

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to South Ayrshire Council
of 6 March 2024**

Subject: Affordable Housing Proposals, Riverside Place, Ayr

1. Purpose

1.1 The purpose of this report is to present two proposals to Council for consideration for affordable housing at Block 1 Riverside Place, Ayr.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 considers the options as outlined in this paper in terms of best value for the Council and Council tenants, in regard to the Council's Housing Revenue Account (HRA);

2.1.2 considers the financial implications of both options presented;

2.1.3 notes that Option 1 is the preferred option as it represents best value in accordance with the assessment and criteria summarised at 4.23;

2.1.4 agrees that Option 1 is pursued by officers as the preferred option;

2.1.5 authorises officers to conclude negotiations with the telecommunications company for early termination of the lease of the telecommunications mast on Block 1, Riverside Place, Ayr in accordance with recommendation 2.1.4 above;

2.1.6 approves the recommendations in the Addendum (confidential) to this report; and

2.1.7 Notes that a further report will be brought to Council in June 2024 confirming the outcome of the negotiations with the telecommunications company, the timescales associated with the removal of the mast and any subsequent tender process.

3. Background

- 3.1 Following a report to South Ayrshire Council on the future of the Multi-Storey Flats – Riverside Place, Ayr on 27 June 2019, Council approved the demolition of the three multi-storey blocks at Riverside Place, Ayr, and a new build development of 90 units, providing a mixture of 1- and 2-bedroom amenity properties.
- 3.2 Amenity housing is self-contained accommodation designed to meet the needs of older people or those with an accessible housing need.
- 3.3 On 18 January 2022, Members agreed a report at Leadership Panel enabling works to demolish the Riverside Flats prior to the start of the main construction works to build affordable housing on the site.
- 3.4 The associated works were configured to enable Block 1 to be demolished as the last of the three blocks. This was due to a telecommunications mast on Block 1 which had a lease agreement in place, with a due end date of 30 October 2025.
- 3.5 The lease of the telecommunications mast on Block 1 is affected by the Telecommunications Code which was introduced under the Digital Economy Act 2017. The introduction of the Code in 2017 includes significant changes that are intended to allow private telecoms companies greater and more economical access to land in order to expand the mobile network. However, these changes have come at a cost to landowners. One of the biggest changes introduced by the Code is the new provisions governing how agreements relating to telecoms apparatus on land or buildings can be terminated, and apparatus removed. There is now a two-stage process.
- 3.6 The first stage is the service of at least 18 months' notice by the landowner on one of four grounds as provided for in the Code. Telecommunication companies have the right to serve a counter-notice opposing the proposed termination of the agreement within 3 months of receiving the termination notice, and they also have a further 3 months to apply to the court for a series of orders that can be granted. The matter would then be decided by the court and if the landowner makes out its ground of opposition to the counter-notice, the court can order that the agreement is at an end.
- 3.7 The second stage of the process relates to removal of the apparatus. Once the right to remove the apparatus has been secured, the landowner must give notice to the operator requiring the removal of the apparatus within a reasonable period. The landowner can apply to the court for an order requiring the removal of the apparatus or authorising the landowner to remove it.
- 3.8 Due to the complex and litigious nature of the process as laid down under the new Code for terminating telecoms agreements, which could result in a protracted court process with no guarantee of success, the Council entered into negotiations with the telecoms operators for voluntary early termination of the lease, with an alternative site at Craigie, Ayr to be provided as part of the new arrangements.
- 3.9 Complex and protracted negotiations with the telecommunications company for early termination of the lease followed, but the negotiations broke down in late 2022 without agreement being reached. This resulted in Block 1 not being able to be included in the redevelopment of the overall site for new affordable housing.

- 3.10 The site was redesigned to accommodate a new development, using the footprint of the land previously occupied by Blocks 2 and 3 and areas of the surrounding open space. The financial close for the project was approved at the meeting of South Ayrshire Council (Special) on 15 September 2023.
- 3.11 Block 1 was partially stripped and brought back to the base structure.
- 3.12 At the meeting of South Ayrshire Council on 12 October 2023, a decision was taken to defer the confidential report on Affordable Housing Proposals, regarding the future of Block 1 at Riverside Place, Ayr, to a further South Ayrshire Council meeting to provide additional information.
- 3.13 During the recent rent setting process for 2024 to 2027 the capital funding assumptions for both options 1 and 2, were incorporated into the HRA business plan for consideration as part of the overall package for capital investment from 2024/25 onwards.
- 3.14 The Guidance on the Operation of Local Authority Housing Revenue Accounts (HRAs) in Scotland (HRA Guidance) includes guidance on tenant involvement in decisions about HRA assets (Section 8 - Landlord - Tenant Discussions on Financial Transparency within the HRA). The HRA Guidance states that: 'Consideration of the asset's alternative options must, where significant, involve the views of tenants as early in the process as possible' (paragraph 116 at page 37).
- 3.15 Following this HRA Guidance a consultation regarding both options was undertaken. A newsletter was issued to all South Ayrshire Council Housing tenants, and each household was eligible to register their vote. An Elected Member Briefing Note advising of the consultation along with a copy of the newsletter was issued to all Elected Members on 8 February 2024.
- 3.16 A total of 852 valid votes were registered by South Ayrshire Council tenants as part of the consultation. 622 (73%) of the votes were registered for Option 1 and 230 (27%) of the votes for Option 2. The results and full details of the comments received from respondents are outlined in Appendix 1.
- 3.17 At the time of preparing the consultation material, from the Council's current overall waiting list of 3378 applicants, there were a total of 400 applicants registered on the 1 bedroom and 2 bedroom waiting lists for housing in the North Central letting neighbourhood. 151 applicants were registered on the 1-bedroom list and 51 of the applicants were potentially eligible for amenity housing. There were 249 applicants registered on the 2-bedroom list and 71 of the applicants were potentially eligible for amenity housing.
- 3.18 The housing demand figures for the North Central Neighbourhood have been used as this is the letting area closest to the site at Riverside Place, Ayr.
- 3.19 At the time of the last consultation in 2019, up to 96 households from the multi-storey blocks expressed an interest in returning to the new build development at Riverside Place, Ayr.
- 3.20 Informal discussions have taken place with the telecommunications company on the future of the mast in the context of the current proposals as per the Addendum (confidential) to this report.

4. Proposals

Option 1 – Demolish the remaining block and build new housing

- 4.1 Demolish the remaining block and build 25 new build flatted properties on the site with modern standards, 15 two bedroom and 10 one bedroom. The proposed layout is shown at Appendix 2.
- 4.2 The original Council decision in 2019 was to demolish the flats and replace with 90 new build units on the site. As a consequence of the site being reconfigured due to Block 1 remaining in situ, 75 new builds are currently under construction. As part of developing this option further, the massing exercise identified that 25 units could be built on the site which is 10 more than previously envisaged in the original proposals.
- 4.3 The 25 new properties will be specified amenity housing, built with layouts to 'Housing for Varying Needs Standards. As new build properties these will meet the Scottish Housing Quality Standard.
- 4.4 Housing for Varying Needs is a guide used by house designers to make homes as suitable as possible for people with different abilities. The guide is split into two parts. Part 1 covers the design of self-contained houses and flats to suit people's different and changing needs over their lifetime. Part 2 covers housing with integral support such as wheelchair accessibility.
- 4.5 The 25 homes will be built to a minimum 60-year lifespan and will complement the 75 homes currently under construction, providing a total of 100 new build units on the site.
- 4.6 The 25 homes would be eligible for Scottish Government Affordable Housing Supply subsidy, currently £83,584 per property, totalling £2,089,600.
- 4.7 With the total gross cost being [REDACTED] the subsidy of £2,089,600 would reduce the capital investment required to complete the project to an estimated [REDACTED], with the balance being met through housing capital borrowing.
- 4.8 Option 1 will involve the decommissioning and removal of the mast from the block prior to demolition. This can be achieved only after various necessary earlier stages have been completed. The first stage is that formal legal agreements must be signed for termination of the lease at Block 1 and the grant of a new lease at the site at Craigie, Ayr. Thereafter, the telecommunications company will require to order a new mast and equipment for the site. After the new mast and equipment are received, the telecommunications company will construct and commission the new mast at Craigie, Ayr. Once the new mast has been commissioned and is fully operational, the telecommunications company will decommission and remove the mast and equipment from Block 1. This sequence of events is required to ensure there is no interruption in service. More details can be found in the Addendum (confidential) to this report.
- 4.9 Prior to Covid, and the recent economic factors impacting affordability, new build properties had a payback of around 40 years, taking account of the Affordable Housing Supply Subsidy from the Scottish Government. The most recent new build to have financial close was the site at St Ninians in Prestwick which has a payback to the HRA of 44 years.

- 4.10 In terms of affordability, option 1 is deemed an affordable option for the HRA business plan. Over the 40-year term of the business plan, the HRA would be in deficit by £1. 913m, the whole life rental less total expected whole life cost, taking account of the investment required over that period. Option 1 would have a breakeven point of 48 years in regard to rent surplus being fed back into the HRA.
- 4.11 Debt repayment charges have risen since the St Ninians project referred to in 4.9, hence the reason the payback for Riverside option 1 has extended to 48 years.
- 4.12 Option 1 would leave an uncommitted balance in the HRA capital budget in the region of █████ which, if not used, could significantly reduce the level of capital borrowing needed and consequently reduce financing costs (debt charges) over the 5-year period of the capital programme. Alternatively, this unallocated budget surplus could be used to support any other new build proposals that may come forward or be used to advance capital projects across the existing housing stock to maintain or improve compliance levels against the Scottish Housing Quality Standard.

Option 2 – Keep and Refurbish the Remaining Block

- 4.13 Refurbish the current block to provide 78 (1 bedroom) properties, with modern facilities, which will meet the Scottish Housing Quality Standard. The proposed floor layout is shown at Appendix 3.
- 4.14 The refurbishment of the block only partly meets the Housing for Varying Needs Standards due to constraints around the structure of the block. For example, from initial discussions with the design team, level access showers cannot be provided within the existing flats due to the concrete floor construction of the structure. It should also be noted that due to the structural configuration of the block it cannot be modified or reconfigured to provide 2-bedroom accommodation.
- 4.15 Following on from a structural survey, Appendix 4, the 78 homes would be refurbished to the specification of an expected design life of 25 years and is not eligible for Scottish Government subsidy.
- 4.16 This means that the entire estimated capital investment of █████ would need to be wholly funded by capital borrowing through the HRA.
- 4.17 In terms of assessing affordability, borrowing has been factored in over 25 years as per the expected design life for the building. At the end of the 25-year term the HRA would be in deficit by £11.740m, the whole life rental less total expected whole life cost with regards to the investment required over that period, with no breakeven point at the 25 years, 40 year or 60-year point.
- 4.18 Borrowing for option 2 would take the Council to the maximum debt affordability level of 35% for a period of 2 years, and there would also be a 2-year period where the Capital From Current Revenue (CFCR) contribution would drop to █████. The HRA Business Plan assumes the CFCR contribution being set at a minimum level of █████ annually to ensure the HRA can meet any changes/increases in costs within the HRA. CFCR falling to █████ for the two year period would mean if interest rates, inflation, repair costs or pay awards increase even slightly over the business plan projections in the next 5 years, then there is a significant financial risk to the HRA and the Council would not be able to deliver the day-to-day operations

in its current form. If the HRA falls into a financial deficit the General Services budget would need to support the shortfall and any such support would require Ministerial consent in terms of Schedule 15 of the Housing (Scotland) Act 1987.

- 4.19 Option 2 would maximise the HRA's capital borrowing capability over the next 5 years, leaving no scope to consider any smaller new build housing projects that might emerge over the 5-year period, outwith the current assumptions within the approved Strategic Housing Investment Plan (SHIP).
- 4.20 Prior to the end of the expected design life of 25 years, a further structural survey would be required for Block 1 to ascertain the remaining lifespan, any potential further capital investment required beyond 25 years, and to assess whether full modernisation of the flats was viable if the block had a further design life after the 25 year point. Given that the block is of non-traditional construction there is a risk at the 25-year point that the structural assessment may advise the building has reached the end of its life and will need to be demolished.
- 4.21 Both options were assessed and scored against four main factors, Finance, Equalities, Expected Lifecycle and Waiting Lists. Each factor was weighted with regards to its importance of the criteria for the overall project to allow it to be measured and evaluated for best value. Following this evaluation, Appendix 5, option 1 was identified as the best value option with a score of 440 against a score of 195 for option 2.

5. Legal and Procurement Implications

- 5.1 The HRA Guidance includes guidance on tenant involvement in decisions about HRA assets (Section 8-Landlord- Tenant Discussions on Financial Transparency within the HRA). The Guidance states that: 'Consideration of the asset's alternative options must, where significant, involve the views of tenants as early in the process as possible' (paragraph 116 at page 37).
- 5.2 The HRA Guidance does not envisage that tenants will be involved in decisions on small or relatively low value assets. However, in larger or more complex land or property cases, it is considered that tenants may feel entitled to express their views on the future of such assets. Local authorities must be able to evidence that tenants' views have been considered and taken account of when reaching final decisions about these assets. The HRA Guidance goes on to state that: 'There may be circumstances where wider service or corporate priorities require the Council to consider a different course of action than that recommended by tenants and for this reason authorities may feel that tenants should not have the final say on the future of such assets. The local authority must balance its legal and financial responsibilities for the asset with its responsibilities to be accountable to its tenants'.
- 5.3 Consultation has been undertaken with tenants as detailed in paragraphs 13.2 to 13.5 and Appendix 1, and the recommended Option 1 accords with the views of tenants. The Council can therefore demonstrate compliance with the HRA Guidance.
- 5.4 Legal advice will be provided as appropriate depending on further developments and decisions taken with regard to the multi storey block.
- 5.5 Section 1 of the Local Government in Scotland Act 2003 imposes duties on Scottish local authorities to make arrangements which secure best value. Best value is defined in section 1(2) as 'continuous improvement in the performance of the

authority's functions'. In terms of section 1(3), in securing best value the local authority must maintain an appropriate balance among quality of performance, cost of performance and cost to persons of services provided by the local authority, having regard to efficiency, effectiveness, economy and the need to meet equal opportunities requirements. This is a general duty and applies to all exercises of Council functions irrespective of the powers being exercised.

- 5.6 Section 2(1) of the 2003 Act requires that in the performance of those duties Councils must have regard to any guidance provided by the Scottish Ministers for local authorities on the performance of those duties. The Scottish Ministers have issued statutory guidance under section 2(1) of the 2003 Act to which the Council must have regard. That guidance is available here <https://www.gov.scot/publications/best-value-revised-statutory-guidance-2020/>. In terms of the use of resources Councils must make best use of its financial and other resources in all of its activities and when allocating resources Councils must decide using an integrated and strategic approach, taking account of the risks and based on evidence. The decision must contribute to the achievement of its strategic priorities.
- 5.7 In terms of the Housing (Scotland) Act 1987 Schedule 15 paragraph 9(2), if for any year there is a deficit on the HRA, the local authority shall credit to the HRA a contribution out of the general fund of an amount equal to the deficit. Such a credit would require the consent of the Scottish Ministers under paragraph 2(5) of Schedule 15.
- 5.8 For both options there is a compliant Procurement option to appoint a contractor via a full open tender, where any interested organisation can make a bid for the works, including local contractors who may be interested in this opportunity, or utilise an appropriate Framework where only those organisations on the approved list of contractors on the Framework can bid. Approximate timescales for an open tender are up to 6 months and a mini competition is 3 to 4 months. The time to evaluate any bids for this work will fluctuate depending on how many bids are received and project complexity.
- 5.9 For option 1, if formal written agreement to terminate the old lease is not reached, and a new lease entered into with the telecommunications company for the new site, all prior to 30 April 2024, the legal implications are explained in the Addendum (confidential) to this report (paragraphs 4.2 and 4.3).

6. Financial Implications

- 6.1 The estimated costs associated with both options is shown in table 1 below:

Table 1

Option 1 – 25 New Build Homes (Estimated Lifecycle minimum 60 years)			Option 2 – Refurbishment of 78 one bed homes (Expected Design Lifecycle – 25 years)	
	With Subsidy	Without Subsidy		
Estimated Construction Cost			Estimated Construction Cost	

Option 1 – 25 New Build Homes (Estimated Lifecycle minimum 60 years)			Option 2 – Refurbishment of 78 one bed homes (Expected Design Lifecycle – 25 years)	
Rent income (40 years)	-		Rent income (25 years)	
Major Component Replacement (every 15 years)			Major Component Replacement (every 15 years)	
Domestic Compliance - Testing-Electric heating system servicing - (Annual Cost)			Domestic Compliance - Testing-Electric heating system servicing (Annual Cost)	
Domestic Compliance - Electrical Installation Condition Report (Annual Cost)			Domestic Compliance - Electrical Installation Condition Report (Annual Cost)	
Domestic Compliance - Sprinkler system servicing - (Annual Cost)			Domestic Compliance - Sprinkler system servicing (Annual Cost)	
Non-Domestic Compliance Works - (Annual Cost)			Non-Domestic Compliance Works - (Annual Cost)	
Routine repairs & maintenance (40 years)			Routine repairs & maintenance (25 years)	
Mast Removal Cost (one off cost)			Mast Disruption/Relocation Costs	
Loan Repayment Charges (40 years)			Loan Repayment Charges (25 years)	

6.2 All of the above figures have been input into the Affordability Model and the output is shown at table 2.

Table 2

Option 1 – 25 New Build Homes (Estimated Lifecycle minimum 60 years)			Option 2 – Refurbishment of 78 one bed homes (Expected Design Lifecycle – 25 years)	
	With Subsidy	Without Subsidy		
Total Cost (40 years)	£1,913,056	£3,508,056	Total Cost (25 years)	£11,740,000

Financial Implications Relating to Option 1

6.3 At 40 years the business plan for option 1 shows a deficit to the HRA of £1.913m. The break-even point to return a surplus to the HRA is 48 years with a minimum life expectancy for the properties of 60 years.

6.4 Borrowing for option 1 allows the Council's HRA to remain under the maximum debt affordability ratio of 35% and does not impact on the CFCR minimum contribution of █████ per annum.

- 6.5 Option 1 needs a lower level of investment, and this would result in an uncommitted balance of [REDACTED] being available in the approved housing capital programme. If no other investment decisions were made to utilise the uncommitted balance of [REDACTED] reduced levels of borrowing would be required by the Council and consequently financing costs (debt charges) would reduce for the HRA. This would result in more revenue being available, which would increase the annual CFCR contribution available and reduce overall borrowing to fund the capital investment programme.

Financial Implications Relating to Option 2

- 6.6 After 25 years the business plan for option 2 shows a deficit to the HRA of £11.740m. There is no break-even point for option 2, therefore it will not return a surplus to the HRA.
- 6.7 Borrowing for option 2 would take the Council's HRA to the maximum debt affordability ratio of 35% for a period of 2 years and projections show there would also be a 2 year period where the CFCR surplus drops to [REDACTED] CFCR is assumed and set at a minimum of [REDACTED] per annum to ensure the Council can meet any changes/increases in costs within the HRA. With CFCR falling to [REDACTED], if interest rates, inflation, repair costs or pay awards increase even slightly over the business plan projections in the next 5 years, there would be a significant risk the Council would not be able to deliver the day-to-day operations of the service, as currently delivered, within the specified timescales to meet the standards agreed with tenants.
- 6.8 As per paragraph 4.20, option 2 may require further capital investment at 25 years following future structural and design surveys at that time.
- 6.9 Prior to the structural report which determined an asset life of 25 years, the borrowing was factored over 40 years, but this still identified a deficit for the HRA at 40 years of £10.630m with no payback by the 60-year point.

7. Human Resources Implications

- 7.1 Not applicable.

8. Risk

Risk Implications of Adopting the Recommendations

Option 1 – Demolish the remaining block and build new housing

- 8.1.1 There is a risk that negotiations with the telecommunications company may not progress favourably and/or as quickly as required to terminate the lease early, and the Council will need to serve notice under the Telecommunications Code to terminate the lease of the mast. An update on the negotiations is included in the Addendum (confidential) to this report.
- 8.1.2 The earliest date that the Council could propose as the end date if serving a termination notice would be 31 October 2025, the day after the contractual end date of the lease. The telecommunications company could serve a counter-notice so there could be no guarantee about the actual end date of the lease. Further notice would subsequently have to

be served for the removal of the apparatus or authorising the Council to remove it. However, the telecommunications company have indicated a willingness to reach agreement on the basis set out in the Addendum and officers would continue to work towards an amicable resolution in tandem with the service of any formal notice.

- 8.1.3 The tender process for option 1 cannot be initiated until the Council either has a legally enforceable written agreement, with defined timescales, for the decommissioning of the mast and its removal, if required, or following the decommissioning and removal of the mast, if required, either by agreement or following formal notice procedure.
- 8.1.4 There is a risk that an application for Affordable Housing Supply Subsidy from the Scottish Government might not be successful, and if so the HRA would be required to fund any shortfall. This is a low risk scenario as, to date, the Scottish Government has not refused any application for the Affordable Housing Supply Subsidy. If the Scottish Government did refuse the application and the Council had to fund the whole project the payback would be 58 years which would then return a surplus prior to the minimum 60 year specification lifespan of the homes.

Option 2 – Keep and refurbish the remaining block

- 8.1.5 The Council has no powers to force the telecommunications company to relocate temporarily to allow works to the roof to take place as per option 2. The terms of the lease do not cover this either. Any arrangement for temporary repositioning/relocation on the roof or building would have to be agreed through negotiation. The telecommunications company has indicated there may be a nominal fee for the temporary relocation of the apparatus.
- 8.1.6 There is a risk that by maximising the HRA's capital borrowing capability over the next 5 years, there will be no scope to bring on any new smaller new build housing projects during that period, or to accommodate any new or unexpected investment that may arise or be identified to ensure that the Council meets the Scottish Housing Quality Standard across the wider housing stock.
- 8.1.7 There is a significant financial risk to the Council's HRA should interest rates, inflation, repair costs or pay awards increase even slightly over the business plan projections in the next 5 years. This could affect how the Council delivers its day-to-day operations and any deficit would need to be picked up by the General Services budget.
- 8.1.8 Financially this would not be deemed the best value option for the Council's HRA as there is no Scottish Government subsidy and no payback for the investment over the 25 years expected design life. There is also a risk that the block may need further significant capital investment at, or around, 25 years to potentially extend the expected design life.
- 8.1.9 Given that the block is of non-traditional construction there is also a risk at the 25-year point that the structural assessment may advise the building has reached the end of its life and will need to be demolished.

- 8.1.10 As noted in the HRA Guidance, the local authority must balance its legal and financial responsibilities for the asset with its responsibilities to be accountable to its tenants. Given that there is no subsidy or payback period for option 2 and there is an expected design life of 25 years, there is a risk that by choosing option 2, it could be determined that the Council may be breaching its financial responsibility to its tenants.
- 8.1.11 The blocks at Riverside Place, Ayr were previously classified as amenity housing and were generally let to older or disabled people. This demographic generally contributed to a more settled environment. However, during previous emergency incidents, some households struggled to safely leave their home unaided. Given the construction constraints, the characteristics of the proposed refurbished properties and the restrictions on their suitability for older or disabled people, it is likely that the refurbished properties would be better suited to applicants on the 1-bedroom mainstream waiting list. There is a risk by locating mainstream accommodation of this scale, in such close proximity to new build amenity housing, that it could impact on the desirability and level of demand for the new build development from older or disabled people.
- 8.1.12 The tender process for option 2 cannot be initiated until the Council has written agreement with the telecommunications company with regards to the repositioning of the mast and a subsequent new lease agreement is in place. Both the agreement to reposition the mast and the new lease agreement, including the amount of rent, would have to be negotiated with the telecommunications company.

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

Rejecting Option 1 – Demolish the remaining block and build new housing

- 8.2.1 Rejecting option 1 and opting for option 2 would not be deemed financial best value for the Council's HRA as there is no Scottish Government subsidy and no payback for the investment over the 25 years expected design life. There is also a risk that the block may need further significant capital investment at, or around, 25 years to potentially extend the expected design life. By rejecting option 1 there is a risk the Council may be breaching its financial responsibility to its tenants.
- 8.2.2 If option 1 is rejected for option 2 there is a significant financial risk to the Council's HRA should interest rates, inflation, repair costs or pay awards increase even slightly over the business plan projections in the next 5 years. This could affect how the Council delivers its day-to-day operations.
- 8.2.3 There is also a risk rejecting option 1 for option 2 as the Council would be maximising HRA's capital borrowing capability over the next 5 years and there will be no scope to bring on any new smaller new build housing projects during that period.
- 8.2.4 By rejecting option 1 the Council would not be able to provide 25 amenity homes designed to meet the needs of people with an accessible housing need and there would be no scope to increase the supply of wheelchair accessible housing.

- 8.2.5 The Council has no powers to force the telecommunications company to relocate temporarily to allow works to the roof to take place as per option 2. The terms of the lease do not cover this either. Any arrangement for temporary repositioning/relocation on the roof or building would have to be agreed through negotiation. The telecommunications company has indicated there may be a nominal fee for the temporary relocation of the apparatus.
- 8.2.6 Not proceeding with option 1 may impact on the reputation of the Council by failing to increase the supply of modern affordable housing, including the wheelchair accessible housing, and make best use of available Scottish Government subsidy. This subsidy would be diverted to other Local Authorities if South Ayrshire cannot commit to delivery of sites within the SHIP
- 8.2.7 The tender process for option 2 cannot be initiated until the Council has written agreement with the telecommunications company with regards to the repositioning of the mast and a subsequent new lease agreement is in place. Both the agreement to reposition the mast and the new lease agreement, including the amount of rent, would have to be negotiated with the telecommunications company.

Rejecting Option 2 – Keep and refurbish the remaining block

- 8.2.8 There is a risk that negotiations with the telecommunications company may not progress favourably and/or as quickly as required to terminate the lease early for option 1 and the Council will need to serve notice under the Telecommunications Code to terminate the lease of the mast. An update on the negotiations is included in the Addendum (confidential) to this report.
- 8.2.9 The earliest date that the Council could propose as the end date if serving a termination notice would be 31 October 2025, the day after the contractual end date of the lease. The Telecommunications Provider could serve a counter-notice so there could be no guarantee about the actual end date. Further notice would subsequently have to be served for the removal of the apparatus or authorising the Council to remove it. However, the telecommunications company have indicated a willingness to reach agreement on the basis set out in the Addendum and officers would continue to work towards an amicable resolution in tandem with the service of any formal notice.
- 8.2.10 The tender process for option 1 cannot be initiated until the Council either has a legally enforceable written agreement, with defined timescales, for the decommissioning of the mast and its removal, if required, or following the decommissioning and removal of the mast, if required, either by agreement or following formal notice procedure.

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 6.

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10. Strategic Environmental Assessment

- 10.1 The proposals in this report do not represent a qualifying plan, programme, policy, or strategy for consideration for SEA. There exists therefore no obligation to contact the Scottish Government Gateway and no further action is necessary. An SEA has not been undertaken.

11. Options Appraisal

- 11.1 The options appraisal is contained within this report.

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to the Council plan Priority 2 Live, Work Learn, Housing - Everyone can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.

13. Results of Consultation

- 13.1 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and Councillor Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, the contents of this report reflect any feedback provided.
- 13.2 Consultation has taken place with the Tenants Monitoring Group. Three meetings were held with the Tenants Monitoring Group on 9 November 2023, 14 November 2023 and 17 November 2023 – these were to discuss the HRA Business Plan and Rent Setting consultation, the Riverside Place options were discussed at these meetings.
- 13.3 In addition, there were 2 further meetings with the Tenant Monitoring Group specifically around the content of the consultation material relating to Riverside Place – these meetings took place on 19 December 2023 and 18 January 2024. The Tenant Monitoring Group made clear their preference for Option 1.
- 13.4 The Riverside Place consultation was open to all South Ayrshire Council tenants. A Newsletter and voting form were issued to every tenant. The consultation period was open from 9 February – 26 February 2024 inclusive. Each household was entitled to register their vote for their preferred option either online or by postal vote, and to make any comments in relation to the options.
- 13.5 The consultation results and comments received are shown at Appendix 1.

14. Next Steps for Decision Tracking Purposes

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

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Conclude negotiations with Telecommunications company and instruct Legal Services to conclude the termination agreement and new lease.	20 March 2024	Assistant Director - Housing and Operations
Conclude termination agreement and new lease	20 April 2024	Head of Legal and Regulatory Services
If termination agreement and new lease are not concluded, follow recommendation 2.1 in the Addendum (confidential) to this report	30 April 2024	Head of Legal and Regulatory Services
Report to a future Council confirming the outcome of the negotiations with the telecommunications company, the timescales associated with the removal of the mast, and any subsequent tender process	30 June 2024	Assistant Director - Housing Operations

Background Papers **Report to Leadership Panel of 18 January 2022 – [Affordable Housing – Riverside Enabling Works](#)**

Report to South Ayrshire Council of 12 October 2023 – Affordable Housing Proposals, Ayr (Members only)

[South Ayrshire Council Riverside Consultation](#)

Person to Contact **Kenneth Dalrymple - Assistant Director - Housing and Operations**
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Date: 29 February 2024

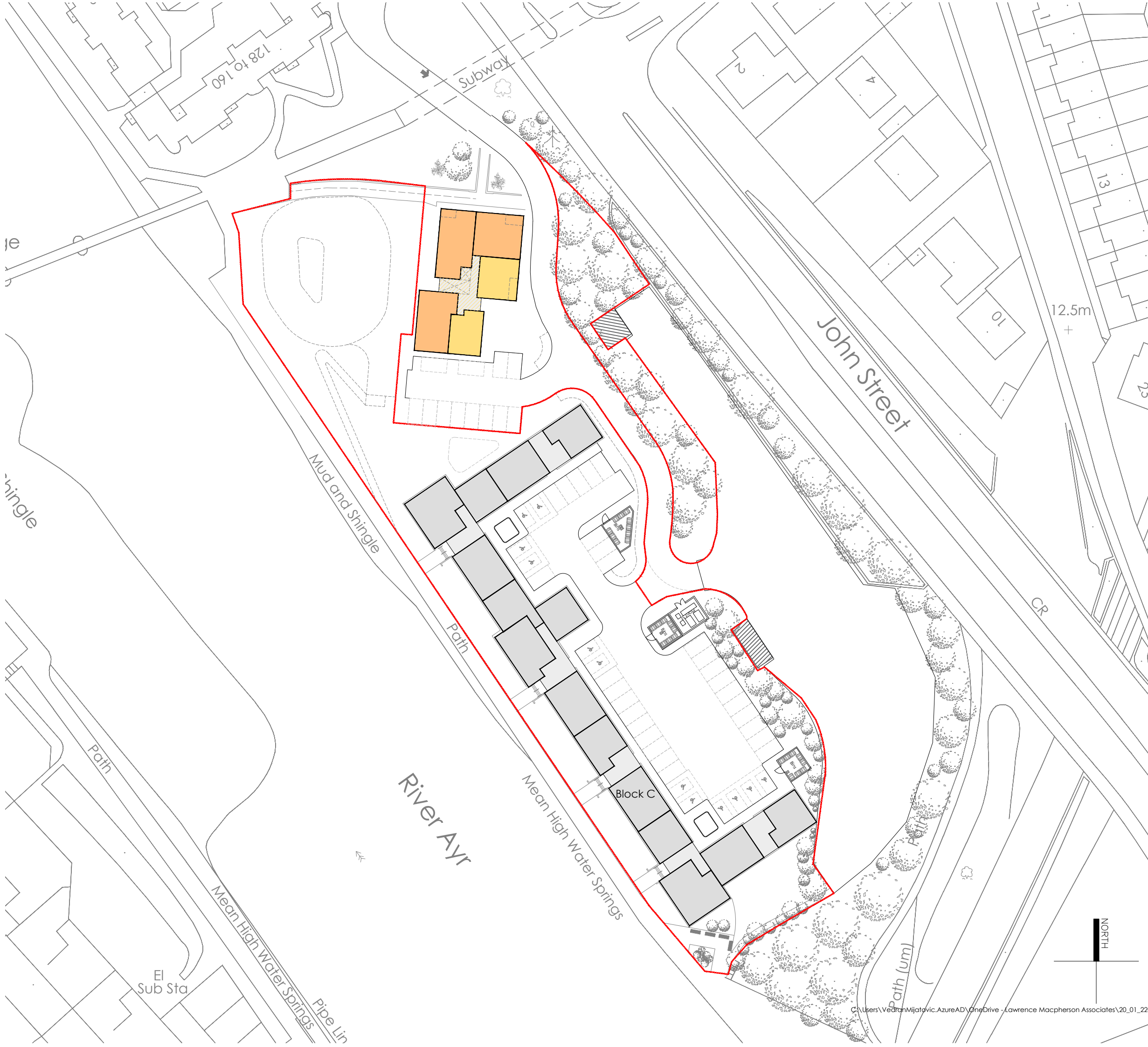
Summary of Results from Riverside Place Consultation

Consultation Numbers

Number of newsletters/ voting forms issued to occupied properties as at 31 January 2024	7,790
Number of newsletters/voting forms issued to new tenants in the period 1 to 26 February 2024	64
Overall number of newsletters/ voting forms issued	7,854
Total Number of Valid Votes Registered Online	323
Total Number of Valid Votes Registered via postal votes	529
Overall Number of Valid Votes Registered	852
Response Rate	10.8%
Number of invalid voting forms (not able to be counted for the following reasons: <ul style="list-style-type: none"> No name and address details provided to validate the vote No consultation setting option was selected on the voting form Duplicate vote received, either duplicate online vote registered and/or postal vote also submitted (first vote received was counted) Not a Council tenant, therefore, not eligible to vote 	34

Riverside Place Consultation Options

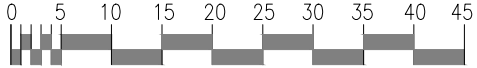
Options		Number of Votes	% of Vote
Option 1	Demolish the remaining blocks and build new housing	622	73%
Option 2	Keep and refurbish the remaining block	230	27%



NOTES

Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

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SCALE OF METRES 1:750

KEY

- 5 storey massing
- 2 Bedroom flat - 15 no.
- 1 Bedroom flat - 10 no.
- Total - 25 no.**

- car parking - 12 spaces (50%)
- shared suids and open area with Block C

— Extent of Block C development

Revision	Date	Description	By
----------	------	-------------	----



The Atrium | 6 New Road | Ayr, KA8 8EX | 01292611727
 100 West George Street | Glasgow, G2 1PP | 01412642991
 studio@l-m-a.co.uk | www.l-m-a.co.uk

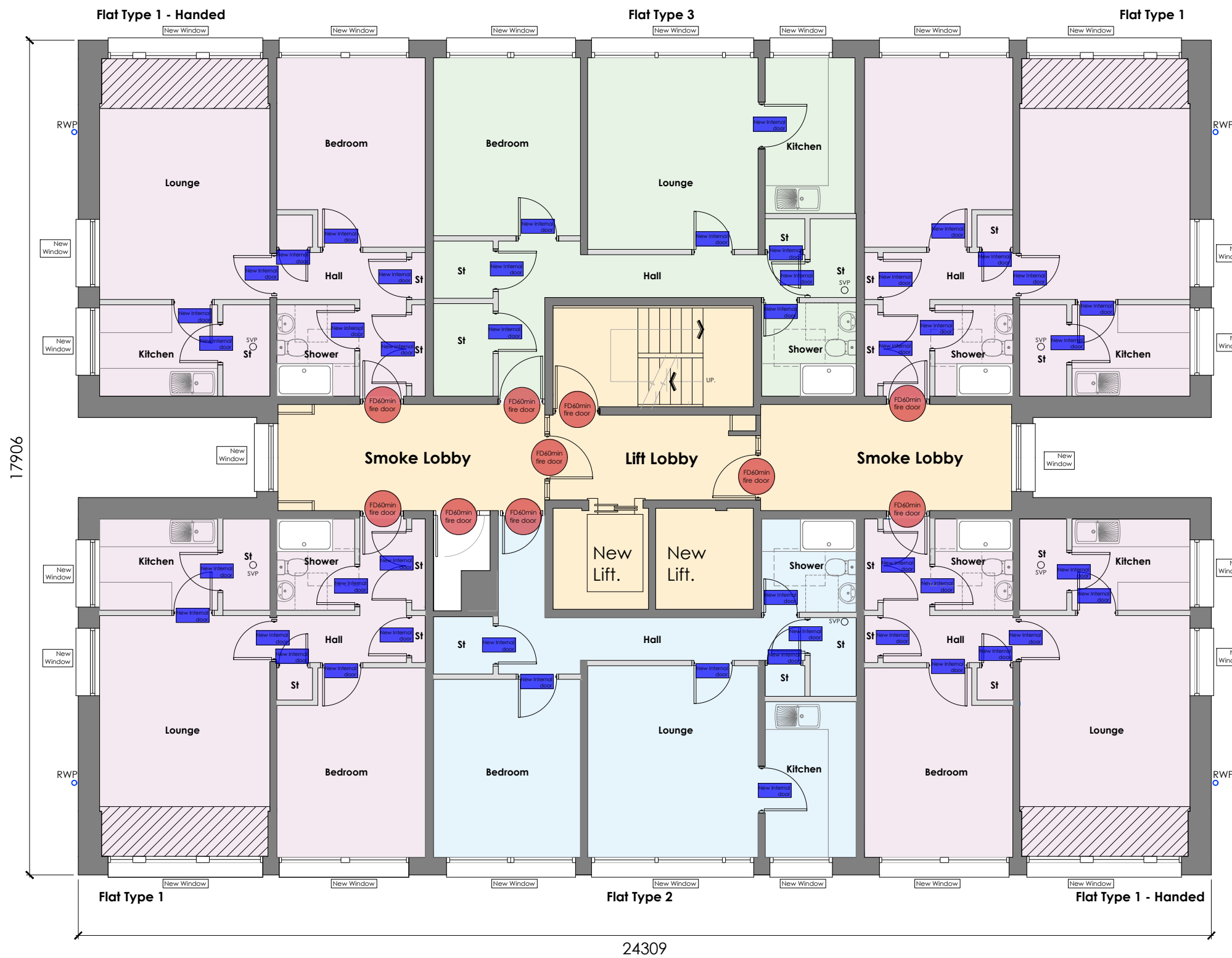
Client
 South Ayrshire Council

Project
 Riverside Place Tower
 Ayr

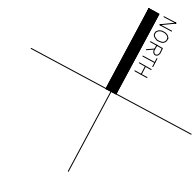
Description
 Proposed Site Plan
 Replacement Option

Status
Preliminary

Job Number	Drawing Number	Revision
23_01_2438	FL(00)101	
Scale	Drawn / Checked By	Date
1:750	CG/VM	Nov 23



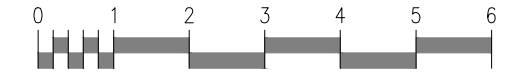
Typical Floor 1 - 13 Layout



NOTES

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SCALE OF METRES 1:100

Key:

- Existing walls
- New partition walls
- Leveling screed to match existing floor level
- New internal door
- Internal door 30 min fire rated
- Internal door 60 min fire rated

Note:

Refer to Outline Specification for detail information, including kitchen fitment and sanitary wear. Refer to 80 series drawings for bathroom and kitchen layout. Refer to FHPESS (M&E) drawings and specification for ground floor M&E layout, above ground drainage and svp. Rain water drainage at roof level to be designed.

Accommodation Schedule	
Flat Type 1 - total 50.5m²	
Kitchen	4.9m ²
Lounge	18.8m ²
Bedroom	12.1m ²
Bathroom	3.2m ²
Storage	2.6m ²
Hall	4.8m ²
Flat Type 2 - total 53.1m²	
Kitchen	6.5m ²
Lounge	15m ²
Bedroom	12m ²
Bathroom	4m ²
Storage	3.6m ²
Hall	8.7m ²
Flat Type 3 - total 55.9m²	
Kitchen	6.5m ²
Lounge	15m ²
Bedroom	12m ²
Bathroom	4m ²
Storage	6.1m ²
Hall	8.7m ²
Communal Circulation Area total 43.9m²	

Revision	Date	Description	By



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 100 West George Street | Glasgow, G2 1PP | 01412642991
 studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
 South Ayrshire Council

Project
 Riverside Block 3
 Riverside Place
 Ayr

Description
 Proposed Floor Plans
 Level 1 - 13

Status
TENDER STAGE 2

Job Number	Drawing Number	Revision
23_01_2438	L(01)002	
Scale	Drawn / Checked By	Date
1:200 @ A3	CG/MMCH	Oct '23



Stage 2 Structural Appraisal Report, Block 1 (Scott Court), 1 – 78 Riverside Place, Ayr.

Prepared for South Ayrshire Council

14/17375/NRO

Rev. 0

January 2024

Director

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Document Origin

Revision	Date	Revision Description		Name	Signature
0	29/01/2024	Original	Prepared	[REDACTED]	[REDACTED]
			Checked		
			Approved		

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4.0	Site Testing Results	5
5.0	Conclusions	7
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1.0 Brief

- 1.1 The Clancy Consulting Ltd. were commissioned by South Ayrshire Council to undertake a Stage 2 Structural Inspection of the remaining flatted block, Block 1, nos. 1 – 78 Riverside Place (Scott Court), at Riverside Place, Ayr. This report is intended to inform the Councils strategy for the re-development of Block 1 for re-introduction as much needed affordable housing. The purpose of the Report is to determine the condition of the structure and whether it is suitable for re-furbishment purposes, given the age of the building.
- 1.2 The scope of services covered in this report includes consideration of the form of construction, building history and possible issues, current structural condition of the building, and intrusive inspections on site. The objective is to report on the suitability of the building for refurbishment, any required remedial works, and the corresponding likely extent of the buildings useful life. For reference purposes, a Location Plan and typical Floor Plans are located within Appendix A of this Report.

2.0 Building Description/Form of Construction

- 2.1 The original multi-storey tower was of Bison Large Panel System Construction, built by Bison Scotland in the late 1960's, early 1970's. Wall and floor units were erected on site and structural connections, both horizontally and vertically, made with insitu concrete, tied together with straight lengths of bar reinforcement on site. The walls and floors, being suitably tied together, provided the overall stability.
- 2.2 The external walls are of the traditional Bison Large Panel System (LPS) using sandwich panel construction. They consist of two layers of concrete with a thin layer of polystyrene in the middle providing thermal insulation. The available Bison Drg information indicate the Sandwich panel inner and outer leafs are connected using metal ties. Internal walls are solid concrete, and the floors appear to be of hollowcore concrete slab construction.
- 2.3 We understand, from reviewing historical information and extensive BRE publications, that the external wall construction often led to problems due to inadequate numbers of ties being installed, or the wrong ties being used, resulting in reinforcement corrosion. This caused local distress in the panels and a number of failures, resulting in wide scale investigations and, in many cases, the installation of remedial fixings to secure the outer leaf against any further relative movement.
- 2.4 The existing over-cladding system was fitted to the building in 1992 and is identified as a Stenni panel system. This comprises a rail system secured into the precast cladding façade to which composite fibre panels were secured. The cladding is provided from first floor level up to roof level. A pitched roof was added in 1994.
- 2.5 The balconies to the corner flats at each floor were enclosed during an earlier refurbishment, with insulation added to the concrete walls and timber framed double glazed windows infilling the opening. The external wall finish varies across the elevations, with inset marble or flint pebbles on most elevations. The balcony panels have a recessed mosaic tile finish, which was replicated on the infill panels between the windows.
- 2.6 A previous extensive Stage 2 Structural Report was prepared by Messrs Curtins Consulting Ltd. dated 1st June 2018. A detailed inspection was undertaken, with some opening up carried out both internally and externally, and samples taken and tested for carbonation, and chloride levels. We understand the Report advised that the over-cladding on walls, along with the roof cladding, required to be replaced, and that further investigation and repairs to the original precast concrete panels were to be undertaken after removal of the over-cladding system.

3.0 Inspection Works

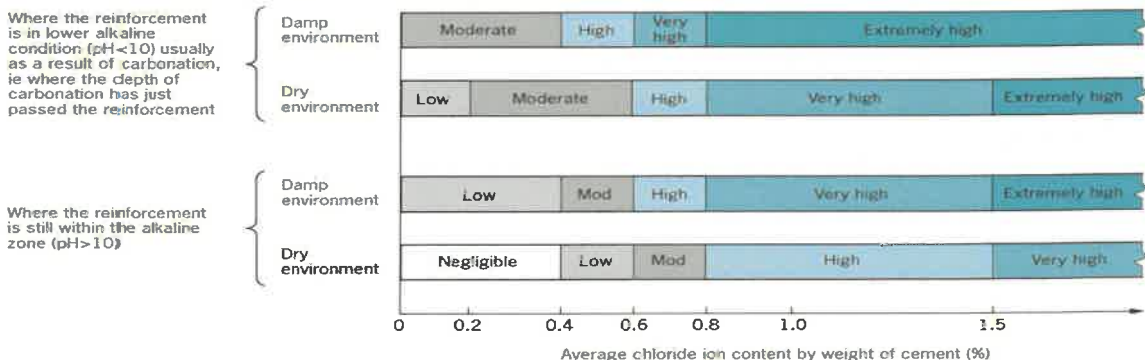
- 3.1 The previous Stage 2 Report, by Curtins Consulting Ltd, indicated that the connections between the structural panels appeared to be in accordance with the original Bison Proposals and there were no signs of distress. [REDACTED]
- 3.2 Clancy Consulting Ltd. visited the building on 31 August 2023 to undertake a visual inspection of the property to familiarise ourselves with the floor layouts. After reviewing all available information on the building, an internal concrete condition survey was commissioned to extract cores and dust samples to be tested for depth of carbonation, compressive strength of concrete, chloride, and sulphate content, and to expose reinforcement at various locations to inspect the visual condition for any signs of corrosion.
- 3.3 Stanger Testing Services Ltd. were appointed to undertake these Works and visited the site on 31 October 2023. The locations to be tested for cover, carbonation, chlorides, and compressive strength were chosen to provide a spread of information throughout the building, and the locations have been marked on plan drawings in their report. Their full Report is located in Appendix B within this Report.
- 3.4 No investigations were carried out in respect of ground conditions or mineral support as part of the survey however, a previous investigation of the prevailing ground and mineral conditions was undertaken for the original 3 Blocks as part of a re-development proposal, in September 2020 by Messrs Johnson, Poole & Bloomer.
- 3.5 Similarly, no investigations into existing foundations were carried out at the time of our inspection however, the demolition of Blocks 2 and 3 revealed the foundations to be of the form of a piled foundation with reinforced concrete ground beams spanning between piles.

4.0 Site Testing Results

- 4.1 **Depth of Carbonation** – Concrete is alkaline, and when it has just been poured its alkalinity approaches pH 13. It is this high alkalinity that protects the steel from oxygen and water by forming a thin oxide layer on the steel, thus preventing the metal atoms from dissolving, i.e. corroding. This protection is known as the passive layer.
- 4.2 The carbonation of concrete is caused by pollutants in the atmosphere and naturally occurring gases such as carbon monoxide, resulting in the loss of alkalinity within the concrete which puts the embedded steel reinforcement at risk of corrosion. Concrete in a wet and humid environment is at a higher risk due to the effects of atmospheric carbonation than concrete kept in a dry condition.
- 4.3 Of the 18 samples taken, the test results indicate the depth of carbonation varies throughout the structure, although only reaches or surpasses the depth of cover to the steel at locations D1 – Level 14 roof support, & D11 – Level 6 internal wall. It is also possibly an issue at D9 – Level 6 underside of floor above and D15 – Level 3 underside of floor above, although D9 and D15 are marginal. This equates to approximately 22% and therefore not considered significant in the context of the whole structure.

- 4.4 Location D1 is up at roof level and would indicate some form of water ingress has occurred affecting the concrete. This would correspond with leaks being found in the roof cladding and previous issues with the flat roof covering. Further testing and investigation would be advised in this location to determine the extent of the carbonation and possible damage to the reinforcement.
- 4.5 Location D11 appears to be at a return wall on an end elevation where there is a recess. Further opening up works should be undertaken to determine the extent of the carbonation and possible damage to the reinforcement.
- 4.6 **Concrete core compressive strength** – Previous investigation works undertaken by the BRE found that the concrete used in these buildings, particularly in the precast panels, was of a good quality and hasn't generally been an issue. In order to confirm this, 2 no. Core samples were taken and tested for compressive strength. One sample, C1, was taken from an external wall and the other, C2, from an internal wall. The compressive strength test results were C1 = 40.7N/mm²; C2 = 32.9N/mm². These results indicate the concrete to be a good quality.
- 4.7 **Chloride Content** - The presence of chlorides in concrete has been assessed with reference to 'An International Review of Chloride Ingress Into Structural Concrete' by TRRL. Typically a chloride content of less than 0.4% is taken as a 'negligible risk' of corrosion, 0.4–1.0% 'possible risk' of corrosion, 1.0-2.0% a 'probable risk' of corrosion and greater than 2.0% a "certain risk" of corrosion.
- 4.8 Taking this into consideration, 8 samples out of the 18 samples tested, are considered to be at a 'possible risk' of corrosion. This equates to 45% of samples tested. All remaining samples were found to be at 'negligible risk' of corrosion due to chloride ingress. Of those 8 samples, 4 of them were taken on an external wall.
- 4.9 Assuming that the precast concrete panels are currently considered to be in a damp environment, i.e. behind an over-cladding system at the end of its design life, the building is between **low and moderate risk**, with approximately 45% of samples containing chloride levels above the 0.4% by mass of cement threshold, all as indicated in BRE Digest 444 Part 2 – Corrosion of Steel in Concrete, Table 4c (60 year old concrete structures) "Reinforcement within alkaline zone, Damp Environment", shown below.

4c 60-year-old concrete structures (extrapolated data)



- 4.10 **Sulphate Content** - Usually when Sulphates in concrete exceed 4% by mass cement the risk of corrosion increases in all cases. The Sulphate results in all locations have less than 4% by mass of cement therefore this is not considered an issue.

5.0 Conclusions

- 5.1 The previous Stage 2 Report by Curtins Consulting Ltd., in 2018, indicated that the connections between the structural panels appeared to be in accordance with the original Bison Proposals and there were no signs of distress. **It would be prudent, during the upcoming Enabling Works Contract, to carry out some similar inspections at a few internal locations to confirm nothing has changed since the previous inspections.**
- 5.2 A visual non-intrusive internal inspection of the stripped back building showed no signs of significant structural distress. The existing over-cladding system, installed in 1992, is 32 years old and will now be beyond its recommended design life. This is to be replaced as part of the forthcoming Refurbishment Works, so a full external inspection of the original precast wall panels will be required, after over-cladding system removal, to determine the condition of the outer leaf, the presence of any remedial ties to connect the 2 leaves of the precast panels together, and therefore determine the extent of any remedial works required.
- 5.3 The roof over-cladding system is also beyond its design life, and we understand this is to be replaced as part of the forthcoming refurbishment works. the structural steelwork for the roof cladding has some minor corrosion issues and these would require to be attended to during the refurbishment works.
- 5.4 Carbonation depth testing was undertaken on various floors over 18 no. locations in the building, and there were 2-4 locations where carbonation depth exceeded the cover depth to the reinforcement. This equated to approx. 22% of the samples however, further similar testing would require to be undertaken on the external faces of the original precast concrete panels after removal of the existing over-cladding, to determine the extent of the carbonation which would inform the extent of required remedial works. In addition, further investigation of internal areas, where reinforcement was exposed (D1 and D11 in Stanger Report) and found to be corroded, should be undertaken to determine the full extent of the issue.
- 5.5 2 no. Core samples were taken and tested for compressive strength. One sample was taken from an external wall and the other from an internal wall. The compressive strength test results indicate the concrete to be of a good quality.
- 5.6 Chloride levels were also checked at the same locations as the carbonation depth, and elevated levels were found in 8 of the samples, which constitute **a low to moderate** risk level. 6 of the samples were also tested for Sulphate Content and none were above the 4% by mass cement trigger value so reinforcement corrosion from sulphates is not considered to be a risk to the building.
- 5.7 There have been a number of defects noted above, which will require to be addressed, including replacement of wall over-cladding system and the roof cladding system, both of which are at/beyond their respective design life's. In addition, after removal of the wall over-cladding, further inspection/investigation of the precast wall panels should be undertaken to determine the condition of the panels and the extent of required remedial works prior to the new cladding system being installed.
- 5.8 **Provided all the above investigations and subsequent remedial works are undertaken by a Contractor experienced in this type of re-furbishment work then the completed building should have a further expected design life of 25 years, or possibly more, provided a regular inspection and maintenance regime is put in place.**

6.0 Recommendations

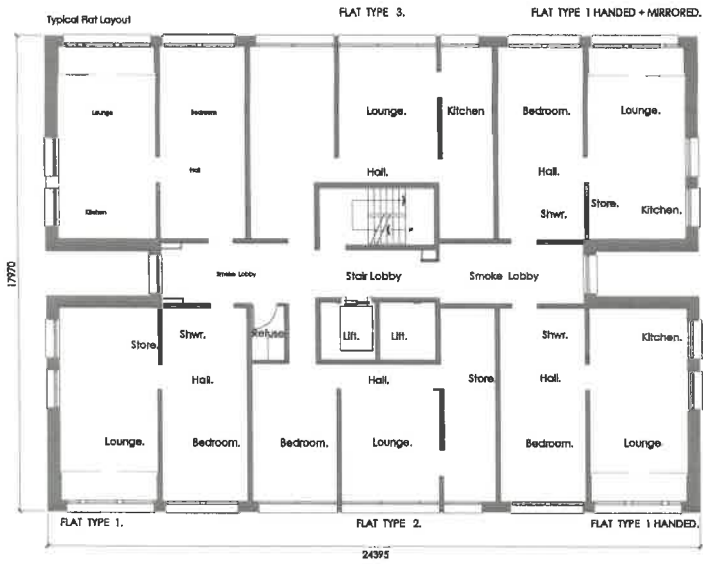
- 6.1 Carry out opening up works at connection locations between structural panels at agreed internal locations to confirm there has been no further deterioration of fixings since the previous inspections.
- 6.2 Carry out a full external inspection of the original precast wall panels, after over-cladding system removal, to determine the condition of the outer leaf, the presence of any remedial ties to connect the 2 leaves of the precast panels together, and therefore determine the extent of any remedial works required. Investigation works to include for carbonation depth and chloride testing. **Remedial works may include concrete repairs to defective concrete panels, and installation of a wall panel remedial wall tie system over the whole building.**
- 6.3 Removal and replacement of the roof over-cladding system it is beyond the end of its expected design life. Carry out minor corrosion repairs, including the provision of a new protective coating, to the structural support steelwork as part of the replacement works.
- 6.4 Removal and replacement of the wall over-cladding system it is beyond the end of its expected design life. The new weathertight system will require to be designed by a specialist contractor to Architect requirements and must be secured back to the inner leaf of the existing precast concrete sandwich panels as the outer leaf would be considered unsuitable.
- 6.5 Any Architectural recommendations to address other issues with the concrete panels are not covered in this report.

14/17375/NRO

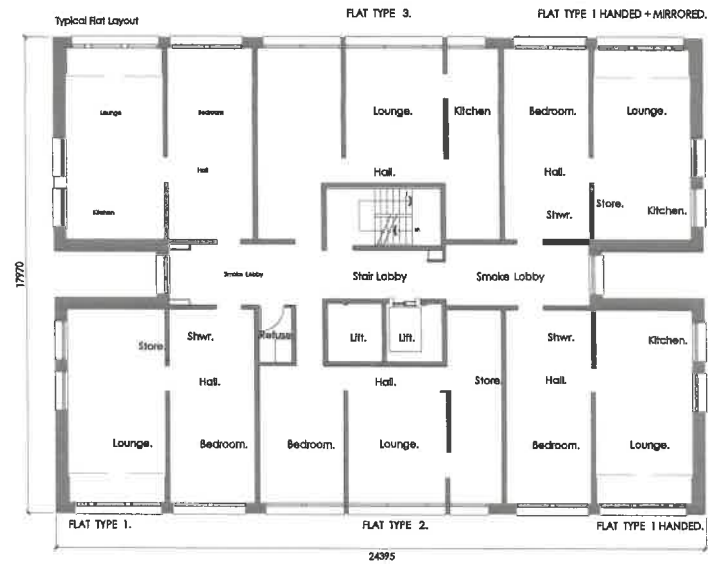
7.0 References

- BRE Report 118 – (1988) – Bison large panel system dwellings: constructional details
- BRE Report 107 (1987) – The structural adequacy and durability of large panel system dwellings
- BRE Report 154 – (1989) – Improving the habitability of large panel system dwellings
- BRE Report 93 – (1986) – Over-cladding: external walls of large panel system dwellings
- BRE Report 185 – (1991) – Over-roofing: especially for large panel system dwellings
- BRE Digest 405 – (1995) – Carbonation of concrete and its effects on durability
- BRE Digest 444 Parts 1, 2 & 3 – (2000) – Corrosion of steel in concrete
- TR69 – Repair of Concrete Structures with reference to BS EN 1504
- Journal of Building Survey, Appraisal and Valuation Volume 1 No.4 - Diagnosing and repairing carbonation in concrete structures – Ware.

Appendix A

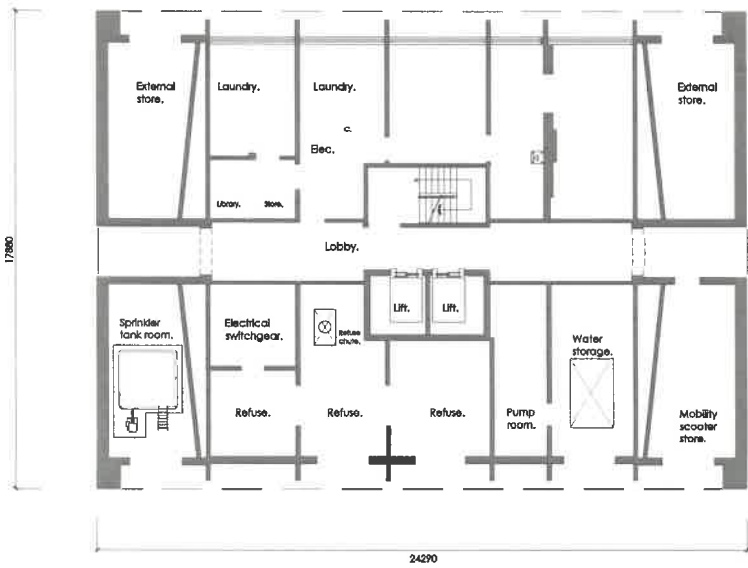


Typical Floor 1 - 13 Layout.



Typical Floor 2 - 12 Layout.

SCOTT COURT.



Ground Floor Layout.

EXISTING.

Rev.	Date	Description	By	Check	App.

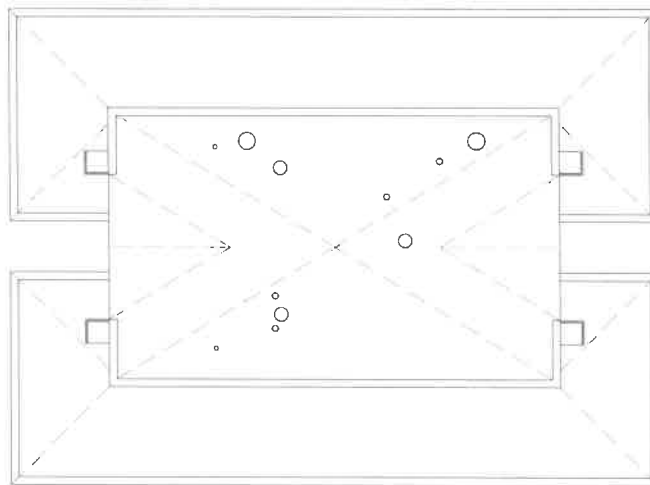
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Client	SOUTH AYRSHIE COUNCIL		
Project	REFURBISHMENT OF TOWER BLOCK, RIVERSIDE, AYR.		
Office	PRESTWICK		
Discipline	STRUCTURAL		
Title	EXISTING FLOOR PLANS SCOTT COURT		
Drawn	AC	Date	29/01/24
Checked	DDo	Scale @ AS	1:200
Approved	DDo	Status	

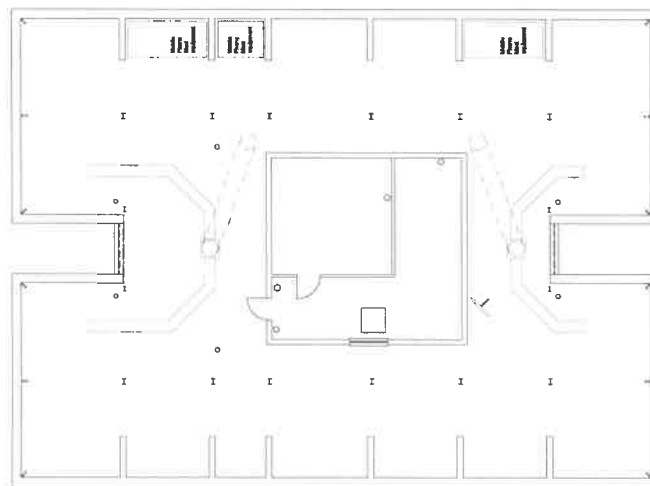


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Job number	Drawing number	Revision
14/17375	SA-002	



Pitched Roof Plan level



Flat Roof Plan level

Rev	Date	Description	By	Check	App.

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Project	REFURBISHMENT OF TOWER BLOCK, RIVERSIDE, AYR.				
Office	PRESTWICK				
Discipline	STRUCTURAL				
Title	EXISTING ROOF PLANS SCOTT COURT				
Drawn	AC	Date	29/01/24		
Checked	DDa	Scale @ A3	1:200		
Approved	DDa	Status			



Job number	Drawing number	Revision
14/17375	SA-003	

14/17375 SA-003 29/01/24 1:200 AC DDA DDa

Appendix B



Stanger

**CLANCY
CONSULTING
LTD.**

**TOWER BLOCK,
RIVERSIDE, AYR**

31ST OCTOBER 2023

Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Stanger

F.A.O [REDACTED]

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REPORT ON THE CONCRETE INVESTIGATION SURVEY AT THE RIVERSIDE TOWERBLOCK, AYR



Prepared by : [REDACTED]
Investigation Technician

Approved by : [REDACTED]
Engineer / Manager

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'Stanger' is a trademark VAT Registration No. 774 7634 86

CONTENTS

- 1. Introduction**
- 2. Site Works**
 - 2.1 Depth of Cover, Concrete Dust Sampling & Depth of Carbonation**
 - 2.2 Concrete Core Sampling**
 - 2.3 Breakout to Steel Reinforcement**
- 3. Laboratory Works**
 - 3.1 Concrete Core Logs and Compressive Strength**
 - 3.2 Chloride Content**
 - 3.3 Sulfate Content**
- 4. Summary**
- 5. Quality Statement**

APPENDICES

- Appendix A Site Location Plan**
- Appendix B Test Location Plans**
- Appendix C Depth of Carbonation & Depth of Cover Certificates**
- Appendix D Breakout to Check Corrosion to Steel Reinforcement**
- Appendix E Concrete Core Logs and Compressive Strength Certificates**
- Appendix F Chloride Content Certificate**
- Appendix G Sulfate Content Certificate**

1. INTRODUCTION

Stanger Testing Services Limited were instructed by Clancy Consulting via email dated 27th October 2023 to carry out a concrete condition survey at the Riverside Tower Block Ayr, which has been highlighted in Appendix A at the end of this report.

The purpose of the survey was to extract cores and dust samples to be tested for Depth of Carbonation, Compressive Strength and Chloride Content, and to expose reinforcement at various locations to inspect the visual condition for any signs of corrosion.

2. SITE WORKS & RESULTS

Stanger Testing Services Limited carried out the site works on the 31st October 2023.

The locations to be tested for cover, carbonation, chlorides and compressive strength were to be chosen at the discretion of Stanger Testing Services Ltd, to provide a spread throughout the building, and the locations have been marked on plan drawings in Appendix B at the end of this report.

It was found when on site that the concrete structure was not of a typical reinforced concrete frame, but of pre-cast wall units, and precast hollow slab panels. The pre-cast wall panels have limited reinforcement present.

2.1 Depth of Cover, Concrete Dust Sampling & Depth of Carbonation

The concrete dust sampling was conducted on both the wall panels and floor slabs, and was conducted to the UKAS accredited method based on BS EN 14629:2007. A total of eighteen dust samples were collected.

A Hilti Hammer Drill was used with a 20mm diameter drill bit to generate dust from the concrete elements. The first 5mm of concrete was discarded, and the drill bit and drill hole were brushed and blown clean, then the drilling process proceeded with the dust generated being collected in a plastic dust catcher and transferred to individual sample bags with a unique reference number for return to the laboratory.

At each drill hole location a Hilti PS200 Ferroskan was used in 'Quicksan Mode' to establish the depth of cover to the steel reinforcement by the UKAS Accredited method of BS 1881-204:1988 and the minimum depth adjacent to the test area was recorded. At the wall locations reinforcement is only present around the edges of the panels, with none in the centre.

At each drill location a hole was drilled adjacent to the first, and the concrete in between the two holes chiselled out. The freshly exposed concrete surface was then sprayed with a Phenolphthalein indicator to method BSEN 14630:2006 and the depth to which the indicator remained colourless recorded. The results can be found in Appendix C at the end of this report and in table 1 following, along with the results for the depth of cover.

Sample Ref.	Location	Carbonation Max (mm)	Carbonation Ave. (mm)	Depth of Cover (mm)
D1	Level 14 Roof Support	>30	>30	30
D2	Level 14 External Wall	12	10	31
D3	Level 14 Plant Room Soffit	10	9	35
D4	Level 12 External Wall	20	17	22
D5	Level 12 Internal Wall	8	9	55
D6	Level 12 Soffit	12	13	39
D7	Level 9 External Wall	5	5	28
D8	Level 9 Internal Wall	10	9	20
D9	Level 9 Soffit	>20	>20	32
D10	Level 6 External Wall	6	5	19
D11	Level 6 Internal Wall	21	17	14
D12	Level 6 Soffit	24	22	50
D13	Level 3 External Wall	10	9	39
D14	Level 3 Internal Wall	8	8	30
D15	Level 3 Soffit	>20	>20	25
D16	Ground Floor External Wall	5	3	38
D17	Ground Internal Wall	5	4	35
D18	Ground Floor Soffit	15	12	32

Table 1.

2.2 Concrete Core Sampling

At two core locations an Ø80mm core was extracted using a Hilti DD150 Core Rig fitted with a diamond tipped core barrel, and using water cooled coring techniques. The concrete was checked using the Hilti PS200 prior to coring in order to prevent damage to the embedded reinforcement.

The coring process was stopped at each location when sufficient material was extracted for a compressive strength.

All cores were sealed in sample bags with a unique reference number for return to the laboratory.

All core and drill holes were repaired using a Fosroc fast setting repair material.

2.3 Breakout to Steel Reinforcement

At location on the wall, and one location on the soffit the steel reinforcement was locally exposed using a Hilti Hammer Drill with a breaker bit, in order to examine the steel for signs of corrosion and conduct measurements of the steel.

It was found that the wall steel was in good condition, with diameters 12mm and depth of cover 15mm and 65mm. It was found that the both the link steel and main bar within the bison hollow slabs had surface rust present with very little concrete cover. The link was found to be a 6mm square twist bar and the main bar a 12mm square twist. The concrete was fully carbonated beyond the steel at this location.

The breakouts were filled with a Fosroc repair material after inspection was complete. Photographs and comments on the steel can be found in Appendix D at the end of this report.

3. LABORATORY WORKS

On arrival at the laboratory all samples were given a unique registration number GRN 35626.

3.1 Log and Photograph of Concrete Cores & Compressive Strength

The two concrete cores were logged and photographed, and cut to be tested for compressive strength. The tests for compressive strength were carried out to BS EN 12504 – 1 : 2019. A summary of the test results can be found in table 2 following and the certificate found in Appendix E at the end of this report.

Designation	Sample Location	Compressive Strength (N/mm ²)	Density As Received (kg/m ³)
C1	Third Floor External Wall.	40.7	2260
C2	Third Floor Internal Wall.	32.9	2340

Table 2.

3.2 Chloride Content

The eighteen concrete dust samples were analysed for Chloride Content to BS 1881: Part 124: 2015+A1 :2021 and In-House Method TPM 49. The certificate for these results can be found in Appendix F at the end of this report and in table 3 following.

Sample Ref.	Location	Chloride Content	
		% by mass	% by cement
D1	Level 14 Support	0.01	0.07
D2	Level 14 External Wall	0.01	0.07
D3	Level 14 Plant Room Soffit	0.04	0.30
D4	Level 12 External Wall	0.07	0.49
D5	Level 12 Internal Wall	<0.01	0.02
D6	Level 12 Soffit	0.09	0.63
D7	Level 9 External Wall	0.11	0.81
D8	Level 9 Internal Wall	0.01	0.08
D9	Level 9 Soffit	0.06	0.45
D10	Level 6 External Wall	0.06	0.43
D11	Level 6 Internal Wall	0.10	0.68
D12	Level 6 Soffit	0.06	0.45
D13	Level 3 External Wall	0.01	0.10
D14	Level 3 Internal Wall	0.02	0.14
D15	Level 3 Soffit	0.11	0.77
D16	Ground Floor External Wall	<0.01	0.03

Sample Ref.	Location	Chloride Content	
		D17	Ground Internal Wall
D18	Ground Floor Soffit	0.01	0.05

Table 3.

3.3 Sulfate Content

Six of the eighteen dust samples were chosen were analysed for Sulfate Content to BS 1881: Part 124: 2015+A1 :2021. The certificate for these results can be found in Appendix G at the end of this report and in table 4 following.

Sample Reference	Location	Sulfate [SO ₃]	
		% by mass sample	% by mass cement
D2	Level 14 Wall	0.52	3.70
D6	Level 12 Soffit	0.55	3.91
D7	Level 9 External Wall	0.54	3.85
D11	Level 6 Internal Wall	0.52	3.72
D15	Level 3 Soffit	0.45	3.23
D16	Ground Floor External Wall	0.42	3.01

Table 4.

4. SUMMARY

As can be seen by the depth of carbonation results, the depth of carbonation varies throughout the structure, although only reaches or surpasses the depth of cover to the steel at locations D1 & D11, and possibly at D9 and D15. The carbonation of concrete causes the loss of alkalinity within the concrete which puts the embedded steel reinforcement at risk of corrosion, as the highly alkaline environment of concrete offers protection to the embedded steel. Concrete in a wet and humid environment is at a higher risk due to the effects of atmospheric carbonation than concrete kept in a dry condition. Table 4 following summarises which samples have reached the depth of cover to the steel.

Reference	Max. Carbonation (mm)	Depth of Cover (mm)	Carbonation Layer Reached Steel Depth
D1	>30	30	Yes
D2	12	31	No
D3	10	35	No
D4	20	22	No
D5	8	55	No
D6	12	39	No
D7	5	28	No
D8	10	20	No
D9	>20	32	Unconfirmed

Reference	Max. Carbonation (mm)	Depth of Cover (mm)	Carbonation Layer Reached Steel Depth
D10	6	19	No
D11	21	14	Yes
D12	24	50	No
D13	10	39	No
D14	8	30	No
D15	>20	25	Unconfirmed
D16	5	38	No
D17	5	35	No
D18	15	32	No

Table 5.

The presence of chlorides in concrete has been assessed with reference to 'An International Review of Chloride Ingress Into Structural Concrete' by TRRL. Typically a chloride content of less than 0.4% is taken as a 'negligible risk' of corrosion, 0.4-1.0% 'possible risk' of corrosion, 1.0-2.0% a 'probable risk' of corrosion and greater than 2.0% a "certain risk" of corrosion.

Taking this into consideration, samples D4, D6, D7, D9, D10, D11, D12 and D15 are considered to be at a possible risk of corrosion, all remaining samples were found to be at 'negligible risk' of corrosion due to chloride ingress.

Usually when Sulfates in concrete exceed 4% by mass cement the risk of corrosion increases in all cases. As can be seen by the Sulfate results all locations have less than 4% by mass of cement.

5. QUALITY STATEMENT

We can confirm that in preparing this report we have exercised all reasonable skill and care.

APPENDIX A

SITE LOCATION

Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Stanger



Site Location

Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Stanger

APPENDIX B

TEST LOCATION PLANS



NOTES

Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

This drawing is copyright of LMA Architects. This drawing cannot be copied or reproduced in part or full without the written consent of LMA Architects.

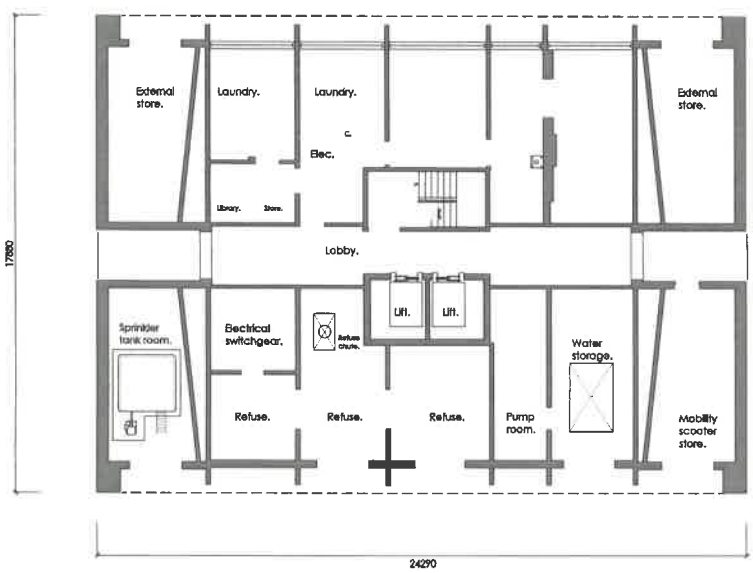
SCALE OF METRES 1:200



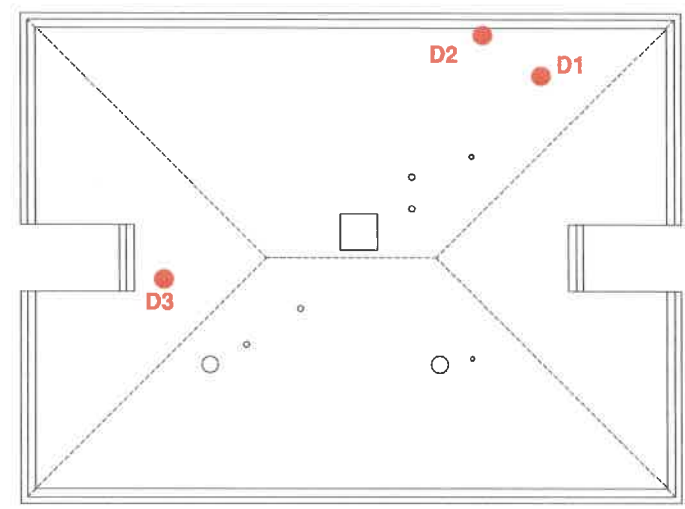
Typical Floor 1 - 13 Layout.



Typical Floor 2 - 12 Layout.



Ground Floor Layout.



Pitched Roof Plan

Revision	Date	Description	By

LMA ARCHITECTS

The Atrium | 6 New Road | Ayr, KA8 8EX | 01292611727
 100 West George Street | Glasgow, G2 1PP | 01412642991
 studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
 South Ayrshire Council / Ashleigh

Project
 Riverside Place Housing
 John Street
 Ayr

Description
 Existing Floor Plans
 Scott Court

Status
Planning

Job Number	Drawing Number	Revision
23_01_2438 EX(09)001		

Scale	Drawn / Checked By	Date
1:200 @ A3	JMcP / CG	Sep '23

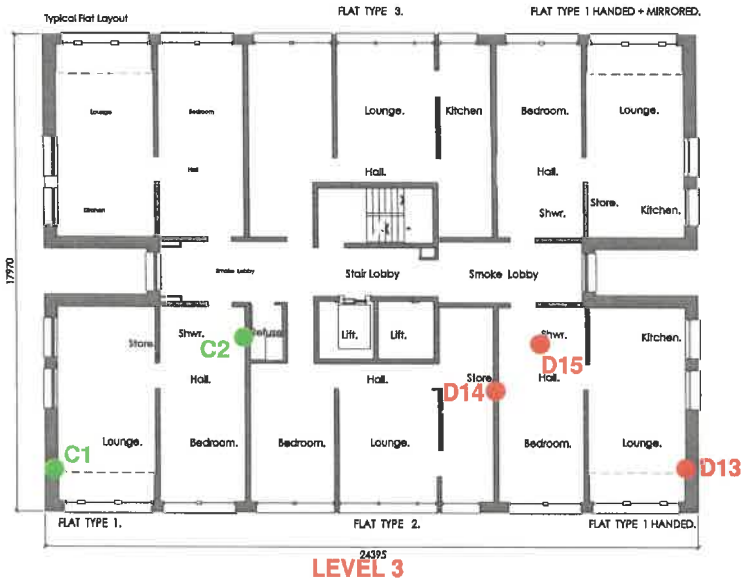
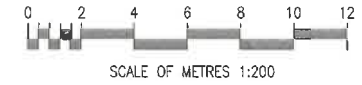
EXISTING.

NORTH

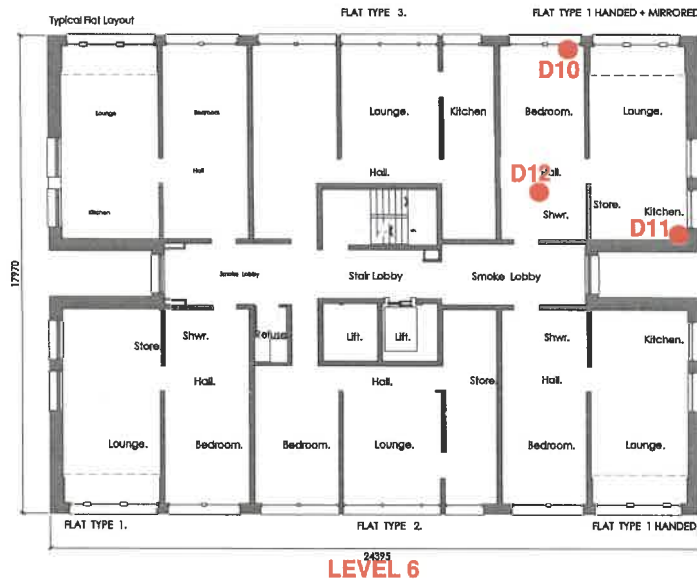
NOTES

Do not scale from this drawing. All dimensions to be checked by the contractor before construction and prior to the fabrication of any component. Discrepancies to be reported to LMA Architects

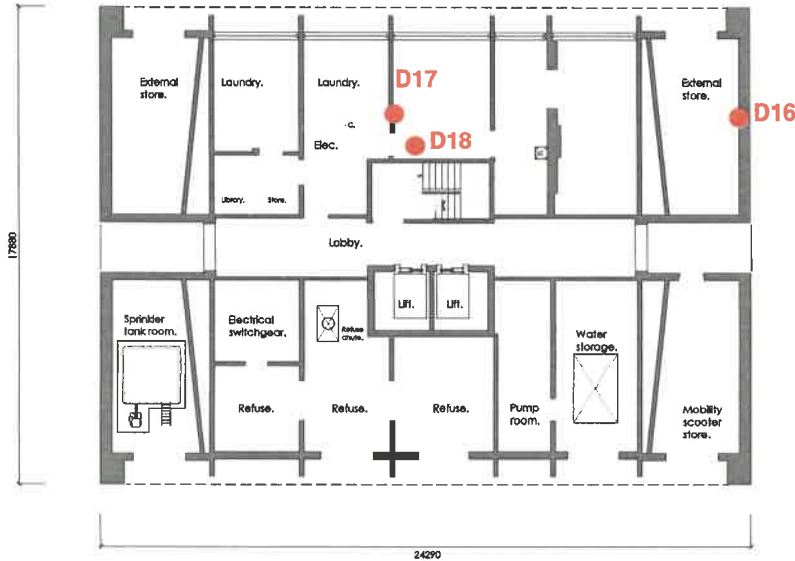
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Typical Floor 1 - 13 Layout.

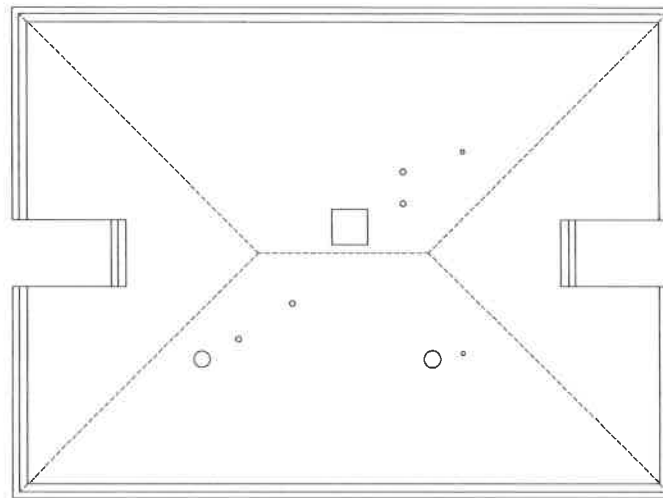


Typical Floor 2 - 12 Layout.



Ground Floor Layout.

EXISTING.



Pitched Roof Plan

Revision	Date	Description	By
----------	------	-------------	----



The Atrium 4 New Road | Ayr, KA8 8EX | 01292611727
 100 West George Street | Glasgow, G2 1PP | 01412642991
 studio@l-m-a.co.uk | www.l-m-a.co.uk

Client
 South Ayrshire Council / Ashleigh

Project
 Riverside Place Housing
 John Street
 Ayr

Description
 Existing Floor Plans
 Scott Court

Status
Planning

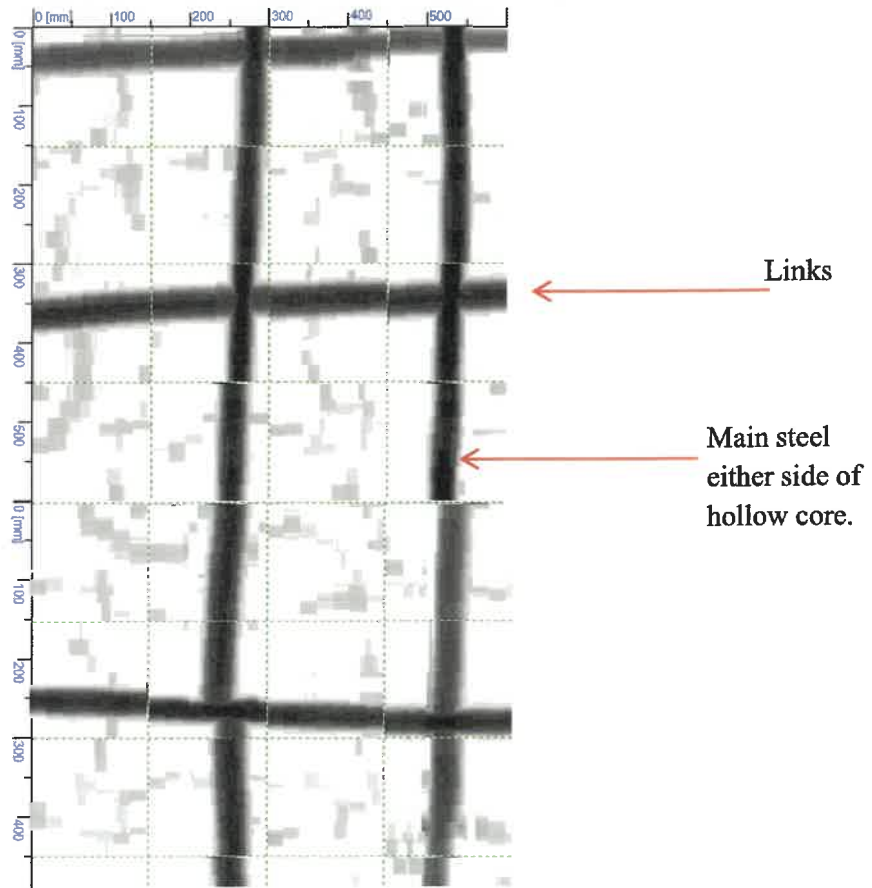
Job Number	Drawing Number	Revision
23_01_2438 EX(09)001		
Scale	Drawn / Checked By	Date
1:200 @ A3	JMcP / CG	Sep '23

APPENDIX C

REINFORCEMENT DETAILS

Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Location: Bison Slab Soffit



Overall slab thickness 230mm including screed.

Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Location: **Bison Slab Soffit**



The steel was locally exposed and found to be in poor condition, most notably the link which had very little cover,

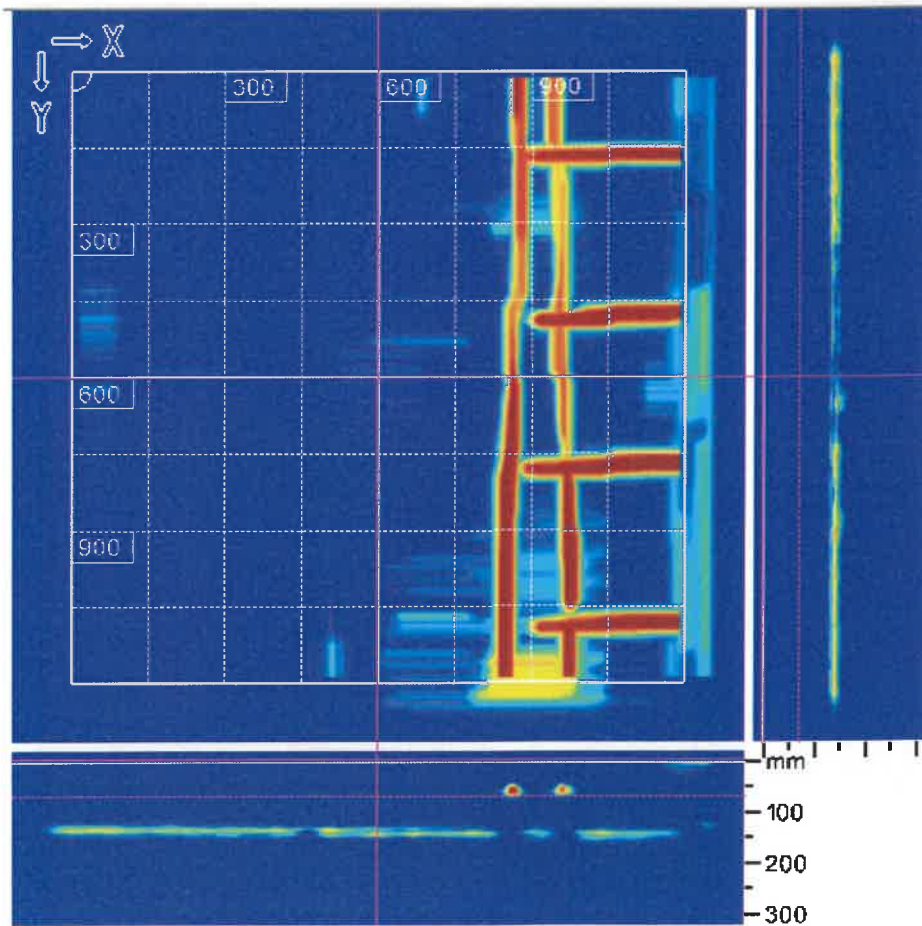
Link: Ø6mm Square Twist, 1mm cover at this location

Vertical: Ø12mm Square Twist, 18mm cover

The carbonation layer at this location was beyond the depth of the reinforcement, and the full thickness of the hollow part of the panel which was 20mm.

Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Location: Wall Panel



Reinforcement is only present towards the window, which are often separate panels.

Location: Wall Panel

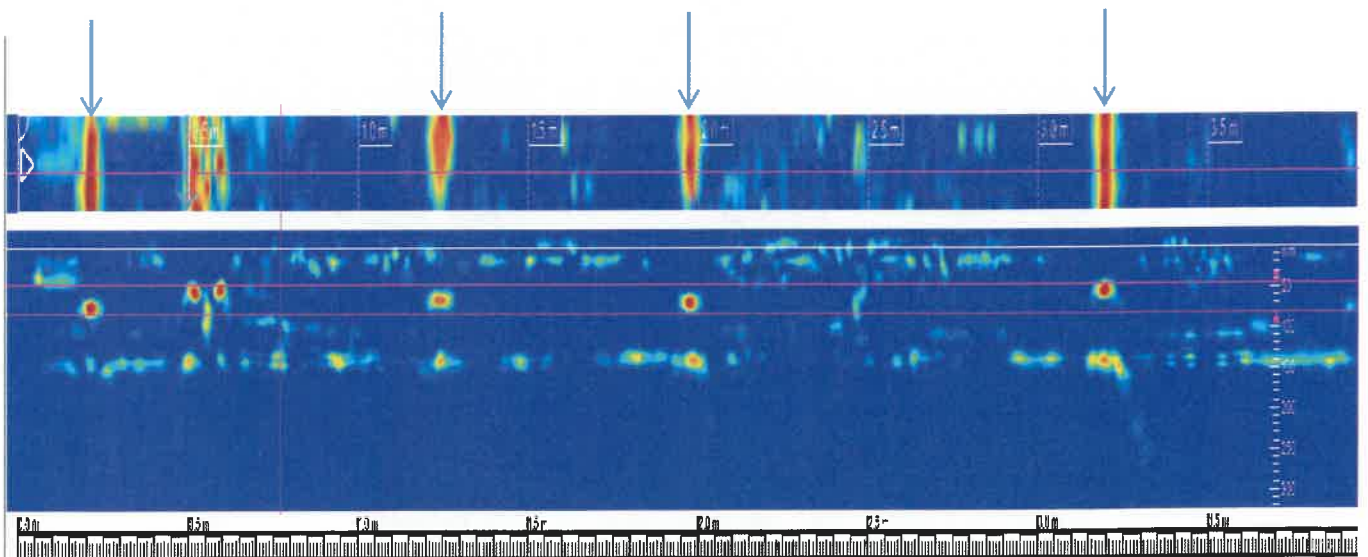


The steel was locally exposed and found to be in good condition.

Horizontal: Ø12mm Smooth, 15mm cover

Vertical: Ø12mm Smooth, 65mm cover

These pre-cast panels which have very little reinforcement are often connected to the slab by dowels. The top of the wall was scanned and possible dowels have been located at regular intervals.



Client : Clancy Consulting Ltd
Contract : Tower Block, Riverside, Ayr
File No. : LMS/A17718

Location: Various Wall Panels

Various wall panels across different floors were scanned in order to prove the panels were generally only reinforced at the edges.



APPENDIX D

CONCRETE CORE LOGS AND COMPRESSIVE STRENGTH CERTIFICATES

Your Ref :
Our Ref : LMS/A17718
Date : 8th November 2022

Clancy Consulting Ltd
The Studio
5 Newton Terrace Lane
Glasgow
G3 7PB

**CERTIFICATE OF TEST FOR COMPRESSIVE STRENGTH OF CONCRETE CORES
TO BS EN 12504-1 : 2019**

Client	:	Clancy Consulting Ltd
Contract	:	Tower Block Riverside Ayr
Designation	:	C1
Core Location	:	Third Floor External Wall
Date Cored	:	31/10/2023
Date Cast	:	Not Stated
Date Received	:	31/10/2023
Sample Ref.	:	7930H023
GRN	:	35626
Cored By	:	Stanger Testing Services Ltd
Estimated Maximum Aggregate Size	:	10mm
Max & Min Length as Received (mm)	:	160/158
Coring Direction	:	Horizontal
Mean Diameter (mm)	:	80
Length/Diameter Ratio of Prepared Specimen (mm)	:	1.025
Position Relative to Total Length (mm)	:	40mm From Outer Surface of Core
Average Length after End Preparation (mm)	:	82
Method of End Preparation	:	Sulphur Sand
Density as Received (kg/m ³)	:	2260
Density Saturated (kg/m ³)	:	Not Applicable
Method	:	Water Displacement
Date of Test	:	06/11/2023
Age at Test Date	:	Not Stated
Storage Method	:	Sealed Container
Time Stored	:	5 Days
Time Air Dried	:	24 Hours
Maximum Load at Failure (kN)	:	204.4
Appearance at Failure	:	Normal
Size, Position and Spacing of Reinforcement Bars	:	None
Compressive Strength (N/mm ²)	:	40.7
Remarks:		
Compaction	:	Good
Voids (%)	:	0.5%
Honeycombing	:	None
Cracks	:	None
Aggregate Distribution	:	Even

N.B.: Please be advised that all samples (if not destroyed during the testing process) will be disposed of 7 days from the date of issue of this report unless we received written instruction to retain them, in which case charges may apply.

Technical Director Laboratory Supervisor Manager/Engineer

Stanger Testing Services Limited

Cambuslang Laboratory Bogleshole Road Cambuslang Glasgow G72 7DD
Telephone (0141) 641 3623 Fax (0141) 641 9279

Email: stangertesting@aol.com

Stanger Testing Services Limited Registered in Scotland No. SC219023

'Stanger' is a trademark VAT Registration No. 774 7634 86

Dundee Telephone (01382) 535272
Fax (01382) 530899



Your Ref :
Our Ref : LMS/A17718
Date : 8th November 2022

Clancy Consulting Ltd
The Studio
5 Newton Terrace Lane
Glasgow
G3 7PB

CERTIFICATE OF TEST FOR COMPRESSIVE STRENGTH OF CONCRETE CORES TO BS EN 12504-1 : 2019

Client	:	Clancy Consulting Ltd
Contract	:	Tower Block Riverside Ayr
Designation	:	C2
Core Location	:	Third Floor Internal Wall
Date Cored	:	31/10/2023
Date Cast	:	Not Stated
Date Received	:	31/10/2023
Sample Ref.	:	7930H023
GRN	:	35626
Cored By	:	Stanger Testing Services Ltd
Estimated Maximum Aggregate Size	:	20mm
Max & Min Length as Received (mm)	:	120/100
Coring Direction	:	Horizontal
Mean Diameter (mm)	:	80
Length/Diameter Ratio of Prepared Specimen (mm)	:	1.025
Position Relative to Total Length (mm)	:	10mm From Outer Surface of Core
Average Length after End Preparation (mm)	:	82
Method of End Preparation	:	Sulphur Sand
Density as Received (kg/m ³)	:	2340
Density Saturated (kg/m ³)	:	Not Applicable
Method	:	Water Displacement
Date of Test	:	06/11/2023
Age at Test Date	:	Not Stated
Storage Method	:	Sealed Container
Time Stored	:	5 Days
Time Air Dried	:	24 Hours
Maximum Load at Failure (kN)	:	165.4
Appearance at Failure	:	Normal
Size, Position and Spacing of Reinforcement Bars	:	None
Compressive Strength (N/mm ²)	:	32.9
Remarks:		
Compaction	:	Good
Voids (%)	:	0.5%
Honeycombing	:	None
Cracks	:	None
Aggregate Distribution	:	Even

N.B.: Please be advised that all samples (if not destroyed during the testing process) will be disposed of 7 days from the date of issue of this report unless we received written instruction to retain them, in which case charges may apply.

Technical Director Laboratory Supervisor Manager/Engineer

Stanger Testing Services Limited

Cambuslang Laboratory Bogleshole Road Cambuslang Glasgow G72 7DD

Telephone (0141) 641 3623

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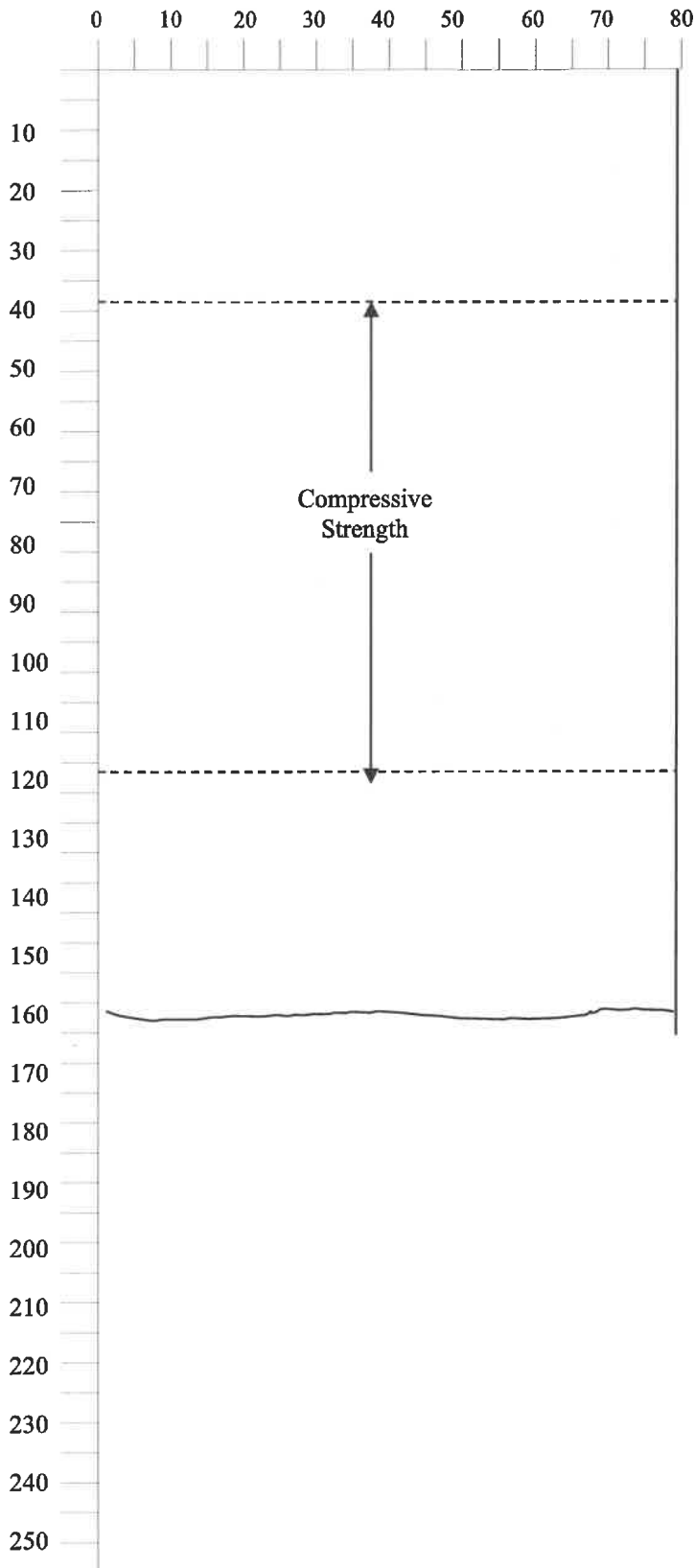
Dundee Telephone (01382) 535272

Fax (01382) 530899



CORE LOG

CLIENT: Clancy Consulting FILE REF: A17718-7930H023
 STRUCTURE: Tower Block Riverside Ayr LOCATION: Third Floor External Wall
 DATE CORED: 31/10/2023 CORED BY: Stanger DATE REC'D: 31/10/2023
 CORE MARK/No: C1 PHOTOGRAPH: Yes GRN: 35626



Aggregate Distribution : Even
 Nominal Maximum Size : 10mm
 Compaction Remarks:
 Compaction : Good
 Excess Voidage : 0.5%
 Honeycombing : None
 Cracks : None
 No of pieces : 1
 Type of Aggregate : Gravel
 Shape of Aggregate : Rounded/Irregular
 Presence of Microcracking: Not Applicable
 Max/Min Length (mm) : 160/158
 Diameter (mm) : 80
 Depth of Carbonation : Not Applicable
 Topping : None
 Repairs : None
 Reinforcing Bars : None
 No: Not Applicable Diameter: Not Applicable
 Orientation of core
 With respect to structure : Horizontal

Checked by : [REDACTED]
 Date : 01/11/2023

CLIENT: Clancy Consulting

FILE REF: A17718-7930H023

STRUCTURE: Tower Block Riverside Ayr

LOCATION: Third Floor External Wall

DATE CORED: 31/10/2023

CORED BY: Stanger

DATE REC'D: 31/10/2023

CORE MARK/No: C1

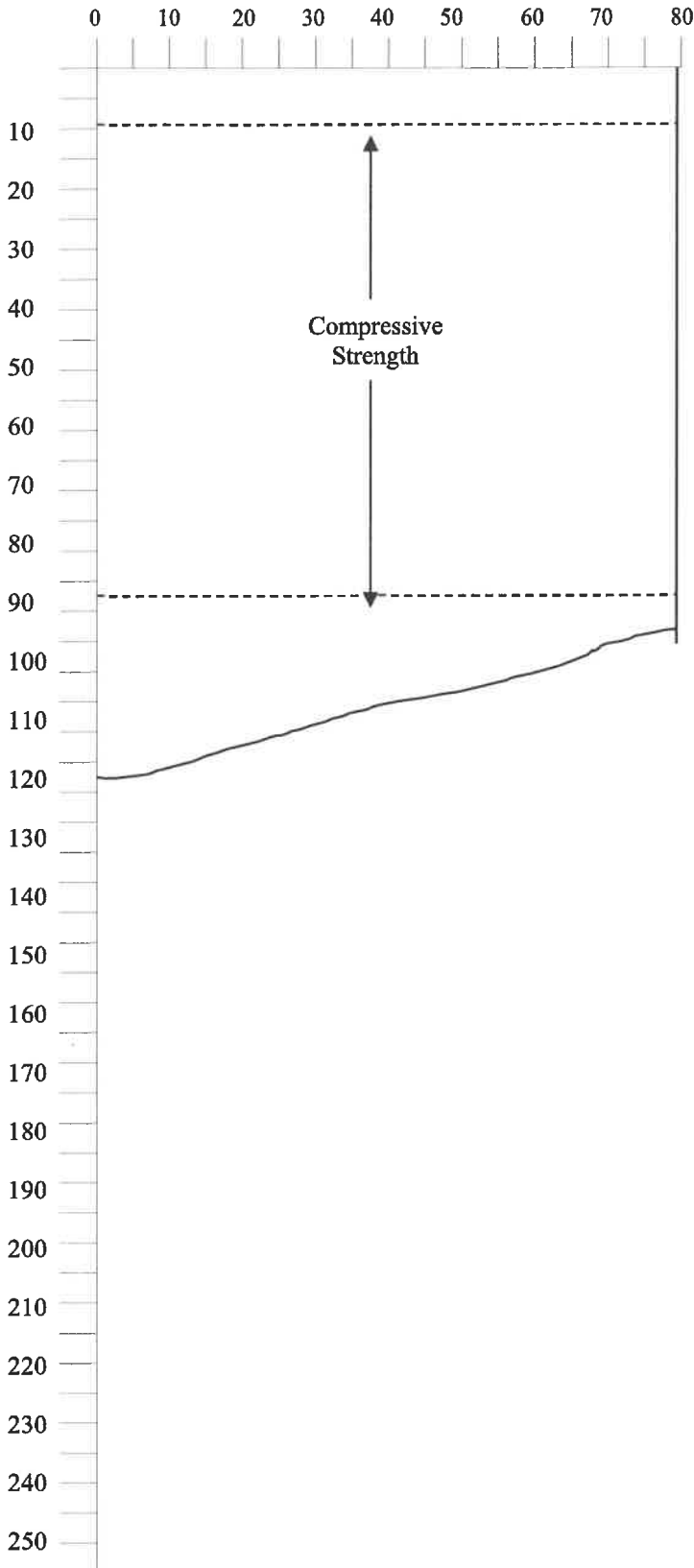
PHOTOGRAPH: Yes

GRN: 35626



CORE LOG

CLIENT: Clancy Consulting FILE REF: A17718-7930H023
 STRUCTURE: Tower Block Riverside Ayr LOCATION: Third Floor Internal Wall
 DATE CORED: 31/10/2023 CORED BY: Stanger DATE REC'D: 31/10/2023
 CORE MARK/No: C2 PHOTOGRAPH: Yes GRN: 35626



Aggregate Distribution : Even
 Nominal Maximum Size : 20mm
 Compaction Remarks:
 Compaction : Good
 Excess Voidage : 0.5%
 Honeycombing : None
 Cracks : None
 No of pieces : 1
 Type of Aggregate : Crushed Rock
 Shape of Aggregate : Angular/Irregular
 Presence of Microcracking: Not Applicable
 Max/Min Length (mm) : 120/100
 Diameter (mm) : 80
 Depth of Carbonation : Not Applicable
 Topping : None
 Repairs : None
 Reinforcing Bars : None
 No: Not Applicable Diameter: Not Applicable
 Orientation of core
 With respect to structure : Horizontal

Checked by : [REDACTED]
 Date : 01/11/2023

CLIENT: Clancy Consulting

FILE REF: A17718-7930H023

STRUCTURE: Tower Block Riverside Ayr

LOCATION: Third Floor Internal Wall

DATE CORED: 31/10/2023

CORED BY: Stanger

DATE REC'D: 31/10/2023

CORE MARK/No: C2

PHOTOGRAPH: Yes

GRN: 35626



APPENDIX E

DEPTH OF CARBONATION CERTIFICATE

Your Ref. :
Our Ref. : LMS/A17718
Date : 16th November 2023

Stanger

Clancy Consulting Limited
Ladykirk House
Skye Road
Shawfarm
Prestwick
KA9 2TA

CERTIFICATE OF ANALYSIS FOR DEPTH OF CARBONATION TO BS EN 14630: 2006

Client : Clancy Consulting Ltd.
Contract : Tower Block, Riverside, Ayr
Laboratory Reference : 7930H023
GRN : 35626
Date of Test : 31/10/2023
Method of Test : BS EN 14630 : 2006
Test Type : In-Situ
Sample Exposure : Internal/Sheltered & Internal/Exposed
Technician Name :
Indicator Details : 1g Phenolphthalein - 70 ml Ethanol - 30 ml Deionised Water

Results:

Sample Reference	Location	Carbonation Max (mm)	Carbonation Ave. (mm)
D1	Level 14 Support	>30	>30
D2	Level 14 External Wall	12	10
D3	Level 14 Plant Room Soffit	10	9
D4	Level 12 External Wall	20	17
D5	Level 12 Internal Wall	8	9
D6	Level 12 Soffit	12	13
D7	Level 9 External Wall	5	5
D8	Level 9 Internal Wall	10	9
D9	Level 9 Soffit	>20	>20
D10	Level 6 External Wall	6	5
D11	Level 6 Internal Wall	21	17
D12	Level 6 Soffit	24	22
D13	Level 3 External Wall	10	9
D14	Level 3 Internal Wall	8	8
D15	Level 3 Soffit	>20	>20
D16	Ground Floor External Wall	5	3
D17	Ground Internal Wall	5	4
D18	Ground Floor Soffit	15	12

Laboratory Supervisor

Manager/Engineer

Stanger Testing Services Limited

Cambuslang Laboratory Bogleshole Road Cambuslang Glasgow G72 7DD
Telephone (0141) 641 3623 Fax (0141) 641 9279

Dundee Telephone (01382) 535272
Fax (01382) 530899

Email: stangertesting@aol.com

Stanger Testing Services Limited Registered in Scotland No. SC219023

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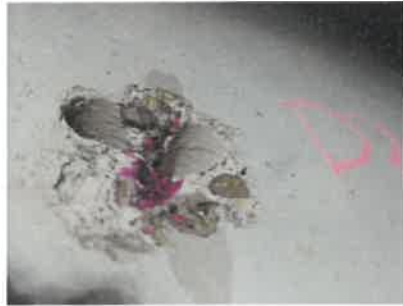
Your Ref. :
Our Ref. : LMS/A17718
Date : 16th November 2023

CERTIFICATE OF ANALYSIS FOR DEPTH OF CARBONATION TO BS EN 14630: 2006

Carbonation Profile:



D1



D2



D3



D4



D5



D6



D7



D8



D9



D10



D11



D12

Stanger Testing Services Limited
Cambuslang Laboratory Bogleshole Road Cambuslang Glasgow G72 7DD
Telephone (0141) 641 3623 Fax (0141) 641 9279
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Dundee Telephone (01382) 535272
Fax (01382) 530899

Stanger Testing Services Limited Registered in Scotland No. SC219023

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Your Ref. :
Our Ref. : LMS/A17718
Date : 16th November 2023

Stanger

**CERTIFICATE OF ANALYSIS FOR DEPTH OF CARBONATION
TO BS EN 14630: 2006**

Carbonation Profile:



D13



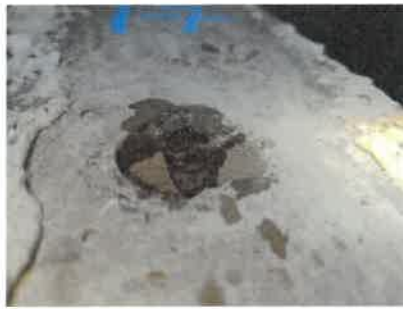
D14



D15



D16



D17



D18

Stanger Testing Services Limited

Cambuslang Laboratory Bogleshole Road Cambuslang Glasgow G72 7DD

Telephone (0141) 641 3623

Fax (0141) 641 9279

Dundee Telephone (01382) 535272

Fax (01382) 530899

Email: stangertesting@aol.com

Stanger Testing Services Limited Registered in Scotland No. SC219023

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APPENDIX F

CHLORIDE CONTENT CERTIFICATE

Your Ref. :
Our Ref. : LMS/A17718-7930H023
Date : 7th November 2023

Clancy Consulting Ltd
The Studio
5 Newton Terrace Lane
Glasgow
G3 7PB

**CERTIFICATE OF ANALYSIS OF CONCRETE SAMPLES
FOR DETERMINATION OF CHLORIDE CONTENT
TO TPM 49 – (IN HOUSE METHOD – POTENTIOMETRIC METHOD)**

Client : Clancy Consulting
Project : Tower Block, Riverside Ayr
Sample Location : Various (See Below)
Date Sampled : 31/10/2023
Sampled By : Stanger Testing Services Ltd
Sample Description : Concrete Dust
GRN : 35626
Date of Receipt : 31/10/2023
Method of Test : TPM 49 – (In House Method – Potentiometric Method)
Date of Test : 02-03/11/2023

Results:

Sample Reference	Location	Chloride [Cl]	
		% by mass sample	% by mass cement
D1	Level 14 Support	0.01	0.07
D2	Level 14 Wall	0.01	0.07
D3	Level 14 Plant Room Soffit	0.04	0.30
D4	Level 12 External Wall	0.07	0.49
D5	Level 12 Internal Wall	<0.01	0.02
D6	Level 12 Soffit	0.09	0.63
D7	Level 9 External Wall	0.11	0.81
D8	Level 9 Internal Wall	0.01	0.08
D9	Level 9 Soffit	0.06	0.45
D10	Level 6 External Wall	0.06	0.43
D11	Level 6 Internal Wall	0.10	0.68
D12	Level 6 Soffit	0.06	0.45
D13	Level 3 External Wall	0.01	0.10

Stanger Testing Services Limited

Cambuslang Laboratory Bogleshole Road, Cambuslang, Glasgow G72 7DD, Telephone (0141) 641 3623, Fax (0141) 641 9279

Dundee Laboratory, Telephone (01382) 535272, Fax (01382) 530899

Email: stangertesting@aol.com

Stanger Testing Services Limited Registered in Scotland No. SC219023

'Stanger' is a trademark VAT Registration No. 774 7634 86



0251

Your Ref. :
Our Ref. : LMS/A17718-7930H023
Date : 7th November 2023

**CERTIFICATE OF ANALYSIS OF CONCRETE SAMPLES
FOR DETERMINATION OF CHLORIDE CONTENT
TO TPM 49 – (IN HOUSE METHOD – POTENTIOMETRIC METHOD)**

Sample Reference	Location	Chloride [Cl]	
		% by mass sample	% by mass cement
D14	Level 3 Internal Wall	0.02	0.14
D15	Level 3 Soffit	0.11	0.77
D16	Ground Floor Internal Wall	<0.01	0.03
D17	Ground Floor Internal Wall	0.01	0.06
D18	Ground Floor Soffit	0.01	0.05

Comments:

- The chloride content expressed as a percentage by mass of cement were calculated using an assumed cement content of 14.0% by mass.
- The test result only relates to the sample tested.
- We confirm that in preparing this report we have exercised all reasonable skill and care.


Laboratory Supervisor


Engineer/Manager

Stanger Testing Services Limited

Cambuslang Laboratory Bogleshole Road, Cambuslang, Glasgow G72 7DD, Telephone (0141) 641 3623, Fax (0141) 641 9279
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APPENDIX G

SULFATE CONTENT CERTIFICATE

Your Ref. :
Our Ref. : LMS/A17718-7930H023
Date : 7th November 2023

Clancy Consulting Ltd
The Studio
5 Newton Terrace Lane
Glasgow
G3 7PB

**CERTIFICATE OF ANALYSIS OF CONCRETE SAMPLES
FOR DETERMINATION OF SULPHATE CONTENT
TO BS 1881: PART 124: 2015 + A1: 2021**

Client : Clancy Consulting
Project : Tower Block, Riverside Ayr
Sample Location : Various (See Below)
Date Sampled : 31/10/2023
Sampled By : Stanger Testing Services Ltd
Sample Description : Concrete Dust
GRN : 35626
Date of Receipt : 31/10/2023
Method of Test : BS 1881: Part 124: 2015 + A1: 2021
Date of Test : 02-06/11/2023

Results:

Sample Reference	Location	Sulphate [SO ₃]	
		% by mass sample	% by mass cement
D2	Level 14 Wall	0.52	3.70
D6	Level 12 Soffit	0.55	3.91
D7	Level 9 External Wall	0.54	3.85
D11	Level 6 Internal Wall	0.52	3.72
D15	Level 3 Soffit	0.45	3.23
D16	Ground Floor Internal Wall	0.42	3.01

Comments:

- The chloride content expressed as a percentage by mass of cement were calculated using an assumed cement content of 14.0% by mass.
- The test result only relates to the sample tested.
- We confirm that in preparing this report we have exercised all reasonable skill and care.


Laboratory Supervisor


Engineer/Manager

Assessment Criteria	Weighting	Option 1			Option 2		
		Score (1-5 high)	Rationale / Comments	Weighted Score	Score (1-5 high)	Rationale / Comments	Weighted Score
Criteria 1 - Finance - Does the proposal meet the financial requirements of the HRA business plan in terms of affordability, value for money for the required investment and balances the Councils legal and financial responsibilities for the asset with its responsibilities to be accountable to its tenants.	50	5	This option meets the affordability criteria with regards to the HRA. The capital investment has been included as part of the HRA business plan assumptions during the rent setting process for 2024-2027. Payback is at 48 years with all rental income from then becoming surplus and feeding the overall HRA. Payback for historic projects was 40 years with SG subsidy but this is now being extended due to debt charges and the economy. Option 1 would also give flexibility within the HRA capital programme in the region of [REDACTED]. There are 2 options for this funding. 1. If the Council don't borrow it will reduce the debt charges that have been assumed in the HRA business plan 2. The council could invest in other developments that may come online and/or invest in other capital projects at a level that keeps the debt affordability ratio below 35% and the minimum Capital From Current Revenue (CFCR) at [REDACTED].	250	2	There are concerns over the implications to the overall HRA. Whilst the capital investment has been included as part of the HRA business plan assumptions during the rent setting process for 2024-2027, the business plan can only be considered over 25 years for option 2 as the expected design life of the building. At 25 years option 2 would leave the HRA with a deficit of [REDACTED]. Consideration has been given to any further extended life of the building for option 2. A structural survey would be required prior to the 25 years to ascertain if the life of the building can be extended. This is likely to come at an additional capital cost if the buildings life can be extended, which at this point is unknown and not factored into any assumptions. The business plan assumptions for option 2 also identifies a risk to the HRA where the maximum debt/rent ratio would be reached and the CFCR would reduce to [REDACTED] for 2 years meaning any increase in assumptions for interest rates, pay awards, materials etc could mean that the service would need to change how it operates to accommodate the budget. There is also a risk that at 25 years the building may not be able to have the life extended and will need to be demolished.	100
Criteria 2 - Equalities - Does the option meet the Housing for varying needs standards with regards to specific needs, accessibility (wheelchairs etc), wet rooms, adaptability.	25	4	This option fully meets the Housing for Varying Needs Standards and will be fully accessible for older or disabled people. The asset would offer greater potential to be adapted, if required, to meet future needs.	100	2	This will partially meet the Housing for Varying Needs Standards however, the properties cannot be adapted to take wet floor showers or be made wheelchair accessible with regards to the kitchen and bathroom.	50
Criteria 3 - Expected Lifecycle of asset. Will the option provide long term housing and provide longevity in terms of rental income	15	4	The new build properties will be built to a minimum 60 year lifespan. The asset will have major component replacement every 15 years which has been factored into the assumptions. It is expected that the life of the new build properties will extend beyond 60 years.	60	1	Block 1 Riverside Place was built in 1970 and is of non traditional construction. Option 2 has an expected design life of 25 years. Prior to the expected design life of 25 years, a further structural survey would be required for block 1, to ascertain the remaining lifespan, any potential further capital investment required beyond 25 years, and to assess whether full modernisation of the flats was viable. Given that the block is of non-traditional construction there is a risk at the 25 year point that the structural assessment may advise the building has reached the end of its life and will need to be demolished.	15
Criteria 4 - How does the option impact on both mainstream and amenity waiting lists	10	3	The 25 new build properties will be classified as amenity housing designed to meet the needs of older or disabled people with an accessible housing need. This will assist the Council to meet the housing needs of 25 households registered on the waiting list.	30	3	Option 2 would offer 78 - 1 bedroom flats. Given the construction constraints, the characteristics of the proposed refurbished properties and the restrictions on their suitability for older or disabled people, it is likely that the refurbished properties would be better suited to applicants on the 1 bedroom mainstream waiting list. It will assist the Council to meet the housing needs of 78 households.	30
Total Weighted Score	100			440			195

South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Affordable Housing Proposals, Riverside Place, Ayr.
Lead Officer (Name/Position)	Kenneth Dalrymple – Assistant Director Housing and Operations
Support Team (Names/Positions) including Critical Friend	Pauline Bradley – Service Lead – Professional Design Services Michael Alexander – Service Lead – Housing Services Chris Carroll – Co-ordinator – Housing Policy & Strategy

*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 present two proposals to Council for consideration for affordable housing at Riverside Place, Ayr.
What are the intended outcomes of the policy?	<p>The intended outcome is for the Council to invest in the supply of affordable housing to meet the needs of households in housing need.</p> <p>Option 1 – Demolish the remaining block and build new housing</p> <p>This option means the Council would seek to demolish the current remaining tower block, following negotiation to terminate the current telecommunications lease, and build 25 low rise flatted properties on the site (15 two bedroom flats and 10 one bedroom flats). The properties would be classified as amenity housing for older or disabled people with an accessible housing need. The properties would be built with property layouts to 'Housing for Varying Needs Standards'. Within the new development, provision will include wheelchair accessible housing. The 25 new build properties, in addition to the 75 new build properties currently under construction, would achieve a total of 100 new build amenity housing properties on the Riverside Place site.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>This option means the Council would keep the remaining block and refurbish it to provide 78 (1 bedroom) properties, with modern facilities, which will meet the Scottish Housing Quality Standard. Given the construction constraints, the characteristics of the proposed refurbished properties and the restrictions on their suitability for older or disabled people, it is likely that the refurbished properties would be better suited to</p>

	<p>applicants on the 1 bedroom mainstream waiting list. In addition to the 75 new build amenity properties currently under construction, 78 refurbished properties would provide a total of 153 properties on the Riverside Place site.</p>
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Section Two: What are the Likely Impacts of the Policy?

<p>Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)</p>	<p>Each option has financial implications for the Council's Housing Revenue Account, which will impact on tenants of South Ayrshire Council.</p> <p>Option 1 – Demolish the remaining block and build new housing</p> <p>If approved, this option would provide 25 new build properties, classified as amenity housing, built with property layouts to 'Housing for Varying Needs Standards', including provision for wheelchair accessible housing. This provision would assist the Council in meeting the housing needs of 25 households, comprising of older or disabled people including households requiring wheelchair accessible properties. This would have a positive impact on meeting the specific housing needs of those client groups on the Council's waiting list.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>If approved, this option would provide 78 refurbished properties, which would be better suited to applicants on the 1 bedroom mainstream waiting list. This option would assist the Council in meeting the housing needs of 78 households on the Council's 1 bedroom mainstream waiting list.</p>
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?

List any likely positive and/or negative impacts.

Protected Characteristics	Positive and/or Negative Impacts
<p>Age: Issues relating to different age groups e.g. older people or children and young people</p>	<p>Option 1 – Demolish the remaining block and build new housing</p> <p>Positive Impacts:</p> <p>There are positive impacts for older people, the provision of 25 amenity properties built with property layouts to ‘Housing for Varying Needs Standards’, would contain characteristics which contribute to providing lifetime homes for older people. Furthermore, this option would have a positive impact for older people, as it would contribute the provision of amenity housing already under construction at the site and would provide a housing development designed to meet the needs of older and disabled people.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Positive Impacts:</p> <p>Given the construction constraints, the characteristics of the proposed refurbished properties and the restrictions on their suitability for older or disabled people, it is likely that the refurbished properties would be better suited to applicants on the 1 bedroom mainstream waiting list. Therefore, if approved, this option would provide 78 (1 bedroom) properties to meet housing need from single or couple households on the mainstream waiting list.</p> <p>Negative Impacts:-</p> <p>The blocks at Riverside Place, Ayr were previously classified as amenity housing and were generally let to older or disabled people. This demographic generally contributed to a more settled environment. However, during previous emergency incidents, some households struggled to safely leave their home unaided. Given the construction constraints, the characteristics of the proposed refurbished properties and the restrictions on their suitability for older or disabled people, it is likely that the refurbished properties would be better suited to applicants on the 1 bedroom mainstream waiting list. There is a risk by locating mainstream accommodation of this scale, in such close proximity to new build amenity housing, that it could impact on the desirability and level of demand for the new build development from older or disabled people.</p>
<p>Disability: Issues relating to disabled people</p>	<p>Option 1 – Demolish the remaining block and build new housing</p>

	<p>Positive Impacts:</p> <p>There are positive impacts for disabled people, the provision of 25 amenity properties built with property layouts to ‘Housing for Varying Needs Standards’, including wheelchair accessible housing, would assist the Council to meet the housing needs of disabled people. Furthermore, this option would have a positive impact for disabled people, as it would contribute the provision of amenity housing already under construction at the site and would provide additional wheelchair accessible units within a housing development designed to meet the needs of disabled and older people.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Negative Impacts:</p> <p>The refurbishment of the block only partly meets the Housing for Varying Needs Standards due to constraints around the structure of the block. For example, from initial discussions with the design team, the properties cannot be adapted to take wet floor showers due to the concrete floor construction of the structure. Furthermore, the refurbished properties cannot be adapted to be fully wheelchair accessible with regards to the kitchen and bathroom.</p> <p>The blocks at Riverside Place, Ayr were previously classified as amenity housing and were generally let to older or disabled people. This demographic generally contributed to a more settled environment. However, during previous emergency incidents, some households struggled to safely leave their home unaided. Given the construction constraints, the characteristics of the proposed refurbished properties and the restrictions on their suitability for older or disabled people, it is likely that the refurbished properties would be better suited to applicants on the 1 bedroom mainstream waiting list. There is a risk by locating mainstream accommodation of this scale, in such close proximity to new build amenity housing, that it could impact on the desirability and level of demand for the new build development from older or disabled people.</p>
<p>Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex</p>	<p>There are no specific impacts from either of the options relating to this particular characteristic.</p>
<p>Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership</p>	<p>There are no specific impacts from either of the options relating to this particular characteristic.</p>
<p>Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave</p>	<p>There are no specific impacts from either of the options relating to this particular characteristic.</p>

Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	There are no specific impacts from either of the options relating to this particular characteristic.
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	There are no specific impacts from either of the options relating to this particular characteristic.
Sex: Issues specific to women and men/or girls and boys	There are no specific impacts from either of the options relating to this particular characteristic.
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	There are no specific impacts from either of the options relating to this particular characteristic.

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	<p>Option 1 – Demolish the remaining block and build new housing</p> <p>Positive Impacts:</p> <p>The provision of 25 amenity properties built with property layouts to 'Housing for Varying Needs Standards', would contain characteristics which contribute to providing lifetime homes for older and disabled people, including households requiring wheelchair accessible housing. The increased provision of housing suitable for those client groups would have a positive impact on the Council's ability to meet the needs of households on the waiting list, as they would be allocated housing that met their health needs, positively impacting on their health.</p> <p>New build properties would be constructed to take account of improved energy efficiency standards, this would have a positive impact on households health.</p> <p>The provision of an additional 25 amenity properties would compliment the 75 amenity properties currently under construction. If approved, this would provide a total of 100 new build amenity properties at the site, for older or disabled people. This demographic generally contributes to a more settled environment, which would have a positive impact on households health.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Positive Impacts:</p> <p>The provision of 78 (1 bedroom) refurbished properties would have a positive impact on the Council's ability to meet the needs of households on the waiting list. The allocation</p>

	<p>of housing to those in housing need, would have a positive impact on their health.</p> <p>Negative Impacts:-</p> <p>During previous emergency incidents at the multi storey blocks, some households struggled to safely leave their home unaided due to their physical health/mobility. The design and characteristics of the refurbished block would offer housing that is unsuitable for applicants with physical health or mobility issues.</p>
<p>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.</p>	<p>Option 1 – Demolish the remaining block and build new housing</p> <p>Positive Impacts:</p> <p>The provision of 25 amenity properties built with property layouts to 'Housing for Varying Needs Standards', would contain characteristics which contribute to providing lifetime homes for older and disabled people, including households requiring wheelchair accessible housing. The increased provision of housing suitable for those client groups would have a positive impact on the Council's ability to meet the needs of households on the waiting list, contributing positively to treating applicants/households with dignity and respect.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Positive Impacts:</p> <p>The provision of 78 (1 bedroom) refurbished properties would have a positive impact on the Council's ability to meet the needs of households on the mainstream waiting list. The allocation of housing to those in housing need, would contribute positively to treating applicants/households with dignity and respect.</p>

Socio-Economic Disadvantage	Positive and/or Negative Impacts
<p>Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	<p>Option 1 – Demolish the remaining block and build new housing</p> <p>Positive Impacts:</p> <p>The new build properties would require little or maintenance, for a number of years. They would also be built to modern day standards and be energy efficient. This would have a positive impact for those on a low income or living in income poverty.</p> <p>Negative Impacts:</p> <p>An increased rent liability for occupying a new build property may have a negative impact on households. However, for</p>

	<p>those households with a low income or living in income poverty, information or signposting to apply for Housing Benefit or Universal Credit housing costs would be maximised.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Positive Impacts:</p> <p>The refurbished properties would require little or maintenance, for a number of years. They would be refurbished and energy efficiency standards would be improved. This would have a positive impact for those on a low income or living in income poverty.</p> <p>Negative Impacts:</p> <p>An increased rent liability for occupying a refurbished property may have a negative impact on households. However, for those households with a low income or living in income poverty, information or signposting to apply for Housing Benefit or Universal Credit housing costs would be maximised.</p>
<p>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</p>	<p>Option 1 – Demolish the remaining block and build new housing</p> <p>Positive Impacts:</p> <p>The new build properties, would be constructed to modern day standards and be energy efficient. This would have a positive impact for those with low and/or no wealth.</p> <p>Negative Impacts:</p> <p>An increased rent liability for occupying a new build property may have a negative impact on households. However, for those households with low or no wealth, information or signposting to apply for Housing Benefit or Universal Credit housing costs would be maximised.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Positive Impacts:</p> <p>The refurbished properties would have modern facilities and energy efficiency standards would be improved. This would have a positive impact for those with low and/or no wealth.</p> <p>Negative Impacts:</p> <p>An increased rent liability for occupying a refurbished property may have a negative impact on households. However, for those households with low or no wealth, information or signposting to apply for Housing Benefit or Universal Credit housing costs would be maximised.</p>

<p>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</p>	<p>Option 1 – Demolish the remaining block and build new housing</p> <p>Positive Impacts:</p> <p>The new build properties, would be constructed to modern day standards and be energy efficient. This would have a positive impact for those with material deprivation.</p> <p>Negative Impacts:</p> <p>An increased rent liability for occupying a new build property may have a negative impact on households. However, for those households with material deprivation, information or signposting to apply for Housing Benefit or Universal Credit housing costs would be maximised. Investment for these properties will deliver energy efficient homes and have a positive impact for those experiencing material deprivation.</p> <p>Option 2 – Keep and refurbish the remaining block</p> <p>Positive Impacts:</p> <p>The refurbished properties would have modern facilities and be energy efficient. This would have a positive impact for those with material deprivation.</p> <p>Negative Impacts:</p> <p>An increased rent liability for occupying a refurbished property may have a negative impact on households. However, for those households with material deprivation, information or signposting to apply for Housing Benefit or Universal Credit housing costs would be maximised. Investment for these properties will deliver energy efficient homes and have a positive impact for those experiencing material deprivation.</p>
<p>Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>There are no specific impacts relating to this socio-economic factor.</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>A Consultation Newsletter was developed in partnership with tenant representatives on the Tenants Monitoring Group. The newsletter included key information for each option to allow tenants to make an informed decision.</p> <p>The Consultation was published on the Council's website and promoted via the Housing Services Facebook page. A newsletter was issued to all tenants and the consultation period was open from 09 February – 26 February 2024. All South Ayrshire Council tenants were eligible to vote, with one vote per household.</p>
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<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify <i>what</i> research was carried out or data collected, <i>when</i> and <i>how</i> this was done.</p>	<p>The consultation was conducted in accordance with the 'Guidance on the Operation of Local Authority Housing Revenue Accounts (HRAs) in Scotland (HRA Guidance). This provides guidance on tenant involvement in decisions about HRA assets (Section 8 - Landlord - Tenant Discussions on Financial Transparency within the HRA). The HRA Guidance states that: "Consideration of the asset's alternative options must, where significant, involve the views of tenants as early in the process as possible" (paragraph 116 at page 37).</p> <p>This guidance helped develop the consultation material, and consultation took place with representatives of the Tenants Monitoring Group to agree the information that was required by tenants to make an informed decision.</p> <p>The newsletter contained the following information:-</p> <ul style="list-style-type: none"> • the background and reason for the consultation, • information on the potential housing demand, using waiting list data for the North Central letting neighbourhood as this is the letting area closest the site at Riverside Place, • an overview of the options for the site at Riverside Place, • information on the estimated investment required for both options, including potential Scottish Government subsidies for option 1, • information on the life expectancy of both options, • details on each of the options being presented to tenants for their vote.
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p>	<p>Clancy Consulting were appointed by South Ayrshire Council to undertake a Stage 2 Structural Inspection of the flatted block, Block 1, nos. 1 – 78 Riverside Place, Ayr.</p> <p>The scope covered in this report includes consideration of the form of construction, building history and possible issues, and current structural condition of the building for refurbishment, any required remedial works, and the likely extent of the building useful life.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>There are no specific gaps or uncertainties.</p>

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

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

<u>No.</u>	<u>Action</u>	<u>Responsible Officer(s)</u>	<u>Timescale</u>
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1	Depending on the option approved by Council, allocations of housing will be made to applicants based on their suitability for the accommodation available.	<u>Assistant Director – Housing and Operations</u>	<u>Will be determined following Council decision</u>
2	Once affordable housing is completed and available for let, ensure appropriate advice and information is provided to prospective tenants on rent levels, and contact takes place with households to provide advice, support and signposting to households who may experience hardship. Maximise the take up of applications for Discretionary Housing Payments to assist households in financial hardship	<u>Service Lead – Housing Services</u>	<u>Will be determined following Council decision</u>

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?	31 March 2024
When will the policy be reviewed?	The decision of the Council will not be reviewed.
Which Panel will have oversight of the policy?	South Ayrshire Council



Section 6

South Ayrshire Council

Appendix

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Affordable Housing Proposals, Riverside Place, Ayr.

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

<p>Eliminate discrimination Each option will contribute to the supply of affordable housing in South Ayrshire.</p> <p>Option 1 - will provide amenity housing suitable for older and disabled people with an accessible housing need, helping to eliminate discrimination by increasing the supply of housing for older and disabled people, including those requiring wheelchair accessible housing.</p> <p>Option 2 – will provide housing suitable for applicants on the 1 bedroom mainstream waiting list, helping to eliminate discrimination by increasing the supply of housing.</p>
<p>Advance equality of opportunity</p> <p>Option 1 - will provide amenity housing suitable for older and disabled people with an accessible housing need, helping to advance equality of opportunity for older and disabled people, including those requiring wheelchair accessible housing.</p>

Option 2 – will provide housing suitable for applicants on the 1 bedroom mainstream waiting list, helping to advance equality of opportunity.

Foster good relations

Option 1 - will provide amenity housing suitable for older and disabled people with an accessible housing need, helping to foster good relations with older and disabled people, including those requiring wheelchair accessible housing who are on the Council's housing waiting list.

Option 2 – will provide housing suitable for applicants on the 1 bedroom mainstream waiting list, helping to foster good relations who are on the Council's housing waiting list.

Consider Socio-Economic Disadvantage (Fairer Scotland Duty)

Both options have financial implications for the Council's Housing Revenue Account, which will impact on tenants of South Ayrshire Council.

Once the new build properties or refurbished properties are available for let, the Council will be committed to ensuring that there is early intervention and contact made with prospective tenants to discuss proposed rent levels for available properties. Information, housing support or signposting will take place. Where appropriate advice and support will be provided to maximise the take up of applications for Discretionary Housing Payments to households who may experience financial hardship.

<u>Summary of Key Action to Mitigate Negative Impacts</u>	
<u>Actions</u>	<u>Timescale</u>
See details of actions outlined in Section 4.	

Signed: Kenneth Dalrymple – Assistant Director Housing & Operations

Date: 23 February 2024