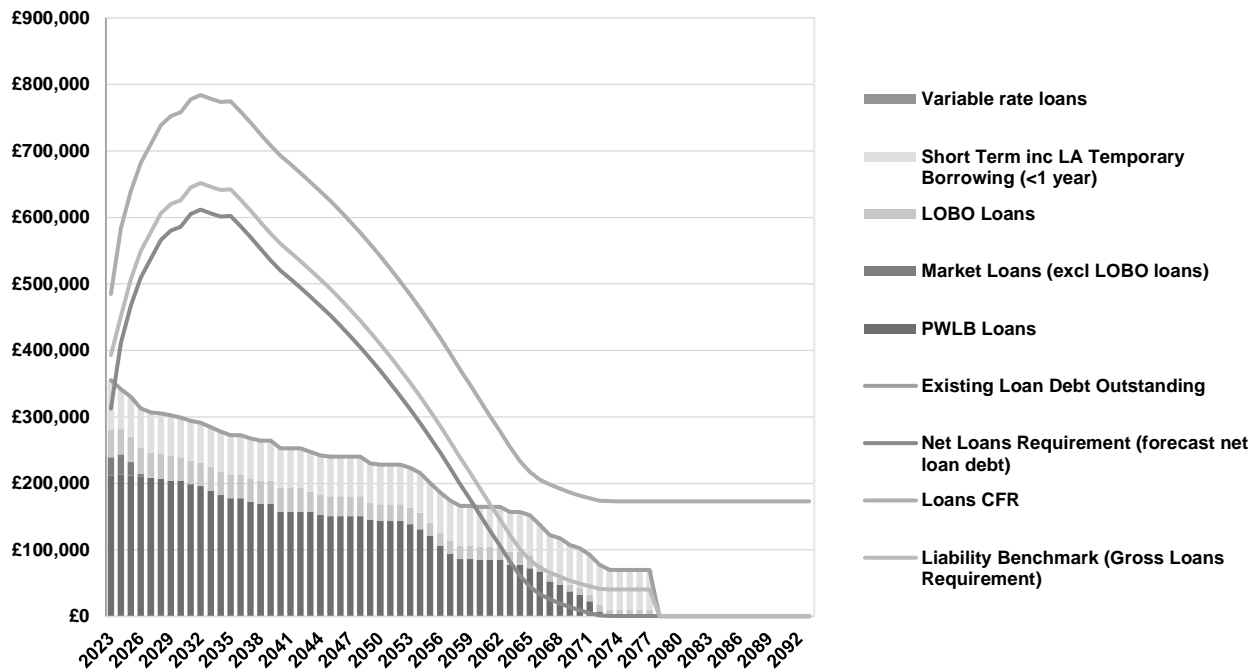
CIPFA notes on page 13 of the 2021 TM Code: "The liability benchmark should be analysed as part of the annual treasury management strategy, and any substantial mismatches between actual loan debt outstanding and the liability benchmark should be explained. Any years where actual loans are less than the benchmark indicate a future borrowing requirement; any years where actual loans outstanding exceed the benchmark represent an overborrowed position, which will result in excess cash requiring investment (unless any currently unknown future borrowing plans increase the benchmark loan debt requirement). The treasury strategy should explain how the treasury risks inherent in these mismatched positions will be managed."

There are four components to the LB:-

1. **Existing loan debt outstanding:** the Authority's existing loans that are still outstanding in future years.
2. **Loans CFR:** this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and planned Loans Fund advances/Loans Fund principal repayments. (Note only approved prudential borrowing is included).
3. **Net loans requirement:** this will show the Authority's gross loan debt less treasury management investments at the last financial year-end, projected into the future and based on its approved prudential borrowing, planned Loans Fund principal repayments and any other major cash flows forecast.
4. **Liability benchmark (or gross loans requirement):** this equals net loans requirement plus short-term liquidity allowance.

The graph below shows the projected movement in the liability benchmark.

Liability Benchmark



5.1 *Borrowing in Advance of Need*

The Local Government Investment Regulations (Scotland) 2010 requires the Council to set out its strategy and approach to borrowing in advance of need, which is defined as any borrowing undertaken which will result in the total external debt exceeding the CFR for the following twelve-month period. The Council has not borrowed in advance of need during the six months to 30 September 2023.

6.1 *Debt Rescheduling*

Debt rescheduling opportunities have been very limited in the current economic climate and following the various increases in the margins added to gilt yields which have impacted PWLB new borrowing rates since October 2010. No debt rescheduling has therefore been undertaken to date in the current financial year. However, now that the whole of the yield curve has shifted higher there may be better opportunities in the future, although only prudent and affordable debt rescheduling will be considered.

7.1 *Other Current Issues*

Sources of Borrowing – regarding ESG (Environmental, Social and Governance)

While the prime considerations when investing surplus funds are security liquidity and yield, it is recognised that consideration must be given to other factors such as climate change, environmental, social, and good governance (ESG), to support a policy of sustainability. For these considerations to work effectively any policy should be derived on a corporate level, at which point the finance team can implement for treasury investing. Most highly rated lenders will have an ESG policy in place, which can be reviewed periodically and form part of the counterparty selection process for treasury investments. We currently have investments with Standard Chartered Fixed Term ESG deposit accounts. The same interest rate is offered for both non-ESG and ESG accounts allowing investment at the same return but also in line with policy.

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: [Equality Impact Assessment including Fairer Scotland Duty](#)

Further guidance is available here: [Assessing impact and the Public Sector Equality Duty: a guide for public authorities \(Scotland\)](#)

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. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Treasury Management and Investment Strategy Mid-year Report 2023/24
Lead Officer (Name/Position/Email)	Kate Copland, Senior Finance Officer, Treasury/ Capital – kate.copland@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 – gender identity (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? (Fairer Scotland Duty). 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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations 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

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
Rationale for decision:	
<p>The strategy outlines the approach to be taken in managing the Council’s cash flow and capital funding arrangements and is a mechanism for ensuring that budget targets are achieved: a full EQIA is, therefore, not required</p>	
Signed : Tim Baulk	Head of Service
Date: 30 November 2023	

South Ayrshire Council

**Report by Head of Finance, ICT and Procurement
to Cabinet
of 16 January 2024**

Subject: Council Tax Premium on Second Homes

1. Purpose

- 1.1 The purpose of this report is to seek Members' approval to apply discretionary powers to increase Council Tax for Second Homes as detailed in this report on the proviso that draft regulations currently laid before the Scottish Parliament agreeing this increase are approved.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 agrees to increase Council Tax charges for all Second Homes with effect from 1 April 2024 by 100% (double the standard charge), subject to regulations being approved by the Scottish Parliament, with discretion not to apply the increase in the following circumstances:

- (i) a property is actively being marketed for sale or rent or is undergoing repairs/ renovations to bring it up to habitable standards to allow it to be marketed for sale or rent, including where planning applications have been lodged, for a maximum period of up to 12 months;**
- (ii) customers are actively engaging with the Council's Empty Homes Officer to bring the property back into use as someone sole or main place of residence, for a maximum period of up to 12 months; or**
- (iii) exceptional circumstances exist that are out with the control of the customer and which prevent the property from being otherwise occupied as a main residence or advertised for sale or rent (subject to annual review); and**

2.1.2 agrees that 50% of additional income generated from charging double Council Tax should be allocated to the delivery of social housing or to fund other incentives such as the Empty Homes initiative or the Social Letting Service.

3. Background

- 3.1 On 20 June 2023, Members approved a response to a joint Scottish Government/ Cosla Consultation exercise on increasing Council Tax charges for Second Homes. The consultation exercise has now concluded resulting in draft regulations being laid before the Scottish Parliament that, if approved, will result in Councils having discretionary powers to double the standard Council Tax charges for Second Homes. For Council Tax purposes a Second Home is a dwelling that is no-one's sole or main residence but is lived in for at least 25 days during the 12 month period of the council tax charge.
- 3.2 There were 981 responses to the consultation, 73 from groups or organisations and 908 from individuals. A small majority of the total respondents (55%) thought Council's should be able to charge a premium rate for Second Homes, with support for this position rising to 89% among the 73 organisations responding.
- 3.3 The vision and principles contained in the Scottish Governments Housing to 2040 Strategy include 'prioritising homes for living in and not for accumulating wealth'. Over the past decade the growth of online platforms has fuelled the trend for residential homes, particularly in tourist hotspots, to be changed from primary homes to be used for short-term lets or second homes. This can cause problems for neighbours and make it harder for local people, particularly young people or those with fewer resources, to find homes to live in
- 3.4 In response to the consultation, South Ayrshire Council Members agreed that Councils should be able to charge a premium of 100% on top of the regular Council Tax rates for Second Homes and requested that officers submit new policy proposals to Cabinet once the legislative changes had been implemented by the Scottish Government.
- 3.5 A postal review of Second homes was undertaken in September 2023. As at the end of October there are currently 491 properties classed as second homes in South Ayrshire.

4. Proposals

- 4.1 It is recommended that the Cabinet agrees to apply double Council tax charges for all second home properties with effect from 1 April 2024 (subject to regulations being approved by the Scottish Parliament) other than those discretions noted below:
- (i) a property is actively being marketed for sale or rent or is undergoing repairs/ renovations to bring it up to habitable standards to allow it to be marketed for sale or rent, including where planning applications have been lodged, for a maximum period of up to 12 months;
 - (ii) customers are actively engaging with the Council's Empty Homes Officer to bring the property back into use as someone sole or main place of residence, for a maximum period of up to 12 months; or
 - (iii) exceptional circumstances exist that are out with the control of the customer and which prevent the property from being otherwise occupied as a main residence or advertised for sale or rent (subject to annual review).

- 4.2 The introduction of a 'levy' for Second Homes would generate additional income for the council, whilst potentially encouraging people to reconsider their ownership of a second home. However it should be noted that the areas where most second homes are in South Ayrshire would not particularly have a beneficial impact on the delivery of Social Housing if they were to become available as the demand is lower than in other areas. A 'heat map' is attached at [Appendix 1](#) which details the location of second homes within South Ayrshire. Therefore whilst increasing the tax to "encourage" owners to make better use of their properties may not make a difference to the pressure of social housing waiting lists. The additional income generated income from this could in part be directed towards the delivery of social housing or to fund other incentives such as the Empty Homes initiative or the Social Letting Service.
- 4.3 The introduction of a 'levy' for Second Homes would also bring this in line with Long Term Empty (LTE) properties, where double Council Tax is currently charged after 12 months, and reduce the incidence of 'levy' avoidance which currently exists.
- 4.4 Should the proposals be approved a letter will be issued to Second Home owners advising them of the increased charges and the discretion available in advance of 2024/25 Council Tax bills being issued in March 2024.

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 The primary reason for the introduction of a levy is to encourage Second Home owners to make their property available for use as 'lived in' homes. However if 75% of existing second home properties remain as second homes, and a levy of 100% is introduced the Council could generate additional revenue in the region of £0.417m per annum. (Based on a Band D average and current collection rates for properties currently being charged the LTE levy). It is proposed that 50% of any additional income generated by charging double Council Tax for Second Homes will be directed towards the delivery of social housing or to fund other incentives such as the Empty Homes initiative or the Social Letting Service.

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 The risks associated with rejecting the recommendations are:

- the potential loss of suitable housing options within an already pressurised housing market; and

- the loss of potential income to the Council.

9. Equalities

- 9.1 An Equalities Impact Assessment (EQIA), (including the Fairer Scotland Duty in respect of any Strategic decision), 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 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 Priority Two 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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, 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 Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

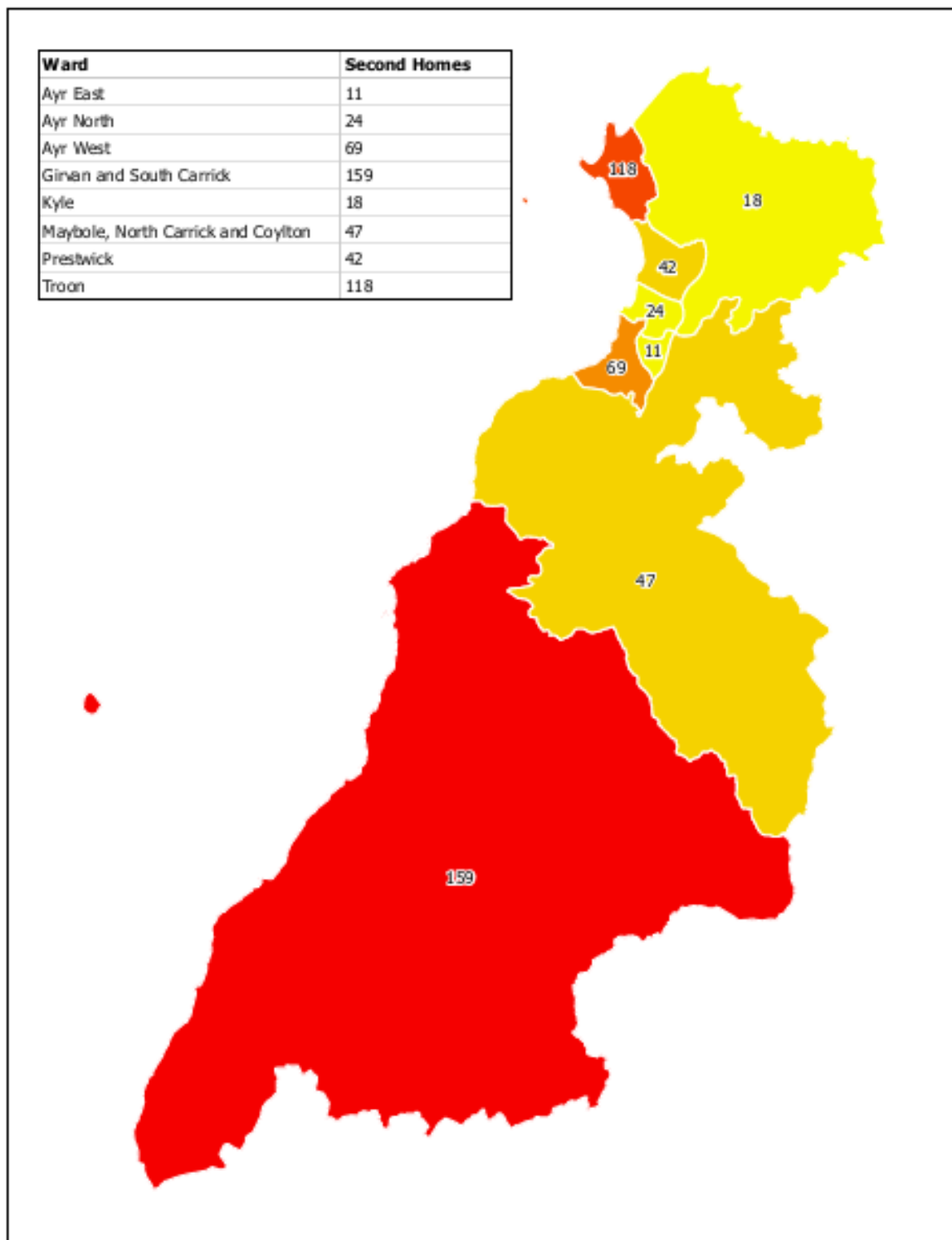
Implementation	Due date	Managed by
Implement policy to apply 100% Council Tax increase for second homes	1 April 2024	Service Lead - Revenues and Benefits

Background Papers [Report to Cabinet of 20 June 2023 – Consultation: Council Tax for Second and Empty Homes, and Non-Domestic Rates Thresholds for Self-Catering Units](#)

Person to Contact **Tim Baulk, Head of Finance, ICT and Procurement**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612620
E-mail tim.baulk@south-ayrshire.gov.uk

Date: 4 January 2024

Location of Second Homes within South Ayrshire (‘Heat Map’)



Council Tax Second Homes by Ward

Scale 1:238,738



South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Council Tax Premium on Second Homes
Lead Officer (Name/Position)	Nicola Gemmell, Service Lead, Revenues & Benefits
Support Team (Names/Positions) including Critical Friend	Lorna McClue, Revenues Officer Kevin Anderson, Service Lead, Performance, Policy & Community Planning

*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 aims of the policy?	To introduce a premium charge (double the standard charge) for Council Tax Second Homes. A Second Home is a dwelling that is no-one's sole or main residence but is furnished & lived in for at least 25 days during the 12 month period of the council tax charge. The policy will contribute to Priority Two of the Council Plan: Live, Work, Learn
What are the intended outcomes of the policy?	The introduction of a 'levy' for Second Homes would generate additional income for the council, whilst potentially encouraging people to reconsider their ownership of a second home. However it should be noted that the areas where most second homes are in South Ayrshire would not particularly have a beneficial impact on the delivery of Social Housing if they were to become available as the demand is lower than in other areas. Therefore whilst increasing the tax to "encourage" owners to make better use of their properties may not make a difference to the pressure of social housing waiting lists. However the additional income generated from this policy will in part be directed towards the delivery of social housing or to fund other incentives such as the Empty Homes initiative or the Social Letting Service

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

Will the policy impact upon the whole population of South Ayrshire and/or	There will be a limited impact on the population of South Ayrshire as a whole as Second Homes owners make up
---	--

particular groups within the population? (please specify)	around 0.9% of the total domestic properties within South Ayrshire. The Council is not required to collate information on any specific groups in relation to Council Tax liability therefore we do not hold any information on any protected characteristics.
---	---

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
Age: Issues relating to different age groups e.g. older people or children and young people	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team and although there is a higher than average number of older people living in South Ayrshire the overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties. It would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners.
Disability: Issues relating to disabled people	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners.
Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners.
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners.
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners

Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners
Sex: Issues specific to women and men/or girls and boys	Neither positive or negative due to limited volume of second homes. Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	Neither positive or negative due to limited volume of second homes . Information on this characteristic is not held by the Council Tax team. The overall number of second home owners is less than 1.0% of the total number of Council Tax domestic properties it would therefore be disproportionate to gather information specifically around this characteristic particularly as the policy will apply equally to all second home owners

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	Any additional income directed towards the delivery of social housing or to fund other incentives such as the Empty Homes initiative or the Social Letting Service are likely to have a positive impact on people's physical wellbeing.
Human Rights: 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.	The Second Homes policy is unlikely to have a major impact on people's human rights

Socio-Economic Disadvantage	Positive and/or Negative Impacts
Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.	Negative impacts may include the impact of second homes on the availability of housing stock. This can also, in turn, increase house prices and rents in the private rented sector.
Low and/or no wealth: 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	Neither.

	Households and Dwellings in Scotland, 2021 National Records of Scotland (nrscotland.gov.uk)
Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners	N/A
Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?	No

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

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

No.	Action	Responsible Officer(s)	Timescale
1	N/A		
2			
3			
4			

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?	1 April 2024
When will the policy be reviewed?	1 April 2027 The policy will be reviewed as required based on expected outcomes/benefits
Which Panel will have oversight of the policy?	

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: ..Council Tax Premium on Second Homes.....

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

Eliminate discrimination N/A
Advance equality of opportunity N/A
Foster good relations N/A
Consider Socio-Economic Disadvantage (Fairer Scotland Duty)

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale
N/A	
N/A	

Signed: ..Nicola Gemmell.....Service Lead
Date: ...20 Dec 2023.....