

County Buildings  
Wellington Square  
AYR KA7 1DR  
Tel No: 01292 612436



1 March 2022

To:- **Councillors Henderson, Cochrane, Cullen, Dettbarn, Grant, McGinley and Saxton.**

**All other Members for INFORMATION ONLY**

Dear Councillor

## **LEADERSHIP PANEL**

You are requested to participate in the above meeting of the above Panel to be held on **Tuesday 8 March 2022 at 10.00 a.m.** for the purpose of considering the undernoted business.

The meeting will be held remotely, the meeting will also be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>.

**Yours sincerely**

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

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

1. Declarations of Interest.
2. Minutes of previous meetings of:-
  - (a) 15 February 2022; and
  - (b) 1 March 2022 (Special)(copies herewith).
3. Decision Log -
  - (a) Overdue Actions– for approval;
  - (b) Actions Listed with Revised Dates – for noting, none since the previous meeting; and
  - (c) Recently Completed Actions(copies herewith).

4. Resource and Performance/Economy and Culture
  - (a) New Leisure Centre – Submit report by the Assisat Director - Place (copy herewith).
  
5. Resource and Performance/Environment
  - (a) Strategic Review of Assets held in the Common Good Funds – Submit report by the Assistant Director - Place (copy herewith).
  
6. Environment/Resource and Performance/Housing and Community Wellbeing
  - (a) Sale of Land at Queens Terrace, Maybole - Submit report by the Assistant Director – Place (copy herewith)
  
7. Environment
  - (a) Roads Improvement Plan 2022-2023 – Submit report by the Director – Place (copy herewith)
  - (b) South Ayrshire Council’s Active Travel Strategy – Submit report by the Director – Place (to follow)
  
8. Adults’ Health and Social Care/Environment/Housing and Community Wellbeing
  - (a) Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments – Submit Report by the Assistant Director – Place (copy herewith)
  
9. Environment/Resource and Performance
  - (a) Proposed Lease to ‘Vics in the Community’ for Whitletts Football Pitch and Whitletts Sports Pavilion - Submit report by the Assisatant Director – Place (Members only).**
  - (b) Sale of 15-17 Sandgate, Ayr – Submit report by the Assistant Director – Place (Members only).**
  - (c) Sale of Dam park and lease at Millbrae, Ayr – Submit report by the Assistant Director – Place (Members only).**
  - (d) Building Standards Resourcing Arrangements – Submit report by the Assistant Director – Place (Members only).**
  
10. Environment/ Resources and Performance/Economy and Culture
  - (a) Review of Sport and Leisure and Destination Promotion and Inclusive Participation – Submit report by the Assisat Director – People (Members only).**
  
11. Consideration of Disclosure of the above Confidential Reports.

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

Minutes of meeting being held remotely on 15 February 2022 at 10.00 a.m.

Present: Councillors Peter Henderson (Chair), Ian Cochrane, Chris Cullen, Julie Dettbarn, William Grant, Brian McGinley and Philip Saxton.

Also

Present: Rev D. Gemmell, E. Terras and T. Robinson (for items 4 and 5 only).

Attending: E. Howat, Chief Executive; D. Gillies, Director – Place; T. Eltringham, Director of Health and Social Care; C. Caves, Head of Legal, HR and Regulatory Services; T. Baulk, Head of Finance and ICT; J. Bradley, Assistant Director – People; L. Reid, Assistant Director – Place; C. Iles, Service Lead – Planning and Building Standards; T. Leijser, Service Lead – Economy and Regeneration; T. Burns, Service Lead – Asset Management and Community Asset Transfer; P. Bradley, Service Lead – Professional Design Service; G. Cockburn, Service Lead – Education Support Services; A. Valenti, Quality Improvement Manager; N. Gemmell, Service Lead – Revenues and Benefits; K. Braidwood, Ayrshire Roads Alliance; B. Macdonnell, Manager, Ayrshire Roads Alliance; J. Tait, Service Lead – CLD and Employability and Skills; S. Mulholland, Quality Improvement Manager; D. Clelland, Maybole Regeneration Lead Officer; R. Kingisepp, Capital Planning Co-ordinator; M. Douglas, Team Leader – Licensing; S. McMillan, Project Implementation Officer; R. Jamieson, Team Leader - Community Asset Transfer; Alison Nelson, Co-ordinator – Democratic Services; F. Maher, Temp Committee Clerk; C. Buchanan, Committee Clerk Co; and E. Moore, Clerical Assistant.

### **1. 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.

### **2. Declarations of Interest.**

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

### **3. Minutes of previous meetings.**

The minutes of 18 January 2022 (issued) were submitted and approved.

### **4. Decision Log.**

Following discussion, the Panel

#### **Decided:**

- (1) to approve the overdue action;

- (2) to approve the actions listed with revised due dates; and
- (2) to note the recently completed actions.

### Children and Young People

#### 5. **Follow Through Inspection of Braehead Primary School and Early Years Centre (EYC): Education Scotland**

There was submitted a report (issued) of 8 February 2022 by the Quality Improvement Manager informing the Panel of the Education Scotland follow through letter regarding the inspection of Braehead Primary School and EYC.

Having considered the contents of the letter of the follow through inspection by Education Scotland, and commendable work being done by the Head Teacher and Management Team within the school the Panel

**Decided:** to agree that the Head Teacher would prepare a plan and address the key areas for improvement identified in the letter.

### Children and Young People/Resources and Performance/Corporate

#### 6. **2022 Scottish Child Payment – Bridging Payments**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – People providing the Panel with information relating to the Scottish Government’s Child Payment ‘Bridging Payments’ scheduled for 2022; and requesting approval for the use of additional flexible funding, recently allocated to the Council from the Scottish Government, to offer these payments to a wider group of young people.

Having considered the proposal for use of the Council’s £533,000.00 allocation from the Scottish Government’s recently announced £25 million, flexible funding to tackle financial insecurity, the Panel

**Decided:** approved the use of this funding to support the payment of four Child Payment ‘Bridging Payments’ to a wider group of young people in 2022.

### Economy and Culture

#### 7. **Ayrshire Growth Deal Aerospace and Space Programme**

There was submitted a report (issued) of 8 February 2022 by the Director - Place providing an update on the South Ayrshire Council portfolio of projects (Aerospace and Space) within the Ayrshire Growth Deal (AGD).

The Service Lead – Economy and Regeneration provided the Panel with an informed overview of the progress made to date on Ayrshire Growth Deal and associated projects.

The Panel

**Decided:**

- (1) to note the development of the Aerospace and Space Projects within the Ayrshire Growth Deal and the next steps in the development of the programme;
- (2) to note the financial plan and impact on the Council until full business cases were approved;
- (3) to note the preferred delivery approach for the Prestwick Commercial Build Project; and
- (4) to request that an update be provided to the Leadership Panel in 6 months.

Environment

**8. Motorhome Parking Scheme 2022**

There was submitted a report (issued) of 8 February 2022 by the Director – Place providing the Panel with the outcome of the trial scheme for motorhome parking undertaken in 2021; and seeking approval for the recommendations in relation to future scheme development.

Having heard further from the Head of Roads on the outcome of the trial schemes and the proposals for further trails one Member asked if the more rural areas of the Council could be considered for a trail, the Head of Roads agreed to consider this. After discussion the Panel

**Decided:**

- (1) to note the Head of Roads' intention to commence the statutory process for the promotion of a Traffic Regulation Order for permanent motorhome parking facilities at the Esplanade Car Park, Ayr, and the Knockcushan Street Car Park, Girvan;
- (2) to approve the installation of permanent motorhome parking facilities including a barrier control system at the Esplanade Car Park, Ayr pending the successful making of said Order with a request for costs to be met from the Repairs and Renewals Fund;
- (3) to approve the reintroduction of temporary arrangements at the Esplanade Car Park, Ayr and the Knockcushan Street Car Park, Girvan throughout the entire year (including the 2022 summer season) along with proposals to undertake a further trial scheme at North Shore Road, Troon, Links Road Car Park, Prestwick, and Foreland Car Park Ballantrae; and with a request that costs be met from the Repairs and Renewals Fund; and
- (4) to agree to consider the findings and recommendations of this further trial scheme at a future Panel meeting.

## Environment/Resource and Performance

### **9. Seafield Tennis Courts**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – Place presenting the proposed Community Asset Transfer of ownership of the asset known as Seafield Tennis Courts to Ayr Lawn Tennis Club (ALTC).

The Service Lead – Asset Management and Community Asset Transfer provided the Panel with the background to the proposed transfer of ownership. The Panel commended the report particularly in developing the sport via the Active Schools programme and the creation of disability access for wheelchair users, after consideration the Panel

#### **Decided:**

- (1) to approve the asset transfer of ownership of Seafield Tennis Courts as shown in Appendix 1 of the report, under Part 5 of the Community Empowerment (Scotland) Act 2015 to Ayr Lawn Tennis Club SCIO for the sum of £4,500 (four thousand, five hundred pounds) sterling for the reasons detailed in Appendix 2 and subject to the conditions as detailed in Appendix 3 of the report;
- (2) that, should the asset transfer summarised in 2.1.1 be approved, to approve an award of £60,000 (sixty thousand pounds) of funding from the Advancing Community Assets Fund subject to the conditions detailed in Appendices 4 and 7 of the report;
- (3) to note that, if the applicants wished to proceed with the acquisition, they had a period of 6 months from the date of the decision notice within which to submit to the Council an offer to acquire the property; and
- (4) to request that the Head of Legal, HR and Regulatory Services conclude the sale, in accordance with the recommendations of the report, in the event of an offer being received.

## Corporate/Resources and Performance

### **10. The South Ayrshire Way Strategic Change Programme – Preparing for the Future**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – Place providing the Panel with an update regarding the South Ayrshire Way Strategic Change Programme. The Project Implementation Co-ordinator updated the Panel on the progress made in relation to the recommendations contained within the Best Value Audit.

Members commended the report and after discussion the Panel

#### **Decided:**

- (1) to note the progress made by Officers in progressing delivery of the projects within the Change Programme and progress with benefits and planning;
- (2) to note the progress made by Officers in relation to responding to the recommendations in the recent Best Value Audit and supporting the Council's recovery and transformation; and

- (3) to request a further update to Leadership Panel in June 2022 including benefits proposals for all change projects.

#### 11. **Maybole Regeneration Project – Proposed Re-allocation of Council Capital Contribution**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – People seeking approval to partially re-allocate the £1m of Council capital contribution more evenly across the Maybole Regeneration Project Schemes.

Having noted the request to extend the Regeneration Project to 31 March 2025 due to delays experience by the Covid-19 pandemic a Member asked if the refurbishment of the Town Hall would meet timescales, the Lead Project Officer advised that it was anticipated that the key projects would meet the proposed timescales and work would commence on the Town Hall after the Local Government Elections in May 2022.

The Panel

##### **Decided:**

- (1) to agree to redistribute the Council capital contribution of £1m as set out in Appendix 1, Part 1;
- (2) to approve a £50,000 development grant budget as explained in Section 4 of the report; and
- (3) to support the request of an extension of up to twelve months to the Maybole Regeneration Project to 31 March 2025 as a result of delays experienced by the Covid-19 pandemic.

#### Housing and Community Wellbeing

#### 12. **Civic Government (Scotland) Act 1982 – Licensing of Sexual Entertainment Venues**

There was submitted a report (issued) of 8 February 2022 by the Head of Legal, HR and Regulatory Services requesting that the Panel consider amending the implementation date for the Sexual Entertainment Venue (SEV) licensing regime.

The Panel acknowledged that it was important to license sexual entertainment venues to aid in protecting those working in said premises. The Panel

##### **Decided:**

- (1) to note the resolution to introduce a licensing regime for Sexual Entertainment Venues (SEVs) agreed by the Leadership Panel on 18 February 2020; and
- (2) to amend the date of implementation of this licensing regime to 1 March 2023.



Resources and Performance

**13. Budget Management – Revenue Budgetary Control 2021/22 – Position at 31 December 2021**

There was submitted a report (issued) of 8 February 2022 by the Head of Finance and ICT presenting the Panel with a financial overview of the General Services Revenue account, Housing Revenue account and Common Good accounts for 2021/22 as at 31 December 2021.

After discussion the Panel

**Decided:**

- (1) to note the revised Directorate budgets following the budget movements outlined in 3.3 of the report and to note that the impact of Covid-19 had been included in the projections;
- (2) to approve the return of funding relating to funding previously allocated to Directorates for Covid-19 loss of income/additional expenditure to Covid-19 reserves, as noted in 4.1.7 and 4.1.8 of the report;
- (3) to approve the budget transfers as outlined in the Directorate financial performance reports at Appendix 1 and summarised in 4.1.9 of the report;
- (4) to approve the requested earmarking of resources to be carried forward to 2022/23 as summarised in 4.1.10 of the report; and
- (5) to otherwise note the projected in year under-spend of £4.454m after earmarking and inclusive of the latest Covid-19 cost implications.

**14. General Services Capital Programme 2021/22: Monitoring Report as at 31 December 2021**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – Place updating the Panel on the actual capital expenditure and income, together with progress made on the General Services capital programme projects as at 31 December 2021 (period 9); and seeking agreement of the changes to budgets in 2021/22 and future years.

After discussion the Panel

**Decided:**

- (1) to note the progress made on the delivery of the General Services Capital Programme to 31 December 2021, resulting in spend of £45,490,609 or 61.28% as detailed in Appendix 1 of the report;
- (2) to approve the adjustments contained in Appendix 2 of the report, leading to a revised budget of £65,951,864 in 2021/22, £128,119,576 in 2022/23 and £78,070,030 in 2023/24;
- (3) to approve the reclassification of £2.768m of income currently shown as Government Grant in relation to the Ayrshire Growth Deal as borrowing; and

- (4) to note the ongoing disruption to supply chains and labour due to Covid-19 and Brexit and the potential for further changes to forecasted expenditure.

Resource and Performance/Economy and Culture

**15. Proposed Management Arrangements for Community and Village Halls**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – People providing an update and seeking approval for officers to continue progressing the recommendations around the management arrangements for community centres and village halls with community associations and community groups.

A Member sought clarify on the Ivy Cottage and The Men’s Cabin, Troon, the Service Lead – CLD and Employability and Skills advised that the Ivy Cottage Committee had taken up the lease and that in relation to The Men’s Cabin Officers had met with representatives in November 2021 and would be meeting with them again in March 2022. The Service Lead – CLD and Employability and Skills agreed to update Members accordingly.

**Decided:**

- (1) to approve the recommended approaches outlined in Appendix 1 of the report (and specifically those outlined in para 4.1 of the report); and
- (2) to request that a report providing an update on any changes to management arrangements be brought back to Panel in February 2023.

Resource and Performance/Housing and Community Wellbeing

**16. Housing Capital Programme 2021/22: Monitoring Report as at 31 December 2021**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – Place updating the Panel on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 31 December 2021 (period 9) and seeing agreement of the changes to budgets in 2021/22, 2022/23 and 2023/24.

After discussion the Panel

**Decided:**

- (1) to note the progress made on the delivery of the Housing Capital Programme to 31 December 2021, resulting in spend of £17,576,449 or 53.48% as detailed in Appendix 1 of the report;
- (2) to approve the adjustments contained in Appendix 2 of the report, leading to a revised budget of £23,898,653 for 2021/22, £64,208,128 for 2022/23 and £35,387,305 for 2023/24; and
- (3) to note ongoing disruption to supply chains and labour due to Covid-19 and Brexit and the potential for further changes to forecasted expenditure.

Resource and Performance/Environment**17. Proposed Lease for Changing Pavilion at Victory Park, Girvan**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – Place providing the Panel with an update on the results of the consultation undertaken in relation to the proposed lease; and seeking approval of the next steps.

The Panel commended the work Girvan Youth Football Club were doing to develop the sport in the area and after further discussion the Panel

**Decided:**

- (1) to the note representations which had been received to the consultation which had been carried out in terms of Section 104 of the Community Empowerment (Scotland) Act 2015 and Section 27(2A) of the Town and County Planning (Scotland) Act 1959 for the new lease to Girvan Youth Football Club of the changing pavilion and adjacent land being part of the Common Good land at Victory Park, Girvan;
- (2) having considered and agreed the responses to the representations received, to approve publication of the responses on the Council's website and the notification of those who made representation to the consultation;
- (3) having regard to those presentations, and subject to court authority for disposal being obtained under paragraph 2.1.4, to agree to proceed with the proposed new lease to Girvan Youth Football Club for the pavilion and adjacent land shown in Appendix 1 on the basis of the terms and conditions outlined in the report; and
- (4) to authorise the Head of Legal, HR and Regulatory Service to petition the Sheriff Court under Section 75(2) of the Local Government (Scotland) Act 1973 for authority to dispose of the changing pavilion and adjacent land by way of a new lease to Girvan Youth Football Club.

**18. Exclusion of press and public.**

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

Corporate/Resources and Performance/Environment**19. Station Hotel Update**

There was submitted a report (issued) of 8 February 2022 by the Assistant Director – Place

- (1) updating the Panel on the Council's activities in discharge of its duties under Sections 29 and 30 of Building (Scotland) Act 2003 Dangerous Buildings Scotland Act in relation to the Station Hotel, Ayr;

- (2) seeking approval
  - (a) for the continuation of the arrangement currently in place to make the building safe until a further report was brought back to Leadership Panel with recommendations on permanent safety works; and
  - (b) to implement stakeholder engagement recommendations made within this report including the appointment of an officer to resume the position of Chair of the Strategic Governance Group.

After discussion the Panel

**Decided:**

- (1) to note the costs incurred by South Ayrshire Council up until 30 April 2022 in making the building safe under its statutory obligations, as outlined in the Addendum;
- (2) to approve an extension of the Council's funding as outlined in the Addendum to the report to meet those statutory obligations in making the building safe (currently in place until 30 April 2022) until 31 December 2022;
- (3) to agree that a further report would be brought forward by 31 August 2022 to outline the cost of implementing permanent safety works and detailing the nature of those works;
- (4) to approve the appointment of a consultant to advise the Council on the required work to make the building permanently safe and approve £25,000 from uncommitted reserves to fund the work;
- (5) to agree that the Council resume the role of Chair of the Station Hotel Strategic Governance Group and approves the Director – Place assume the position of Chair;
- (6) to note that the work on an 'Option Review and Executive Summary' for the Station Hotel by the Strategic Stakeholder Group as referenced in the report to Leadership Panel on 28 April 2021 had not been concluded; and
- (7) to note that clarity and agreement would be sought from stakeholders on the commitment to continue to contribute to the funding of safety works past 30 April 2022 and on their aspirations for the Ayr Rail Hub as outlined in the Addendum to the report.

Resources and Performance

**20. Service Review Phase 2 – Benefits Service**

There was submitted a report (issued) on 8 February 2022 by the Head of Finance and ICT seeking approval of Phase 2 of the review of the Benefits Service within the Revenues and Benefits Service.

The Service Lead – Revenues and Benefits provided a verbal overview of the report and after discussion the Panel

**Decided:**

- (1) to approve Phase 2 of the Service Review of Benefit Services (as detailed in Appendix 1 of the report) and associated Addendum to the report; and
- (2) to request that the Service Lead – Revenues and Benefits now completes implementation of the review.

**21. Consideration of Disclosure of the above Confidential Reports.**

- (1) Station Hotel Update

**Decided:** that the report should remain exempt by virtue of Paragraph 13 of Part 1 of Schedule 7A of the Local Government (Scotland) Act 1973.

- (2) Service Review Phase 2 – Benefits Service

**Decided:** to authorise under Standing Order 32.4 disclosure of the report once personal information had been redacted in accordance with GDPR requirements.

The meeting ended at 12:05 p.m.

## **LEADERSHIP PANEL (SPECIAL)**

Minutes of meeting being held remotely on 1 March 2022 at 10.00 a.m.

Present: Councillors Peter Henderson (Chair), Ian Cochrane, Chris Cullen, Julie Dettbarn, William Grant, Brian McGinley and Philip Saxton.

Attending: E. Howat, Chief Executive; C. Caves, Head of Legal, HR and Regulatory Services; D. Gillies, Director - Place; L. Reid, Assistant Director – Place; J. Bradley, Assistant Director – People; K. Carr, Assistant Director – Place; W. Wesson, Service Lead – HR & Payroll, Employee Services; D. Alexander, Service Lead, Procurement; K. Dalrymple, Service Lead, Neighbourhood Services; G. Farrell, Service Lead – Organisational Development and Customer Services; T. Leijser, Service Lead – Economy and Regeneration; L. Kerr, Coordinator – Destination, Promotion and Inclusive Participation; D. Parker, Corporate Parenting Lead Officer; M. Inglis, Head of Children’s Health; K. Braidwood, Ayrshire Roads Alliance; G. Senior, Ayrshire Roads Alliance; F. Maher, Committee Services Officer; C. Buchanan, Committee Services Officer and E. Moore, Clerical Assistant.

### **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 Panel in terms of Council Standing Order No. 17 and the Councillors’ Code of Conduct.

### **Corporate/Economy and Culture**

#### **2(a). Community Wealth Building Action Plan**

There was submitted a report (issued) of 23 February by the Director – Place updating the Panel on the Community Wealth Building (CWB) activity and workplan.

Following discussion regarding local Members involvement, the Panel

#### **Decided:**

- (1) to note the progress made through the Member/Officer Working Group (MOWG) and approve the CWB workplan; and
- (2) to approve the MOWG recommendation that an Annual Progress Report be considered by the Service and Performance Panel as part of the supporting the local economy review.

Resource and Performance

**3(a). Local Procurement Policy Statement - Update**

There was submitted a report (issued) of 23 February 2022 by Assistant Director – Place providing Members with an update on the Local Procurement Policy Statement approved at Leadership Panel in March 2021 and seeking approval on further proposals to improve focus on local suppliers.

The Panel

**Decided:**

- (1) to consider the progress made regarding the Local Procurement Policy Statement as detailed in Appendix 1 of the report; and
- (2) to approve the changes to the Council's Procurement Journey Guidance as outlined in Section 4.1 to 4.4 of the report.

Children and Young People

**4(a). South Ayrshire's Proposal to Support Unaccompanied and Asylum-Seeking Children**

There was submitted a report (issued) of 23 February 2022 by the Head of Children's Health, Care and Justice Services updating Members in relation to the previous proposal on 22 November 2021 in relation to receiving Unaccompanied and Asylum-Seeking Children (UASC) to South Ayrshire.

**Decided:**

- (1) to note the progress that has been made to date in relation to the activity that had taken place surrounding the identification of foster carers for unaccompanied and asylum-seeking children and the provision of support for young people, where applicable from 16-17 years of age, within Housing Support Services;
- (2) to note the change in the National Transfer Scheme and the mandating now applicable to the Local Authority; and
- (3) to note the Short Life Working Group now operated as a Settlement Hub when UASC were identified to come to South Ayrshire and the creation of a Strategic Oversight Group; and .
- (4) to request that further updates are provided via the Members' Bulletin

**4(b). South Ayrshire's Parenting Promise**

There was submitted a report (issued) of 23 February 2022 by the Head of Children's Health Care and Justice Services updating Members on South Ayrshire's Parenting Promise covering the period 2021 to 2030.

The Panel

**Decided:**

- (1) to note the publication of South Ayrshire's Parenting Promise as detailed in Appendix 1 of the report; and
- (2) to offer commitment to progressing the actions within the Parenting Promise Action Plan.

## Economy and Culture

### **5(a). Tourism and Events Strategy**

There was submitted a report (issued) of 23 February 2022 by the Assistant Director – People updating Members on the progress made with the implementation of the Interim Strategic Approach to Tourism and Events and to seek approval for the Tourism and Events Strategy.

The Panel

#### **Decided:**

- (1) to consider the progress made by Officers in the implementation of the Interim Strategic Approach to Tourism and Events as outlined in Appendix 1 of the report; and
- (2) to approve the Tourism and Events Strategy as attached in Appendix 2 of the report.

## Environment

### **6(a). Waste Strategy 2021-2031 Progress Report**

There was submitted a report (issued) of 23 February 2022 by the Assistant Director – Place providing Members with the annual review of the progress made in delivering the South Ayrshire Council Waste Strategy 2021 to 2031.

The Panel

**Decided:** to consider the annual review of the South Ayrshire Council Waste Strategy 2021 to 2031 as detailed in Appendix 1 of the report and agreed to an annual review of the strategy be submitted to the Service and Performance Panel.

### **6(b). South Ayrshire Council's Active Travel Strategy**

There was submitted a report (issued) of 23 February 2022 the Director – Place seeking Members' approval of an Active Travel Strategy for South Ayrshire Council, following a three month consultation draft process.

The Panel

**Decided:** to defer the item to the Leadership Panel on 8 March 2022.

## Corporate/Resource and Performance



**7(a). Future Operating Model**

There was submitted a report (issued) of 23 February 2022 by the Assistant Director – People updating Members on the progress to develop proposals for our Future Operating Model and seeking approval to implement new workstyles; implement supporting employee policies and procedures; and to continue to pilot the reintroduction of fact to face customer services by appointment.

The Panel

**Decided:** to defer the item to the Leadership Panel on 8 March 2022.

The meeting ended at 11:01 p.m.

DRAFT

**South Ayrshire Council**

**Report by Assistant Director – Place  
to Leadership Panel  
of 8 March 2022**

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**Subject: New Leisure Centre**

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**1. Purpose**

- 1.1 The purpose of this report is to provide Members with an update on progress of the New Leisure Centre Project, including the final design proposals, costs and programme, and to seek approval to proceed to execute the necessary documents at financial close.

**2. Recommendation**

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

- 2.1.1 notes the final design proposals, project costs, and programme for the Leisure Centre project;**
- 2.1.2 notes that the acquisition of the land at Arran Mall as previously approved can progress now subject to successful planning application outcome and purification of all suspensive conditions associated with application; and**
- 2.1.3 requests the Head of Legal, HR and Regulatory Services, on acquisition of the Arran Mall site, to arrange for execution of the necessary documents, on behalf of the Council to reach Financial Close for the project with HubSW.**

**3. Background**

- 3.1 On 4 October 2018, a report setting out the Administration's vision for Ayr Town Centre was approved at a meeting of the Council. The report contained a number of projects and initiatives that the Council planned to take forward to create defined areas within the town.
- 3.2 In November and December 2018, a public consultation exercise 'Ayr Your Views' was held to capture the views of the public in relation to this vision including the proposal to replace the Citadel Leisure Centre with a new facility closer to the town centre.
- 3.3 The feedback from the public consultation was used to develop a Strategy and Action Plan for Ayr Town Centre which was approved by Leadership on 23 April 2019. One of the key proposals of this strategy was the creation of a Leisure and Recreation zone in the middle section of the High Street that would see the

transformation of an area currently occupied by the Arran Mall and Kyle Centre into a complex offering sports, cinema, dining and recreation day and night creating a bustling town centre for people to live, work and shop.

- 3.4 The proposed site for the New Leisure Centre is located within this 'Leisure and Recreation Zone' and incorporates the former Hourstons department store, Arran Mall and car parking area accessed from Dalblair Road. On 17 September 2019, Leadership Panel agreed to the purchase of Hourstons and this has now been concluded.
- 3.5 On 18 December 2019, the Council agreed to the conditional purchase of the Arran Mall site, and Missives were concluded in 2020, with several suspensive conditions in place to protect the Council's position before the transaction can complete,. These will require to be purified before the acquisition can progress.
- 3.6 On 19 January 2021 a Leadership Panel report seeking approval to submit a New Project Request to appoint a contractor and design team to develop and build the new leisure centre was approved. Following a tender exercise, BAM Construction and a design team led by LA Architects were appointed to design and build the new facility. The first task for this team was to help the Council facilitate further engagement with stakeholders and the public to obtain feedback on the proposed outline proposals for the new facility.
- 3.7 On 24 August 2021 a report was presented to Leadership Panel with the outcome of the consultation exercise and approval was given for a proposed list of facilities that would be provided in the new centre. These included a range of flexible wet facilities which maximises pool use and allows the 'learn to swim' programmes to grow and will comprise of a 25m 8-lane competition pool with mobile floor; a 20x10m flexible pool with mobile floor; a family fun area with flume; a wet changing area; and spectator seating. It was also proposed that there will be a range of flexible dry facilities which can cater for multiple activities and community use, including spaces which can accommodate a range of activities including spin classes, aerobics, pilates, yoga and martial arts; a fitness studio; and supporting spaces including consultation rooms, reception, café and storage.

#### **4. Proposals**

- 4.1 The detailed design process has culminated in the development of the final design proposals, project costs and programme. The total project costs including all construction related costs, development and professional fees and client direct costs are detailed in paragraph 6.1. Images of the design proposal are included in [Appendix 1](#).
- 4.2 The purchase of the Arran Mall is predicated on the purification of the suspensive conditions. Principal amongst these was the requirement to obtain successful (unchallenged) attainment of planning consent for the new leisure centre development. A Planning Application for the new leisure centre has been submitted to South Ayrshire Council and will be determined at a meeting of the Regulatory Panel (Planning) on 2 March 2022. On the basis of a positive outcome from Regulatory Panel, it would be appropriate to now seek to purify the suspensive conditions contained within the agreed missives and it is estimated that this will take a period from the date of planning of 3 months. On purification, the acquisition of the land to build the new leisure centre can be progressed.

4.3 It is now proposed that the successful acquisition of the land is a key requirement of reaching Financial Close with HubSW to formally agree to build the new facility. On the basis of successful acquisition of the land it is recommended that approval is given for the Head of Legal, HR and Regulatory Services to arrange to execute the documents, on behalf of the Council to achieve Financial Close for the project, as detailed in [Appendix 2](#).

4.4 Subject to a positive planning application, successful acquisition of the land required and approval by this Panel, a headline programme would be as follows:

- acquire land for development 10 June 2022;
- reach Financial Close with HubSW 17 June 2022;
- could commence works on site 18 July 2022; and
- complete by December 2024.

4.5 The delivery of the New Leisure Centre Project will bring about a range of environmental benefits and includes a number of sustainability measures such as renewable energy, heat retention and natural ventilation. It is proposed that the project will also adhere to the Council's new Sustainable Development and Climate Change Strategy including the target for a net zero carbon facility.

## 5. Legal and Procurement Implications

5.1 Specialist legal advisors have been appointed by the Council to develop the project agreements with HubSW to deliver the facility.

5.2 The recommendations in this report are consistent with the Council's Standing Orders relating to contracts for HubSW.

## 6. Financial Implications

6.1 The New Leisure Centre is an identified project within the Council's approved Capital Programme, and it is proposed that the total project costs are met from the current approved allocation of £44,997,239. A breakdown of the project costs is as follows:

Total Construction Related Costs (incl fees)	£40,372,187
Total Client Direct Costs (incl site acquisition)	£4,625,052
Total Project Cost	£44,997,239

6.2 This is funded from the allocation for the project contained within the General Services Capital Programme.

## 7. Human Resources Implications

7.1 Not applicable.

8/

## **8. Risk**

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

8.1.1 There are still some suspensive conditions that need to be agreed and finalised to allow the land acquisition to progress. These are not, however, thought to be overly onerous at this stage.

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

8.2.1 The risks associated with rejecting the recommendations are that the Council would be unable to meet the commitments set out in the agreed Ayr Town Centre Strategy and Action Plan with regards to the development of the Leisure Centre.

## **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 3](#).

## **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 A business case that considered various options was previously prepared for this project and the subject of earlier reports to Leadership Panel.

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

12.1 The matters referred to in this report contribute to Commitment 6 of the Council Plan: A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

## **13. Results of Consultation**

13.1 There has been public consultation on the contents of this report as part of the recent online public engagement exercise.

13.2 Further statutory consultation has been held as part of the planning application for the project in advance of the Planning submission.

13.3 Consultation has taken place with Councillor Ian Cochrane, Portfolio Holder for Environment, Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and Councillor Chris Cullen, Portfolio Holder for Economy and Culture, 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>
Complete the purification of the conditions and thereafter the acquisition of land	10 June 2022	Service Lead Special Property Projects/ Head of Legal, HR and Regulatory Services
Execution of the contract documents	17 June 2022	Head of Legal, HR and Regulatory Services

**Background Papers** Report to South Ayrshire Council of 4 October 2018 – [Ayr Town Centre](#)

Report to Leadership Panel of 23 April 2019 – [Ayr Town Centre Strategy and Action Plan](#)

Report to Leadership Panel of 19 January 2021 – [New Leisure Centre](#)

Report to Leadership Panel of 24 August 2021 – [New Leisure Centre](#)

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Phone 01292 612820  
Email [derek.yuille@south-ayrshire.gov.uk](mailto:derek.yuille@south-ayrshire.gov.uk)

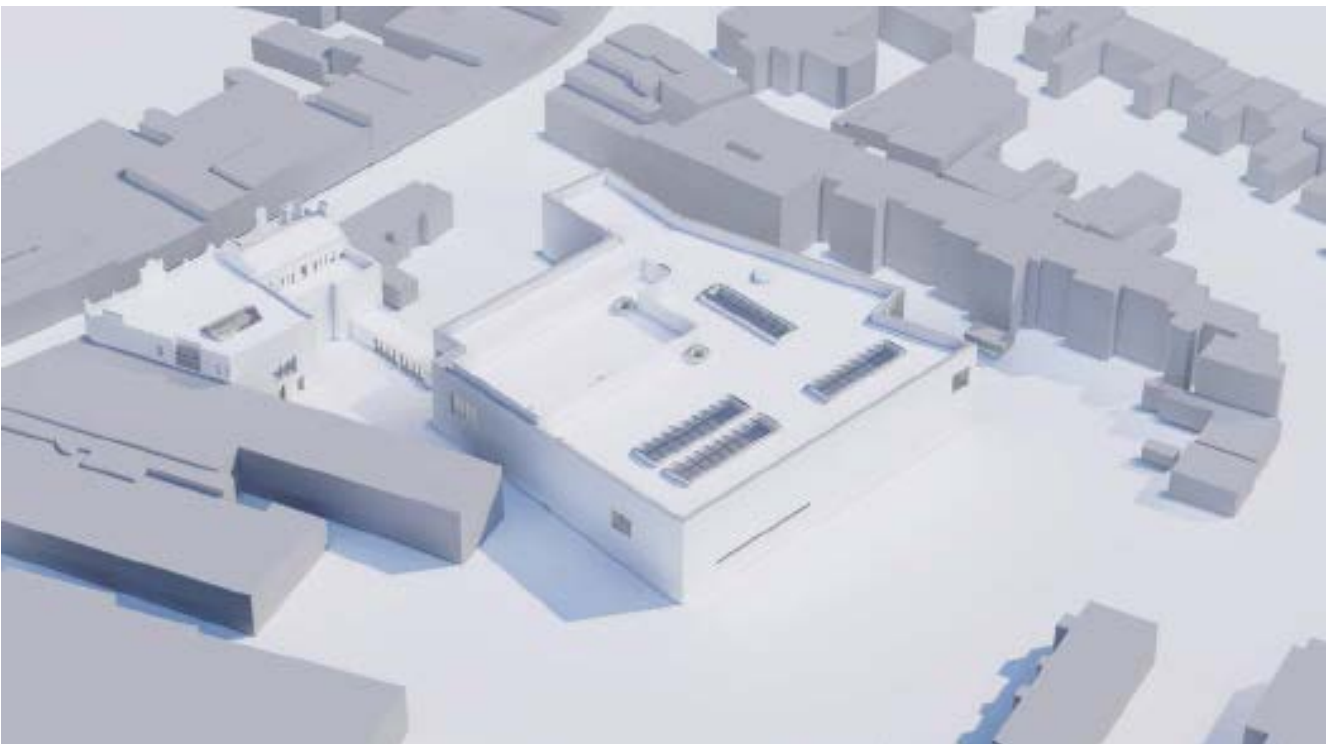
Louise Reid, Assistant Director – Place  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612032  
Email [louise.reid@south-ayrshire.gov.uk](mailto:louise.reid@south-ayrshire.gov.uk)

**Date:** 2 March 2022

*Aerial View from Alloway Street*



*Aerial View from Dalblair Road*





*Front Entrance from Alloway Street*

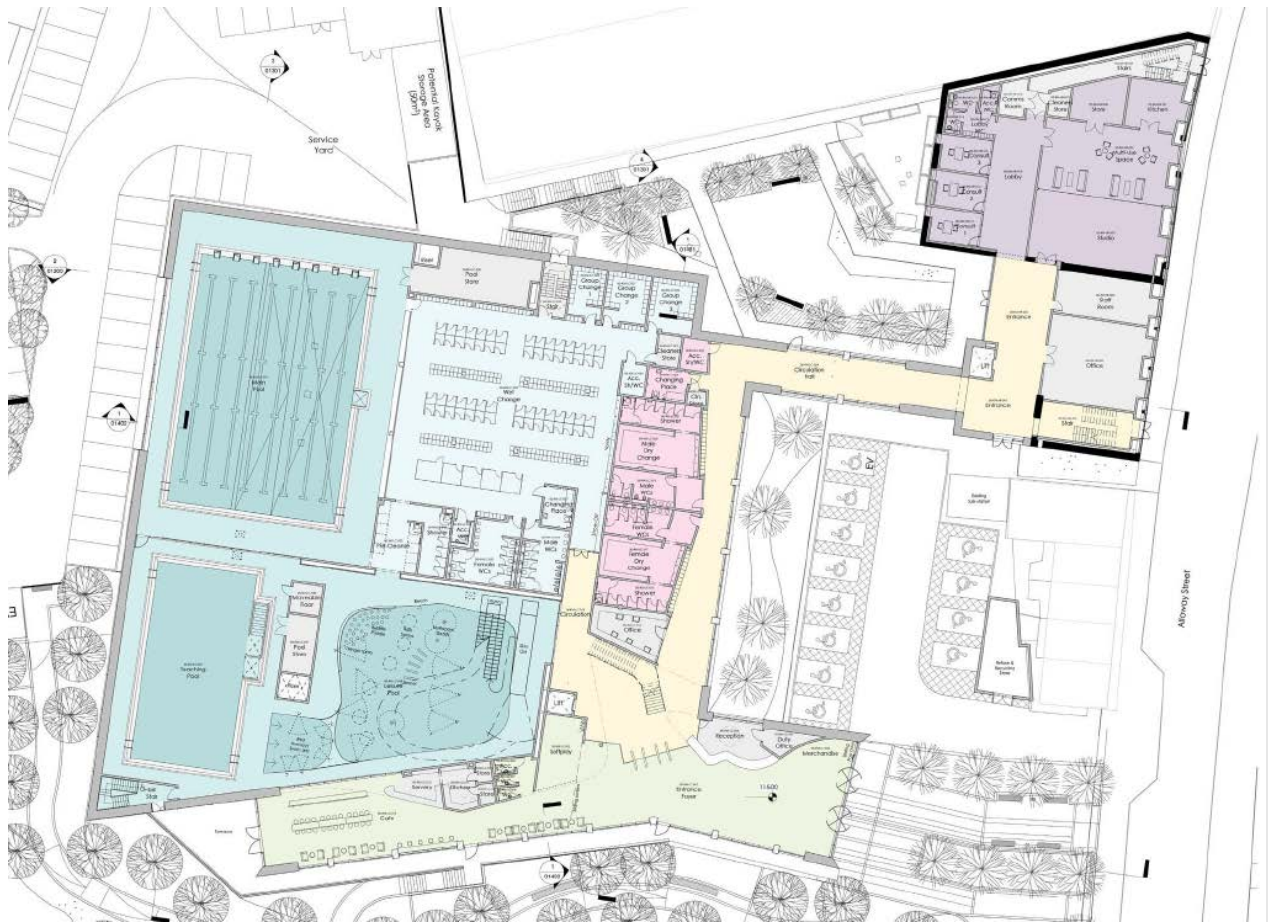


*Rear of Building from Dalblair Road*

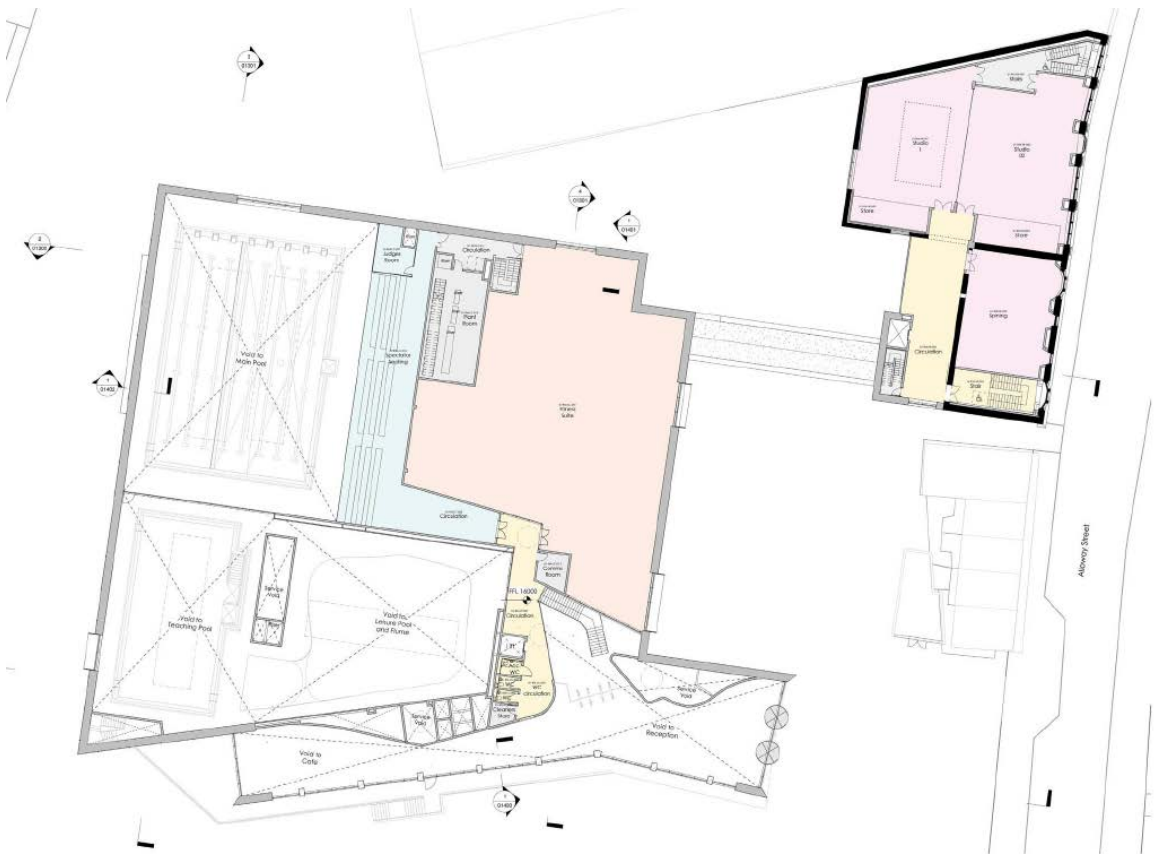




**Proposed Ground Floor Plan**



**Proposed Upper Floor Plan**



## Execution of Documents on Behalf of South Ayrshire Council

### *New Leisure Centre Project*

The financial close process for the project requires a great deal of legal documentation which involves the Council, Hub South West and back-to-back subcontractor agreements. Financial close permits the entering into of the necessary contract documentation. The external legal and technical advisers will be responsible for verifying and certifying to Council officers that the key aspects represent an appropriate and bankable deal for the Council. Financial close can only take place once approvals are in place from:

- South West Hub board; and
- South Ayrshire Council;

Final negotiations will take place by the appropriate officers and also put in place named proper officers who would execute the project agreement documentation.

It is therefore proposed that authority is granted to the Head of Legal, HR and Regulatory Services (as proper officer for the purposes of signing documents as required by Schedule 2 of the Requirements of Writing (Scotland) Act 1995, and as proper officer for the purpose of the issue of certificates under and in terms of the Local Government Contracts Act 1997 and the Local Authorities (Contracts) (Scotland) Regulations 1997) to execute on behalf of the Council, all documents relating to the transaction as follows:

- (1) the project agreements for the New Leisure Centre Project between South Ayrshire Council and DBDA Co/hubco. These are based on the SFT standard form project agreements and sets out the contractual arrangements for all parties;
- (2) the construction direct agreements for the New Leisure Centre Project between South Ayrshire, DBDA Co/hubco and the Building Contractor (BAM Construction);
- (3) the collateral warranties for the New Leisure Centre Project between South Ayrshire Council, DBDA Co/hubco and any other DBDA Co/hubco party as appropriate to protect the Council against insolvency of any of the contracted parties; and
- (4) any other ancillary document relating to the transaction.

## 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	New Leisure Centre, Arran Mall, Ayr
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	-	x
Disability	-	x
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**

<b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<input checked="" type="checkbox"/> <b>YES</b>  <input type="checkbox"/> <b>NO</b>
<b>Rationale for decision:</b>	
<b>The proposal does have a significant positive impact with regards to community participation and health and wellbeing therefore an EQI is required</b>	
<b>Signed :</b> Derek Yuille	<b>Service Lead</b>
<b>Date:</b> 31 January 2022	

**South Ayrshire Council**

**Report by Assistant Director - Place  
to Leadership Panel  
of 8 March 2022**

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**Subject: Strategic Review of Assets held in the Common Good Funds**

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**1. Purpose**

1.1 The purpose of this report is to seek approval on the approach for a long-term strategic review of all assets held within the Common Good Funds.

**2. Recommendation**

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

**2.1.1 notes the assets held in the Ayr Common Good, Prestwick Common Good, Troon Common Good and Girvan Common Good Funds as highlighted in Appendix 1;**

**2.1.2 notes the review and consultation with elected members that has taken place on Common Good Fund assets as highlighted in Appendix 2;**

**2.1.3 notes the update on the *'Transforming the Estate'* programme and agrees that this should include assets held within the Common Good Funds;**

**2.1.4 requests officers to review the current management arrangements for Common Good Fund land and buildings occupied by the Council;**

**2.1.5 agrees that a further report will be provided to Members with proposals for each and all Common Good Fund assets and buildings in August 2022;**

**2.1.6 agrees that Ward Members are engaged with as part of this review; and**

**2.1.7 agrees that external match funding opportunities are considered as part of this review where applicable for buildings and assets held in the Common Good.**

**3. Background**

3.1 The Council has responsibility for the administration of five Common Good Funds representing the former burghs of Ayr, Prestwick, Troon, Maybole and Girvan. A list

of the land and property assets held within the Common Good Funds is shown attached in Appendix 1.

- 3.2 The responsibility for management of Common Good Fund land and property assets falls within the remit of the Place Directorate, under the Service Lead – Asset Management and Community Asset Transfer.
- 3.3 The strategic objectives for the Common Good Fund set out in the Councils Asset Management Plan are to:
  - 3.3.1 deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned;
  - 3.3.2 maximise income from Common Good Fund assets and resources to ensure the Financial sustainability of the Funds;
  - 3.3.3 where appropriate, use Common Good Fund assets and resources to finance strategic investment in specific Council priorities that have been agreed; and
  - 3.3.4 use surplus Common Good Fund revenue resources to support Council priorities, on the basis of criteria to be developed.
- 3.4 The Management and maintenance of Common Good Fund land and buildings assets is subject to the level of funding which is available within each Common Good Fund. This poses issues for future maintenance costs of Common Good in relation to the amount of money available in each of the Common Good Funds. The Council is however, open to innovation in its development of management arrangements of Common Good Fund assets and resources.
- 3.5 Under section 75(2) of the Local Government (Scotland) Act 1973 where a local authority wishes to appropriate or dispose of land forming part of the Common Good and in respect of that land a question arises as to the right of the authority to alienate the local authority may petition the Court for authority to appropriate or dispose of the land. In addition, any disposal or change of use will need to comply with the terms of section 104 of the Community Empowerment (Scotland) Act 2015. Section 104 of the 2015 Act requires a local authority to consult with the community when planning to dispose of a Common Good property. The local authority must publish details about the proposal and must also notify the Community Council and any community body known to have an interest in respect of the proposals. In deciding whether or not to proceed with the disposal or change of use of Common Good property the authority must have regard to representations received. Any disposal may generate a capital receipt, but may have an adverse impact on the revenue position through loss of rental income.
- 3.6 Common Good Fund land and property assets are generally recommended retained if the rental exceeds that which could be achieved by investing the capital at the bank, or if the property is being held to support an adopted strategy.
- 3.7 Financial spend relating to Common Good Funds is reported to the Leadership Panel at agreed annual intervals, with consideration for revenue requirements for the forthcoming year proposed as part of the Councils overall budget setting process. Quarterly financial monitoring reports are submitted to Leadership Panel as well as a year-end report, summarising the current revenue and capital budgets of the Common Good Funds and accumulated reserves position.

- 3.8 A Statement of Objectives, Management Principles and Governance Arrangements for Common Goods Funds is attached at Appendix 3.
- 3.9 The Council's Treasury Management and Investment Strategy 2021/22, approved by Council on 04 March 2021, outlines the treasury management strategy for borrowing and investment which is managed within the Council's Loans Fund. Within the Loans Fund, borrowing and investment is managed on a pooled basis and includes investment from the Council, Housing Revenue Account, Trusts and Common Good Funds, amongst others.
- 3.10 The five Common Good Funds are therefore invested in the Council's Loans Fund and it is the performance of the Loans Fund which determines the interest rate achieved on the Common Good investment.
- 3.11 The most recent Annual Accounts from 2021/2022 show the valuation of fixed assets with the gross book value of assets at 31 March 2021 in relation to all five Common Good Funds as totalling £14.048m. The 2020/21 financial position in relation to each of the five Common Good Funds is outlined in Appendix 2, with all information taken from the Annual Accounts.
- 3.12 The Common Good Funds as at 31 March 2021 had total usable reserves of £0.397m revenue and £0.939m capital, all of which is invested in the Council's Loan Fund.
- 3.13 Income from Common Good assets is sustained at as high a level as possible with the rentals of all commercial investment assets and assets which Council services occupy agreed at market value in order that the income is maintained.
- 3.14 In October 2021, consultation was undertaken with ward members from Ayr, Prestwick, Troon and Girvan and it was proposed that a further review be undertaken regarding the current governance of Common Good. An annual report is provided to the Leadership Panel, however it was suggested that Ward Members should also have active involvement in the review of Common Good assets.
- 3.15 Local members also proposed that the Council pursue external match funding opportunities with regard to its historic monuments and listed buildings held in the Common Good.
- 3.16 On 15 June 2021, the Council approved a Covid-19 Programme of Recovery Activity 2021/22 to 2022/23. £70,000 of this was allocated to deliver Phase 1 of 'Transforming the Estate' (the Council's estates transformation programme) to develop: *'A Blueprint for Transforming our Estate - an action plan to transform our estate to meet the needs of our future workforce and communities for a thriving South Ayrshire.'*
- 3.17 Phase 1 outputs comprise: i) A vision for our Council estate, community and commercial buildings and assets; ii) Strategy - how we will deliver on our vision; iii) An outline of the 'as-is' and identification of the 'to-be'; iv) What we need to do to get there (action plan) including options on disposals, co-location of services and services that will operate from home and; v) Potential costs, dependencies, risks and timescales involved.
- 3.18 Avison Young, property consultants, have been appointed to deliver this work on behalf of the Council. Good progress is being made with ongoing officer and

portfolio holder engagement on the draft recommendations. The outputs of Phase 1 will include, along with those outputs listed at 3.17, a costed high-level implementation plan including resources and capabilities required by the Council to deliver the step-change needed.

3.19 The final report on Phase 1, which is expected by 31 March 2022, will make recommendations on how the Council can maximise opportunities for its commercial and corporate estate.

3.20 Investment identified to deliver Phase 2 of the programme – Implementation – will seek further approvals in line with requirements. Aspects of community consultation, best value and legal and financial implications will also be considered.

#### **4. Proposals**

4.1 The Panel is asked to note the position with regard to Ayr Common Good, Prestwick Common Good, Troon Common Good, Girvan Common Good and Maybole Common Good from the most recent Annual Accounts (2021/2022)

4.2 The Panel are asked to note the discussions that have taken place with local elected members and Portfolio Holders that has on Common Good Fund assets within their wards.

4.3 A final report on Phase 1 of 'Transforming the Estate' is expected from the consultants by 31 March 2022 and it is proposed that members agree that this should include outline strategic recommendations on common good land and assets.

4.4 Members are asked to agree that the strategic review of Common Good Funds will then form a further report back to Panel in August 2022 outlining longer-term recommendations for each building or asset held.

4.5 It is proposed that Ward Members from each of the areas comprising the constituted funds should receive updates on this work and that matched funding opportunities are considered as they arise.

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

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

5.2 There are no procurement implications arising from this report.

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

6.1 Once the first phase of the transformation work is complete, where there are any proposals in relation to Common Good fund buildings or assets, these will be developed in line with business case, financial requirements and reporting requirements.

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

7.1 Not applicable.

**8/**



## **8. Risk**

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

8.1.1 There are no risks associated with adopting the recommendations.

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

8.2.1 To reject the recommendations in the Report would result in no strategic longer-term approach to managing land and assets held in Common Goods Funds; no opportunity to maximise the value of the assets and a continued financial burden for the Council.

## **9. Equalities**

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 4.

## **10. Sustainable Development Implications**

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

## **11. Options Appraisal**

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

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

12.1 The matters referred to in this report contribute to Commitments 4, 5 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the local economy; Stand up for South Ayrshire/ Increase the profile and reputation of South Ayrshire and the Council; and A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

## **13. Results of Consultation**

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

13.2 Consultation has taken place with Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and Councillor Ian Cochrane, Portfolio Holder for Environment, and ward members for Ayr, Prestwick, Troon and Girvan. 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:

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
Incorporate Common Good Fund land and assets within Transforming the Estate programme	4 March 2022	Assistant Director - Place
Report to Panel outlining longer-term recommendations for each building or asset held in the Common Good Funds	31 August 2022	Service Lead – Asset Management and Community Asset Transfer
Updates to Ward Members as part of the strategic review including information on funding opportunities	31 August 2022	Service Lead – Asset Management and Community Asset Transfer
Review the current management arrangements for Common Good Fund land and building assets occupied by the Council	31 August 2022	Service Lead – Asset Management and Community Asset Transfer/ Head of Finance and ICT

**Background Papers**     **[Report to Leadership Panel of 24 November 2020 – Performance Review of Common Good Funds](#)**

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**E-mail: [tom.burns@south-ayrshire.gov.uk](mailto:tom.burns@south-ayrshire.gov.uk)**

**Date: 1 March 2022**

Category	Sub Category		Asset Ref	Address
Bandstand	Investment Asset	B	B109	St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT
Bothy	Investment Asset	B	B404	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Car Park	Investment Asset	L	L103	Queens Terrace Car Park Queen's Terrace Lane West Ayr South Ayrshire
Car Park	Investment Asset	L	L174	Car Park 1 Millbrae Ayr South Ayrshire KA7 4PJ
Car Park	Investment Asset	L	L283	Car Park Castlehill Road Ayr South Ayrshire KA7 2HT
Car Park	Investment Asset	L	L489	Car Park Cromwell Road Ayr South Ayrshire KA7 1DY
Car Parking Space	Investment Asset	L	L120	Ayr Town Hall Parking Space - relating to L57 - 13 Sandgate Ayr South Ayrshire KA7 1BG
Car Parking Space	Investment Asset	L	L120	Ayr Town Hall Parking Space - relating to L124 - 17 High Street Ayr South Ayrshire KA7 1LU
Office	Investment Asset	B	B126	8 Green Street Lane Ayr South Ayrshire KA8 8BL
Park	Heritage Asset	L	L188	Low Green Esplanade Ayr South Ayrshire KA7 1DT
Former Crazy Golf	Investment Asset	L	L161	Crazy Golf Queen's Terrace Lane West Ayr South Ayrshire KA7 1DX
Customer Service Centre	Investment Asset	B	B315	Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ
Vacant land	Surplus Asset	L	L555	Afflecks Sandgate Ayr South Ayrshire KA7 1BG
Park	Community Asset	L	L24	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Farm	Investment Asset	L	L90	Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4LD
Fishing Boat	Community Asset	B	B507	South Harbour Street Ayr South Ayrshire KA7 1JB
Gardens	Community Asset	L	L552	St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT
Hall	Investment Asset	B	B29	Former Darlington Church Main Street Ayr South Ayrshire KA8 8BU
Hall & Swimming Pool	Investment Asset	B	B3003	The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Kiosk	Investment Asset	B	B191	Kiosk 1 Low Green Esplanade Ayr South Ayrshire KA7 1EQ
Kiosk	Investment Asset	B	B192	Kiosk 2 Low Green Esplanade Ayr South Ayrshire KA7 1EQ
Monument Built or Plaqued	Heritage Asset	B	B434	Hill Of Barnweill Craigie South Ayrshire KA1 5NE
Monument Built or Plaqued	Heritage Asset	B	B205	Newton Tower Main Street Ayr South Ayrshire KA8 8BU
Monument Built or Plaqued	Heritage Asset	B	B110	St John The Baptist's Tower Bruce Crescent Ayr South Ayrshire KA7 1JH
Monument Built or Plaqued	Heritage Asset	B	B13	Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ
Museum	Investment Asset	B	B403	Rozelle House Museum (inc McLaurin Gallery), Tearom & West Wing, Monument Road Ayr South Ayrshire KA7 4NQ
Non Housing Revenue Accommodation	Investment Asset	B	B149	29A New Bridge Street Ayr South Ayrshire KA7 1JX
Non Housing Revenue Accommodation	Investment Asset	B	B482	29D New Bridge Street Ayr South Ayrshire KA7 1JX
Non Housing Revenue Accommodation	Investment Asset	B	B155	Lodge House 149 Monument Road Ayr South Ayrshire KA7 4NQ
Non Housing Revenue Accommodation	Investment Asset	B	B3523	View House, Old Racecourse 1 Doonfoot Road Ayr South Ayrshire KA7 4DP
Open Space	Investment Asset	L	L198	Site At Overmills Off A77 Whitletts-Holmston Roundabouts Ayr South Ayrshire KA6 5JJ
Pavilion	Investment Asset	B	B407	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Pavilion	Investment Asset	B	B43	View House, Old Racecourse Doonfoot Road Ayr South Ayrshire KA7 4DP
Public House	Investment Asset	B	B178	230-234 High Street Ayr South Ayrshire KA7 1RQ
Former Putting Green	Investment Asset	L	L200	Putting Green Queens Terrace Lane Bath Place Ayr South Ayrshire KA7 1DU
Recreation Ground	Community Asset	L	L25	Old Racecourse Playing Fields 1 Doonfoot Road Ayr South Ayrshire KA7 4DN
Recreation Ground	Community Asset	L	L441	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Restaurant	Investment Asset	B	B146	230-234 High Street Ayr South Ayrshire KA7 1RQ
Restaurant	Investment Asset	B	B210	4 River Terrace Ayr South Ayrshire KA8 0BJ
Restaurant/Bar	Investment Asset	B	B3002	The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Shed/Hut	Investment Asset	B	B44	Pavilion Old Racecourse Playing Field Doonfoot Road Ayr South Ayrshire
Shed/Hut	Surplus Asset	B	B402	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Shop	Investment Asset	B	B168	1/3 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B169	11 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B83	11 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B84	13 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B170	15 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B526	15 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B171	17 High Street Ayr South Ayrshire KA7 1LU

Category	Sub Category		Asset Ref	Address
Shop	Investment Asset	B	B174	19 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B176	23 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B81	3 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B82	7 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B3001	Citadel Shop The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Site	Community Asset	L	L538	Citadel Development Site South Harbour Street Ayr South Ayrshire KA7 1JB
Site	Investment Asset	L	L143	Land at Rear Of Tam O'Shanter
Steading	Investment Asset	B	B130	Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4HX
Store/Workshop	Investment Asset	B	B175	21 High Street Ayr South Ayrshire KA7 1LU
Store/Workshop	Surplus Asset	B	B333	8 Alderston Avenue Ayr South Ayrshire KA8 9BD
Store/Workshop	Surplus Asset	B	B88	8 Alderston Avenue Ayr South Ayrshire KA8 9BD
Store/Workshop	Investment Asset	B	B405	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Sub Station	Investment Asset	L	L3522	Electric Sub Station (New) Cromwell Road Ayr South Ayrshire KA7 1DY
Sub Station	Investment Asset	L	L150	Electric Sub Station 21 High Street Ayr South Ayrshire KA7 1LU
Sub Station	Investment Asset	L	L148	Electric Sub Station Arran Terrace Ayr South Ayrshire KA7 1DY
Sub Station	Investment Asset	L	L399	Electric Sub Station Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Sub Station	Investment Asset	L	L558	Electric Sub Station Hope Street Ayr South Ayrshire KA7 1LT
Sub Station	Investment Asset	L	L175	Electric Sub Station Mill Brae Ayr South Ayrshire KA7 3BA
Sub Station	Investment Asset	L	L3540	Electric Sub Station Pavilion Road Ayr South Ayrshire KA7 1EQ
Town Hall	Investment Asset	B	B167	Town Hall New Bridge Street Ayr South Ayrshire KA7 1JX
Walkway	Community Asset	L	L105	River Ayr Walk Holmston Road Ayr South Ayrshire KA7 3LP
WC/PC	Investment Asset	B	B188	Public Convenience Low Green Esplanade Ayr
WC/PC	Investment Asset	B	B27	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Workshop	Investment Asset	B	B172	17 High Street Ayr South Ayrshire KA7 1LU

Land and Property Assets held within Girvan Common Good Fund

Category	Sub Category		Asset Ref	Address
Clubroom	Surplus Asset	B	B241	Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH
Gardens	Community Asset	L	L581	Victory Park Gardens Victory Park Road Girvan South Ayrshire KA26 9DQ
Monument Built or Plaqued	Heritage Asset	B	B3826	Stumpy Corner Knockcushan Street Girvan South Ayrshire KA26 9AG
Park	Community Asset	L	L263	Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH
Pavilion	Investment Asset	B	B375	Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ
Recreation Ground	Investment Asset	L	L405	Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ

## Land and Property Assets held within Prestwick Common Good Fund

Category	Sub Category		Asset Ref	Address
Car Park	Investment Asset	L	L369	Car Park Links Road Prestwick South Ayrshire KA9 1QL
Car Park	Other Land and Buildings	L	L372	Grangemuir Road Car Park Prestwick South Ayrshire
Ground Let	Investment Asset	L	L356	Kidz Play Ground Links Road Prestwick South Ayrshire KA9 1QG
Ground Let	Investment Asset	L	L3807	Putting Plus Links Road Prestwick South Ayrshire KA9 1QG
Ground Let	Investment Asset	L	L344	Sailing Club Grangemuir Road Prestwick South Ayrshire KA9 1SN 11500.00
Kiosk	Investment Asset	B	B3564	Kiosk Links Road Prestwick South Ayrshire KA9 1QG
Office	Investment Asset	B	B258	2 The Cross Prestwick South Ayrshire KA9 1AN
Open Space	Community Asset	L	L357	Former Go Kart Track Links Road Prestwick South Ayrshire KA9 1QL
Park	Community Asset	L	L275	Boydfield Gardens - North Main Street Prestwick South Ayrshire
Park	Community Asset	L	L3789	Boyd Street Gardens Boyd Street Prestwick South Ayrshire
Recreation Ground	Community Asset	L	L3621	Play Area Burgh Road Prestwick South Ayrshire
Sub Station	Investment Asset	L	L259	Electric Sub Station Links Road Prestwick South Ayrshire KA9 1QG
WC/PC	Investment Asset	B	B359	Links Road Public Convenience Links Road Prestwick South Ayrshire

Land and Property Assets held within Troon Common Good Fund

Category	Sub Category		Asset Ref	Address
WC/PC	Investment Asset	B	B355	Public Convenience Templehill Troon South Ayrshire KA10 6BE

## Consultations with elected ward members – October 2021

### Ayr Common Good Fund

Consultation took place with ward members for both Ayr East and Ayr West. The following feedback was provided:

- The Council should review its existing management arrangements for Common Good property it occupies. The current position is that the Common Good Funds are responsible for all internal and external repair costs.
- It was proposed that a review be undertaken regarding the current governance of Common Good. An annual report is provided to the Leadership Panel. It was proposed that a cross service group comprising of officers from Asset Management, Legal Services and Finance is put in place to review Common Good on a quarterly basis throughout the year. This would provide greater focus on the development of Common Good land and property assets.
- The Council should pursue external match funding opportunities in particular with regard to its historic monuments and listed buildings held in the Common Good.
- The future of the Afflecks site was also raised and identified as an area requiring further consideration.

### Prestwick Common Good Fund

Consultation took place with Prestwick ward members and the consensus was to retain the land and buildings within the Prestwick common good but explore additional revenue generation opportunities.

- The current management agreements regarding the Freemans Hall was raised and whether this should be reviewed. It was noted that Housing had recently moved out of Freemans Hall, however the Troon & Prestwick Children's Services are due to relocate there in December. This will provide a rental however it was raised that the Freemans Hall and the land at the rear should be considered as part of a possible development with feasibility and public consultation around its long term future use.
- The members requested if the annual charges to the Common Good from the various Council services could be presented in a more transparent format in order that it was clear how much revenue was being charged each year for each asset.
- The ward members suggested that the common good land at the rear of Kidz Play could be brought into a beneficial use such as a skate park operated by a commercial interest.



### **Troon Common Good Fund**

Consultation took place with ward members and it was proposed to look at possible options to use the funds of £0.035m to best serve the people of Troon. This would be open to public consultation.

### **Girvan Common Good Fund**

Consultation took place with ward members and the consensus was to consider declaring the bandstand surplus and also the transfer of Stumpy Tower from the Girvan Common account to the Council General Services account. This would enable funding to be directed to maintain this important asset. Both these options would be subject to further public consultation.

### **Maybole Common Good**

The Maybole Common Good holds no land or property assets and therefore members did not deem it appropriate to meet in this case.

## South Ayrshire Council

### Management of Common Good Funds

#### Statement of Objectives, Management Principles and Governance Arrangements

##### Objectives

1. Deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned.
2. Maximise income from Common Good Fund assets to ensure the financial sustainability of the Funds.
3. Where appropriate, use Common Good Fund assets and resources to finance strategic investment in Council priorities that have been agreed as addressing (1) above in respect of the relevant area.

##### Principles

1. Property assets should be retained if the return from the rental exceeds that which could be achieved by investing the capital at a bank, or if the property is being held to support an adopted strategy. Assets can be disposed of, however, in order to finance strategic investment in support of agreed Council priorities, and on the basis of a detailed business case.
2. Potential commercial use of all investment assets should be maximised.
3. Assets should only be acquired if it can be clearly demonstrated that they will provide an acceptable level of return, or that they will contribute to Common Good Fund objectives.
4. Common Good Fund assets will be maintained. This is subject to the appropriate level of funding within each common good fund.
5. Common Good Fund assets will be suitable and sufficient for purpose.
6. Common Good Fund assets will comply with applicable legislation and regulation and will be safe and secure.
7. The Council will be open to innovation in its development and deployment of Common Good Fund assets and resources.
8. Income from Common Good Fund assets will be sustained at as high a level as possible.
9. Routine revenue expenditure will be minimised whilst also satisfying the need to comply with principles 4, 5, and 6 above.

10. The return on capital funds invested internally through the Council's Loans Fund and potentially through the active management of a proportion of the funds available by an external funds manager, will be maximised.

## **Governance**

1. Decisions relating to the management of Common Good Funds within South Ayrshire will be made by the Leadership Panel, or the Council.
2. Consultation on use of Fund revenue surpluses, on acquisitions and disposals, and on specific Council priorities that should receive support, will be undertaken prior to such decisions being sought, with the results of such consultation being reported to Council/Leadership Panel for their consideration.
3. This consultation will be conducted with all members elected for all wards which cover the area of the Common Good Fund concerned.

Reports on the financial status, compliance with Common Good Fund objectives, principles and intended Asset Management outcomes will be reported within the Council's Land and Buildings Asset Management Plan and submitted to the Leadership Panel, or the Council for its consideration.

## South Ayrshire Council Equality Impact Assessment Scoping Template

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

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

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. 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	Strategic Review of Common Good Assets
Lead Officer (Name/Position/Email)	Service Lead – Asset Management and Community Asset Transfer

**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.**

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

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

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

**5. Summary Assessment**

<b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b> )	<input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO X</b>
<b>Rationale for decision:</b>	
<b>Signed :</b> T Burns    Service Lead – Asset Management and Community Asset Transfer	
<b>Date:</b> 11 <sup>th</sup> February 2022	

South Ayrshire Council

Report by Assistant Director - Place  
to Leadership Panel  
of 8 March 2022

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**Subject: Sale of Land at Queens Terrace, Maybole**

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**1. Purpose**

- 1.1 The purpose of this report is to obtain approval from the Leadership Panel to declare the area shown hatched in the plan attached as [Appendix 1](#) surplus to requirements and to transfer it to Ayrshire Housing as part of its revised proposal to develop 22 affordable homes at Queens Terrace in Maybole.

**2. Recommendation**

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

**2.1.1 grants approval to declare this area of land shown hatched in ([Appendix 1](#)) extending to 0.133 hectares (surplus to requirements and transfer ownership to Ayrshire Housing for nil value; and**

**2.1.2 requests the Head of Legal, HR and Regulatory Services to conclude this transaction.**

**3. Background**

- 3.1 On 27 October 2020 ,the Leadership Panel approved the sale of approximately 0.87 hectares (2.15 acres) of HRA land, shown outlined red in the plan below, at Queens Terrace in Maybole to Ayrshire Housing for £50,000 to allow it to develop 20 affordable homes.

- 3.2 The Council's Acquisition and Disposal of land and buildings policy states that any land that is potentially surplus to requirements will be first offered to Housing Services for affordable housing or as a disposal to a Housing Association for the purposes of affordable housing subject to Leadership Panel approval. The land is held within the HRA and Housing Services have confirmed that they wish to declare this land surplus and transfer an additional 0.133 hectares to Ayrshire Housing.

- 3.3 Ayrshire Housing has now advised it requires an additional 0.133 hectares to accommodate its revised development of 22 units. This area is shown hatched red in the plan attached as [Appendix 1](#).

4/

## 4. Proposals

- 4.1 The proposal is to transfer the additional area of land shown hatched in the plan attached as [Appendix 1](#) to Ayrshire Housing to allow it to progress its proposed affordable housing development in Queens Terrace.
- 4.2 The site has been revalued by the District Valuer as at the 14 February 2022. The District Valuer has reported that the market value of the additional 0.133 hectares as shown in [Appendix 1](#) is £nil. There is therefore no uplift in value from the market value reported by the District Valuer in 2020 for the site in the event that the disposal would also include an additional land of 0.133 hectares
- 4.3 The District valuer has reported that the market value of the site with the additional land is £nil under the special assumption the restricting the future use of the site in perpetuity to reflect the social rented housing and taking into account the abnormal site developments costs.
- 4.4 It is proposed that the land declared surplus on 27 October 2020 extending to 0.87 hectares and the additional land requested by Ayrshire Housing extending 0.133 hectares be disposed of for £50,000 (Fifty Thousand Pounds) Sterling on the same terms and conditions as approved by the Leadership Panel on 27 October 2020.

## 5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements. Legal Services will be required to conclude the sale.
- 5.2 Under the Housing (Scotland) Act 1987 ('1987 Act') section 203 (2), a local authority needs the consent of the Scottish Government to transfer land or property between the HRA and Ayrshire Housing. The Scottish Government has developed a general consent process whereby authorities can self-certify consent where the disposal is accredited by an RICS valuer as representing best value and where the necessary level of consultation is undertaken. The Service Lead - Asset Management and Community Asset Transfer has confirmed that the Council has satisfied these requirements and recorded this self-certification as required by the 1987 Act.
- 5.3 There are no procurement implications arising from this report.

## 6. Financial Implications

- 6.1 Per the report to Leadership Panel of 27 October 2020 the Council Housing Revenue Capital Account will receive £50,000 (Fifty Thousand Pounds) Sterling for selling the now combined total area of 1.033 hectares of land at Queens Terrace.

## 7. Human Resources Implications

- 7.1 Not applicable.

## 8. Risk

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

- 8.1.1 There is no risk to the Council.

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

- 8.2.1 The development may not be able to proceed and Maybole may lose out on up to 22 new affordable houses while the Council will miss out on a capital receipt and would remain liable for maintenance costs associated with this area.

## **9. Equalities**

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

## **10. Sustainable Development Implications**

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

## **11. Options Appraisal**

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

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

- 12.1 The matters referred to in this report contribute to Commitment 5 of the Council Plan: Stand up for South Ayrshire/ Increase the profile and reputation of South Ayrshire and the Council.

## **13. Results of Consultation**

- 13.1 Consultation has taken place with Councillor Ian Cochrane, Portfolio Holder for Environment, and Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and Councillor Philip Saxton, Portfolio Holder for Housing and Wellbeing, and the contents of this report reflect any feedback provided.
- 13.2 The local tenant group has been consulted and has confirmed that it is happy to support the transfer of this land to Ayrshire Housing.
- 13.3 There has also been consultation with both Legal Services and Housing regarding the content of this report 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:

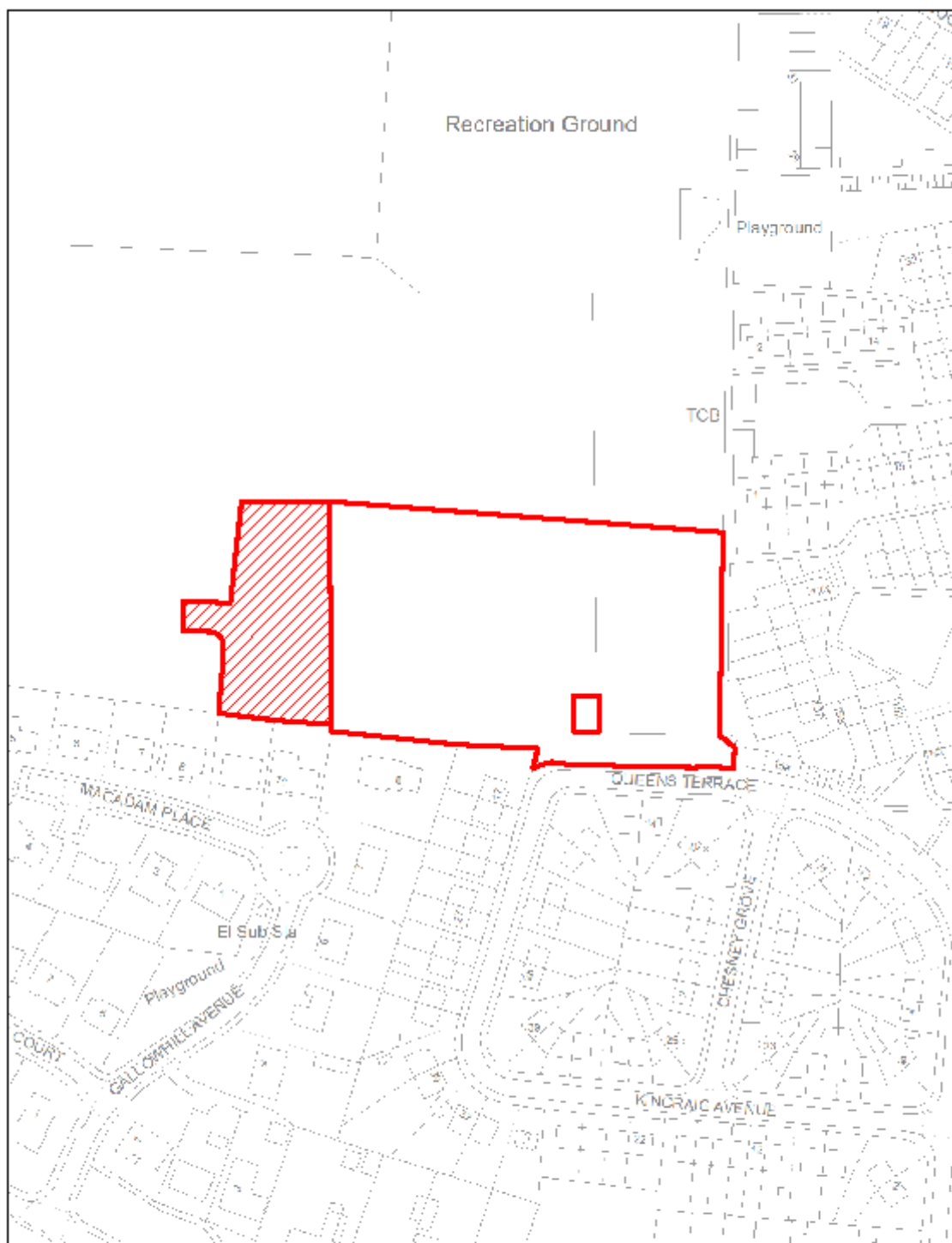


<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Sale to be concluded	30 September 2022	Service Lead – Asset Management and Community Asset Transfer

**Background Papers**    **Report to Leadership Panel of 27 October 2020 – [Sale of Land at Queens Terrace, Maybole](#)**

**Person to Contact**    **Tom Burns Service Lead - Asset Management and Community Asset Transfer Manager**  
**County Buildings, Wellington Square, Ayr KA7 1DR**  
**E-mail: [tom.burns@south-ayrshire.gov.uk](mailto:tom.burns@south-ayrshire.gov.uk)**  
**Phone 01292 612845**

**Date: 1 March 2022**



Queens Terrace, Maybole.

Scale 1:1500



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## South Ayrshire Council Equality Impact Assessment Scoping Template

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

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. 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	Sale of land at Queens Terrace, Maybole
Lead Officer (Name/Position/Email)	Tom Burns, Service Lead – Asset Management and Community Asset Transfer – tom.burns@south-ayrshire.gov.uk

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

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	-
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**

<p><b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b>)</p>	<p><del>YES</del></p> <p><b>NO</b></p>
<p><b>Rationale for decision:</b></p> <p><b>This report advises the Panel of 8 March 2022. Their decision on this has no specific equality implications</b></p>	
<p><b>Signed :</b> Tom Burns <span style="float: right;"><b>Service Lead</b> Asset Management and CAT</span></p> <p><b>Date:</b> 14 February 2022</p>	

## South Ayrshire Council

### Report by Director - Place to Leadership Panel of 8 March 2022

**Subject: Road Improvement Plan 2022-2023**

#### 1. Purpose

- 1.1 The purpose of this report is to seek Leadership Panel approval for the 2022/23 Road Improvement Plan for carriageway, footways, street lighting and other related infrastructure improvements.

#### 2. Recommendation

- 2.1 It is recommended that the Panel:

2.1.1 approves the road improvement plan for 2022/2023 contained in [Appendix 1](#); and

2.1.2 approves the Carriageway and Footway Programme for 2022/2024 in [Appendix 1](#).

#### 3. Background

- 3.1 At its meeting in March 2021, the Council approved capital allocations to be included in the Roads Improvement Plan for the period to 2031/32. This capital allocation will be used to make improvements to the road network and include road resurfacing; road reconstruction; street lighting; LED street lighting replacement; traffic signals; implementation of 20mph infrastructure and bridge, coastal and harbour work.
- 3.2 The additional capital allocations requested for the 2022/23, 2023/24 and 2031/32 are highlighted in Table 1 below and will be confirmed following approval of the Capital Investment Programme on 3 March 2022.

**Table 1: Capital Investment Budgets 2022/23-2031/32**

Programme	22/23 (£m)	23/24 (£m)	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)
Roads Reconstruction	3.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	1.500
Street lighting	0.205	0.250	0.250	0.250	0.250					
LED Replacement	0.232	-	-	-	-	0.100	0.100	0.100	0.100	
20mph in rural villages	0.023	-	-	-	-					

Programme	22/23 (£m)	23/24 (£m)	24/25 (£m)	25/26 (£m)	26/27 (£m)	27/28 (£m)	28/29 (£m)	29/30 (£m)	30/31 (£m)	31/32 (£m)
Bridges Capital	0.790	0.278	0.362	0.200	-					
Bridge of Coyle	0.050	-	-	-	-					
Girvan Harbour	0.310	-	-	-	-					
Girvan Sth Pier	<b>0.008</b>	<b>0.120</b>	-	-	-					
Traffic Signals Renewal	0.190	0.140	-	-	-					
New Traffic Signals	0.200	-	-	-	-					
B734 Pingerrach Slope Stabilisation.	0.002	-	-	-	-					
C12 Dunure Slope Stabilisation.	0.188									
Local Flood Plan	0.173	0.064m	0.064	0.064	0.064					
EV charging infrastructure	0.100	0.100	0.120							
Facilities to assist with tourist and visitor facilities.	0.160									
<b>Total</b>	<b>6.131</b>	<b>3.452</b>	<b>3.296</b>	<b>3.014</b>	<b>2.814</b>	<b>2.600</b>	<b>2.600</b>	<b>2.600</b>	<b>2.600</b>	<b>1.500</b>

- 3.3 An additional allocation of £1.000m has been requested for Roads Reconstruction and £0.128 for Girvan Harbour South Pier and £1.5m for Roads Reconstruction in years 2031/32, 2032/33 and 2033/34.
- 3.4 The revenue budget also includes funds for road improvement work, specifically relating to resurfacing schemes as well as ongoing maintenance work relating to carriageway patching, footway works, drainage, pothole repairs, ditch clearing, gully cleaning, clearing carriageway flooding, hedge pruning, verge maintenance and winter treatment.
- 3.5 The condition of the road network is reviewed annually as part of the process of compiling future year programmes using the scheme ranking system approved by the Ayrshire Shared Services Joint Committee at its meeting of 24 October 2014 and revised at the meeting on 10 November 2017. This approach ensures that the programme of works is developed to provide the maximum benefit to the area. The scheme ranking system takes into account factors including road condition; safety issues; the road hierarchy; the level of traffic on the road; stakeholder feedback and cost. The programme of work is reviewed and re-prioritised, with updated programmes brought forward for approval on an annual basis to Leadership Panel.
- 3.6 Grant applications will continue to be made to the Scottish Timber Transport Group, with match funding being provided from the roads maintenance element of the capital budget. If bids are successful, this will allow the Ayrshire Roads Alliance to carry out additional work on surface screeding and resurfacing on the essential timber transport routes.
- 3.7 Following Members agreeing in June 2017 to recognise representation they had received from communities regarding the introduction of 20mph speed limits, work is now ongoing to complete this programme of works and will be completed at the beginning of the new financial year.

3.8 The transport infrastructure is one of the most valuable Council assets and it is vital to the economic well-being and development of South Ayrshire. The infrastructure contributes significantly to the local economy and regeneration. The road asset carriageway alone is valued at £1.9 billion.

3.9 Further background is provided in [Appendix 2](#).

#### **4. Proposals**

4.1 The Roads Improvement Plan for 2022/23 is detailed in [Appendix 1](#) - Works Programme and includes details on improvement works for carriageway, street lighting, traffic, transportation, active travel schemes and timber transport route improvements. The schemes programmed will be carried out over the spring, summer and early autumn. Full engagement will be carried out in accordance with the protocol for engagement on the Ayrshire Roads Alliance projects as detailed in the report to Leadership Panel of 29 November 2016.

4.2 It should be noted that this programme has been prepared in advance of full consultation with statutory undertakers which may lead to unavoidable delays in delivering the programme to the timescale stated above. A statutory undertaker is any company that has a legal right to place and maintain their apparatus within the boundary of the public road.

4.3 The works will be carried out using two specification types:

- Re-surfacing with 30% Hot Rolled Asphalt . This provides a good wearing surface quality suitable for all conditions which provides a very durable surface with a high skid resistance. This is used on the 'A' and 'B' class roads.
- Screeding with close graded asphalt concrete overlay. This is a very good general purpose surface course. This is used on 'B', 'C' and 'U' class roads.

Programmes will be subject to change over the course of time.

#### **Programme for Street Lighting**

4.4 There are over 20,000 street lights in South Ayrshire. The proposed programme for 2022/23 has identified the parts of the network in poorest condition. This work will enable the reduction in the number of columns over thirty years old, along with improving the cable network. The schemes are contained in [Appendix 1](#) - Works Programme.

4.5 As in previous years, LED lighting is being provided in all locations which will reduce the power consumed on a 'per replaced unit'.

4.6 On average LED lighting reduces energy consumption by 50% to 65% with a seven and a half year payback period. It should be noted that due to LED performance issues, it is not yet possible to retrofit LED lighting to the majority of pre-1980 installations without complete renewal. The LED replacement programme is contained in [Appendix 1](#).

4.7 Of the remaining 270 lanterns still to be converted, over half (194) comprise those on remote footpaths. Others include heritage style lanterns in conservation areas

which require to re-fit with bespoke gear trays.

## **Programme for Traffic and Transportation**

- 4.8 In addition to Capital allocation to traffic signals renewal funded through the five year capital investment for the network, the Ayrshire Roads Alliance compiles capital bid applications for traffic, transportation and active travel projects across the network. Bids are made inter alia to SPT, Sustrans, Paths for All and Smarter Choices/Safer Places. In addition, the Scottish Government provides South Ayrshire Council grant funding for cycling walking and safer routes initiatives. All this work includes active travel and road safety schemes. These schemes are contained in [Appendix 1](#) - Works Programme.

## **20mph in Rural Villages**

- 4.9 Traffic Regulation Orders (TROs) have been approved by the Council's Regulatory Panel for a total of eleven villages, with schemes implemented. The remaining 4 schemes at design stage will be taken forward for consideration by the Regulatory Panel. This will include Community Council and Elected Ward Member engagement ahead of the public engagement requirement of any subsequent TRO on conclusion of the statutory process works will commence on site.

## **Programme for Structural Improvements**

- 4.10 The capital projects to improve the South Ayrshire Council network for bridges are contained in [Appendix 1](#) - Works Programme. This work includes bridge design, replacement and strengthening works, culvert design and replacement stonework repairs to parapets, arches and the like.
- 4.11 Materials and specifications are continually reviewed to ensure compliance with industry standards.
- 4.12 The projects included in the Roads Improvement Plan are subject to change depending on changes in the condition of the road network.
- 4.13 Progress on implementation of the roads Improvement plan will continue to be reported to the Ayrshire Shared Services Joint Committee.

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

- 5.1 By virtue of the relevant statutory provisions principally detailed within the Roads (Scotland) Act 1984, the Council as local roads authority is required to manage and maintain all publicly adopted roads within its geographical area other than those which are maintained and managed by the Scottish Ministers. Accordingly, the proposals detailed within this report are in compliance with the discharge of the statutory responsibilities which are incumbent upon the Council as local roads authority.
- 5.2 There are no procurement implications arising from this report. All works will be carried out in-house or under the 3G Roads Minor Works Framework Contract

## **6. Financial Implications**

- 6.1 The Road Improvement Plan for 2022/23 detailed in [Appendix 1](#) - Works programme will be funded from the Roads Capital and Revenue budget allocations



and grant funding subject to Council approval on 3 March 2022. Progress will continue to be reported to the Ayrshire Shared Service Joint Committee.

## **7. Human Resources Implications**

7.1 There are no direct human resource Issues.

## **8. Risk**

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

8.1.1 There are no risks associated with adopting the recommendations.

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

8.2.1 A delay in the delivery of the carriageway and footway structural maintenance, and street lighting programmes will expose the Council to potential risks with regard to the deteriorating condition of the road and lighting network. This may have a detrimental effect on the SPI for road condition and on the reduction targets for roads accidents.

## **9. Equalities**

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

## **10. Sustainable Development Implications**

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

## **11. Options Appraisal**

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

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

12.1 The matters referred to in this report contribute to Commitments 5 and 6 of the Council Plan: Stand up for South Ayrshire/ Increase the profile and reputation of South Ayrshire and the Council; and A Better Place to Live/ Enhanced environment through social, cultural and economic activities

## **13. Results of Consultation**

13.1 Engagement arrangements for these projects will align with the report.

13.2 Consultation has taken place with 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 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>
Implementation of the Road Improvement Plan	31 March 2023	Head of Roads

**Background Papers**     **Capital Investment Programme 2022-23 to 2034-35**

**Report to Leadership Panel of 29 November 2016 – [Ayrshire Roads Alliance – Engagement Arrangements and Update on Matters Relating to Holmston Road Cycleway](#)**

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**Date: 1 March 2022**

**Appendix 1 - South Ayrshire Council- Ayrshire Roads Alliance  
Carriageway Structural Maintenance Capital Programme over two years 2022/24**

**Works Carried Over From 2021**

<b>Route No</b>	<b>Town</b>	<b>Road Name</b>	<b>Works Description</b>	<b>Scheme Score</b>	<b>Estimated Cost</b>
Uncl	Ayr	Sannox View	Full Length	N/A	£76,230
Uncl	Ayr	Viewfield Road	Full length	N/A	£58,905
Uncl	Ayr	Hunters Avenue	T Lights to Northfield	N/A	£129,150
Uncl	Prestwick	Kyle Street	Full length	N/A	£54,180
Uncl	Ayr	Dalmilling Drive	Full length	N/A	£71,904
Uncl	Ayr	Taylor Street	Full Length	N/A	£109,141
Uncl	Ayr	Carrick Avenue	Full Length	N/A	£100,947
Uncl	Ayr	St Phillans Avenue	Full Length	N/A	£222,755
Uncl	Ayr	Southpark Road	Full Length + fway works?	N/A	£125,364
A719	By Maybole	Maidens Ayr	North of Humeston	N/A	£98,572
B734	Old Dailly	Barr Old Dailly	Old Dailly to Penkill + drainage improvements	N/A	£108,000
B7035	By Girvan	Glendoune Houdston Road (Coalpots)	Braetoll South + S Power shut down	N/A	£100,500
Uncl	Dailly	Back Road	Full Length	N/A	£107,646
Uncl	Girvan	Carrick Street	Full Length	N/A	£44,499
Uncl	Ayr	Kersepark Footway	Full length one side	N/A	£41,250
Uncl	Ayr	Arthur Street Footway	Full	N/A	£26,186
B7023	Crosshill	King Street Footway	Shop side full length	N/A	£27,364
C31	Crosshill	Kirkmichael Road Footway	By Community Centre	N/A	£8,250
Uncl	Girvan	Hawthorn Drive Footway		N/A	£57,112
<b>Surface Dressing Works –Proposed 2023/24</b>					
U72	By Dundonald	Crooks	Full Length	N/A	
U99	By Symington	Dundonald Symington	C32 to U98 Corraith	N/A	
C115	By Tarbolton	Parkmill Road	Parkmill to C114	N/A	
C114	By Tarbolton	Largie Road	2 sections	N/A	
B744	By Tarbolton	Tarbolton/Crosshands	C114 to Auchinweet	N/A	
C74	By Ayr	Macnairston Road	Macnairston to Lochfergus	N/A	
C122	By Minishant	School Road	Full Length	N/A	
C60	By Maybole	Ladycross	Full Length	N/A	
C39	By Ayr	Corton Road	A77 to Equestrian Centre	N/A	

C29	By Maybole	North Water of Girvan - Maybole Road	30 mph Maybole south to U3	N/A	
U2	By Maybole	Auchencross	C29 to Railway Bridge	N/A	
U25	By Dailly	Delamford	B741 to Hadyard Hill	N/A	
U56	Girvan	Golf Course Road	Newton Kennedy Br. to Knockvalley Cottages	N/A	
C102	By Kirkoswald	Balvaired	Full Length	N/A	
<b>Carriageway Resurfacing Works 2022/24</b>					
A719	By Tarbolton	Failtoll Crossroads	By Lilylaw Farm	N/A	£173,875
A759	Dundonald	Bypass Road, Dundonald	Auchans to Palmer Mount	61	£219,000
B730	By Symington	B730 Tarbolton/Dundonald	Dankeith to B751 Junction	53	£158,763
B730	By Dundonald	B730 Bogend/A77(T) - Tarbolton Road/Dundonald, Dundonald	Slough Bridge to Tarbolton Road Dundonald	53	£265,500
C92(C8)	By Craigie	Plewlands Road	Full Length incl part C8 to A719	47	£139,040
Uncl	Troon	Queens Drive	Full Length	42	£35,640
B744	By Tarbolton	B744 Garden Street/Tarbolton - Council Boundary, Tarbolton	From Barrmuirhill east to Auchinweet	69	£159,000
B743	By Mossblown	Ayr / Mossblown?	West from Brocklehill Farm	53	£271,250
C115	By Tarbolton	C115 Montgomerie Street/Tarbolton - C114 Jcn Sw Of Barhill, Mauchline	From Fail Bridge westwards	50	£123,200
C37	Auchincruive	Barrackhall Gibbseyard	TBC	48	£134,400
Uncl	Ayr	Salt pans Road	North from Glebe Road	46	£48,750
Uncl	Tarbolton	Springfield Road	Garden Street to No 50	46	£35,200
Uncl	Prestwick	Morris Road	Full Road	43	£34,320
Uncl	Ayr	Green Street	Waggon Road to Crown Street	42	£67,760
Uncl	Prestwick	Craigie Street	Full length	39	£11,638
C74	By Ayr	Macnairston Road	C105 to B742 Junction	52	£92,960

B744	By Annbank	B744 Jcn At B742 N Of Annbank - B743, Annbank	from B743 junction south-westwards	63	£120,000
B742	By Coylton	B742 Council Boundary - A70/Hillhead, Coylton	By Holebogs, S bend	59	£45,000
B742	By Coylton	B742 Council Boundary - A70/Hillhead, Coylton	From A70 at Hillhead south to C21 Craigs Road junction	56	£57,000
B744	Annbank	Weston Avenue	Craighall Way to 101 Weston Avenue	56	£70,875
B742	By Coylton	B742 A70 Hillhead - B744 Jcn N Of Annbank, Coylton	From Meadowhead Depot entrance south-wards	55	£97,500
B744	Annbank	Weston Brae	Full Length	53	£58,125
B744	Annbank	Browns Crescent	Full Length	53	£28,125
B742	By Coylton	B742 A70 Hillhead - B744 Jcn N Of Annbank, Coylton	Bridge of Coyle to C2	52	£190,500
B744	By Annbank	B744 Belston/A70 - Weston Avenue/Annbank, Ayr	Auchincruive Junction to Glenview	52	£91,250
U77	By Coylton	Hole Road	Full Length	46	£43,360
Uncl	Ayr	Ellisland Square	Full Length	42	£58,806
Uncl	Ayr	Chapel Park Road	Full Length	40	£53,319
B742	By Maybole	B742 Jcn Of A77(T) Ne Of Maybole - Council Boundary S Of Dalrymple, Maybole	From B7045 junction westwards	N/A	£66,845
A719	By Dunure	A719 Smithy Bridge/Dunure - Croy Brae, Dunure	By Humeston, Castlehill woods to Pennyglen	70	£93,800
A719	By Dunure	A719 Smithy Bridge/Dunure - Croy Brae, Dunure	Cemetery to Drumshang	67	£182,000
A719	By Maidens	A719 Pennyglen/B7023 - Kirkoswald Road/Maidens, Maidens	Morrison Farm to Jct Blawearie	56	£186,000
A719	By Maidens	A719 Turnberry Road/Maidens - Maidens Road/Maidens, Turnberry	Maidens to Turnberry	56	£232,500
B7023	Maybole	Crosshill Road	Full Length	56	£56,250
B7023	Maybole	St Cuthbert's Road	Full Length	53	£28,125
B7024	Maybole	Alloway Road	Redbrae to Bypass	51	£71,250

C122	By Maybole	C122 Gardenrose Path/Maybole - School Road/Minishant, Maybole	School to new Bypass	50	£18,150
C122	By Maybole	C122 Gardenrose Path/Maybole - School Road/Minishant, Maybole	Ladycross to new Bypass	50	£24,192
B7023	Maybole	Crosshill Road	Full Length	56	£56,250
B7023	Maybole	Maybole Crosshill	30mph Maybole to jcn C58	72	£323,840
A714	Barrhill	Main Street	Full Length	61	£148,800
B7027	Barrhill	Knowe road	Jcn A714 to Dusk mill area.	58	£53,808
B741	Dailly	Girvan/Dailly	Bargany	55	£105,840
C29	Maybole	North Water of Girvan/Maybole Road	Wallacetown to Ruglen various locations	55	£136,125
U52	Pinwherry	Muck road	Various TBC	52	£76,800
C45	Ballantrae	Héronsford Road	A77- Laggan	48	£56,840
U6	By Ballantrae	Balkissock	Full length	44	£101,482

#### **Footway Resurfacing Works 2022/24**

Uncl	Troon	Fullarton Drive	No 19 to No 37	30	£16,500
B730	Dundonald	Drybridge Road	Bowling Green to Kilnford Dr	28	£14,500
B730	Dundonald	Drybridge Road	Kilnford Drive to A759	28	£33,600
C492	Troon	Bentinck Drive	No 97 to No 121	28	£20,000
Uncl	Prestwick	Outdale Avenue	F/path Sherwood Road side , both sides	30	£38,300
C17	Tarbolton	Westport	Footway North side	28	£17,370
B743	Mossblown	Mauchline Road	Fourways to Railway Bridge North side	28	£15,300
Uncl	Ayr	Content Avenue	South Side full length (College Side)	28	£8,400
Uncl	Mossblown	Martin Avenue		28	£15,300
Uncl	Prestwick	Hunters Avenue	South from Heathfield Road, west side	23	£7,500

Uncl	Ayr	Bellevue Crescent		34	£37,800
Uncl	Ayr	Hawthorn Drive		30	£62,000
B742	Annbank	Weston Brae		28	£10,700
Uncl	Maidens	Ardlochan Road		30	£20,000
Uncl	Maybole	Hicks Avenue	No 2 to No 94	30	£28,980
Uncl	Maybole	Queens Terrace	No 17 to No 39 + cway see separate entry	28	£18,000
Uncl	Maybole	Kingcraig Avenue	No 2 to No 32 + cway see separate entry	28	£22,800
Uncl	Ayr	Lochpark	slab replacement	23	£20,425
C151	Dailly	Woodside	Both sides from Back St and Hadyard Terr	30	£20,400
Uncl	Dailly	Church Crescent	Odd number side full length	30	£16,000
Uncl	Crosshill	Newton Street	Church Side of road	30	£15,795
Uncl	Dailly	Hadyard Terrace	Inside footway + part outer section	28	£54,400
			<b>TOTAL</b>		<b>£6,928,827</b>

**South Ayrshire Council- Ayrshire Roads Alliance  
Lighting Programme 2022/23**

Town	Location	Work Type	No of columns	Estimated Programme Cost
Ayr	James Street and Area	Carry forward from 2021/22	30	£62k
Ayr	Auchendoon Crescent and various Service Roads	No existing lighting	7	£17k
Ayr	Dalmilling Road (Phase 2)	5th Core supplies	9	£15k
Ayr	Sannox Road & Place (Phase 2)	5th Core supplies	8	£20k
Maybole	Greenside (Phase 2)	Concrete columns	9	£20k
Prestwick	Mossbank	Old steel columns and 5th Core supplies (ongoing section faults)	24	£50k
Troon	Barassiebank Lane (part), Muir Dr and Wallace Dr	Concrete columns	14	£30k
				<b>£214k</b>

**South Ayrshire Council- Ayrshire Roads Alliance  
LED Lighting Programme 2022/23**

Town	Description	Remaining
Ayr	-	192
Girvan	-	38
Maybole	-	12
Prestwick	-	19
Troon	-	9
<b>Total</b>	-	<b>270</b>

**South Ayrshire Council- Ayrshire Roads Alliance  
EV Charging Programme 2022/23 Externally Funded.**

Town	Description	Estimated Cost
Barrhill Community Car Park	7Kw	£13,850
Kirkoswald Main St Car Park	22Kw	£13,090
Tarbolton Community Campus	22kw	£13,960
Girvan Chalmers Arcade	3x 7kw	£29,830
Dundonald Activity Centre	22kw	£13,450
Mossblown Activity Centre	22kw	<b>£15,572</b>
	<b>Total</b>	<b>£99,752</b>



**South Ayrshire Council- Ayrshire Roads Alliance  
Traffic and Transportation Programme 2022/23**

Calculated Funding Totals	Sub-Bid	Match Detail	Total Bids	Project Description	Comments
SPT	£39,000	Match	£500,000	Access for All Review Coylton	
	£400,000	Match		Alloway to Burton Construction	
	£11,000	Match		Dundonald to Barrasie Link Ph1 Construction	
	£50,000	No Match		SQP Various Projects	
Sustrans – Places for Everyone	£120,000	Match	£262,543	Access for All Review Coylton	Uncertainty Over Sustrans Bid 22/23
	£100,000	Match		Alloway to Burton Construction	Uncertainty Over Sustrans Bid 22/23
	£42,543	Match		Dundonald to Barrasie Link Ph1 Construction	Uncertainty Over Sustrans Bid 22/23
	£0.00	No Match	£0.00	Loans to Troon Railway Station	New Bid depending on outcome of consultation/ public event
Sustrans – Cycle Shelter Fund	£10,000	Direct Match	£10,000	School Cycle Shelters	
SCSP	£158,150	Hub Match	£158,150	Active Travel Hub Ayr	
SAC in Kind	£0.00	-		Active Travel Hub Ayr	
CWSR	£41,000	Match	£491,000	Access for All Review Coylton	
	£250,000	Match		Alloway to Burton Construction	
	£40,000	Match		Signalisation B746 Kilmarnock Rd/Lang Rd/Commonwealth Dr Junction	
	£50,000	Match		Dundonald to Barrasie Link Ph1 Construction	
	£10,000	Direct Match		School Cycle Shelters	
CWSR	£20,000	Hub Match	£100,000	HUB Match Station Rd Dunure	
	£20,000	Hub Match		Hub Match -TBC	
	£20,000	Hub Match		Hub Match -TBC	
	£20,000	Hub Match		Hub Match -TBC	
	£20,000	Hub Match		Hub Match -TBC	

Calculated Funding Totals	Sub-Bid	Match Detail	Total Bids	Project Description	Comments
Developer Contribution	£130,000	Match	£130,000	Signalisation B746 Kilmarnock Rd/Lang Rd/Commonwealth Dr Junction	Total Dev Contribution amount available TBC
		<b>Total</b>	<b>£1,551,693</b>		
ARA New Signals	£230,000	Match	£200,000	Signalisation B746 Kilmarnock Rd/Lang Rd/Commonwealth Dr Junction	
		<b>Total</b>	<b>£1,751,693</b>		

**South Ayrshire Council-Ayrshire Roads Alliance  
Traffic and Transportation Signal Replacement 2022/23**

Signal No	Town	Description	Work Type	Estimated Programmed Cost
SAS 15	Ayr	Castlehill Rd/Chalmers Rd	Junction Replacement	£60,000
SA59	Ayr	Whitletts Road/Craigie Rd	Junction Replacement	£50,000
SA17	Ayr	Whitletts Rd/Mainholm Rd	Junction Replacement	£45,000
SAP1	Ayr	Holmston Rd	Pedestrian Crossing Replacement	£35,000
<b>Total</b>				<b>£190,000</b>

**South Ayrshire Council - Ayrshire Roads Alliance  
Structures Capital Programme 2022/23**

<b>Description</b>	<b>Work Type</b>	<b>Estimated Programme Cost</b>
A79-30	Victoria Bridge Joint Replacement and waterproofing	£300,000
A79-30	Victoria Bridge Concrete Repairs and Painting	£490,571
		<b>£790,571</b>

## Appendix 2 – Further Background

### 1. Condition of the Road Network

- 1.1 The Scottish Road Maintenance Condition Survey (SRMCS) commissioned by the Society of Chief Officers of Transportation in Scotland (SCOTS) on behalf of all Local Authorities in Scotland began in 2002. The surveys cover all local authority A class roads in both directions every two years; all B and C class roads in both directions every four years; and a 10% sample of unclassified roads in one direction every year. This allows a direct year-on-year comparison for the A class road network.
- 1.2 The results of the survey are used to classify the road network into one of three categories:
- Green – roads are in a satisfactory condition.
    - Amber – roads requiring further investigation and/ or monitoring.
    - Red – roads where maintenance operations are likely to be required.
- 1.3 A Road Condition Index (RCI) is derived from two years survey data and it is the sum of the red and amber categories. The RCI has been adopted as the Statutory Performance Indicator for the condition of the local road network and it is defined as ‘the percentage of the road network which should be considered for maintenance treatment’. An increase in the figure indicates deterioration in the road condition. The lower the value the better the road condition.
- 1.4 Table 1 summarises the RCI results from the SRMCS over the last seven years and the budget allocated to Carriageway Structural Maintenance.

**Table 1: Road Condition Index 2014/16 – 2020/22**

Two Year Condition	2014/16	2015/17	2016/18	2017/19	2018/20	2019/21	2020/22
Scottish Average	37.0%	36.4%	36.7%	36.3%	35.8%	35.5%	34.2%
South Ayrshire	44.2%	42.3%	41.0%	41.3%	40.6%	40.9%	39.0%
South Ayrshire Ranking	27	27	27	27	27	27	27
Quartile	4	4	4	4	4	4	4
Average Annual Spend on Surfacing	£2.0m	£1.5m	£2.0m	£2.5m	£2.5m	£2.5m	

- 1.5 Table 2 below shows the RCI for each category of road.

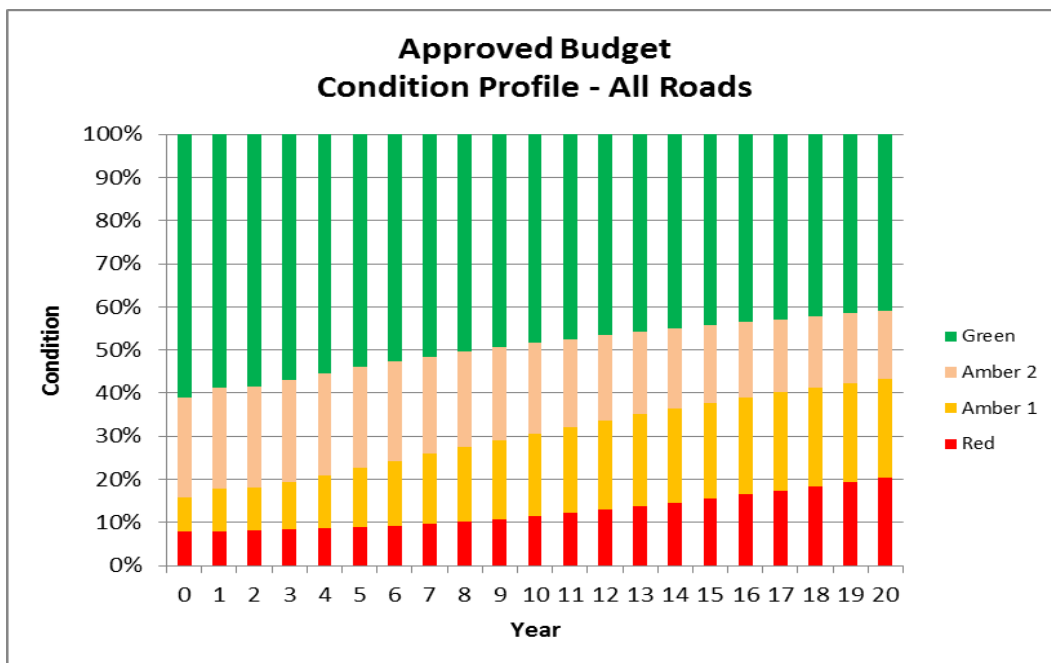
**Table 2: South Ayrshire Road Condition Index by Category 2014/16 – 2020/22**

RCI	Overall	A Class	B Class	C Class	U Class
<b>2020/22</b>	34.2%	28.9%	34.4%	37.9%	42.9%
<b>2019/21</b>	40.9%	34.1%	37.3%	40.8%	43.4%
<b>2018/20</b>	40.6%	34.1%	36.9%	42.2%	42.4%

<b>2017/19</b>	41.3%	36.1%	38.1%	42.4%	42.9%
<b>2016/18</b>	41.0%	38.2%	40.7%	41.4%	41.4%
<b>2015/17</b>	42.3%	38.6%	43.9%	40.2%	43.3%
<b>2014/16</b>	44.2%	41.7%	48.9%	43.9%	43.3%

- 1.6 The development of the Road Asset Management Plan and the adoption of the WDM roads management system provides improved resources to address the backlog and deal with any surface defects detected. Additional WDM modules were introduced and developed in 2017 in relation to project scheme builder and a new customer care package was introduced in July 2020 for public access.
- 1.7 In addition to road condition which is determined through the SRMCS, this work establishes the current value required to be spent to maintain the road network in a steady state condition, and the current backlog to enable the roads in South Ayrshire to achieve a road condition index of 10%. The steady state value is £5.7m per year and the backlog figure is £46.4m. It has recently been reported that investment nationally over the last seven years has seen a 26% reduction. Continued reduction in budgets will see a further increase in the current backlog figure. The allocation of £2.5m for carriageway resurfacing in 2022/23 falls short of the steady state value but some elements of revenue funding, such as structural patching and surface screeding, contributes directly to improve the road condition thereby reducing the funding gap. The increased investment between 2015 and 2018 addressed the immediate problems that presented at that time, but the overall network continues to have a significant backlog of improvement required,
- 1.8 The SRMCS work also estimates how the road condition may change over the coming years if the structural maintenance budget remains at the proposed level without further additional investment. This table does not include the budget allocated from revenue for structural patching and surface dressing.

**Table 3: Condition Profile**



- 1.9 The RCI is predicted to deteriorate over future years without increased investment. As the road condition deteriorates more expensive treatments become necessary. This impacts on a static budget as inflationary pressures increase the treatment costs and results in less of the network being resurfaced. The risk to the Council

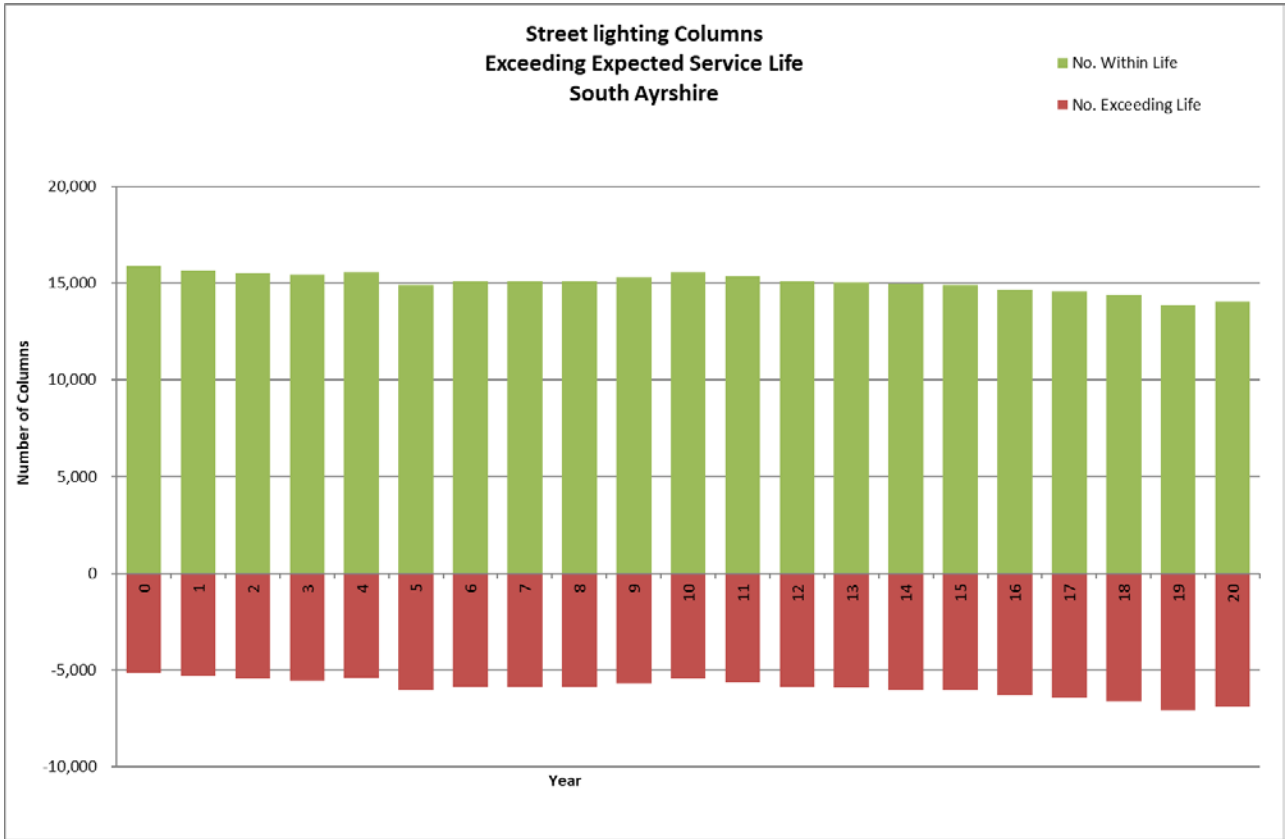
will be managed by implementing a robust carriageway inspection regime, ensuring that potholes are repaired as quickly as possible, implementing a programme of structural patching in addition to the carriageway resurfacing and screeding programmes and consider the use of alternative materials to undertake carriageway repairs.

- 1.10 For this year's programme, engineers' assessment surveys of the A, B, C and U class road networks have been completed, as has a similar exercise on the urban footway network. Using this information, inspection records, comments received from Elected Members and the general public from the consultation exercise outlined above and the data from the SRMCS, a number of carriageway and footway schemes have been identified and prioritised using the Scheme Ranking Systems for inclusion in the Structural Maintenance Programme for 2022/23.
- 1.11 The estimated costs against the individual schemes in the programme are based on the nominal lengths and current market rates. For 2022/23, projects will be brought forward up to the limit of the current allocation and schemes listed to be implemented in future years may be brought forward, should funding allow. Conversely, the number of individual schemes may be reduced if the available budget is insufficient.
- 1.12 Any additional schemes which the Ayrshire Roads Alliance are considering for future years are reviewed as part of the ongoing process for compiling future programmes. These schemes will be prioritised along with other schemes identified throughout the year from inspection reports.
- 1.13 The schemes identified meet the criteria for inclusion in the various programmes. It is noted that weather conditions contribute to deteriorating road conditions, and works carried out by the statutory undertakers make result in amendments being required to the programme. Accordingly, it may be necessary to re-prioritise the named schemes and include other relevant schemes dependent on the current road conditions during 2022/23.
- 1.14 The Council maintained the investment in our Roads and Bridge Assets over the past two years as part of a longer term improvement plan. The Roads Surfacing and Infrastructure programme for 2021/22 made good progress across South Ayrshire despite COVID, however, some projects were carried forward from 2020/21 due to the initial lockdown. The RCI continues to improve within South Ayrshire
- 1.15 Material shortage was experienced during 2021 and this was managed working closely with contractors and amending the programme to suit. Increased costs were also an issue with Coal Tar having an impact this year and will in future years on sites that were developed pre-1984. It is envisaged that rising costs will be an issue in 2022/23 as a result of increased bitumen costs and vehicles no longer permitted to be fuelled with Red Diesel.

### **Condition of Road Lighting**

- 1.14 In 2020/21, 26% of street lighting columns were over 30 years old. At current capital investment levels this is expected to increase over the coming years with 33% achieved by 2041. 163 columns (less than 1%) were replaced in 2020/21 whereas to keep within a 30 year service life, the figure should be around 650 (3%)

**Table 4 Streetlighting Condition**



## 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	South Ayrshire Council Road Improvement Plan 2022/23
Lead Officer (Name/Position/Email)	Kevin Braidwood, Head of Roads - Kevin.Braidwood@ayrshireroadsalliance.org

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

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



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

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

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

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	No adverse impact identified. Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	No adverse impact identified. Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	No adverse impact identified. Low
Increase participation of particular communities or groups in public life	No adverse impact identified. Low
Improve the health and wellbeing of particular communities or groups	High positive impact. SAC shall be seen to offer facilities which encourage tourists and positive impacts on the local economy.
Promote the human rights of particular communities or groups	No adverse impact identified. Low
Tackle deprivation faced by particular communities or groups	No adverse impact identified. Low

**5. Summary Assessment**

<p><b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b>)</p>	<p>— <b>YES</b></p> <p><b>NO</b></p>
<p><b>Rationale for decision:</b></p> <p><b>There are no negative implications associated with these proposals which are designed to deal with known issues around unregulated parking. All objectives shall be applied to ensure equality in approach and inclusion</b></p>	

**Signed :** Kevin Braidwood

**Head of Roads**

**Date:** 24 February 2022

South Ayrshire Council

Report by Assistant Director – Place  
to Leadership Panel  
of 8 March 2022

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**Subject: Services to Gypsy/ Travellers – Site to Support and Accommodate Gypsy/ Traveller Encampments**

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**1. Purpose**

- 1.1 The purpose of this report is to provide the Leadership Panel with details of a potentially suitable site for a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire.

**2. Recommendation**

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

- 2.1.1 considers the information presented and confirms the preferred location;**
- 2.1.2 approves the development of a Transit site at the preferred location as suggested in section 4.2 and requests officers ;**
- 2.1.3 requests officers to undertake consultation with the local community and the Gypsy/ Traveller community on the preferred location;**
- 2.1.4 requests officers to carry out full design and feasibility study for the preferred location; and**
- 2.1.5 requests that officers report back to the Leadership Panel by June 2022.**

**3. Background**

- 3.1 The Leadership Panel of 15 June 2021 considered and approved the report entitled *'Services to Gypsy/Travelers – Update from Member/Officer Working Group and Proposed Future Actions'*.
- 3.2 It was agreed that the Member/Officer Working Group (MOWG) should work to identify and consider potentially suitable sites to provide a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire, and bring proposals to a future meeting of the Leadership Panel.
- 3.3 In 2019, the Scottish Government and Convention of Scottish Local Authorities (COSLA) published a joint action plan entitled *'Improving the Lives of Scotland's*

*Gypsy/Travellers (2019–2021)*'. One of the key areas within the plan is to provide more and better accommodation.

- 3.4 The MOWG Group has acknowledged that existing provision for settled travellers at Houdston Reid-Lea, Girvan is sufficient to meet demand. However, one of the immediate 'gaps' in provision, is around the availability of a designated area to support and accommodate Gypsy/Traveller encampments that occur in South Ayrshire. As part of the process in managing unauthorised encampments, dialogue has taken place with Gypsy/Travellers, who have indicated that a site within Ayr or Prestwick or around the outskirts of these areas would be favourable.
- 3.5 Through the process of identifying potentially suitable sites to offer a 'negotiated stopping approach or a more formal transit site provision, contact has been made with the landowners/agents of Bargany Estate and Cassillis Estate. Both have confirmed that they do not have any land holdings suitable and appropriate for this purpose. In addition, enquiries were made with the National Farmers Union on potential sites within the local farming community, however they have also advised that no suitable land is available. An enquiry was also made to a landowner at Mosshill Industrial Estate, who has confirmed that the land is not available for sale. A number of private landowners have also been contacted as part of the process.
- 3.6 The MOWG has reported back to the Leadership Panel on 15 June and 24 August 2021 and Members should refer to both papers for further background information and the decision-making process undertaken to date. The previous paper in August presented 5 potential locations with members deciding to discount 4 of the locations to leave the proposal for Cockhill Farm, Ayr.
- 3.7 Panel also requested that all elected members be allowed a further opportunity to submit suggested locations and that officers consider any further options not brought forward previously. An additional 3 sites, all under private ownership were presented and discussed at the MOWG and subsequently ruled out following engagement with the landowner. This left the Cockhill Farm site and the MOWG requested that a full members briefing be arranged to provide all elected members the relevant information on the site and allow the opportunity to discuss and give their view on the potential location. The members briefing was held on 23 February 2022.

#### **4. Proposals**

- 4.1 As outlined in previous papers, there is a clear need for a designated area and a level of support provision for Gypsy/Travellers. This could be in the form of a 'Negotiated Stopping Place' with the provision of basic amenities or a transit/temporary stopping site. Following contact with COSLA Officials, it has been confirmed that the Scottish Government's new funding streams for Gypsy/Traveller accommodation offers an opportunity for bids to be made for transit/temporary stopping site provision. The first round for Government funding has now closed therefore any bids by South Ayrshire Council will be in subsequent rounds.
- 4.2 The costs associated with 'Negotiated Stopping' are not eligible for that fund, as this is regarded as a multi-agency approach to managing provision of services to Gypsy/Travellers who are spending short periods of time camping roadside. This approach would not typically incur capital costs, and at this time it is not regarded as a form of eligible accommodation. Therefore, costs associated with establishing the 'negotiated stopping place' approach would require to be met by the Council

from its' own budgets. Given the opportunity for Scottish Government funding it is proposed that should the preferred location progress, that this is on the basis of a Transit site and that the appropriate grant funding be sought from the Scottish Government.

- 4.3 Following feedback from the MOWG and the subsequent members briefing, Panel is asked to confirm Cockhill Farm, Ayr as the preferred location of a site to support Gypsy/ Traveller encampments. Following approval, it is proposed to carry out a consultation with the local community and the Gypsy/ Traveller community on the preferred location. At the same time, a full design and feasibility study will be undertaken to determine site layout, establish accurate costings and consider any road and traffic implications. Officers will also engage with CoSLA and the Scottish Government to ensure that detailed proposals meet national guidelines and align with the grant application process for capital funding.

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

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

## **6. Financial Implications**

- 6.1 The design and feasibility study will be in the region of £50,000 and will be met from within current resources.
- 6.2 The estimated capital cost relating to the provision of a transit/temporary stopping site is in the region of £900,000. Scottish Government grant funding is available; however, any shortfall will be required to be met by the Council. Revenue costs will be established once full design and feasibility study has been completed and an appropriate revenue budget will require to be identified.
- 6.3 The estimated capital cost relating to the provision of a 'negotiated stopping place' approach is in the region of £420,000 and at present there is no funding allocated within the Capital Programme for this purpose. Ongoing revenue costs is estimated at £3,000 per week when the site is in use. Further options can be explored to reduce revenue costs, including the purchase and storage of these facilities when not in use, however an appropriate revenue budget will require to be identified.
- 6.4 The ultimate financial implications will depend on which option is progressed, therefore an update on the financial implication and source of funding will be included in the report to Leadership Panel in June 2022.

## **7. Human Resources Implications**

- 7.1 Not applicable.

## **8. Risk**

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

- 8.1.1 Although the preferred site has been identified, there is a risk that further site investigations or considerations may impact on its ultimate suitability. In addition, the information contained in previous reports is based on unauthorised encampment activity since 2019. Proposals outlines in this

paper are based on the travel pattern and recurring encampments of the current Gypsy/ Travelling community. If this were to change, it should be acknowledged that this may well impact on the needs and demand for site provision in the future.

- 8.1.2 It should also be noted that the provision of a designated area of land for negotiated stopping or transit/temporary stopping site provision may not entirely provide a solution to, or prevent, future unauthorised encampments.

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

- 8.2.1 If the recommendations are rejected, this is likely to impact on the Council's pace of progress to improve experiences and outcomes for Gypsy/Travellers.

## 9. **Equalities**

- 9.1 A full equalities impact assessment has been carried out on the proposals contained in the report and is attached as [Appendix 1](#).

## 10. **Sustainable Development Implications**

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

## 11. **Options Appraisal**

- 11.1 A list of potentially suitable sites are outlined at [Appendix 1](#). An options appraisal has been carried out to identify the strengths, weaknesses and planning considerations that relate to each of the identified sites.

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

- 12.1 The matters referred to in this report contribute to Commitments 1 and 6 of the Council Plan: Fair and Effective Leadership/ Leadership that Promotes Fairness; and A Better Place to Live/ Enhanced environment through social, cultural, and economic activities.

## 13. **Results of Consultation**

- 13.1 If approved, full consultation will be undertaken with the local community as well as the Gypsy/ Traveller community.
- 13.2 Consultation has taken place with Councillor Julie Dettbarn, Portfolio Holder for Adults' Health and Social Care, Councillor Ian Cochrane, Portfolio Holder for Environment, and Councillor Philip Saxton, Portfolio Holder for Housing and Community Wellbeing, 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:

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
Undertake design and feasibility study for preferred location	June 2022	Service Lead – Professional Design Services
Undertake consultation with local community and Gypsy/ Traveller community	June 2022	Service Lead – Housing Services
Provide update to the Leadership Panel	June 2022	Assistant Director - Place

**Background Papers**     [Scottish Government/ COSLA Joint Action Plan – Improving the Lives of Gypsy/ Travellers: 2019-2021 – October 2019](#)

[Report to Leadership Panel of 15 June 2021 – Services to Gypsy/ Travellers – Update from Member/ Officer Working Group and Proposed Future Actions](#)

[Report to Leadership Panel of 24 August 2021 – Services to Gypsy/ Travellers – Potential Sites to Support and Accommodate Gypsy/ Traveller Encampments](#)

**Person to Contact**     Kevin Carr, Assistant Director - Place  
County Buildings, Wellington Square, Ayr  
Phone 01292 612544  
E-mail [kevin.carr@south-ayrshire.gov.uk](mailto:kevin.carr@south-ayrshire.gov.uk)

**Date:** 1 March 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: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

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

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. 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	<b>Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments</b>
Lead Officer (Name/Position/Email)	Kevin Carr, Assistant Director – Place – <a href="mailto:kevin.carr@south-ayrshire.gov.uk">kevin.carr@south-ayrshire.gov.uk</a>

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



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

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	Yes
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	-	Yes
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	-	Yes
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	Yes
Socio-economic Background – social class i.e. parent’s education, employment and income	-	Yes

**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	Positive – High
Advance equality of opportunity between people who share a protected characteristic and those who do not	Positive – High
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?)	Positive – High
Increase participation of particular communities or groups in public life	Positive – High
Improve the health and wellbeing of particular communities or groups	Positive – High
Promote the human rights of particular communities or groups	Positive – High
Tackle deprivation faced by particular communities or groups	Positive – High

**5. Summary Assessment**

<p><b>Is a full Equality Impact Assessment required?</b> (A full Equality Impact Assessment must be carried out if impacts identified as <b>Medium and/or High</b>)</p>	<b>YES</b>
<p><b>Rationale for decision:</b></p> <p><b>This report relates to Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments, the Council’s decision could potentially lead to extending provision of accommodation and support to a specific group. The Council’s decision has equality implications.</b></p>	
<p><b>Signed :</b> Kevin Carr <span style="float: right;"><b>Assistant Director</b></span></p> <p><b>Date:</b> 24 February 2022</p>	

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

**Section One: Policy Details\***

Name of Policy	<b>Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments</b>
Lead Officer (Name/Position)	Kevin Carr, Assistant Director – Place – <a href="mailto:kevin.carr@south-ayrshire.gov.uk">kevin.carr@south-ayrshire.gov.uk</a>
Support Team (Names/Positions) including Critical Friend	Michael Alexander – Service Lead – Housing Services Pauline Draper – Co-ordinator - Housing

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

What are the main <b>aims</b> of the policy?	To identify a potential site to provide a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire.
What are the intended <b>outcomes</b> of the policy?	The Council is being requested to support the provision of more and better accommodation for Gypsy/Travellers.

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

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	The identification of a suitable site to provide a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire, will ensure that an adequate and safe area is available. Given the relatively small numbers proposed, the policy is expected to have minimal impact on the whole population of South Ayrshire.
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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.**

<b>Protected Characteristics</b>	<b>Positive and/or Negative Impacts</b>
<b>Age:</b> Issues relating to different age groups e.g. older people or children and young people	In accordance with established policies, services will be provided to households regardless of age.  For children the impact is likely to be positive with access to a designated safe area, with links to amenities and services including local schooling and other activities.
<b>Disability:</b> Issues relating to disabled people	A designated area with access to basic or enhanced facilities will be positive.

<b>Gender Reassignment – Trans/Transgender:</b> Issues relating to people who have proposed, started or completed a process to change his or her sex	It is anticipated that this policy would impact positively on any Gypsy/Travellers who have proposed, started or completed the process to change his or her sex.
<b>Marriage and Civil Partnership:</b> Issues relating to people who are married or are in a civil partnership	It is anticipated that this policy would impact positively on Gypsy/Travellers who are or wish to be married or in a civil partnership.
<b>Pregnancy and Maternity:</b> Issues relating to woman who are pregnant and/or on maternity leave	It is anticipated that access to maternity services within the local authority area, where appropriate, will be a positive benefit to those involved.
<b>Race:</b> Issues relating to people from different racial groups, (BME) ethnic minorities, including Gypsy/Travellers	Previous involvement and experience in managing services to Gypsy/Travellers and dealing with unauthorised encampments has allowed multi-agency working arrangements and support networks to be established to provide support in this area.
<b>Religion or Belief:</b> Issues relating to a person's religion or belief (including non-belief)	It is expected that this will be positive in all respects.
<b>Sex:</b> Gender identity: Issues specific to women and men/or girls and boys	It is expected that this will be positive in all respects.
<b>Sexual Orientation:</b> Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	It is expected that this policy will have a positive impact on individuals of all sexual orientations.

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

<b>Health</b> Issues and impacts affecting people's health	It is expected that the provision of a designated area within South Ayrshire to support and accommodate encampments will have a significant positive impact on the Gypsy/Travellers health and increase their ability to access health services.
<b>Human Rights:</b> Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.	The policy should significantly improve the human rights of those choosing to occupy site provision.

### Socio-Economic Disadvantage

<b>Low Income/Income Poverty:</b> Issues: cannot afford to maintain regular payments such as bills, food and clothing.	Depending on the approach developed and adopted by the Council, further consideration will be required around charging and affordability.
<b>Low and/or no wealth:</b> Issues: enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	Gypsy/Travellers residing in South Ayrshire will have access to welfare benefits and other supports.

<p><b>Material Deprivation:</b> Issues: being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies</p>	<p>Gypsy/Travellers residing in South Ayrshire will have access to welfare benefits and other supports.</p>
<p><b>Area Deprivation:</b> Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>Gypsy/Travellers residing in South Ayrshire will have access to welfare benefits and other supports.</p>

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

<p><b>Involvement and Consultation</b> In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? <b>Who</b> did you involve, <b>when</b> and <b>how</b>?</p>	<p>The Council has established a Member/Officer Working Group which has considered the needs of Gypsy/Travellers. Taking account of the Scottish Government and Convention of Scottish Local Authorities (COSLA) published joint action plan entitled '<i>Improving the Lives of Scotland's Gypsy/Travellers (2019–2021)</i>', the Council has identified gaps in existing provision and the need to provide more and better accommodation to respond to unauthorised encampments. Experience, feedback and data gathered from previous unauthorised encampments has been used to establish partnership arrangements with a range of services and agencies to ensure that a high quality of services is provided.</p> <p>As part of the current and previous work undertaken on the provision of services to Gypsy/Travellers, information held on previous involvement is held from a range of services, agencies and support organisations.</p>
<p><b>Data and Research</b> In assessing the impact set out above what evidence has been collected from research or other data. Please specify <b>what</b> research was carried out or data collected, <b>when</b> and <b>how</b> this was done.</p>	<p>Information and data is held on previous encampments and the responses made by services and agencies.</p>
<p><b>Partners data and research</b> In assessing the impact(s) set out in Section 2 what evidence has been provided by partners?  Please specify partners</p>	<p>Data has been provided previously on the outcomes, support needs and level of services provided previously to families who were part of unauthorised encampments.</p>
<p><b>Gaps and Uncertainties</b> Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>No</p>

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

**a) evidence and**

**b) to mitigate negative impacts**

No.	Action	Responsible Officer(s)	Timescale
1			
2			
3			
4			

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

**Section Five - Performance monitoring and reporting**

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

When is the policy intended to come into effect?	
When will the policy be reviewed?	
Which Panel will have oversight of the policy?	

**Section 6**

**South Ayrshire Council**

**Appendix .....**

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

**Name of Policy:** Services to Gypsy/Travellers – Potential Sites to Support and Accommodate Gypsy/Traveller Encampments

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

<p><b>Eliminate discrimination</b></p> <p>The policy will be used to eliminate discrimination, identify and secure a suitable site to provide the necessary support to Gypsy/Travellers.</p>
<p><b>Advance equality of opportunity</b></p> <p>The policy will be used to advance quality of opportunity, identify and secure a suitable site to provide the necessary support to Gypsy/Travellers. This will increase opportunities for the provision of advice and information regarding access to welfare benefits, employment opportunities, health and education.</p>
<p><b>Foster good relations</b></p> <p>The policy is based on established working arrangements and support provided by a range of agencies and organisations, this fosters good relation and provides the essential support to Gypsy/Travellers.</p>
<p><b>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</b></p> <p>The Policy will improve the socio-economic circumstances of the Gypsy/ Traveller community</p>

<b>Summary of Key Action to Mitigate Negative Impacts</b>	
<b>Actions</b>	<b>Timescale</b>

<p><b>Signed: Michael Alexander</b></p>	<p><b>Service Lead</b></p>
<p><b>Date: 3 August 2021</b></p>	