

South Ayrshire Council

**Report by Assistant Director - Place
to Leadership Panel
of 18 January 2022**

Subject: Affordable Housing – Mainholm Enabling Works

1. Purpose

- 1.1 The purpose of this report is to seek approval to instruct HubSW to carry out enabling works to demolish the John Pollock Centre/ former Mainholm Academy prior to the start of the main construction works to build affordable housing on the site.

2. Recommendation

2.1 It is recommended that the Panel:

2.1.1 approves the recommendation to instruct HubSW to carry out enabling works to demolish the John Pollock Centre/former Mainholm Academy prior to the start of the main construction works to build affordable housing on the site; and

2.1.2 requests the Head of Legal, HR and Regulatory Services to arrange for execution of the necessary documents on behalf of the Council under the Council's Scheme of Delegation.

3. Background

- 3.1 On 26 November 2019, approval was obtained from Leadership Panel to submit a New Project Request (NPR) to Hub South West (HubSW) to assist in the procurement and delivery of an affordable housing project for the Council at Mainholm Road, Ayr. The site has subsequently been added to the Strategic Housing Investment Plan.

4. Proposals

- 4.1 Significant work has taken place since then, including consultation with a number of stakeholders, to shape the design, and the proposals for the site to deliver affordable housing appropriate to the needs of the area. Approximately 160 units are planned for Mainholm.

- 4.2 Prior to the development of affordable homes, there is a requirement to demolish the existing buildings on the site - the John Pollock Centre and the former Mainholm Academy. It is proposed that these demolitions are carried out as an enabling works contract in advance of the main works and we are seeking approval for this

contract to be executed by the Head of Legal, HR and Regulatory Services, under the Council's Scheme of Delegation, on behalf of the Council.

4.3 Subject to approval, it is proposed to commence the demolition phase by the end of February 2022 with the works taking approximately 15 weeks to complete.

4.4 A further report with the final proposals, costs and programme will be submitted to Leadership Panel for approval in advance of financial close for the main works element of the project.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 The recommendations in this report are consistent with the Council's Standing Orders Relating to Contracts for HubSW, specifically item 4.5.2 - Where the contract is for works, goods or services of a value equal to or exceeding £500,000, a report on the procurement process followed shall be submitted to the Council or Leadership Panel seeking approval to procure and award.

5.3 This is a proven procurement route that has been successfully utilised for a number of recent major capital projects including Ayr Academy, Marr College, QMA, Ayr Grammar, as well as a number of affordable housing projects, including Fort Street, Ayr and Prestwick Main Street. As delivery partners, HubSW provide a team of construction professionals, including Designers and a Tier 1 Contractor, to develop and market test proposals, before proceeding to construct the new facility after contracts are signed at financial close. This 'turnkey' service was introduced by the Scottish Government through the Scottish Futures Trust to assist Local Government Bodies as it is not easily achievable via other procurement options that are currently open to the Council such as Traditional, Design and Build or Frameworks. The benefit of the Hub approach is that it allows South Ayrshire Council to continue to manage major capital projects effectively at a time of limited in-house resources and also retains elements of competition and capped fees to demonstrate best value.

5.4 One of the services offered by HubSW to fast track the construction programme is the use of enabling contracts which facilitates early works (demolitions, utility diversions, etc) to prepare the site whilst the development of the main works proposals is concluded. In this case there is a requirement to commence a site strip (vegetation) at the end of February to make sure this is underway before the start of the nesting season, otherwise site start would be delayed for a number of months.

6. Financial Implications

6.1 The total project cost for the enabling works to demolish the John Pollock Centre and former Mainholm Academy buildings is £1.1m. It is proposed that this will be funded from the current allocation of £1.2m in the General Services Capital Programme. The balance will be retained currently as a contingency against any unforeseen aspects that may emerge and if not utilised, be returned to the programme.

7. Human Resources Implications

7.1 Not Applicable

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There is a risk associated with the Council entering into a contract for the enabling works before reaching financial close for the main contract. There is no reason however at this stage why financial close will not be achieved and the project progress as planned and this initial work package facilitates project delivery.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 This would result in a delay to the subsequent programmes as the enabling works would then have to be subsumed into the main works packages.

9. Equalities

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

10. Sustainable Development Implications

10.1 ***Considering Strategic Environmental Assessment (SEA)*** - 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 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitment 2 of the Council Plan: Reduce Poverty and Disadvantage, specifically to Increase the number of affordable and warm homes for those on limited income.

13. Results of Consultation

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

13.2 Consultation has taken place with Councillor Phillip Saxton, Portfolio Holder for Housing and Community Wellbeing, Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and Councillor Ian Cochrane, Portfolio Holder for Environment, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

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

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Execute enabling works contract documentation	30 January 2022	Service Lead – Special Property Projects

Background Papers **Report to Leadership Panel of 26 November 2019 – [Affordable Housing – Proposals for New Developments](#)**

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Date: 10 January 2022

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: [Equality Impact Assessment including Fairer Scotland Duty](#)

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

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Affordable Housing – Mainholm Enabling Works
Lead Officer (Name/Position/Email)	Derek Yuille, Service Lead – Special Property Projects – derek.yuille@south-ayrshire.gov.uk

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

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

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). Consideration must be given particularly to children and families.

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

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

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

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rationale for decision:	
The proposal does have a significant positive impact with regards to community participation and health and wellbeing therefore an EQI is required	
Signed : Derek Yuille	Service Lead
Date: 14 December 2021	