

CABINET

Minutes of a hybrid webcast meeting on 21 January 2025 at 10.00 a.m.

Present

in County Councillors Martin Dowey (Chair), Alec Clark, Brian Connolly, Ian Davis,
Hall: William Grant and Martin Kilbride.

Present

Remotely: Councillor Hugh Hunter.

Apology: Councillor Bob Pollock.

Attending M. Newall, Chief Executive; K. Braidwood, Director of Housing, Operations and
in County Development; J. Bradley, Director of Communities and Transformation; C. Caves,
Hall: Chief Governance Officer; T. Baulk, Chief Financial Officer; C. McGhee, Chief
Internal Auditor; C. Cox, Assistant Director – Planning and Development; K.
Dalrymple, Assistant Director – Housing and Operations; G. Hunter, Assistant
Director – Communities; L. Reid, Assistant Director – Transformation; W. Andrew,
Service Lead – Property Maintenance; T. Burns, Service Lead – Asset Management
and Community Asset Transfer; C. Iles, Service Lead – Planning and Building
Standards; S. McCall, Service Lead – Transformation; K. Mullen, Service Lead – ICT
Operations; C. Love, Team Leader – Community Asset Transfer; J. McClure,
Committee Services Lead Officer; K. Hancox, Committee Services Officer; and E.
Moore, Committee Services Assistant.

Also

Attending

In County

Hall: B. McDonnell and L. Campbell, Ayrshire Roads Alliance; A. Campbell and A. Ritchie,
Ayrshire College.

Opening Remarks.

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

1. Declarations of Interest.

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

2. Minutes of previous meeting.

The minutes of 26 November 2024 ([issued](#)) were submitted and approved.

3. Decision Log.

Following discussion and having noted that the Chief Executive would request an entry to the Log was brought forward, and a further request that a Members Briefing was arranged for another entry, the Cabinet

Decided:

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

Buildings, Housing and Environment.**4. Lease Renewal at Maidens Bowling Club, Maidens.**

There was submitted a report ([issued](#)) of 10 January 2025 by Director of Housing, Operations and Development to obtain Cabinet approval for the proposed lease renewal of the Pavilion and Bowling Green at Maidens Bowling Club, 31 Harbour Road, Maidens for a period of thirty years on the Council's standard Full Repairing and Insuring Lease along with the grant of Landlords consent for proposed alterations and extension to be built by the members of Maidens Bowling Club.

The Cabinet

Decided:

- (1) to agree to grant a new thirty-year lease to the members of Maidens Bowling Club on the terms and conditions detailed within the report;
- (2) to authorise the granting of Landlords consent for members of Maidens Bowling Club to alter and construct the proposed extension to the current pavilion in accordance with planning consent obtained ref 24/00068 decision notice issued 4 March 2024 by the Council's Planning and Building Standards Service;
- (3) to grant authority to the Council's Chief Governance Officer to conclude the lease renewal and grant of Landlords consent subject to the agreed terms and conditions detailed in Section 4; and
- (4) to note that the Cabinet may be asked at a future date to consider the granting of a lease extension to incorporate additional land, as indicated on Appendix 2, once more detailed plans had been received from Maidens Bowling Club.

5. Wallacetown Community Energy Project.

There was submitted a report ([issued](#)) of 10 January 2025 by Director of Housing, Operations and Development to present the Cabinet with an overview of the Wallacetown Community Energy Project and the associated Project Agreement, and to seek approval to provide: a Licence for Fort, Seafield and Wallacetown Community Association to utilise the roofs of three Council owned buildings for project purposes.

Following discussion regarding the future proofing of Council owned buildings and a request for a Members Briefing, the Cabinet

Decided:

- (1) to approve the Chief Governance Officer negotiating and concluding a Project Agreement (see draft terms at Appendix 1) between the Council and Fort, Seafield

and Wallacetown Community Association (the Association) which includes granting, to the Association, a twenty-five year licence to occupy the roofs of three school buildings for the purpose of generating electricity through solar panels;

- (2) to agree that the Council will purchase the renewable electricity generated from these solar panels for use in the three school buildings in accordance with the provisions of the Project Agreement concluded with the Association; and
- (3) to note the net-zero, financial, educational and capacity building benefits that the project offers; and
- (4) to provide a briefing to Members on the Wallacetown Community Energy Project.

Economic Development.

6. Pavement Parking Enforcement - Update.

There was submitted a report ([issued](#)) of 20 December 2024 by Director of Housing, Operations and Development providing Cabinet with an update on the road assessments that had been undertaken relating to new pavement parking prohibitions underpinned by the Transport (Scotland) Act 2019; to provide an update on the work undertaken to progress the implementation plan; and to seek approval for the preparation and promotion of an Exemption Order which would apply an exemption to one street which had met the relevant criteria.

Following discussion regarding the enforcement of the Exemption Order, the Cabinet

Decided:

- (1) to agree to the exemption proposed for Stonefield Park, Ayr and subject to Regulatory Panel approval, and note the Head of Roads' intention to commence the process to prepare and promote an Exemption Order under the Transport (Scotland) Act 2019;
- (2) to note the progress made in preparation of the uptake of pavement parking enforcement powers; and
- (3) to otherwise note the contents of the report.

7. Update on Electric Vehicle Charging Tariff.

There was submitted a report ([issued](#)) of 20 December 2024 by Director of Housing, Operations and Development providing Cabinet with an update on the implementation of South Ayrshire Councils electric vehicle (EV) charge point tariff.

Following discussion regarding the costs of electric vehicle charging, the Cabinet

Decided:

- (1) to note the minimum fee for Destination and Journey Chargers to remain at £5;
- (2) to approve Overstay Fee for Journey 50kW chargers to be always applied with no overnight exemption;
- (3) to note the increase tariff in January 2025 and July 2025; and

(4) to otherwise note the contents of this report.

8. Update on Ayrshire Roads Alliance Electric Vehicle Infrastructure Strategy with North Ayrshire: Procurement Phase Progress.

There was submitted a report ([issued](#)) of 9 January 2025 by Director of Housing, Operations and Development providing Cabinet with an update on the progress of Ayrshire Roads Alliance collaboration with North Ayrshire Council regarding the Electric Vehicle Infrastructure strategy, specifically focusing on the procurement phase; and to outline the progress made to date, the challenges encountered and providing recommendations for moving forward to ensure the successful deployment of EV infrastructure across the Ayrshire region.

Following discussion regarding progress within rural areas, the Cabinet

Decided:

- (1) to note the progress made by Ayrshire Roads Alliance in the procurement phase of the Ayrshire EV infrastructure strategy in collaboration with North Ayrshire Council; and
- (2) to note the continuation of the joint procurement process, with a view to completing the bid evaluation and awarding the contract by August 2025.

Economic Development/Tourism, Culture and Rural Affairs.

9. Low Green, Ayr: Digital Connectivity – Common Good Consultation.

There was submitted a report ([issued](#)) of 13 January 2025 by the Director of Communities and Transformation providing Cabinet with the results from the statutory community consultation (under Section 104 of the Community Empowerment (Scotland) Act 2015) in relation to the proposed Events Space WiFi Service on the Low Green and Shorefront areas of Ayr, and having regard to the results of that consultation, seek Cabinet approval to conclude the process to establish the new service.

The Cabinet

Decided:

- (1) to note the results of the public consultation carried out under section 104 of the Community Empowerment (Scotland) Act 2015;
- (2) to consider and agree the responses to the representations received as outlined in Appendix 1, to approve the publication of the responses on the Council website and notification of those who responded to the consultation;
- (3) to grant authority to the Chief Governance Officer to submit a Petition to the Sheriff Court to obtain Court authority to proceed with the proposal, which constituted a change of use of a Common Good asset; and
- (4) that if Court authority was obtained, to approve the proposal as presented to Cabinet on 29 October 2024 and authorised the Director of Communities and Transformation to proceed with installation of the necessary equipment to establish the Events Space WiFi Service.

10. **Motorhome Parking Scheme 2025.**

There was submitted a report ([issued](#)) of 9 January 2025 by the Director of Housing, Operations and Development providing Cabinet with the outcomes of the motorhome parking scheme in 2024, updating on progress towards the installation of permanent facilities at the four permanent sites and seeking approval for the recommendations relating to the future provision of the scheme.

The Cabinet

Decided:

- (1) to agree to operate the North Shore Road (Barassie) Car Park, Troon site on a permanent year round basis from 01 April 2025;
- (2) to agree to the promotion of permanent Traffic Regulation Orders, subject to Regulatory Panel approval, for the management of parking within The Battery, Ayr;
- (3) to note the Head of Roads' commitment to install ticket machines in support of the scheme at sites located in Troon, Ayr and Ballantrae, as these become available;
- (4) to note the progress made towards the installation of permanent facilities at each site; and
- (5) to note the contents of the 2024 Motorhome Scheme Report.

11. **Consultation Response on National Park for Galloway.**

There was submitted a report ([issued](#)) of 14 January 2025 by the Director of Communities and Transformation seeking approval from the Cabinet for the basis upon which to respond to the Public Consultation on the proposed National Park in Galloway currently being carried out by NatureScot on behalf of the Scottish Government.

Following discussion regarding concerns surrounding the boundary lines, the Cabinet

Decided:

- (1) to agree that the proposed Galloway National Park was a positive step which would support the visitor economy in South Ayrshire, address climate and nature emergencies, and enhance public services and community wellbeing, while also enhancing the area's existing UNESCO Biosphere status (depending on the final designated boundary); and to respond to the consultation on that basis;
- (2) to support the potential to develop a regional development strategy or plan in partnership with the other local authorities of a National Park. The development strategy should support the aims of recommendation 2.1.1 and should align with the local development plans of the local authorities, but would not comprise any part of the Development Plan as defined in statutory planning provisions;
- (3) to agree that functions and governance arrangements associated with a National Park Authority should not remove or dilute existing powers of South Ayrshire Council as a Planning Authority; and to respond to the consultation on that basis;

- (4) to agree that there was an opportunity for South Ayrshire Council to set out its long-term vision for nature and recreation with potential to attract funding, and responds to the consultation on that basis;
- (5) to agree in the creation of the National Park Authority that there should be minimal direct, indirect or recurring financial implication for South Ayrshire Council as a result of a new National Park Authority; and to respond to the consultation on that basis; and
- (6) to agree that the name for the National Park should be meaningful for all communities within the footprint of the Park boundary; and to respond to the consultation on that basis.

Finance, HR and ICT.

12. 2024/25 National Fraud Initiative.

There was submitted a report ([issued](#)) of 9 January 2025 by Chief Internal Auditor by providing Members with notice of the 2024/25 National Fraud Initiative (NFI) exercise and seeking agreement to the proposed approach for investigating NFI matches.

The Cabinet

Decided:

- (1) to note the commencement of the 2024/25 NFI exercise; and
- (2) to agree the proposed approach for the 2024/25 NFI to investigate high risk, high quality matches and consider medium risk matches if resources permitted.

13. Budget Management – Revenue Budgetary Control 2024/25.

There was submitted a report ([issued](#)) of 14 January 2025 by the Chief Financial Officer presenting Members with a financial overview of the General Services revenue account, Housing Revenue Account and Common Good Accounts for 2024/25 as at 30 November 2024.

Having heard the Chief Financial Officer clarify that the accumulated surplus at 31 March 2024 was £25.859m, the Cabinet

Decided:

- (1) to note the revised Directorate budgets following the budget movements outlined in 3.3;
- (2) to approve the budget transfers and requested earmarking of resources to be carried forward to 2025/26 summarised in 4.1.6 and 4.1.7; and
- (3) to note the projected in year under-spend of £0.832m as detailed in 4.2.1.

Variation in Order of Business

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

Economic Development/Tourism, Culture and Rural Affairs.

14. Visitor Levy Survey.

There was submitted a report ([issued](#)) of 10 January 2025 by the Director of Communities and Transformation updating Members on the Visitor Levy (Scotland) Act 2024 and seeking approval for the distribution of a survey to gather feedback from businesses and residents of South Ayrshire on the Visitor Levy scheme.

The Cabinet

Decided:

- (1) to note the passing of the Visitor Levy (Scotland) Act and the publishing of the Visit Scotland publication Guidance on the Visitor Levy for Local Authorities at Appendix 1;
- (2) to note the 'Visitor Levy Information Sheet' for South Ayrshire residents and 'Visitor Levy Survey' produced by officers at Appendix 2 i) and ii); and;
- (3) to approve the publishing of the Visitor Levy Survey, open for 12 weeks, seeking feedback from residents and businesses on the Visitor Levy scheme, with responses reported back to Cabinet.

Adjournment.

The time being 11.50 a.m., the Cabinet agreed to adjourn for fifteen minutes.

Resumption of meeting.

The Cabinet resumed at 12.05 p.m.

15. Exclusion of press and public.

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

Buildings, Housing and Environment.

16. Lease Renewal – Craigie Caravan Park.

There was submitted a report (Members Only) of 9 January 2025 by the Director of Housing, Operations and Development requesting the Panel to approve the ground lease renewal at Craigie Caravan Park, Ayr for a further 30 years.

The Cabinet

Decided:

- (1) to agree the lease is renewed with the Caravan and Motorhome Club for a further thirty years at Craigie Caravan Park; and

- (2) to grant authority to the Chief Governance Officer to conclude the lease for thirty years.

17. Non-Housing Revenue Account Residential Properties.

There was submitted a report (Members Only) of 15 January 2025 by Director of Housing, Operations and Development recommending that first steps are taken to potentially transfer potentially surplus Non-Housing Revenue Account residential properties to the Housing Revenue Account (HRA). That first involved an assessment of all Non-Housing HRA residential property to assess whether the property is potentially suitable for transfer to HRA. Surplus properties, not suitable for transfer to HRA, without sitting tenants will then be declared surplus to Council requirements.

The Cabinet

Decided:

- (1) to request that Professional Design Services undertake a survey of all non-HRA residential properties identified in Appendix 1 to establish the cost of bringing each property up to Scottish Housing Quality Standard and the impact, taking into account property valuations, upon the Housing Revenue Account (HRA) of transferring these properties to the HRA; and
- (2) to recommend that a report be brought back to the Cabinet recommending those properties to be transferred to the HRA, subject to a consultation with HRA tenants and to the consent of the Scottish Ministers under the Housing (Scotland) Act 1987 section 203(2) being obtained and those non-tenanted properties that are not suitable will then be declared surplus under the Council's Disposal and Acquisition Policy. Properties recommended for disposal that are Common Good property will require to be the subject of Common Good consultation and may require consent of the court under section 75 of the Local Government (Scotland) Act 1973. The outcome of these consultations will require to be reported back to Cabinet before a decision on next steps are taken. The report will set out the full financial implications involved in any transfer to HRA or recommendation for disposal.

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

18. Property Maintenance – Multiskilling and Structure Implementation.

There was submitted a report (Members Only) of 13 January 2024 by the Director of Housing, Operations and Development seeking approval to implement the proposed new structure for Property Maintenance (PM) and a new operating model with a multiskilled workforce.

Following thanks from Members for the report. the Cabinet

Decided:

- (1) to approve the proposed restructure of the PM management team;
- (2) to approve the implementation of the multiskilling operating model; and
- (3) to request that the Service Lead – Property Maintenance provide a Members' Bulletin in November 2025 on the progress of this model.

Economic Development.

19. Ayrshire Growth Deal: ASTAC Proposal.

There was submitted a report (Members Only) of 10 January 2025 by the Director Communities and Transformation providing Cabinet with the draft Outline Business Case (OBC) for the Ayrshire Growth Deal ASTAC Proposal (Appendix 1). The ASTAC proposal would co-locate an Aviation Skills and Technology Application Centre alongside industry at the heart of the Prestwick Aerospace Cluster. ASTAC would address the Prestwick aerospace sector's major skills shortages and create opportunity for Ayrshire's young people to access high quality jobs. Total capital investment totals £14.89m.

The Cabinet

Decided: to approve the draft OBC in order that it can be presented to AGD's PMO Office and thereafter Scottish and UK Governments for their consideration and approval.

20. Consideration of Disclosure of the above confidential reports.

Decided:

- (1) not to authorise the disclosure under Standing Order 32.4 of the following report until the lease was concluded:
 - Lease Renewal – Craigie Caravan Park;
- (2) not to authorise the disclosure under Standing Order 32.4 of the following report:
 - Non-Housing Revenue Account Residential Properties;
- (3) to authorise the disclosure under Standing Order 32.4 of the following report subject to redaction for GDPR:
 - Property Maintenance – Multiskilling and Structure Implementation; and
- (4) not to authorise the disclosure under Standing Order 32.4 of the following report
 - Ayrshire Growth Deal (AGD): ASTAC Proposal.

The meeting ended at 1.00 p.m.