

LEADERSHIP PANEL

Minutes of meeting being held remotely on 8 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; D. Gillies, Director – Place; C. Caves, Head of Legal, HR and Regulatory Services; L. Reid, Assistant Director – Place; K. Carr, Assistant Director – Place; J. Bradley, Assistant Director – People; D. Yuille, Service Lead – Special Property Projects; C. Iles, Service Lead – Planning and Building Standards; T. Burns, Service Lead – Asset Management and Community Asset Transfer; K. Braidwood, Ayrshire Roads Alliance; L. McChristie, Solicitor; R. Jamieson, Co-ordinator – Community Asset Transfer; F. Ross, Co-Ordinator – Legal Services; L. Kerr, Co-ordinator, Libraries and Museums; G. Senior, Ayrshire Roads Alliance; A. Nelson, Co-ordinator – Democratic Services, C. Buchanan, Committee Services Officer; F. Maher, Temp Committee Services Officer; C. McCallum, Assistant Committee Services Officer 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 part of 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 [15 February 2022](#) and [1 March 2022](#) (Special) (issued) were submitted and approved.

4. Decision Log.

Following discussion, the Panel

Decided:

- (1) to approve the overdue [action](#);
- (2) to note no actions listed with revised due dates; and
- (3) to note the recently [completed actions](#).

5. **New Leisure Centre**

There was submitted a [report](#) (issued) of 2 March 2022 by the Assistant Director – Place providing Members with an update on the 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.

Members thanked the Officers involved in compiling the report and following discussion the Panel

Decided:

- (1) to note the final design proposals, project cost and programme for the Leisure Centre project;
- (2) to note 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
- (3) to request 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.

6. **Strategic Review of Assets held in the Common Good Funds**

There was submitted a [report](#) (issued) of 1 March 2022 by the Assistant Director – Place seeking approval on the approach for a long-term strategic review of all assets held within the Common Good Funds.

Members thanked those Officers involved in the production of the report and welcomed the review of Common Good Funds land and buildings as a positive way forward for the Council.

Decided:

- (1) to note the assets held in the Ayr Common Good, Prestwick Common Good, Troon Common Good and Girvan Common Good Funds as highlighted in Appendix 1 of the report.
- (2) to note the review and consultation with Elected Members that has taken place on Common Good Fund assets as highlighted in Appendix 2 of the report.
- (3) to note the update on the 'Transforming the Estate' programme and agreed that this should include assets held within the Common Good Funds;
- (4) to request that Officers review the current management arrangements for Common Good Fund land and buildings occupied by the Council;
- (5) to agree that a further report be provided to Members with proposals for each and all Common Good Fund assets and buildings in August 2022;
- (6) to agree that Ward Members were engaged with as part of the review; and

- (7) to agree that external match funding opportunities are considered as part of this review where applicable for buildings and assets held in the Common Good.

7. Sale of Land at Queens Terrace, Maybole

There was submitted a [report](#) (issued) of 1 March 2022 by the Assistant Director – Place seeking approval from the Leadership Panel to declare the area shown hatched in the plan attached as Appendix 1 of the report surplus to requirements and to transfer it to Ayrshire Housing as part of its revised proposal to develop 22 affordable homes at Queens Terrace, Maybole.

The Panel welcomed this report and the opportunity to build 22 affordable homes in Maybole, after discussion the Panel

Decided:

- (1) to grant approval to declare this area of land shown hatched in Appendix 1 of the report extending to 0.133 hectares (surplus to requirements) and transfer ownership to Ayrshire Housing for nil value; and
- (2) to request that the Head of Legal, HR and Regulatory Services conclude this transaction.

8. Roads Improvement Plan 2022-23

There was submitted a [report](#) (issued) of 1 March 2022 by the Director – Place seeking approval for the 2022/23 Road Improvement Plan for carriageway, footpaths, street lighting and other related infrastructure improvements.

The Panel thanked K. Braidwood, Ayrshire Roads Alliance for the work undertaken by his Teams and the noticeable improvement to the road infrastructure within the Council area. It was however acknowledged that there required to be a focus on local roads and pavement improvements and that this would be progressed within the next year.

Following discussion, the Panel

Decided:

- (1) to approve the Road Improvement Plan for 2022/23 contained in Appendix 1 of the report; and
- (2) to approve the Carriageway and Footpath Programme for 2022/2024 in Appendix 1 of the report.

9. South Ayrshire Council's Active Travel Strategy

There was submitted a [report](#) (issued) of 4 March 2022 by the Director – Place seeking approval of an Active Travel Strategy for South Ayrshire Council, following a three-month consultation draft process.

The Panel welcomed this report which promoted active travel at a local level, the report further developed rural routes for walking and cycling. One Member requested that the Ayrshire Coastal Path be included in any revision of the Strategy.

Following discussion, the Panel

Decided:

- (1) to approve South Ayrshire Council's Active Travel Strategy as outlined in Appendix 1 of the report; and
- (2) to agree that the Active Travel Strategy would be updated to include the proposals as detailed in 4.4 to 4.7 of the report and as outlined in Appendix 1.

10. Service to Gypsy/Travellers – Site to Support and Accommodate Gypsy/Traveller Encampments

There was submitted a [report](#) (issued) of 1 March 2022 by the Assistant Director – Place providing Members with details of a potentially suitable site for a designated area to support and accommodate Gypsy/Traveller encampments in South Ayrshire.

The Panel commended the report which would improve the lives of the Gypsy/Travelling Community. It was anticipated, subject to the consultation exercise, that any bids to the Scottish Government for funding would be favourably received and allow the Council to move forward with this initiative.

The Panel, following discussion

Decided:

- (1) to consider the information presented and confirmed the preferred location;
- (2) to approve the development of a Transit site at the preferred location as suggested in Section 4.2 of the report;
- (3) to request that Officers undertake consultation with the local community and the Gypsy/Traveller community on the preferred site location;
- (4) to request that Officers carry out full design and feasibility study for the preferred location; and
- (5) to request that Officers report back to the Leadership Panel by June 2022.

11. Adjournment of Meeting

The time being 11:05 a.m., the Council agreed to adjourn for 10 minutes.

12. Resumption of Meeting

The Council reconvened at 11:15 a.m.

Confidential Reports – Members Only

13. Exclusion of Press and Public

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

14. Proposed Lease to ‘Vic’s in the Community’ for Whitletts Football Pitch and Whitletts Sports Pavilion

There was submitted a report (issued – members only of 1 March 2022 by the Assistant Director – Place seeking approval to enter into a 25-year lease agreement with ‘Vic’s in the Community’.

The Panel

Decided:

- (1) to grant authority to enter into a lease with Vic’s in the Community for Whitletts Football Pitch and Whitletts Pavilion, Voluntary Park, Whitletts Road, Ayr (Appendix 1 of the report) in accordance with the terms and conditions contained within the Addendum (confidential) to this report;
- (2) to request that the Assistant Director – Place seek Scottish Ministers’ consent for the disposal by lease of the Housing Revenue Land related to Whitletts Football Pitch and Whitletts Pavilion; and
- (3) to request that the Assistant Director – Place and the Head of Legal, HR and Regulatory Services conclude this lease.

15. Sale of 15-17 Sandgate, Ayr

There was submitted a report (issued – members only) of 1 March 2022 by the Assistant Director – Place seeking approval to sell the property at 15-17 Sandgate, Ayr (as shown in Appendix 1 of the report) on the basis of the terms and conditions contained in the addendum (confidential) to the report.

The Panel

Decided:

- (1) to request that a Common Good consultation is carried out in terms of the Community Empowerment (Scotland) Act 2015 Section 104 on the proposed disposal on the basis of the terms and conditions contained within the addendum to this report and the result of the consultation is reported to the Leadership Panel; and
- (2) to grant authority to conclude the sale of 15-17 Sandgate, Ayr (as shown in Appendix 1 of the report) in accordance with the terms and conditions contained within the addendum (confidential) to this report subject to the outcome of the Common Good consultation in (1) above.

16. Sale of Dam Park and Lease at Millbrae Ayr

There was submitted a report (issued – members only) of 1 March 2022 by the Assistant Director – Place seeking approval to sell the Dam Park Stadium to Ayr Rugby Club (RFC) and to grant pedestrian and vehicular servitude right of access in favour of the Ayr RFC (in their future status as a company limited by guarantee and having charitable status) over the Council's ransom strip at the Murdoch's Lone in Alloway on the basis of the terms and conditions contained within the addendum (confidential) to this report.

The Panel

Decided:

- (1) to grant authority for the sale of Dam Park Stadium to Ayr RFC in accordance with the terms and conditions contained within the addendum (confidential) to this report.
- (2) to grant authority simultaneously to grant a pedestrian and vehicular servitude right of access in favour of the company limited by guarantee and having charitable status which Ayr RFC intend to set up over the Council's ransom strip at Murdoch's Lone in Alloway in accordance with the conditions contained within the addendum (confidential) to this report; and
- (3) to request that the Head of Legal, HR and Regulatory Services conclude these transactions.

17. Building Standards Resourcing Arrangements

There was submitted a report (issued – members only) of 1 March 2022 by the Assistant Director – Place outlining proposals to amend the resourcing arrangements within the Building Standards Service and seeking authority to implement the revised arrangements.

The Panel

Decided:

- (1) to note the proposed resourcing arrangements for the Council's Building Standards Service;
- (2) to note engagement undertaken with staff affected by the proposals and Trade Union associations;
- (3) to note that the proposals were cost neutral; and
- (4) to approve the implementation of the revised resourcing arrangements for the Building Standards Service.

18. Review of Sport and Leisure and Destination Promotion and Inclusive Participation

There was submitted a report (issued – members only) of 1 March 2022 by the Assistant Director – People seeking agreement to proposed changes to the structure and delivery of the Sport and Leisure and Destination Promotion and Inclusive Participation Services in South Ayrshire.

The Panel

Decided:

- (1) to approve the new structures outlined in the addendum (confidential) to the report (Annex 1); and
- (2) to request that the Assistant Director – People implement the new structures by September 2022.

19. Consideration of Disclosure of Confidential Information

The Members, after seeking the advice of the Head of Legal, HR and Regulatory Services, the Panel

Decided:

(1) ‘Vic’s in the Community’

the report was exempt from disclosure in accordance with Standing Order 10.9 until the lease terms had been agreed.

(2) Sale of 15-17 Sandgate, Ayr

the report was exempt from disclosure in accordance with Standing Order 10.9 until the consultation was completed and agreement was reached on the sale of the property.

(3) Sale of Dam Park and lease at Millbrae, Ayr

the report was exempt from disclosure in accordance with Standing Order 10.9 until agreement was reached on the sale of the property.

(4) Building Standards Resourcing Arrangements

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

(5) Review of Sports and Leisure and Destination Promotion and Inclusive Participation

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 11:56 p.m.