

23<sup>rd</sup> August 2023

To:- **Councillors Dowey (Chair), Clark, Connolly, Davis, Ferry, Kilbride, Lyons, Pollock and Shields.**

**All other Members for INFORMATION ONLY**

Dear Councillor

## **CABINET**

You are requested to participate in a meeting of the Cabinet to be held **on Tuesday, 29<sup>th</sup> August 2023 at 10.00 a.m.** for the purpose of considering the undernoted business.

This meeting will be held on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

Yours sincerely

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

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

1. Declarations of Interest.
2. Minutes of previous meeting of 20<sup>th</sup> June 2023 (copy herewith).
3. Decision Log -
  - (a) Overdue Actions – none;
  - (b) Actions Listed with Revised Dates – for approval; and
  - (c) Recently Completed Actions.(copies herewith).

4. Economic Development.

- (a) Penalty Charge Notice Increase – Submit Report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).

5. Buildings, Housing and Environment.

- (a) Local Housing Strategy – 2023 to 2028 – Submit Report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).
- (b) Vacant Educational Premises in Maybole and Maybole Swimming Pool - Submit Report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).

6. Finance, HR and ICT.

- (a) Corporate Support Services Capacity Issues – Update – Submit joint report by Head of Legal and Regulatory Services and Head of Finance, ICT and Procurement (copy herewith).
- (b) Efficiency and Improvement Fund – Temporary Oracle Fusion Support Posts – Submit report by Head of Finance, ICT and Procurement (copy herewith).
- (c) General Services Capital Programme 2023/24: Monitoring Report as at 30 June 2023 – Submit Report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).
- (d) Covid-19 Recovery Project and LACER Funding Review – Submit report by Head of Finance, ICT and Procurement (copy herewith).

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- (e) Treasury Management Annual Report 2022/23 - Submit report by Head of Finance, ICT and Procurement (copy herewith).

7. Corporate and Strategic.

- (a) Best Value Thematic Work in South Ayrshire – Submit Report by Chief Executive (copy herewith).

8. Tourism, Culture and Rural Affairs.

- (a) Visitor Levy (Scotland) Bill - Submit Report by Director of Strategic Change and Communities (copy herewith).

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

- (a) Housing Capital Programme 2023/24: Monitoring Report as at 30 June 2023 – Submit Report by Depute Chief Executive and Director of Housing, Operations and Development (copy herewith).

10. Corporate and Strategic/ Economic Development/ Finance, HR and ICT.
- (a) **Ayrshire Growth Deal Update – Submit Report by Director of Strategic Change and Communities (Members only).**
11. Education.
- (a) **North Ayr Additional Support Needs Provision – Submit Report by Director of Education (Members Only).**
12. Consideration of Disclosure of the above confidential reports.

For more information on any of the items on this agenda, please telephone Courtney Buchanan, Committee Services on at 01292 612101, at Wellington Square, Ayr or  
e-mail: [courtney.buchanan@south-ayrshire.gov.uk](mailto:courtney.buchanan@south-ayrshire.gov.uk)  
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# **CABINET**

Minutes of a hybrid webcast meeting on 20 June 2023 at 10.00 a.m.

Present  
in County

Hall: Councillors Martin Dowey (Chair), Alec Clark, Brian Connolly, Ian Davis, Martin Kilbride, Bob Pollock and Bob Shields.

Present

Remotely: Councillors Stephen Ferry and Lee Lyons.

Attending  
in County

Hall: E. Howat, Chief Executive; M. Newall, Depute Chief Executive and Director of Housing, Operations and Development; C. Caves, Head of Legal and Regulatory Services; T. Baulk, Head of Finance, ICT and Procurement; L. McRoberts, Director of Education; C. Cox, Assistant Director – Housing, Operations and Development; G. Hunter, Assistant Director – Communities; J. Tait, Service Lead – Thriving Communities; K. Anderson, Service Lead – Performance, Policy and Community Planning; P. Bradley, Service Lead – Professional Design Services; L. Kerr, Service Lead – Destination South Ayrshire; R. Kingisepp, Capital Planning Co-ordinator – Professional Design Services; S. MacMillan, Co-ordinator – Project Implementation; M. Greaves, Co-ordinator – Economy and Regeneration (Local Places); C. McPhail, Co-ordinator – Economic Development; A. Valenti, Quality Improvement Manager – Early Years; C. Buchanan, Committee Services Officer and E. Moore, Committee Services Assistant.

Attending

Remotely: T. Eltringham, Director of Health and Social Care; L. Reid, Assistant Director – Strategic Change; K. Dalrymple, Assistant Director – Housing and Operations; K. Braidwood, Head of Roads (Ayrshire Roads Alliance); J. Andrew, Co-ordinator – Organisational Development, Change and Improvement; M. Alexander, Team Leader – Housing.

## **Opening Remarks.**

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

### **1. Declarations of Interest.**

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

### **2. Minutes of previous meeting.**

The minutes of 23 May 2023 were submitted and approved.

### **3. Decision Log.**

Following discussion, the Cabinet



**Decided:**

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

**Economic Development.****4. Ayrshire Roads Alliance Service Plan 2023/24 and Performance Report.**

There was submitted a report (issued) of 13 June 2023 by the Depute Chief Executive and Director of Housing, Operations and Development to inform Cabinet of the Ayrshire Roads Alliance Service Plan for 2023/24 and the Performance Report for 2022/23.

A comment was made by a Member in relation to the scale of works being coordinated by Ayrshire Roads Alliance and commended the Report.

Having considered the contents of the report, the Cabinet;

**Decided:**

- (1) to approve the Ayrshire Roads Alliance Service Plan for 2023/24 as at Appendix 1 of the report.
- (2) to note that, that regular progress updates would be provided to the Ayrshire Shared Service Joint Committee; and
- (3) to agree the performance scorecard for 2022/23 (Appendix 2) which was previously presented to the Service and Partnerships Performance Panel on 13 June 2023.

**5. Accessible Ayr Update.**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities to provide an update on the progress on the design of the Accessible Ayr project; and seek approval for officers to continue to support the delivery of Stages 3 and 4 of the design process.

A Member made a comment highlighting that the Accessible Ayr Report has allowed a comprehensive review into wider areas such as tourism, economic development, the regeneration of Ayr Town Centre, creating larger footfall in the Town Centre as well as increasing the accessibility of active travel.

A question was raised by a Member in relation to paragraph 4.8 of the Report related to expected 12-month timescale of the technical design stage and if a consultation period would be undertaken. The Assistant Director (Communities) highlighted that a consultation period would take place and that following the outcome of the consultation, a number of recommendations would be presented to Cabinet at a future meeting.

Having considered the contents of the report and agreed the approaches noted within the report, the Cabinet

**Decided:** to acknowledge the commitment to active travel and improved places, giving Sustrans confidence in the project as it progressed through the design stages and neared the delivery stage.

## **6. European Regional Development Fund (ERDF) Reprofiling.**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking approval to the variation of the European Regional Development Fund (ERDF) Ayrshire Business Gateway Competitiveness Programme to reflect the change in the demand profile for business advice and support over grant funding predicated by the C-19 pandemic.

A Member raised a question in relation to the increase in staffing and whether this would allow the programme to progress more efficiently. The Assistant Director (Communities) highlighted that there had been a piece of work undertaken by the service to look at core staff and resourcing retrospectively identifying and claiming against any underspend within the programme.

Having considered the contents of the report, the Cabinet

### **Decided:**

- (1) to approve the extension to the Ayrshire Business Gateway Business Competitiveness Programme to 30 September 2023 to maximise the benefit for South Ayrshire's businesses;
- (2) to approve the reprofile of the Ayrshire Business Gateway Business Competitiveness Programme budget to make best use of the available grant funding; and
- (3) to agree to delegate authority to the Director of Strategic Change and Communities to accept any offer of variation to the programme end date and budget variation from Scottish Government, as managing authority for the ERDF programme.

## **7. UK Shared Prosperity Fund.**

There was submitted a report (issued) of 13 June 2023 by the Director of Strategic Change and Communities updating Cabinet on the UK Shared Prosperity Fund and seeking approval from Cabinet on the revised proposals within the three-year Investment Plan.

The Assistant Director (Communities) highlighted that although the UK Shared Prosperity Fund was a 3-year programme, all Councils did not receive notification of the funding until October of the first year of the programme therefore the Council entered into year two of the programme with a minimum spend resulting in a re-programme of the Shared Prosperity Fund focussing on wider community regeneration and empowerment projects.

A number of Members made comments in relation to their endorsement of the Report and the positive impact and development on all communities.

A question was raised by a Member in relation to paragraph 8.1 of the report, the risk that the UK Government may not approve the new proposed reprofiling and priorities. The Assistant Director (Communities) stated that in his opinion, he felt that the UK Government would be in support of these priorities as the bid is in line with working practices across other Local Authorities supporting community planning and regeneration efforts.

Having noted the contents of the report, the Cabinet

**Decided:**

- (1) subject to UK Government approval of the revised project list under Communities and Place, to approve the new projects that would now be included in the investment plan between 2023-2025 (as outlined in Appendix 1);
- (2) to approve the new financial reprofile (as outlined in Appendix 2);
- (3) to note the changes to the investment plan and priorities that impacted economic development activity; and
- (4) to request that Officers report back in November providing an update on the revised investment plan.

**Buildings, Housing and Environment.**

**8. Redevelopment of former Hourstons Building and Arran Mall, Ayr**

There was submitted a report (issued) of 12 June 2023 by the Depute Chief Executive and Director of Housing, Operations and Development providing update on emerging feasibility to redevelop the former Hourstons building and Arran Mall, Ayr and to seek approval for the next stages towards redevelopment.

A number of Members made comments commending the Report and the initiatives proposed around South Ayrshire's elderly demographic and for individuals with a disability.

Having noted that the figure of £0.57 of unallocated capital in the report has been rounded up to £0.6 in recommendation 2.1.2 of the report, the Cabinet

**Decided:**

- (1) to agree that officers complete draft tenders to enable the demolition of the former Arran Mall, except the building fronting onto Alloway Street which was within a Conservation Area;
- (2) to agree that unallocated capital of £0.6m from 2034/35 (£11.26m) be brought forward to undertake the demolition works of Phase 1 and the work and fees involved in obtaining consents for Phases 1 & 2 demolition;
- (3) to agree that work continue with South Ayrshire Health and Social Care Partnership, NHS Ayrshire and Arran and relevant services to confirm detailed development options for the former Arran Mall and Hourstons building accompanied by business cases for these options; and
- (4) to agree that a report be brought to Cabinet on 31 October 2023 with detailed proposals and funding proposals.

**Finance, HR and ICT.**

**9. Budget Management – Revenue Budgetary Control 2022/23 – Out-turn Statement at 31 March 2023.**

There was submitted a report (issued) of 13 June 2023 by the Head of Finance, ICT and Procurement to present Members with a financial overview of the General Services revenue account, Housing Revenue Account and Common Good Accounts for 2022/23 as at 31 March 2023.

Questions were raised by Members in relation to the common goods fund and whether a report would be presented in relation to the management of the common good fund. The Depute Chief Executive and Director of Housing, Operations and Development outlined that Officers remained keen to develop a strategy to discuss how best to manage the common good fund and stated that a meeting would take place in the near future to discuss this. The Head of Legal and Regulatory Services stated that following a meeting to discuss the common good fund, a briefing note would be circulated advising members of the common good fund legislation and information around timescales;

The Cabinet

**Decided:**

- (1) to acknowledge the out-turn position for each Directorate/service for 2022/23 as detailed in Appendix 1;
- (2) to approve the new earmarking of funds for normal service activity of £1.277m and Covid-19 related activity of £2.033m, to be carried forward for utilisation in 2023/24, as outlined in Appendix 2a) and 2b) of the report;
- (3) to acknowledge the latest Covid-19 reserves position of £5.912m, including the new earmarking requested at 2.1.2, to be carried forward for utilisation in 2023/24;
- (4) to acknowledge the £10.997m HSCP 2022/23 in-year underspend and accumulated reserves position of £18.651m available to the Partnership for 2023/24;
- (5) to note the overall General Services in-year underspend of £5.579m at 4.1.1 (after earmarking) and the accumulated uncommitted reserves position of £7.456m;
- (6) to request that, given the significant movement on earmarked funds with Thriving Communities, a review of the planned use of the funds be undertaken and brought forward to cabinet for consideration following the Summer 2023 recess;
- (7) to request a review of the previously approved Covid-19 Recovery Projects together with recommendations on the allocation of the remaining uncommitted balance in the reserve be undertaken and be brought forward to Cabinet for consideration following the Summer 2023 recess; and
- (8) to acknowledge the Common Good Fund's deteriorating financial position.

**Councillor Clark left the meeting at this point.**

**10. Consultation: Council Tax for Second and Empty Homes, and Non-Domestic Rates Thresholds for Self-Catering Units.**

There was submitted a report (issued) of 12 June 2023 by the Head of Finance, ICT and Procurement seeking the approval of Cabinet to respond to the joint Scottish Government

joint COSLA Consultation exercise on Council Tax for Second and Empty Homes, and Non-Domestic Rates Thresholds for Self-Catering Units.

The Cabinet

**Decided:**

- (1) to approve the consultation response as detailed in Appendix 1 of the Report;
- (2) to instruct the Service Lead - Revenues and Benefits to arrange completion of the online consultation form by the deadline of 11 July 2023; and
- (3) to note that further consideration of any Scottish Government Legislative changes, once enacted, would be undertaken in due course with any recommendations and implications being brought forward to Cabinet for approval.

**11. General Services Capital Programme 2022/23: Monitoring Report as at 31 March 2023**

There was submitted a report (issued) of 12 June 2023 by the Depute Chief Executive and Director of Housing, Operations and Development to provide Cabinet with an update on the actual capital expenditure and income, together with progress made on the General Services Capital Programme projects as at 31 March 2023 (Period 12), and seeking agreement to the changes to budgets in 2022/23, 2023/24 and 2024/25.

Members commended the report and made a number of comments in relation to the excellent work ongoing as outlined within the Report.

The Cabinet

**Decided:**

- (1) to note the progress made on the delivery of the General Services Capital Programme to 31 March, resulting in spend of £90,749,371 or 98.21%, as detailed in Appendix 1 of the report;
- (2) to approve the adjustments contained in Appendix 2 of the report; and
- (3) to approve the revised budget for 2022/23 at £90,749,371; 2023/24 at £97,249,616; and 2024/25 at £77,315,406 as highlighted in Appendix 2 of the report.

**12. Write-offs: Council Tax, Non-Domestic Rates, Customer Invoicing and Housing Benefit Overpayments**

There was submitted a report (issued) of 12 June 2023 by the Head of Finance, ICT and Procurement seeking approval of Cabinet Members to write-off Council Tax, Non-Domestic Rates, Housing Benefit Overpayments and Customer Invoicing Accounts in accordance with Council policy.

The Cabinet

**Decided:**

- (1) to approve the write-off of Council Tax amounting to £26,250.34;

- (2) to approve the write-off of Non-Domestic Rates amounting to £176,053.08;
- (3) to approve the write-off of Housing Benefit Overpayments amounting to £103,113.20; and
- (4) to note the write-off of Customer Invoicing amounting to £31,539.37 previously approved by the Head of Finance, ICT and Procurement in accordance with Section 7 (FIP10) of the Council's Scheme of Delegation.

### **Economic Development/Tourism, Culture and Rural Affairs/Sport and Leisure.**

#### **13. Active Travel Member/ Officer Working Group**

There was submitted a report (issued) of 12 June 2023 by the Depute Chief Executive and Director of Housing, Operations and Development seeking Cabinet approval for the creation of a Member/ Officer Working Group to consider the Council's proposed Active Travel Strategy.

The Cabinet

#### **Decided:**

- (1) to approve the creation of a Member/Officer Working Group (MOWG) to consider the Council's proposed Active Travel Strategy;
- (2) to nominate and appoint five Councillors\* on a cross-party basis to be members of the short term MOWG and agree that the MOWG be authorised to appoint a Chair of the group from amongst their number; and
- (3) to agree that, following consideration of the proposed Active Travel Strategy, the MOWG would propose recommendations for implementation which would inform a follow-up report to the Cabinet on 31 October 2023.

\*Subsequently agreed as; Councillors Mackay, Clark, Connolly, Pollock and Ramsay.

### **Corporate and Strategic.**

#### **14. Community Councils – Amendments to Scheme for Establishment**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking Cabinet approval for Officers to make amendments to the Scheme for Establishment of Community Councils and Guidance for Community Councils.

A comment was made by a Member in relation to recommendation 2.1.4 of the report, regarding office bearers and difficulties with membership and encouraging members of public into community councils, the Member stated that they welcomed the removal of any barriers to the aforementioned issues.

The Cabinet

#### **Decided:**

- (1) to agree that officers carry out a consultation on proposed boundary changes between Crosshill, Straiton and Kirkmichael Community Council and Maybole Community Council Ward Areas;
- (2) to approve the removal of Community Council sub-ward membership allocations within Alloway, Doonfoot and St Leonards Community Council;
- (3) to approve the removal of Community Council sub-ward membership allocations for Belmont North and Belmont South within Belmont and Kincaidston Community Council; and
- (4) to approve changes to the Scheme for Establishment that did not currently permit office bearers to be directly related by birth, marriage, civil contract or co-habitation.

#### **15. Community Planning Update**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking Cabinet endorsement for the Community Planning Partnership's agreed move to a locality-based model of collaboration and notes the alignment with other key Community Planning Partners.

The Cabinet

##### **Decided:**

- (1) to endorse the proposed approach to locality planning for South Ayrshire identified in paragraphs 4.3 to 4.6 of the report; and
- (2) to agree the development of a new local outcomes improvement plan by the Community Planning Partnership for approval in March 2024.

#### **16. Partnership Agreement - Voluntary Action South Ayrshire (VASA)**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking approval of Cabinet allowing Officers to progress the proposed partnership agreement with VASA between 2023 – 2028.

The Cabinet

**Decided:** to approve the proposed partnership agreement between South Ayrshire Council and Voluntary Action South Ayrshire (VASA).

#### **17. Performance Management Framework 2023-28**

There was submitted a report (issued) of 13 June 2023 by the Director of Strategic Change and Communities seeking Cabinet approval for the updated Performance Management Framework 2023-2028.

The Cabinet

**Decided:** to approve the updated Performance Management Framework as set out in Appendix 1 of the report.



## 18. **External Event Funding**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking Cabinet approval for the allocation of funding for a range of external events.

A number of comments were raised by Members expressing their delight around the 5-year event plan bringing positive impact and outcomes for local businesses and for Tourism across South Ayrshire.

A question was raised in relation to the addition of one off event requests to the established 5-year events plan. The Service Lead (Destination South Ayrshire) outlined that funding from the UK Shared Prosperity Fund was being explored as an option for funding bids over the next two years allowing funding bids for any new and up and coming events.

Having noted that within Appendix 1, the table entitled 'Proposed Event Funding', the Event titled Organist Entertains Concerts should be replaced to read 'Ayr Joint Concert Series', the Cabinet

**Decided:** to approve the allocation of funding for external events, as set out in Appendix 1 of the report.

## 19. **Housing Capital Programme 2022/23: Monitoring Report as at 31 March 2023**

There was submitted a report (issued) of 12 June 2023 by the Depute Chief Executive and Director of Housing, Operations and Development providing Cabinet with an update on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 31 March 2023 (Period 12), and to agree the changes to budgets in 2022/23 and 2023/24.

Members made comments in relation to the number of rural housing projects and investment in rural areas outlined within the report and the good work being conducted in relation to upgrades across all of South Ayrshire.

The Cabinet

**Decided:**

- (1) to acknowledge the progress made on the delivery of the Housing Capital Programme to 31 March, resulting in spend of £28,315,057 or 102.89%, as detailed in Appendix 1 to the report;
- (2) to approve the adjustments contained in Appendix 2 to the report; and
- (3) to approve the revised budget for 2022/23 at £28,315,057 and 2023/24 at £75,519,402 as highlighted in Appendix 2 to the report.

## 20. **South Ayrshire Way Strategic Change Programme**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking Cabinet approval on the revised scope of the South Ayrshire Way Strategic Change Programme and updated reporting schedule.



The Cabinet

**Decided:**

- (1) to note and agree the revised programme of projects in Appendix 1 to the report; and
- (2) to note and agree that further updates on the Programme would go to the Service and Partnerships Performance Panel.

**21. Equality Outcomes and Mainstreaming Report 2023**

There was submitted a report (issued) of 12 June 2023 by the Director of Strategic Change and Communities seeking Cabinet approval of the Equality Outcomes and Mainstreaming Progress Report 2023 (incorporating the Workforce Monitoring Report) and Shared Equality Outcomes 2021-2025 Mid-term Progress Report (2023).

A number of comments were made by Members in relation to recognising all of the positive work highlighted within the Report.

The Cabinet

**Decided:**

- (1) to approve the Draft Equality Outcomes and Mainstreaming Progress Report 2023 for South Ayrshire Council, Education Authority and Licensing Board (Appendix 1);
- (2) to approve South Ayrshire Council's Workforce Monitoring Report (detailed within the Draft Equality Outcomes and Mainstreaming Report – from page 45); and
- (3) to approve the Draft Shared Equality Outcomes (2021-2025) Mid-term Progress Report 2023 (Appendix 2).

**22. Exclusion of press and public.**

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

**23. Early Learning and Childcare Funded Provider Rates**

There was submitted a report (Members only) of 12 June 2023 by the Director of Education seeking approval and funding for an increase in the funded provider rates for academic session 2023-24.

The Cabinet

**Decided:**

- (1) to agree to an increase in the funded provider rates for children aged three to five from £5.76 per hour to £6.05 from August 2023; and

- (2) to agree to an increase in the provider rates for children aged two to three from £5.76 per hour to £6.33.

**24. Consideration of Disclosure of the above confidential report.**

The Cabinet

**Decided:** to authorise the disclosure under Standing Order 32.4 of the following report, after the expiry of the call-in period:-

- Early Learning and Childcare Funded Provider Rates

The meeting ended at 11:30 a.m.

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Date Revision agreed with PFH	Portfolio Holder
LP	14/08/2023	South Ayrshire's Parenting Promise	["HSCP"]	Inglis, Mark	Implementation of the actions within the Parenting Promise action plan	No	01/03/2024	14/08/2023	<p>Update 11/08/2022 -Update being presented to the Strategic Change Executive on progress. The Promise is on track for implementation with strong evidence of its benefits being recorded.</p> <p>13/10/2022 -Good progress is being made in terms of delivering on the Parenting Promise. The Corporate Parenting Executive supports the delivery on the actions which align with the implementation of the Promise which is monitored through the Strategic Change Executive.</p> <p>09/11/2022 - no further update.</p> <p>06/01/23 - no further update - on track.</p> <p>31/01/23 - no further update - on track</p> <p>01/03/23 - Update report presented by Dawn Parker to the Performance and Audit Committee of the HSCP. There is good progress in delivery of the Parenting Promise and also the Promise, which is monitored through a "forensic level" detailed Benefits tracker, created through the Strategic Change Executive.</p> <p>30/03/2023 - The Change team will keep this as an open area of improvement change work. Essential to keep the momentum up on this very important area of developmental work for our Looked After Children</p>		Lyons, Lee

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Date Revision agreed with PFH	Portfolio Holder
CAB	14/03/2023	Arran Mall Update	["CEO"]	Briggs, Karen	Implement instructions provided	No	31/08/2023	01/12/2023	<p>Following the recent Cabinet decision, an approach was made by the Council's external solicitor to the seller's solicitor, to see if they were prepared to consider a further negotiation and variation of the concluded contract, to take account of the proposed change of use. This was not agreed, and instructions have now been received to complete the purchase of Arran Mall, based on the concluded missives.</p> <p>Update 11/05/23 - Council's external solicitors working with seller's solicitors on final parts of the transaction, including agreement on servitude rights between the Arran Mall site and seller's adjoining property, and awaiting confirmation that leases for all existing units are terminated, in order to provide the Council with full vacant possession.</p> <p>Update 1/6/23 - Conveyancing ongoing. Sellers' solicitors have requested that additional reciprocal rights over the site and the adjacent land owned by the sellers be added into the missives. The detail of this has been requested on 23/5/23 and is awaited from the sellers' solicitors. Unlikely to be concluded by due date and therefore amended due date has been suggested.</p> <p>Revised date of 31/8/23 agreed at Cabinet meeting of 20/6/23 (previous date 30/06/23).</p> <p>Update 16/8/23 - revised missives were agreed on 12/07/23, to allow for re-service of notices to quit by sellers, with longstop date for vacant possession now 30/09/23 and longstop date for temporary rights and servitudes to be resolved 30/10/23. Earliest date of entry now mid November, therefore further amended due date suggested.</p>		Kilbride, Martin
LP	15/09/2020	Indicative Ayrshire Regional Spatial Strategy	["PLA"]	Iles, Craig	An officer working group has been set up between the three Ayrshire Planning Authorities to establish a way forward and to consider this matter in relation the publication of National Planning Framework 4, and the implications of that document. An update will be reported to the appropriate Council Panel on this in the Autumn 2023	No	30/10/2023	30/10/2023	An officer working group has been set up between the three Ayrshire Planning Authorities to establish a way forward and to consider this matter in relation the publication of National Planning Framework 4, and the implications of that document. An update will be reported to the appropriate Council Panel on this in the Autumn 2023	09/06/2023	

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Requested Revised Due Date	Notes (any date changes agreed with relevant PFH(s))	Date Revision agreed with PFH	Portfolio Holder
LP	17/03/2020	Fleet Transport Update	["H, O and D"]	Dalrymple, Kenneth	Amend Fleet, Travel and Transport Policy and the Drivers, Supervisors and Managers Handbook and roll out training programme	No	30/06/2023	31/10/2023	The Fleet Travel & Transport Policy has received legal review from the professional body. The service is currently waiting on the legal review of the handbook which should be received by the end of August 2023. The service is targeting October Cabinet to present the updated policy and handbook for approval.  Cabinet on 23/05/23 - agreed new due date of 30/06/23 (previously 25/04/23).	16/08/2023	

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Portfolio Holder
CAB	20/06/2023	Budget Management Revenue Budgetary Control 2022/23 Out-turn Statement at 31 March 2023	["CEO"]	Baulk, Tim	Incorporate financial information in the unaudited 2022/23 Annual Accounts to be submitted to external audit	Yes	30/06/2023	Davis, Ian

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Portfolio Holder
CAB	20/06/2023	Budget Management Revenue Budgetary Control 2022/23 Out-turn Statement at 31 March 2023	["CEO"]	Baulk, Tim	Undertake review of previously approved Covid-19 Recovery projects and present findings plus recommended allocations of uncommitted funds	Yes	30/09/2023	Davis, Ian
CAB	20/06/2023	Consultation: Council Tax for Second and Empty Homes, and Non-Domestic Rates Thresholds for Self-Catering Units	["CEO"]	Gemmell, Nicola	Online consultation will be completed	Yes	11/07/2023	Davis, Ian
CAB	20/06/2023	General Services Capital Programme 2022/23: Monitoring Report as at 31 March 2023	["SC and C"]	Bradley, Pauline	Process adjustments to the General Services Capital Programme	Yes	04/07/2023	Davis, Ian

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Portfolio Holder
CAB	20/06/2023	Write-offs: Council Tax, Non-Domestic Rates, Customer Invoicing and Housing Benefit Overpayments	["CEO"]	Gemmell, Nicola	Debt will be written off and systems updated	Yes	31/07/2023	Davis, Ian
CAB	20/06/2023	Active Travel Member/ Officer Working Group	["H, O and D"]	Newall, Mike	Establish a short term MOWG to consider the Council's proposed Active Travel Strategy	Yes	30/06/2023	Pollock, Bob;Clark, Alec;Connolly, Brian
CAB	20/06/2023	Partnership Agreement - Voluntary Action South Ayrshire (VASA)	["SC and C"]	Tait, Jamie	Progress partnership agreement	Yes	30/06/2023	Dowey, Martin
CAB	20/06/2023	Housing Capital Programme 2022/23: Monitoring Report as at 31 March 2023	["SC and C"]	Bradley, Pauline	Process adjustments to the Housing Capital Programme	Yes	04/07/2023	Davis, Ian;Kilbride, Martin
CAB	20/06/2023	Equality Outcomes and Mainstreaming Report 2023	["SC and C"]	Anderson, Kevin	Publication of approved reports on Council website	Yes	23/06/2023	Lyons, Lee
CAB	20/06/2023	Early Learning and Childcare Funded Provider Rates	["EDUC"]	Valenti, Aileen	Implement the increased rates as per Council approval for session 2023/24	Yes	21/08/2023	Ferry, Stephen
CAB	23/05/2023	Aerospace and Space Technology Application Centre (ASTAC) Project	["SC and C"]	Hunter, George	Appoint external consultants to revise the ASTAC OBC	Yes	31/07/2023	Pollock, Bob
CAB	23/05/2023	Temporary Senior Communities Officer - Glendoune	["SC and C"]	Tait, Jamie	Extend temporary Senior Communities Officers post	Yes	30/05/2023	Dowey, Martin;Davis, Ian;Clark, Alec
CAB	23/05/2023	Transforming the Estate	["SC and C"]	Burns, Tom	Provide a further update to Cabinet	Yes	30/06/2024	Dowey, Martin;Davis, Ian;Kilbride, Martin



Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Portfolio Holder
CAB	25/04/2023	Inspection of Girvan Primary School: Education Scotland Report	["EDUC"]	McRoberts, Lyndsay	Meeting to be arranged with the head teacher to agree a plan to address the action points contained in the report and monitor progress in conjunction with the planned programme of visits.	Yes	30/06/2023	Ferry, Stephen
CAB	25/04/2023	Inspection of St Patrick's Primary School: Education Scotland Report.	["EDUC"]	Mulholland, Scott	Meeting to be arranged with the head teacher to agree a plan to address the action points contained in the report and monitor progress in conjunction with the planned programme of visits.	Yes	30/06/2023	Ferry, Stephen
CAB	25/04/2023	Approval Process and Governance Arrangements for Ward Capital Projects	["SC and C"]	Newall, Mike	A detailed programme of works to presented and approved at the Council meeting on 29 June 2023	Yes	29/06/2023	Dowey, Martin
CAB	14/03/2023	Arran Mall Update	["H, O and D"]	Bradley, Pauline;Newall, Mike	Reported presented and approved by Cabinet 20th June 2023 further update report to Cabinet 31st October 2023	Yes	20/06/2023	Kilbride, Martin
CAB	14/03/2023	Skypath Aerospace Training CIC	["CEO"]	Caves, Catriona	Update to list of approved Outside Bodies	Yes	30/06/2023	Pollock, Bob;Dowey, Martin
CAB	15/02/2023	Business Support - Changes to Ambition Programme	["SC and C"]	Leijser, Theo	Performance update report to Service and Performance Panel	Yes	22/08/2023	Pollock, Bob
CAB	15/02/2023	Sale of the Former Grammar Primary School, Midton Road, Ayr	["H, O and D"]	Burns, Tom	Missives to be concluded	Yes	31/07/2023	Kilbride, Martin
CAB	15/02/2023	Sale of the Former Grammar Primary School, Midton Road, Ayr	["H, O and D"]	Burns, Tom	Sale to be concluded.	Yes	31/07/2023	Kilbride, Martin
CAB	17/01/2023	South Ayrshire Food Network - Update	["SC and C"]	Tait, Jamie	Submit Annual Report to Cabinet	Yes	31/05/2023	Dowey, Martin
CAB	29/11/2022	2022-25 Council Workforce Plan	["SC and C"]	Bradley, Jane	Implementation of Phase 1 of the Action Plan	Yes	31/08/2023	Davis, Ian

Mtg	Mtg Date	Title of Report	Directorate	Managed by	Implementation	Complete	Current Due Date	Portfolio Holder
CAB	01/11/2022	Developer Contributions Update relative to Planning Permissions (2021/2022)	["H, O and D"]	Iles, Craig	Regular updates to the Service and Performance Panel for each six month reporting period identified in the report - different to recs in report	Yes	13/06/2023	Pollock, Bob
CAB	27/09/2022	Future Operating Model	["SC and C"]	Anderson, Kevin	Present a report to Cabinet outlining the additional benefits and savings realised through the new model of working	Yes	01/06/2023	Dowey, Martin; Davis, Ian
CAB	27/09/2022	Future Operating Model	["PEO"]	Farrell, Gillian	Present a report to Cabinet outlining the potential options for the future delivery of Customer Services	Yes	29/06/2023	Kilbride, Martin
CAB	30/08/2022	Risk and Safety - Spend to Save Resource Bid	["CEO"]	Boyd, Carol	Recruit G10 Health and Safety Adviser and G10 Claims Support Adviser	Yes	30/06/2023	Dowey, Martin
CAB	14/06/2022	Scotland Loves Local - Gift Card Scheme	["SC and C"]	Tait, Jamie	Provide an update to the Cabinet on take-up on the Scheme	Yes	30/05/2023	Pollock, Bob; Dowey, Martin
LP	08/03/2022	Strategic Review of Assets held in the Common Good Funds	["H, O and D"]	Burns, Tom	Review the current management arrangements for Common Good Fund land and building assets occupied by the Council	Yes	27/05/2023	Dowey, Martin; Davis, Ian; Kilbride, Martin
LP	01/03/2022	Community Wealth Building Action Plan	["SC and C"]	Tait, Jamie	Progress and implementation report to Services Performance Panel	Yes	30/05/2023	Pollock, Bob
LP	01/03/2022	Tourism and Events Strategy	["SC and C"]	Kerr4, Laura	Provide a report on progress to the Service and Performance Panel regarding the implementation of the strategy	Yes	13/06/2023	Clark, Alec; Connolly, Brian
LP	30/11/2021	Net Zero Carbon Retrofit	["PLA"]	Burns, Tom	Undertake estate rationalisation exercise	Yes	31/05/2023	Kilbride, Martin
LP	26/10/2021	Corporate Support Services Capacity Issues	["CEO"]	Baulk, Tim	Review after 20 months to determine whether a more permanent solution is required	Yes	29/09/2023	Davis, Ian
LP	27/10/2020	Sale of Land at Queens Terrace, Maybole	["H, O and D"]	Briggs, Karen; Burns, Tom	Sale to be concluded	Yes	30/06/2023	Kilbride, Martin

**South Ayrshire Council**

**Report by Deputy Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 29 August 2023**

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**Subject: Penalty Charge Notice Increase**

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**1. Purpose**

- 1.1 This report seeks approval to increase the Penalty Charge Notice (PCN) value following national guidance issued by Scottish Ministers on the revised levels that can be charged for parking contraventions.

**2. Recommendation**

- 2.1 It is recommended that the Cabinet agrees to adopt the higher rate increase in PCN value from £60 to £100, from the end of October 2023.**

**3. Background**

- 3.1 Motorists receive a PCN when parked in contravention of parking regulations. Most PCNs issued relate to parking restrictions that have been introduced to support road safety (double yellow lines, school keep clear markings), accessibility (disabled parking bays), and local business activity (loading bays).
- 3.2 The Scottish Government undertook a public consultation which considered the levels of fines associated with Penalty Charge Notices (PCNs) and published the analysis of the responses in September 2022. All the Scottish Local Authorities who responded to the consultation agreed that PCN levels should be increased, which is also consistent with the COSLA position.
- 3.3 The current PCN value administered by Scottish Councils operating Decriminalised Parking Enforcement (DPE) is £60, reduced to £30 if paid within 14 days of issue. The PCN value increases by 50% to £90 if the ticket remains unpaid and no appeal is submitted.
- 3.4 The £60 PCN value has not been increased since DPE was introduced nationally in April 2001 (SAC introduced DPE in 2012). Had the PCN value been reviewed in line with inflation over the intervening years, the current value would be approximately £105 (Bank of England Inflation Calculator). It is not known when Scottish Ministers will next review the PCN value, however factoring inflation, future PCN income will be subject to real terms decline until that review takes place.

## 4. Proposals

- 4.1 The new guidance allows a local authority to set a new PCN value at a lower rate of £80, discounted by 50% if paid with 14 days or a higher rate of £100, discounted by 50% if paid within 14 days. These rates are increased by 50% if the PCN remains unpaid. Table 1 below breaks these options down for ease of reference.

**Table 1 – PCN Options**

PCN Options	Rate	Paid within 14 Days	Paid after Charge Certificate Served
Status Quo	£60	£30	£90
Lower Increase	£80	£40	£120
Higher Increase	£100	£50	£150

- 4.2 It is noted that an £80 PCN value is lower than the adjusted 2001 value when inflation in the intervening period is accounted for. An increase in the cost of a PCN will support behaviour change and improvement in parking compliance in the important areas described at paragraph 3.
- 4.3 Of the other Scottish Local Authorities who have already increased the PCN rates, including Glasgow, Edinburgh, Dundee and Aberdeenshire, the higher rate increase has been the approved option and all other roads authorities which are in the process of presenting recommendations to their respective administrations, such as South Lanarkshire and Argyll and Bute, are also seeking approval to adopt the higher rate increase.
- 4.4 PCN income is reinvested in parking services, public transport, and road/environmental improvements. The adoption of the higher rate increase may see PCN income increase by 25% or £70,000. This estimate accounts for a potential reduction in the number of PCNs issued should the new value serve as a more effective deterrent to non-compliance, and also allows for potential increases in appeals and bad debt.
- 4.5 It is, therefore, the officer recommendation to approve the adoption of the higher rate increase.

## 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 Any costs incurred to facilitate the required changes to existing stationery and adjustments to the parking database shall be minimal and resourced from the existing ARA parking budget.
- 6.2 Parking levels have yet to return to pre-Covid levels, this coupled with the 2 hour free parking to be introduced and the replacement of machines at a cost of

£100,000 to facilitate this, it is unlikely that income recovery this financial year will have a significant impact on resources.

## **7. Human Resources Implications**

7.1 Not applicable.

## **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 As stated within the report this is the first opportunity local authorities have had since the introduction of DPE powers 22 years ago to adjust PCN values and bring them more in line with inflationary adjustments. If the recommendations are not accepted the opportunity may not arise again for many years.

## **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 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 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 Priority 1 of the Council Plan: Spaces and Places/ Moving around and the environment (Outcome 1)..

## **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 Bob Pollock, Portfolio Holder for Economic Development 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 Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<b>Implementation</b>	<b>Due date</b>	<b>Managed by</b>
Apply PCN increase	31 October 2023	Head of Roads

**Background Papers**    **None**

**Person to Contact**    **Kevin Braidwood, Head of Roads**  
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**Date**    **18 August 2023**



## 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	Penalty Charge Notice Increase
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:** 26 May 2023

**South Ayrshire Council**

**Report by Depute Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 29 August 2023**

---

**Subject: Local Housing Strategy – 2023 to 2028**

---

**1. Purpose**

1.1 The purpose of this report is to seek Cabinet approval for the content of the Local Housing Strategy (LHS), for submission to the Scottish Government.

**2. Recommendation**

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

**2.1.1 agrees the Local Housing Strategy (LHS) for the period 2023-2028 as detailed in Annex 1 to this report and gives approval for submission to the Scottish Government; and**

**2.1.2 approves delegated authority to the Assistant Director - Housing and Operations to make amendments to the LHS as per the feedback received from the Scottish Government and to update Cabinet on these amendments through the Members Bulletin.**

**3. Background**

3.1 The Local Housing Strategy (LHS) is the local authority's sole strategic document for housing and related services in its area. The Housing (Scotland) Act 2001 places a statutory requirement on local authorities to produce an LHS which sets out its strategy, priorities and plans for the delivery of housing and related services over a five year period.

3.2 The Act also states that the LHS must be supported by an assessment of housing need and demand. Our most recent Housing Need and Demand Assessment (HNDA) received 'robust and credible' status from the Scottish Government's Centre for Housing Market Analysis in December 2022, indicating that this was an appropriate base for identifying and responding to local housing challenges.

3.3 Local authorities are required to keep their LHS under review, and a new LHS should be produced every five years, setting out the agreed housing priorities of the local authority and its partners. Our previous LHS covered the period 2017-2022, and summaries of its achievements are presented in the LHS.

- 3.4 Updated Guidance on producing a LHS was published by the Scottish Government in 2019, and has been used throughout the development of this LHS. The document can be found [here](#).
- 3.5 Work on the LHS commenced in April 2022. Three 'Steering Groups' were established to guide the development of the outcomes and actions contained within the LHS, with each group tackling a specific area of work. These groups were 'Prevention, Provision and Integration', 'Placemaking' and 'Healthy Homes and Fuel Poverty'. Each steering group was made up of local stakeholders with direct working knowledge of the area to be covered, and included representatives from Council departments, the Health and Social Care Partnership, advice and support providers, charities, local RSLs, private developers and landlords. In total more than 100 stakeholders were involved in our three steering groups, each group meeting twice between September 2022 and February 2023.
- 3.6 An online survey was developed and distributed in July 2022 to communities across South Ayrshire via social media on South Ayrshire Council Live and South Ayrshire Council Housing Services Facebook pages. The survey was available for completion until October 2022.
- 3.7 The survey was also distributed to our partners providing services to those who are less likely to participate, those who have particular needs when it comes to participating and those with, or who share protected characteristics. These services were asked to encourage and support people to participate.
- 3.8 All of the feedback received during our consultations was used to develop a LHS which responds to the challenges set out in the HNDA and those highlighted by customers' and stakeholders' experiences.

#### **4. Proposals**

- 4.1 It is recommended that Cabinet agrees to the submission of the draft LHS for South Ayrshire (Annex 1), including the Outcomes Action Plan at Annex A, to the Scottish Government. This sets out a 5 year plan for housing and related services locally.
- 4.2 The LHS is underpinned by the South Ayrshire Housing Need and Demand Assessment (2021), and the strategic priorities it sets are reflected in our Strategic Housing Investment Plan (SHIP).
- 4.3 The LHS covers three themes and subsequent actions covered in detail within Annex 1. These are Placemaking - commencing page 31, Prevention, Provision and Integration – commencing page 53 and Healthy Homes and Fuel Poverty – commencing page 83.
- 4.4 Each Local Housing Strategy (LHS) is subject to a robust review process involving Scottish Government officials and local authority peer reviewers. The review process helps to ensure alignment of the LHS with Scottish Government priorities, outcomes and targets and facilitates improvement and/or change through collaborative working between Scottish Government and local authorities. It is recommended that Cabinet approves delegated authority to the Assistant Director, Housing and Operations to make amendments to the LHS as per the feedback received from the Scottish Government and to update Cabinet on these amendments through the Members Bulletin.

4.5 The Strategy has an agreed monitoring and evaluation framework and progress will be reviewed in association with partners and reported through the Housing and Operations Improvement Plan.

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

5.1 It is anticipated that support and assistance from Legal and Procurement services may be required to implement some of the actions within the LHS Outcomes Action Plan.

5.2 The LHS complies with the requirements of the Housing (Scotland) Act 2001 and the Scottish Government's Local Housing Strategy Guidance 2019.

## **6. Financial Implications**

6.1 There are no direct financial implications arising from this report, however the LHS provides a strategic overview for the prioritisation of activities within the following budgets:

- Affordable Housing Investment – directed through the Strategic Housing Investment Plan (SHIP)
- Housing Revenue Account
- Home Energy Efficiency Programme for Scotland, Area Based Scheme Funding
- Scheme of Assistance
- Private Landlord Registration
- Tenant Participation Budget

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

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

8.1.1 New risk(s) has/ have been identified and assessed in line with the Council's risk management process as follows; impact of the current cost of living crisis on implementation of the LHS Outcomes Action Plan due to increasing demand on services, failure to achieve housing supply target due to insufficient land availability in priority areas, impact of Council budget cuts and efficiency savings requirements on delivery of LHS outcomes. These will be managed within existing operational activities and reference to the status of mitigations will be available through the Housing, Operations and Development Directorate Risk Register or the SAC Strategic Risk Register.

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

8.2.1 Rejecting the recommendations may impact on the reputation of the Council.

8.2.2 Rejecting the recommendations may result in increased pressure on the availability of housing in the local area.

## 9. Equalities

9.1 An Equalities Impact Assessment (EQIA), **(including the Fairer Scotland Duty in respect of any Strategic decision)**, has been carried out on the proposals contained in this report, which identifies potential positive and negative equality impacts and any required mitigating actions. The EQIA is attached as Appendix 1 to Annex 1.

## 10. Sustainable Development Implications

10.1 **Considering Strategic Environmental Assessment (SEA)** – As the strategy is unlikely to have significant environmental effects, the Scottish Government has advised that only a pre-screening notification to the SEA Gateway is required. This is based on the assumption that decisions and options surrounding the environmental impact of housing development would be assessed through the Local Development Plan.

## 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 Priority One, Two and Three of the Council Plan; Moving around and the environment, Work and Economy, Housing, Pride in South Ayrshire and Community Engagement.

## 13. Results of Consultation

13.1 There has been public consultation on the contents of this report:

13.1.1 An online survey was developed and distributed in July 2022 to communities across South Ayrshire via social media on South Ayrshire Council Live and South Ayrshire Council Housing Services Facebook pages.

13.1.2 The survey was also distributed to our partners providing services to those who are less likely to participate, those who have particular needs when it comes to participating and those with, or who share protected characteristics. These services were asked to encourage and support people to participate.

13.1.3 The survey closed in October 2023 and received 177 responses.

13.1.4 The top challenges and priorities for people who responded were affordability, housing supply and limited housing options.

13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and the Environment, and the contents of this report reflect any feedback provided.

13.3 Consultation has taken place with a wide range of stakeholders who participated in the three steering groups.

#### 14. Next Steps for Decision Tracking Purposes

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

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Submission of the Local Housing Strategy to the Scottish Government	31 August 2023	Assistant Director - Housing and Operations.

**Background Papers**     [South Ayrshire Council Housing Need and Demand Assessment 2021-2026](#)

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**Date: 18 August 2023**



# Local Housing Strategy

## 2023 – 2028

August 2023



Prepared by Housing Policy and Strategy

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The following abbreviations have been used in certain tables throughout the report for ease of formatting and to promote legibility:

ASP	Adult Support and Protection
AHSP	Affordable Housing Supply Program
ASHP	Air Source Heat Pumps
ABS	Area Based Scheme
BTS	Below Tolerable Standard
BTR	Build to Rent
COSLA	The Convention of Scottish Local Authorities
EES	Energy Efficiency Scotland
EESSH	Energy Efficiency Standard for Social Housing
EPC	Energy Performance Certificate
EQIA	Equalities Impact Assessment
EAHP	Exhaust Air Heat Pumps
EWI	External Wall Installation
FRP	Family Reference Person
HSCP	Health and Social Care Partnership (South Ayrshire)
HARSAG	Homelessness and Rough Sleeping Action Group
HES	Home Energy Scotland
HMO	Houses in Multiple-Occupancy
HEY	Housing Education for Youths
HMA	Housing Market Areas
HNDA	Housing Need and Demand Assessment
HRA	Housing Revenue Account
IJB	Integrated Joint Board
LA	Local Authority
LHEES	Local Heat and Energy Efficiency Strategies
LDP	Local Development Plan
LDP2	Local Development Plan 2
LHA	Local Housing Allowance
LHS	Local Housing Strategy
LOIP	Local Outcomes Improvement Plan
LTSD	Long-term sick or disabled
MVHR	Mechanical Ventilation with Heat Recovery
NHS	National Health Service
PSED	Public Sector Equality Duty
PRS	Private Rented Sector
PSL	Private Sector Leasing
RRTP	Rapid Rehousing Transition Plan
RSL	Registered Social Landlord (i.e. Housing Association)
SHCS	Scottish House Condition Survey
SHQS	Scottish Housing Quality Standard
SAC	South Ayrshire Council
SHIP	Strategic Housing Investment Plan
UNCRC	United Nations Convention on the Rights of the Child
WWHR	Wastewater Heat Recovery
YHSG	Youth Housing Support Group



## **Foreword**

### **Councillor Martin Kilbride**

Good quality, affordable housing that meets our needs is fundamental to our health and wellbeing. South Ayrshire Council is committed to improving access to housing, supporting people to live well, enhancing the quality and energy efficiency of homes, creating well designed places, and reducing poverty and inequalities by firstly listening to and understanding the needs of our local communities.

Housing plays an important role in supporting the Council to achieve many of our priorities around child poverty, homelessness, fuel poverty, tackling climate change and promoting inclusive growth.

Over the 5 years of our previous Local Housing Strategy (LHS) we have experienced many challenges as a result of the Coronavirus pandemic, Britain's exit from the European Union, the war in Ukraine and now a cost-of-living crisis. However, we have continued to make significant achievements in many areas including the delivery of new build social housing that meets the needs of our local communities and improving the energy efficiency of homes in the public and private sector.

The aim of this Local Housing Strategy over the next 5 years is to ensure:

- People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected;
- People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them;
- The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided;
- People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence; and
- People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.

This strategy builds on our successes and recognises the many challenges ahead. It has been developed in partnership with local people and professionals from a wide range of organisations to ensure that our outcomes and actions address local challenges and reflect the priorities of the communities we serve. We would like to thank members of the public and our many partners for their valuable contribution and we look forward to working in partnership to achieve these positive outcomes.

*Martin Kilbride*

# About South Ayrshire

By 2043, the South Ayrshire population is projected to be 105,191 – a decrease of 6.5% compared to the population in 2018. The population of Scotland as a whole is projected to increase by 2.5%.

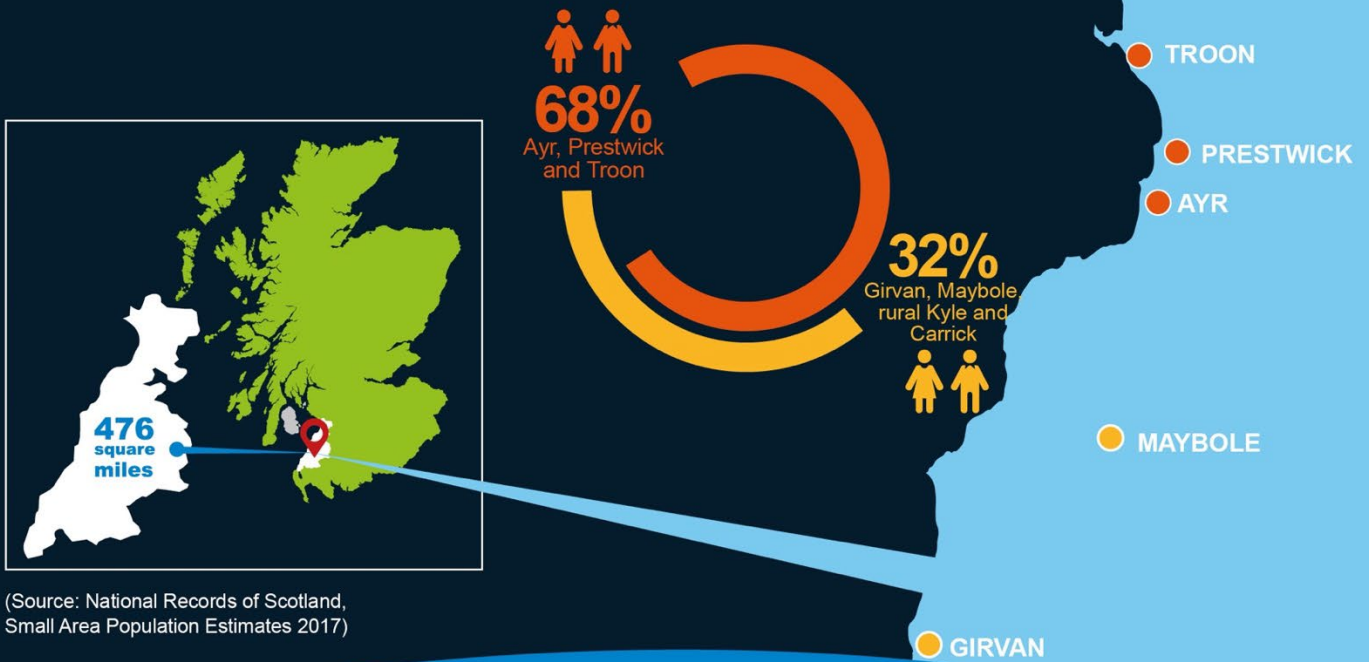
The projected change in South Ayrshire is not evenly spread across the different age groups. The number of children aged 0-15 years is projected to decrease by 17% and our working age population by 14%. The

pensionable age population is, however, projected to increase by 17% by 2043. More dramatically, the South Ayrshire population aged 75+ is projected to increase by 65% by 2043.

These anticipated changes to the population will have considerable consequences for the Council as it strives to ensure social, educational, housing and community services continue to meet the needs of the community.



(Source: National Records of Scotland, 2021 Mid-Year Population Estimates & 2018 Based Population Projections)



(Source: National Records of Scotland, Small Area Population Estimates 2017)

## About The Council

Elected Members

CONSERVATIVE 10

SNP 9

LABOUR 5

INDEPENDENT 4



Staff



**4,723** full-time equivalent  
(as at 31 March 2022)

# Introduction to South Ayrshire

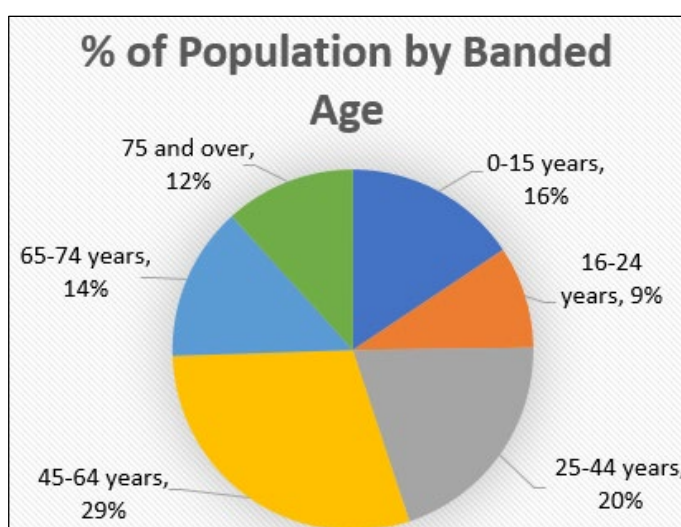
## Housing Need and Demand Assessment - Summary Data

Population	112,450	Affordability Ratio	4.7
Households	52,588	Council Housing Stock	8,108
Dwellings	56,668	Council Average Lets	770
Average House Price	£156,394	Households on the Council Housing List	>3,000
Average Household Income	£32,302	RSL Housing Stock	2,263

### Population & Households

South Ayrshire has an estimated population of 112,450, representing approximately 2% of the population of Scotland. Almost 70% of our population live in the main towns of Ayr, Prestwick and Troon.

In comparison with all of Scotland, South Ayrshire has an older population. The table shows the estimated population by 65-74 and 75+ age groups in South Ayrshire and Scotland (2019).



	Age 65-74	Age 75+
<b>South Ayrshire</b>	14%	12%
<b>Scotland</b>	10.6%	8.5%

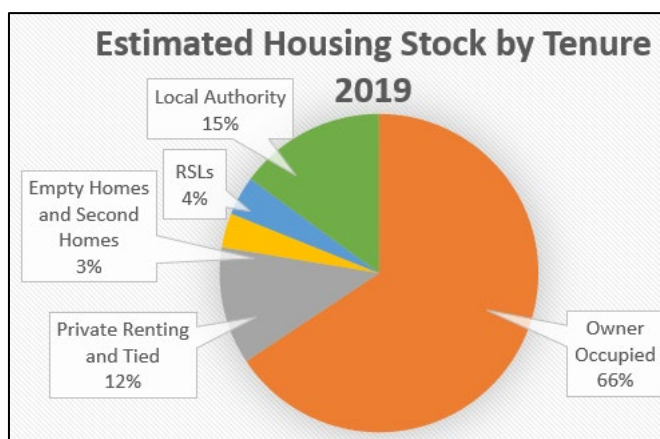
There are an estimated 52,588 households in South Ayrshire. In 2018, 23% of households within the local authority area are categorised as older smaller households (containing 2 adults, at least one adult of pensionable age with no children in the household). This is significantly higher than the Scottish figure of 14%.



## Housing Stock

In 2019, there was an estimated 56,668 dwellings in South Ayrshire. Of this number, 66% were owner occupied and 12% were rented privately or tied accommodation.

South Ayrshire Council's social housing stock makes up 15% of all housing and 4% of housing is provided by several Registered Social Landlords for social rent.



Almost 73% of dwellings in South Ayrshire are houses. Flats make up the remaining 27%.

Property Types in South Ayrshire			
Flats	27.2%		
Houses	Terraced	22.6%	72.6%
	Semi Detached	24.4%	
	Detached	25.6%	

## House Condition

The Scottish House Condition Survey (SHCS) provides an indication of dwelling condition across all tenures, using data gathered between 2016 and 2018. It is important to note that this data is based on a small sample size of 226 dwellings. The following includes some of the key findings:

- More than half of all dwellings in South Ayrshire are estimated to have 'any disrepair' defined as "any damage where a building element requires some repair beyond routine maintenance".
- Disrepair is more likely in flats and in dwellings built before 1945.
- Around a quarter of dwellings were likely to require immediate repair.
- 4% of dwellings were estimated to have extensive disrepair where "the damage must cover at least 20% or more of the building element area".
- The estimates suggest that social and private rented tenants are more likely to be in dwellings affected by disrepair than homeowners.

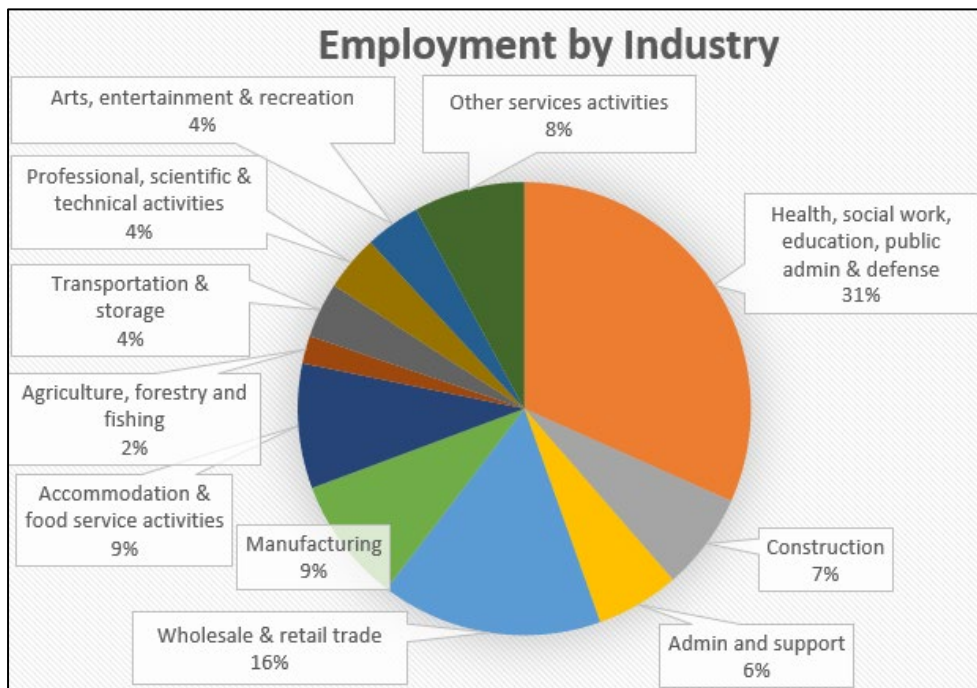
## Economy

As of March 2022, the unemployment rate for people aged 16+ in South Ayrshire was 3.8%<sup>1</sup> (1,900 people). This level was higher than Scotland (3.2%<sup>2</sup>), below North Ayrshire (4%) and equal to East Ayrshire (3.8%).

This chart gives a breakdown of the industries providing employment in South Ayrshire.

<sup>1</sup> Scotland's Labour Market: People, Places and Regions – Statistics from the Annual Population Survey 2020/21

<sup>2</sup> Statista, Unemployment rate in Scotland from May 1992 to December 2022



### Rural Context

An estimated 4% of our population live in an area which meets the Scottish Government’s definition of “remote rural”<sup>3</sup>, a further 18% live in an area which meets the definition of “accessible rural”<sup>4</sup> and 6% live in “remote small towns”<sup>5,6</sup>.

Housing challenges in rural areas often vary from those in urban areas, particularly the prevalence of hidden demand for housing.

A rural housing study was carried out to inform the Council’s Housing Need and Demand Assessment 2021-2026. A high proportion of those who responded to our survey noted a need for additional social housing in rural areas (89%), yet a similarly high proportion were not themselves on a social housing waiting list (83%). This identifies a requirement for a further, more detailed, study of rural housing needs.

Data from Scottish Index of Multiple Deprivation 2020 tells us:

The most **access** deprived rural areas are South Carrick and North Carrick, most notably Barrhill (ranked 13<sup>th</sup> in Scotland) and Barr. The **access measure** considers travel times by public and private transport to a GP surgery, retail centre, petrol station, primary and secondary schools and post office. Digital access is also taken into account.

<sup>3</sup> An area with a population of less than 3,000 people, and with a drive time of over 30 minutes to a settlement of 10,000 or more.

<sup>4</sup> An area with a population of less than 3,000 people, and within a 30-minute drive time of a settlement of 10,000 or more.

<sup>5</sup> An area with a population of 3,000 to 9,999 people, and with a drive time of over 30 minutes to a settlement of 10,000 or more.

<sup>6</sup> Scottish Government Urban Rural Classification 2020.

## **Our cross-cutting themes**

Local government and partner agencies work in complicated legislative and strategic landscapes that often unintentionally result in silo working and inefficient use of resources.

To increase opportunities for effective collaboration and ensure key local and national priorities are always part of our decision-making process, a new integrated impact assessment will be developed. The impact assessment will encourage services to explore where priorities overlap and converge, allowing for a more joined up approach to tackling shared strategic challenges.

Our cross-cutting themes that will be incorporated into our impact assessment include:

### **Equalities and the Fairer Scotland Duty**

The Equality Act 2010 came into force in April 2011 introducing a new Public Sector Equality Duty (PSED) (often referred to as the 'general duty') that requires the Council in the exercise of their functions to have 'due regard' to the need to:

1. Eliminate unlawful discrimination, harassment and victimisation and other prohibited conduct.
2. Advance equality of opportunity between those who share a protected characteristic and those who do not; and
3. Foster good relations between those who share a protected characteristic and those who do not.

As a local authority we must also give due regard to reducing socio-economic disadvantage such as low/no wealth, low income, area deprivation and material deprivation.

Equalities Impact Assessments (or scoping papers) that incorporate the Fairer Scotland Duty are already a requirement for all Council decisions and will continue to be so.

This Local Housing Strategy has been subject to a full Equalities Impact Assessment (EQIA) including Fairer Scotland Duties available at Appendix 1.

### **Sustainability, climate change and biodiversity**

The Council aims to both fulfil and show leadership in relation to our statutory climate change, sustainability, and biodiversity duties across all our services, decision making and work with partners.

We have committed to be net zero by 2045 and to adapt to the already locked in impacts of a changing climate. In doing so we aim to ensure a just transition for people and nature, supporting ecological recovery and wellbeing, reducing inequalities and creating sustainable, liveable places where people are connected to



nature, climate literate and understand the natural systems we rely on, are supported to develop green skills and can work in a fast-evolving local green jobs market, travel less overall and make active and sustainable travel choices first.

## **Our Ageing Population**

South Ayrshire has one of the oldest populations in Scotland and this will get increasingly pronounced. For example, the over-75 population will almost double in the next 20 years.

This results in challenges not just for formal health and care services – like hospitals, primary care and care homes – but also the wider supports that older people may need to keep independent, healthy, active and connected. This means that services that South Ayrshire Council has responsibility for such as housing, leisure, libraries, as well those of wider Community Planning Partners (such as transport, NHS, Health and Social Care Partnership, voluntary groups) will be materially affected by this very significant local demand.

Developing a workforce sufficient to meet this issue will be one of the most significant collective challenges in the locality.

## **Trauma Informed Practice**

The Council has agreed to become a trauma informed organisation. Officers are developing proposals which deliver on the following objectives:

- to become a trauma-informed organisation that recognises the impact trauma can have on people's lives;
- to deliver services in a way that responds to individuals' needs by creating nurturing and supportive environments where people feel valued;
- adopt the trauma informed principles of safety, choice, collaboration, empowerment, and trust in our approach to service delivery; and
- to support our partner organisations in adopting a trauma-informed approach as part of a Trauma Informed South Ayrshire.

A high-level strategic implementation plan has been approved identifying 9 domains, closely mapped to the Scottish Government's Trauma Informed Toolkit, to support the transformation to a Trauma Informed and Responsive Organisation.

## **United Nations Convention on the Rights of the Child (UNCRC)**

The proposed enshrinement of the UNCRC into domestic law requires public bodies and the children's services partnership to act in a manner which is compatible with the UNCRC and report every three years on what they are doing and plan to do to meet the UNCRC requirements.

A Child Rights and Wellbeing Impact Assessment has been undertaken as part of a joint assessment with the EQIA. The outputs from this assessment are available at Appendix 2.

## The Promise



In 2020 Scotland made [the Promise](#) that care experienced children and young people will grow up loved, safe and respected. By 2030, that promise must be kept.

South Ayrshire's Parenting Promise is a plan written for those who are care experienced and details what you can expect of us as your Corporate Parents. As Corporate Parents, under the

Children and Young People (Scotland) Act 2014, it is our role to make sure that our attention and resources are focused on upholding the rights, safeguarding and promoting the wellbeing of South Ayrshire's 'looked after children' and 'care leavers'.

We want to make South Ayrshire the best place it can be for children, young people and their families and it matters to us that all young people get the chance to grow up loved, safe and respected to be the very best they can be.

It is important to us that South Ayrshire's Parenting Promise shows how committed we are in South Ayrshire to working together to [#KeepThePromise](#) to all the children and families that we work with and for.

We are leading, collaborating, and driving change through South Ayrshire's 10 improvement areas right now. You will find South Ayrshire's 10 improvement areas within our [Promise outline](#).



## National Priorities



### Housing to 2040

In 2018, the Scottish Government began their national consultation with people and organisations to establish a 20-year vision for housing in Scotland.

Housing to 2040 was then published in March 2021. The Scottish Government's ambition is that everyone in Scotland should have access to a warm, safe, affordable and energy efficient home that meets their needs, in a community they feel part of and proud of.

The Government has set out their vision and a route map detailing how they intend to achieve it. The route map is set across four parts:

Part 1 – More homes at the heart of great places
Part 2 – Affordability and choice
Part 3 – Affordable warmth and zero emission homes
Part 4 – Improving the quality of all homes

The visions that Housing to 2040 is aiming to achieve are:

A well-functioning housing system
High quality, sustainable homes
Sustainable communities
Homes that meet peoples' needs

The Scottish Government has set an ambitious target to deliver 110,000 affordable homes over a ten-year period to 2031/32, with at least 70% of these for social rent. The intention is for these homes to help create strong and vibrant places and to be high quality and zero emission.

## Other Statutory Requirements

Our LHS outcomes and actions are informed by our many statutory requirements and national agendas, policy, and guidance. This includes the following:

- Housing (Scotland) Act 2001, 2006, 2010, 2014
- [Climate Change \(Scotland\) Act 2009 – Tackling the effects of Climate Change](#)
- [Climate Ready Scotland: climate change and adaptation programme 2019-2024](#)
- [Fuel Poverty \(Targets, Definition and Strategy\) \(Scotland\) Act 2019](#)
- [Tackling Fuel Poverty in Scotland, A Strategic Approach](#)
- [Scottish Housing Quality Standard \(SHQS\)](#)
- Energy Efficiency Standards for Social Housing (EESH)
- [Child Poverty \(Scotland\) Act 2017](#)
- Public Bodies (Joint Working) (Scotland) Act 2014 – Housing Contribution Statement
- [Private Rented Housing \(Scotland\) Act 2011](#)
- [Homeless Persons \(Unsuitable Accommodation\) \(Scotland\) Amendment Order 2020](#)
- [Children and Young People \(Scotland\) Act 2014](#)
- [National Planning Framework](#)
- [Scottish Planning Policy](#)
- [Planning \(Scotland\) Act 2019](#)
- [Community Empowerment \(Scotland\) Act 2015](#)
- [Place Principal](#)
- Housing and Regeneration Outcomes Framework

## Local Priorities

### Council Plan

South Ayrshire's Council Plan 2023-2028 sets out our vision, 3 high-level priorities and 7 outcomes that the Council will work to achieve. These are as follows:

<b>Our Vision</b>		
To make a difference every day		
<b>Priority one – Spaces and Places</b>		
<i>Moving around and the environment</i>	<i>Play, Sport and Recreation</i>	
Everyone can access streets, places and spaces that make a positive contribution to wellbeing, are well-connected, well designed, and maintained.	Everyone can access a range of high quality, safe, well-maintained, accessible places with opportunities for play, sport and recreation.	
<b>Priority two – Live, Work, Learn</b>		
<i>Education and lifelong learning</i>	<i>Work and economy</i>	<i>Housing</i>
Everyone benefits from high quality education and lifelong learning and is supported to learn and fulfil their potential.	Everyone benefits from a local economy that provides opportunities for people and helps our businesses to flourish.	Everyone can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.
<b>Priority three - Civic and Community Pride</b>		
<i>Pride in South Ayrshire</i>	<i>Community Engagement</i>	
Everyone has the opportunity to influence and contribute to what happens in their local area	Everyone has the opportunity to influence and contribute to what happens in their local area	

Our LHS links closely with a number of these outcomes and will support their delivery.

The Community Planning Partnership is made up of local service providers and is responsible for producing the Local Outcomes Improvement Plan:

## **Local Outcomes Improvement Plan (LOIP)**

South Ayrshire Community Planning Partnership refreshed the LOIP in 2019. The Plan sets out the journey taken to identify the key strategic improvement themes and priority areas that will be taken forward. Housing has an important role in supporting the delivery of the LOIP.

The two strategic themes within the LOIP are:

- Supporting older people to live in good health.
- Closing the poverty gap.

The priority areas identified within the LOIP are:

- Supporting people living with dementia and their carers;
- Reducing social isolation and loneliness;
- Improving outcomes for care experienced children and care leavers;
- Providing support for young people who are carers; and
- Employability and lifelong learning.

The outcomes and actions within this LHS fit with the themes detailed above.

Supporting people to access a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected can significantly reduce inequalities and supports both identified themes. This aim also supports the delivery of other outcomes relating to health and wellbeing, socio-economic disadvantage, social integration, and educational attainment.

One of our LHS aims is to support the placemaking agenda by ensuring people across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe and pleasant, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them, all key elements of helping older people to live in good health.

Our new build programme prioritises the delivery of housing for older people. Specifically built and designed properties are included within developments to provide for this group and to create balanced communities. Helping older people to remain independent in their own home is a key element in our approach to 'independent living'. Aids and adaptations are offered to help older people and people with disabilities live safely, comfortably and independently at home.

Another aim within the LHS is for people across South Ayrshire to live in warm, dry, energy efficient homes which they can afford to maintain. A good quality, energy efficient home is central to good health and wellbeing and also supports delivery of the LOIP.

## Local Development Plan 2 (LDP2)

LDP2 was adopted by the Council in August 2022 and sets out the plan for land use, including the allocation of land for housing. It considers and addresses land use issues arising from the implications of economic, social and environmental change.

The Housing Need and Demand Assessment is developed in partnership with Planning and provides the evidence base used to develop the LHS and the Local Development Plan. This is the evidence base used to set our Housing Supply Target.

Our LHS supports the delivery of the Core Principals within the LDP2, and equally the LDP2 supports the delivery of key outcomes and actions within the LHS. The Core Principals that link directly with the LHS are:

- Development of affordable housing – The LDP2 will facilitate achievement of the Council’s targets for affordable housing provision.
- Regeneration of Town Centres – LDP2 promotes town centre living and regeneration with a more flexible approach to the use of buildings and land. The LHS can support this aim through the Scheme of Assistance and Empty Homes Strategy.
- Rural housing – Proposals for new housing in the countryside that accord with the LDP2 policy will be supported. Within our LHS we highlight a need for an in-depth rural housing study that will better identify housing needs within our rural communities to inform appropriate responses.
- Sustainable Development – Our LHS sets out the Council and our partners’ target to build or acquire 135 units of new affordable housing per year over the next 5 years. New build developments will adhere to and support LDP2 policies around sustainable development while our work on reducing the number of empty homes and increasing our stock through second-hand market purchases will make best use of existing resources to achieve our aims while minimising environmental impact.





## South Ayrshire Integration Joint Board Strategic Plan 2021-2031

The Integration Joint Board worked in partnership with Housing Policy and Strategy to set out housing's contribution (2021-2024) to advancing the wellbeing of people in South Ayrshire in its Strategic Plan 2021-2031:

There is a clear link between the quality of people's housing and their health, wellbeing and wider social inclusion. A substantial national and international evidence base has shown that poor and insecure housing can have a negative impact on families' health. Equally health can have an impact on people's housing. Where a property no longer meets a person's health needs, for instance, it often becomes more difficult for them to live comfortably, participate in society, and to sustain their tenancy. Recent analysis of homelessness and healthcare data in Scotland has demonstrated that spikes in health interactions often precede a homeless application, indicating opportunities for early intervention to prevent homelessness, as well as opportunities to address the underlying housing issues that may be contributing to poor health.

Joint working between Health and Social Care Partners (HSCP) and Housing is critical to ensuring positive outcomes for certain populations in particular, including older people, people with disabilities, people with poor mental health, homeless people, people with multiple complex needs and young people leaving care. With regard to homelessness, South Ayrshire is in the process of transition towards a Rapid Rehousing approach, with a focus on prevention, early intervention and targeted programmes to end homelessness at the centre of this. Within this approach there is a clear opportunity for South Ayrshire Council's Housing Service and Health and Social Care Partners to work together more effectively to prevent homelessness where we can, and to ensure our most vulnerable clients receive the assistance and support they need from all relevant services. This approach to homelessness is part of a wider shift within Housing towards pro-active rather than reactive approaches to meeting people's needs.

Recent new build housing developments funded through the Scottish Government's Affordable Housing Supply Program (AHSP), for example, have been designed to be readily adapted to meet the changing needs of the population as a whole and indeed those of individual households. These properties have been built variously to meet the 'Lifetime Homes' and 'Housing for Varying Needs' standards. Arrangements are in place to support adaptations to people's homes in both the public and private sectors, and this continues to represent good practice in working together to make best use of the existing stock...[Read more on page 58 of the IJB Strategic Plan.](#)

This LHS demonstrates our ongoing commitment to working closely with our Health and Social Care partners to improve health outcomes and support independent living locally.



## Sustainable Development and Climate Change Strategy 2019-2024

This strategy provides a framework for Council projects, policies and initiatives which promote sustainable development, mitigate climate changing emissions, and adapt to the impacts of climate change.

The overarching aim of this framework is:

“People in South Ayrshire enjoy a good quality of life now and in the future – with a thriving economy, just society and healthy environment – while working to reduce greenhouse gas emissions to avoid the worst effects of climate change and build resilience to adapt to its impacts”.

The LHS supports the achievement of the outcomes and actions contained with the “Sustainable Community” theme:

<b>Outcome</b>	<b>Homes and communities are energy efficient, environmentally sustainable and fuel poverty is minimised.</b>
<b>Action</b>	Retrofit social housing to meet required quality and energy standards.
<b>Action</b>	Provide advice and support to private landlords, homeowners and local businesses to improve energy efficiency and transition to low carbon heat.
<b>Action</b>	Develop a coordinated approach to local planning and delivery of energy efficiency and heat decarbonisation (Local Heat and Energy Efficiency Strategies – LHEES).

These actions will be supported by our LHS through:

- Our contract with the Energy Agency to deliver the area-based programmes providing external wall insulation to address fuel poverty and reduce carbon emissions.
- Provision of good quality energy efficiency information, advice and support to homeowners and private landlords.
- Partnership working with colleagues on the development of a LHEES Strategy.

A refresh of the Council’s Climate Change and Energy Efficiency Strategy is imminent and this LHS will continue to support delivery of the reviewed actions when these are finalised.

# South Ayrshire’s Housing Need and Demand Assessment

## Housing Market Areas (HMAs)

A [review of South Ayrshire’s Housing Market Areas](#) was undertaken in 2020 and was approved by the Centre for Housing Market Analysis. Our previous Local Housing Strategy included 2 HMAs, Ayr Urban and Girvan and South Carrick. The review concluded that South Ayrshire should be consider one HMA for the development of the Housing Need and Demand Assessment and Local Housing Strategy.

## Housing Profile

### Tenure

- There are an estimated 55,668 dwellings in South Ayrshire.

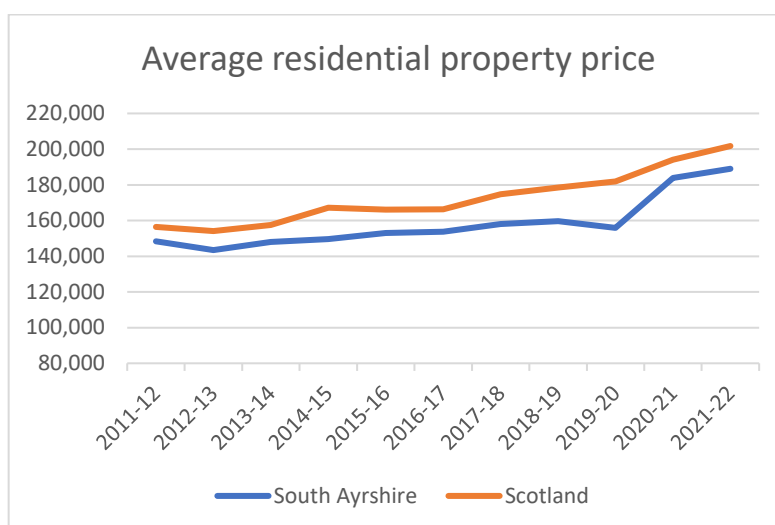
Estimates suggest that:

- 67% of dwellings in South Ayrshire are in owner-occupation.
- 19% are within the social rented sector – 15% Council housing and 4% Registered Social Landlords
- 11% are within the Private Rented Sector
- Almost 2,000 privately-owned properties were estimated to be vacant or used as Second Homes.

### House Sales

As detailed within the HNDA and as shown in the graph below, there was an increasing divergence between the South Ayrshire and Scottish average house price until 2019/20. In 2020/21 South Ayrshire’s average house price rose by 18% compared to a Scottish average of 7%, this was the greatest percentage increase across all Scottish local authorities<sup>7</sup>. The average residential property price increased from £155,922 in 2019/20 to £183,850 in 2020/21. This compares with a Scottish average of £194,060 in 2020/21. There was a further increase of 3% in 2021/22 taking the average residential property price in South Ayrshire to £188,985.

This growth could be attributed to changes brought about by pandemic and people choosing to migrate from expensive homes in city locations to the coastal areas within South Ayrshire. This increase has an impact on affordability for those trying to access owner-occupation.



<sup>7</sup> [Property market report 2021-22 - Registers of Scotland \(ros.gov.uk\)](#)

## Affordability

Affordability can be an issue in accessing owner-occupation and given the size of this tenure in South Ayrshire this can make it difficult for some households to find suitable housing.

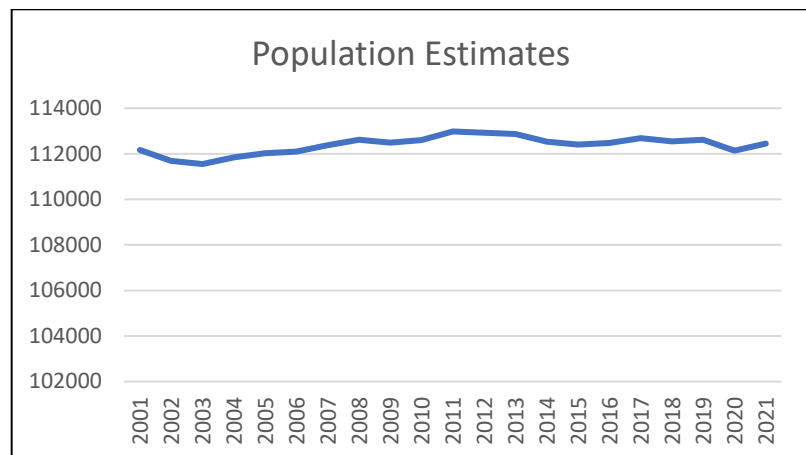
More than a third of households (36%) would not be able to afford a property at the lower quartile sale price (£86,000), while 57% of households would not be able to afford a property at the median sale price (£135,000).

In addition, there has been a reduction in the number of high loan-to-value mortgage products being offered by banks and an increase in interest rates, resulting in additional barriers for low-income households in accessing owner-occupation.

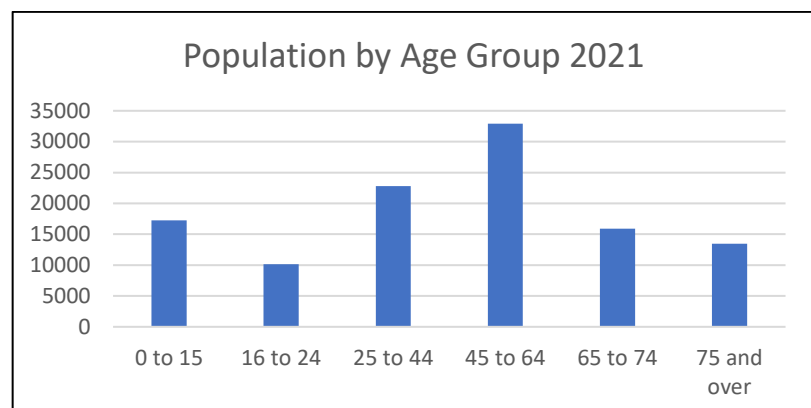
About a third of households would not be able to affordably access a two-bedroom private rented sector property at the lower quartile rent (£425 per month), while almost half of all households (47%) would not be able to afford a three-bedroom PRS property at the median rent (£550 per month).

## Population

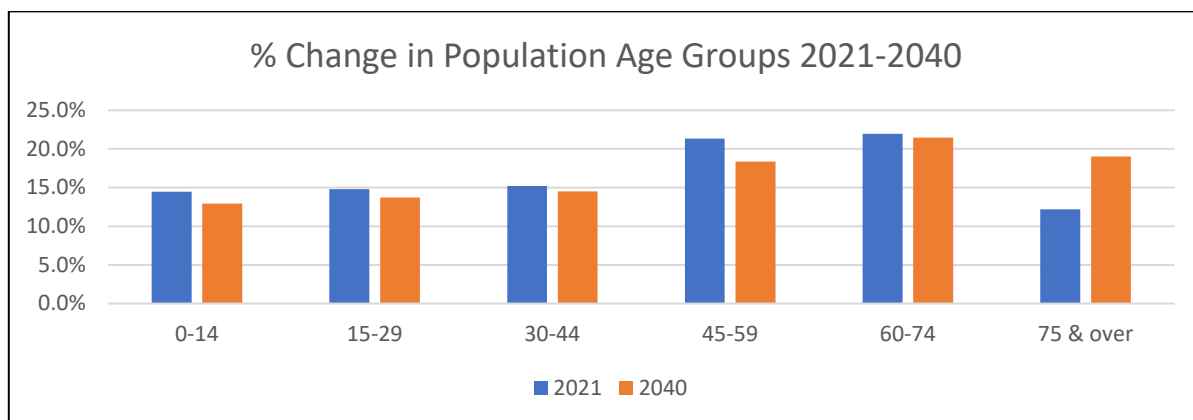
In contrast to other authorities across Scotland, South Ayrshire's population has remained relatively stable over the last 20 years decreasing only slightly. In 2019 the population was estimated to be 112,610. The population is projected to decrease by 5.1% between 2021 and 2040.



South Ayrshire has an older population than Scotland as a whole. In terms of overall size, the 45-64 age group is the largest. In contrast the 16-24 age group is the smallest.

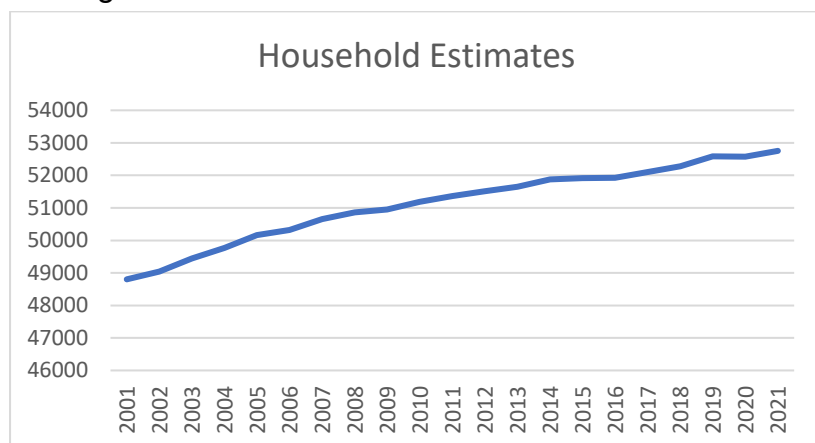


The table below shows the projected percentage change in age group from 2021 to 2040. As can be seen, the 75 and over age group is expected to see the greatest level of change increasing from 12.2% of the population in 2021 to 19% of the population in 2040. All other age groups are expected to decrease in size over the same period with the greatest percentage decrease in the 45-59 age group.



### Households

In contrast to the population, the number of households within the local authority area has been increasing over the last 20 years. This tells us that people are tending to live in smaller households.



As would be expected given the information above, South Ayrshire has a significantly higher proportion of ‘older smaller’ households than the Scottish average.

The number of households in South Ayrshire is anticipated to increase by 0.4% between 2021 and 2030 and then decrease by 0.6% between 2031 and 2040.

### Summary Headlines

#### **South Ayrshire’s population is ageing, and household size is decreasing.**

South Ayrshire currently has an older population than the rest of Scotland, with the difference being particularly noticeable in reductions to the 45-59 age group and increases to the 75 and over age group.

While the total overall population of South Ayrshire has been decreasing over the last twenty years, the total number of households has been increasing. This tells us that people are tending to live in smaller households.

This impacts on housing and related services in the following way:

- Our housing lists show evidence of this change with demand for 1- and 2-bedroom properties exceeding supply, particularly in the Ayr and Prestwick areas with approximately 80% of applications having a need for these property sizes.
- Demand for larger properties is significantly lower with 14% of applications having a need for a 3-bedroom property.
- There is increasing demand for ground level and accessible housing. In 2022 there was 5.5 applicants for every available ground level let.
- The demand for sheltered housing in Ayr, Prestwick and Troon is high.
- Demand for adaptations in the private sector and within Council housing remains to be high. Over the duration of our previous LHS, 759 disabled adaptations were carried out. The Covid-19 pandemic impacted on our ability to enter homes and carry out an assessment for the potential delivery of adaptations reducing the number of approvals in 2019/20 and 2020/21. In addition, inflation and an increase in demand for complex adaptations has significantly increased the average cost of private sector works.

### **Under-occupancy is common, particularly amongst older households living in owner occupation.**

About 72% of South Ayrshire's households were defined as under-occupying, meaning their dwelling has 1 or more rooms in addition to the rooms required to meet their basic needs. Almost half of South Ayrshire's households were estimated to be under-occupying by two or more room.

Under-occupancy is most common in owner-occupation, with the issue being far less prevalent in the social rented sector. In addition, older households were more likely to be under-occupying than families.

Under-occupancy is not necessarily a negative influence on the housing market, as many households will choose to live in a home that has more rooms than they need. Under-occupancy becomes an issue where demand for larger properties greatly exceeds supply.

### **Overcrowding is an issue but affects a relatively small number of households across all tenures but most commonly in the social rented sector.**

Overcrowding is the opposite of under-occupancy and refers to occasions where households are living in accommodation that has too few rooms to meet their basic requirements.

It is estimated that 6% of households in South Ayrshire are overcrowded, affecting all tenures, but most common in the social rented sector.

In July 2022, 325 live council housing applications received an award of points for overcrowding, this is equal to 12% of all live housing applications. 41% of these applicants live in social housing and 27% live in the private rented sector.

**There is a small number of concealed households (2 or more households living together) typically affecting younger households.**

A 'concealed household' is two or more households living together in a single dwelling. This can often result in overcrowding.

384 households in South Ayrshire were estimated to be concealed. While this can affect families of all ages, the majority of these in South Ayrshire (61%) had a Family Reference Person under the age of 35, as such this issue has a disproportionate impact on younger households.

In July 2022 there was 414 live council housing applications where the circumstances were Living with Parents or Living with Family and Friends. Of these applications 66% had a main applicant aged under 35 years.

**House prices remain below the Scottish average but there are affordability issues in the private sector.**

South Ayrshire's average residential property price in 2021/22 was £188,985. This compares to a Scottish average of £201,744.

Prior to the housing market crash of 2007/08, South Ayrshire's average house prices were higher than for Scotland as a whole. Since 2009/10 the opposite has been true, and in the years from 2016/17 to 2019/20 there was increasing divergence between the South Ayrshire and the Scottish average. However, South Ayrshire experienced an 18% increase in average house price in 2020/21 and a further 3% increase in 2021/22 bringing South Ayrshire closer to the Scottish average.

Affordability can be an issue in accessing owner-occupation and given the prevalence of this tenure in South Ayrshire this can make it difficult for some households to find suitable housing.

More than a third of households (36%) would not be able to afford a property at the lower quartile sale price (£86,000), while 57% of households would not be able to afford a property at the median sale price (£135,000).

In addition, there has been a reduction in the number of high loan-to-value mortgage products being offered by banks, resulting in additional barriers for low-income households in accessing this important tenure.

**Private rented sector plays an important role but there are barriers to entry**

The Private Rented Sector (PRS) makes a valued contribution to South Ayrshire's housing market, making up an estimated 11% of dwellings locally. The sector offers several benefits to tenants, and new national regulations have further improved its security and the quality of services offered.

The last ten years have seen relatively limited change in average rents in Ayrshire – a 1% increase for two-bedroom properties compared to the Scottish average of 24%.

Nonetheless, some households still find it more difficult to access housing in the PRS than others. Barriers to entry exist in the sector, including credit checks and the need to put down a deposit, while affordability can also be an issue for some.

About a third of households would not be able to affordably access a two-bedroom PRS property at the lower quartile rent level (£425 per month), while almost half of all households (47%) would not be able to afford a three-bedroom PRS property at the median rent (£550 per month).

Furthermore, for households claiming benefits, other barriers to entry can exist, including landlord preferences, as well as restrictions on the amount of rental costs paid to single people under the age of 35.

### **Social renting meets many needs, but demand exceeds supply.**

There are more than 10,500 properties provided as social housing in South Ayrshire. The majority of these are provided by South Ayrshire Council (more than 8,000 units), while the remainder are provided by several local and national housing associations, sometimes referred to as Registered Social Landlords (RSLs).

Demand for social housing is high, with recent figures showing more than 3,000 people on the Council's housing list.

At the same time, supply is relatively limited with an average of 770 Council properties becoming available each year in the five years to 2019/2020 and between 140 and 200 lets per year from the two largest RSLs.

In terms of South Ayrshire Council's housing stock, there were estimated to be 4 applicants for every let in 2019/20. Most demand is for one- and two-bedroom properties, and this also represents the majority of the Council's stock.

3-bedroom properties accounted for around a quarter of the Council's housing stock, yet only 10% of all applicants were looking for this size of accommodation. This suggests something of a mismatch between demand and supply and supports the trends towards smaller household sizes shown earlier.

### **Specific housing needs in rural areas need to be explored further.**

An estimated 4% of our population live in an area which meets the Scottish Government's definition of "remote rural", while a further 15% of our population live in an area which meets the Scottish Government's definition of "accessible rural".

A study of Rural Housing Needs was carried out in 2019 to inform the HNDA and planning for the Strategic Housing Investment Plan (SHIP). The study found that housing challenges often varied from those in urban areas, and particularly the prevalence of hidden demand for housing.

A high proportion of those who responded to our survey, for instance, noted a need for additional social housing in rural areas (89%), yet a similarly high proportion were not themselves on a social housing waiting list (83%).

High proportions of respondents favoured a house or a bungalow (82%), while more than half of all Council stock is made up of flatted dwellings.

Qualitative responses to consultation on social media highlighted the need for more 'family homes', which, given the increase in smaller households, suggests that there may be a number of larger properties being under occupied. Consequently, developing smaller, amenity style accommodation aimed at older people may free up family accommodation and encourage younger families to choose to settle in (or remain) rural areas.

This study contributed to our understanding of rural housing needs, but we recognise that place planning for each rural community includes consideration of wider issues like access to public transport, connectivity, employment opportunities, play and recreation and maintenance of streets and spaces. It is important that our housing response fits within the context of place planning. We also recognise a need for a further, in-depth study to better identify the appropriate housing responses in each of our rural communities. This will help the Council achieve the vision set out for rural housing in the Scottish Governments Housing to 2040 vision

Over the period of our last LHS, 20% of social housing developments have been located within our rural communities. Further rural developments are currently detailed in our Strategic Housing Investment Plan (SHIP), and the Council will ensure rural housing needs are met by working with our RSL and private sector partners to identify further opportunities to develop appropriate accommodation to meet rural housing needs in the years to come.





## Engaging with our partners and communities

To ensure our Local Housing Strategy for the next 5 years reflects the views of the South Ayrshire community and aims to address the issues that they feel are most important, we provided a range of opportunities for people to be involved.

### Early Engagement

An online survey was developed and distributed in July 2022 to communities across South Ayrshire via social media on South Ayrshire Council Live and South Ayrshire Council Housing Services Facebook pages.

The survey was also distributed to our partners providing services to those who are less likely to participate, those who have particular needs when it comes to participating and those with, or who share protected characteristics. These services were asked to encourage and support people to participate. The partners contacted included:

- Housing support providers
- Alcohol and Drug Partnership
- Minorities Group Officer
- Housing Services
- Health and Social Care Partners
- Corporate Parenting Lead Officer
- Community Learning and Development
- Employability and Skills
- Elected Members

The survey closed on October 2023 and received 177 responses. A full analysis of the responses is available at Appendix 3.

#### *Responses by area:*

- 90 responses from people living in Ayr and the surrounding villages.
- 25 responses from people living in Prestwick.
- 24 responses from people living in Troon.
- 14 responses from people living in Maybole and North Carrick.
- 19 responses from people living in Girvan and South Carrick.
- 5 responses from people living out with South Ayrshire.

#### *Responses by Tenure*

- 40% of responses were received from homeowners.
- 29% of responses were received from the social rented sector.
- 20% of responses were received from the private rented sector.
- 8% of responses were received from people living with family and friends.

#### *Other relevant information about our responses*

- 14% of respondents told us they had a disability.
- 6 respondents told us they use a wheelchair some of the time.
- 4 respondents told us they are veterans.
- 61 respondents told us they are key workers.

- 11 respondents told us they are care experienced.
- 5 respondents told us they were living with another household.

**The top challenges and priorities for people who responded were affordability, housing supply and limited housing options.**

All of the feedback received has informed the development of the LHS outcomes and actions.

All Registered Tenants Organisations were invited to participate in the online survey and were offered the opportunity for the LHS Development Team to attend one of their group meetings to provide an information session on the LHS and to gather their views.

A consultation stall was planned for our Communities Fun Day in September 2022 which, in previous years, has had a footfall of around 3000. Unfortunately, the event was cancelled at short notice after the passing of Her Majesty Queen Elizabeth II.

Our continued day-to-day engagement with our customers and communities has also influenced the actions to be delivered through our LHS.

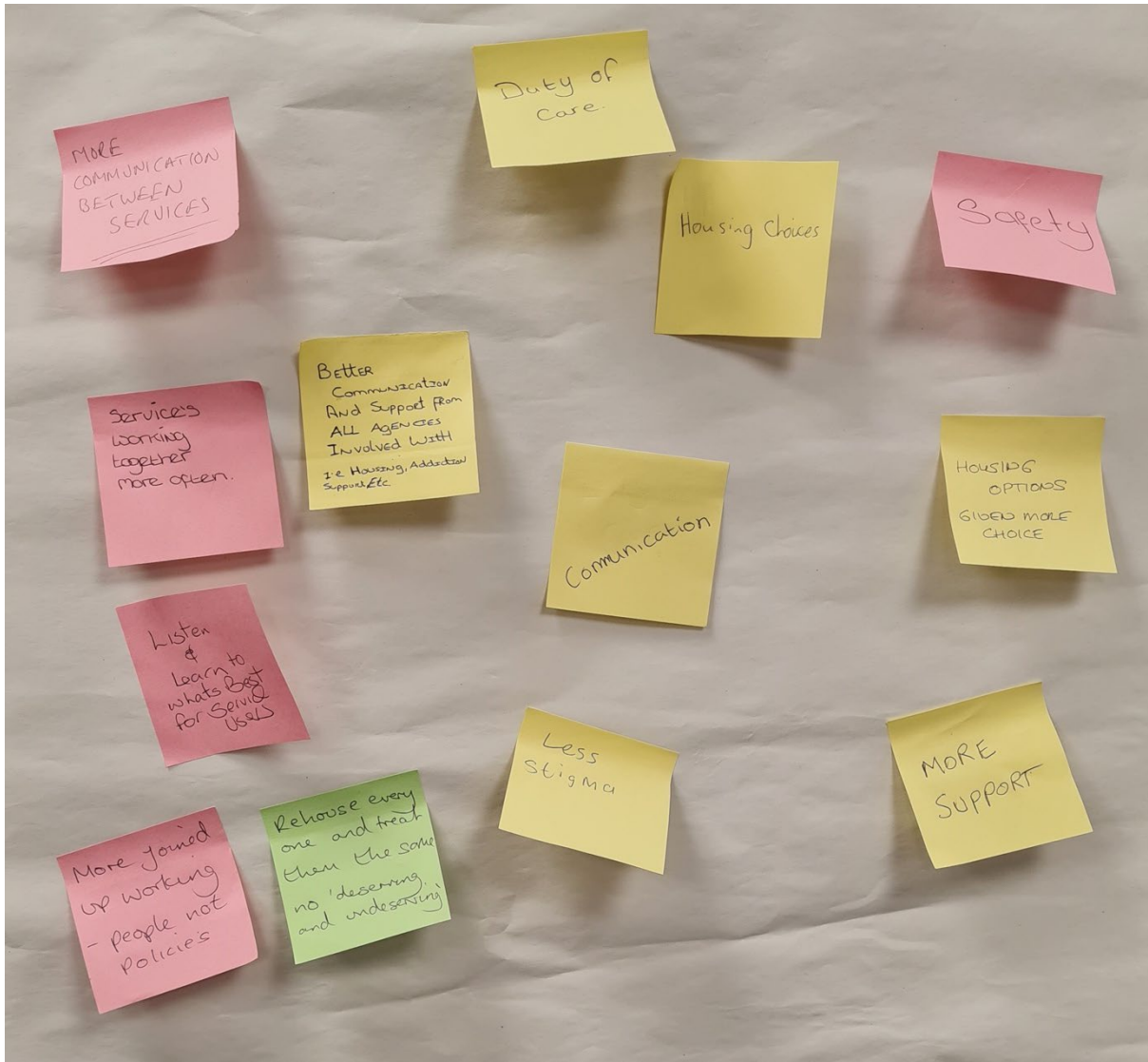
## **LHS Theme Groups**

The LHS Development Team established three theme groups made up of a wide range of partner organisations. The themes are as follows:

- **Placemaking** covering housing delivery, private rented sector, rural housing needs, build to rent, mid-market rent, second-hand market purchases, empty homes and placemaking
- **Prevention, Provision and Integration** covering homeless prevention, specialist provision and housing, health and social care integration.
- **Healthy Homes and Fuel Poverty** covering fuel poverty, climate change, improving energy efficiency, house condition in the private sector and house condition in the social rented sector.



The first meeting of our theme groups allowed partners to discuss the housing related challenges and priorities as they viewed them. Over 100 individuals representing more than 30 local and national organisations participated in our theme groups. A list of organisations is detailed at Appendix 4.



The findings from the HNDA, all of the feedback gathered from the theme groups along with the feedback received from the survey was used to draft a list of outcomes and actions.

A consultation was then held with Housing Operations Senior Management Team in January 2023 to discuss the proposals prior to a second round of consultations with the theme groups.

The drafts were then presented to a second meeting of the theme groups where they were discussed fully and amended accordingly.

A final draft of the strategy was then made available for consultation on the Council's website, circulated to members of the theme groups and publicised via social media for final comment.

## South Ayrshire's Local Housing Strategy 2023 – 2028

Our strategic vision and priorities for housing across all tenures over the next five years is now set following our extensive consultation. The agreed principal and secondary outcomes are as follows:

<b>Housing Delivery</b>  <i>People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.</i>	HS1. 135 units of affordable housing are built or acquired per year to contribute towards meeting local housing needs.
	HS2. 20 units of affordable wheelchair accessible housing are developed per year (to be reviewed annually through the SHIP).
	HS3. New build units are highly efficient and sustainable.
	HS4. New build units provide lifetime homes that can be easily adapted to meet changing needs, where required.
	HS5. Access to the private sector is promoted.
	HS6. Owners are encouraged to bring their long-term empty homes back into use.

<b>Placemaking</b>  <i>People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them.</i>	PM1. The Placemaking principals are promoted in the design of new housing developments and the improvement and regeneration of existing neighbourhoods.
	PM2. Housing works collaboratively with appropriate services and local people to address complex issues within local areas.
	PM3. People with local and lived knowledge of the place have a voice in the future aspirations and plans for their area.

<b>Specialist Provision &amp; Housing, Health and Social Care Integration</b>  <i>People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.</i>	SP1. Appropriate housing options are available to meet local needs.
	SP2. Housing, Health and Social Care work effectively together to ensure early interventions prevent housing crisis and housing solutions meet the needs of the household.
	SP3. Effective information sharing arrangements between Housing, Health and Social Care support positive outcomes for people accessing services.
	SP4. People across South Ayrshire have access to the information, advice and support they need to help them overcome adversity and live independently.
	SP5. Housing, Health and Social Care work periodically and effectively together to identify and address "service gaps" to ensure that people are adequately supported.

	SP6. Housing, Health and Social Care ensure that people with lived experience have the opportunity to participate in housing related service design.
	SP7. Housing Services and partner agencies have a comprehensive understanding of The Promise and embed the promise values in their approach.

<b>Healthy Homes and Fuel Poverty</b>  <i>People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.</i>	HH1. Social housing stock in South Ayrshire continues to meet the local and national property condition standards.
	HH2. Properties in the private rented sector meet the Repairing Standard and landlords/owners are meeting their legislative responsibilities.
	HH3. Energy efficiency is improved across all tenures utilising local and national funding and reliable sources of energy efficiency related information is shared with the public.
	HH4. Homeowners landlords and tenants are aware of their rights and responsibilities in relation to property condition and are supported to uphold them.
	HH5. Advice is available to help households reduce the risk of fuel poverty and child poverty, and people across South Ayrshire are aware of how to access assistance.
	HH6. Repair, improvement and adaptation advice and assistance is available to homeowners and tenants across South Ayrshire.

## Placemaking

The Placemaking Theme covers housing delivery and sustainable places.

<b>Our achievements over the duration of the previous LHS</b>
<u>LHS Outcome 2017-2022</u>
<b>People across South Ayrshire can find a suitable place to stay.</b>
A total of 748 affordable housing units were developed or acquired in partnership with local registered social landlords and private developers. 20% of these units are located within our rural communities.
Completion of an award-winning traveller's site in August 2019 replacing the previous flood-damaged site.
LAR Housing Trust have provided 29 mid-market rental properties within Ayr with support from South Ayrshire Council.
A social lettings agency 'Your Choice' has been set up by the Council to help those at risk of homelessness or households with low incomes access the private rented sector.
97 empty homes have been brought back into use. The pandemic slowed progress, but we are now set to achieve our empty homes targets.
Missing shares powers and BTS grant funding was used to support common roof works in a town centre building containing 2 commercial and 4 residential properties supporting businesses and households to remain in their high street location and preventing homelessness.

## Housing Delivery

Housing delivery is about ensuring that new build housing, to meet local needs, is supported as far as possible and that the existing housing stock in the local authority area – whether public or private – is used as efficiently as possible. This section will focus on;

- Setting the housing supply targets
- Making best use of existing stock
- Rural Housing
- The Private Rented Sector (PRS)
- Build to Rent (BTR)
- Self-Build/Custom Build



## Housing Needs in South Ayrshire

South Ayrshire's HNDA 2021-2026 provides an analysis of local needs and has determined that, in order to meet existing and emerging needs over the next 5 years the following would be required:

- Between 255 and 275 additional units in the social rented sector
- Between 30 and 35 additional units in the below market rent sector.
- Between 670 and 740 additional units in the private sector (owner occupation and private rented sector)

## Housing Supply Target

As part of the LHS development process, a group of professionals representing key organisations came together to set the housing supply target and the wheelchair accessible housing target for the next five years.



A wide range of issues were considered as part of this process, briefly shown below:



<b>Key Issues Considered in Setting the Housing Supply Target</b>
The Housing Market Partnership Scenario Selection for the HNDA Tool.
The HNDA Key Findings Template: Estimate of Additional Future Housing Units.
Achievements over the duration of the previous LHS in relation to pace and scale of affordable housing development.
Capacity of the Council and RSL partners to deliver new affordable homes within business plans.
Profile changes in the private rented sector and the likelihood of this sector providing new housing units as estimated.
Limited appetite amongst developers to deliver below market rent accommodation in South Ayrshire as estimated.
Our current and future demographics, specifically our ageing population and the types of housing being developed in response.
The capacity of the construction sector depending on market conditions.
Socio-economic factors likely to impact on development in the social and private sectors.
Figures produced do not account for demolition of social housing stock in serious disrepair. 156 units of Council housing were demolished in 2022/23.
New build social housing is an element for consideration in the regeneration of areas experiencing poverty and deprivation.
The public consultation highlighting the main housing challenges across all tenures as affordability, housing supply and the limited housing options available.

There was discussion around potential options for the housing supply target. There was agreement that 135 units was ambitious but achievable and would allow us to meet housing need.

**The group agreed to set the affordable housing supply target at 135 units of additional affordable housing per year.**

**675 units of affordable housing are built or acquired to meet need by 2028**

South Ayrshire Council is committed to meeting the need for wheelchair accessible housing across all tenures. The group considered the evidence contained within the HNDA and gave thought to whether the wheelchair accessible housing target should be set as a number or a percentage of the overall number of additional units per year.



<b>Key Issues Considered in Setting a Wheelchair Accessible Housing Target</b>
SHCS estimates of those who are long term sick or disabled
% of local population with a physical disability
% of population aged over 65
HNDA estimate of wheelchair user households in South Ayrshire
HNDA estimate of net existing need in South Ayrshire
The contribution to be made by private developers

There was agreement amongst the group that further work was required to promote buy in from private developers and for this reason a target of 20 units of new affordable wheelchair accessible housing per year was agreed. This target will be reviewed annually as part of the Strategic Housing Investment Plan (SHIP) and consideration will be given annually to a contribution from the private sector.

**The group agreed to set a target of 20 new units of affordable wheelchair accessible housing per year, to be review annually as part of the SHIP.  
100 units of wheelchair accessible housing are built to meet need by 2028.**

The housing supply target for new private sector housing is set based on the figures produced by the HNDA Tool:

**Private sector housing supply target:  
Between 134 and 148 new units of private sector housing are built per year to meet local housing need.  
Between 670 and 740 additional units in the private sector by 2028**

**Level and Type of Housing to be Delivered**

The Council sets out the affordable housing strategic investment priorities over a 5-year period in the Strategic Housing Investment Plan (SHIP). This document is reviewed annually and includes details of potential future sites for development. Over the next five years:

- We aim to increase the supply of affordable housing in high priority areas.
- We will carry out an in-depth rural housing study to identify the appropriate housing development responses in our rural areas and remote small towns to build on the success of our previous LHS. We will work with our various partners to ensure that any developments complement finalised local Place Plans for our rural communities and stem rural depopulation.
- We will increase the provision of easily adaptable and wheelchair accessible new build housing.
- Work in partnership with Health and Social Care and our RSL partners to identify opportunities to develop supported housing to meet specific needs.
- The size and type of housing delivered will be in accordance with the HNDA 2022-27.

- We will review housing solutions for older people and consider good practice models from across the country and use our findings to inform our development priorities.

### **Affordable Housing Policy**

One of the ways the Council addresses affordable housing need is through a planning policy framework which seeks a contribution of 25% for all private housing developments of 15 units or more, or equal to or larger than 0.6 hectares. It is the Council's stated preference that affordable housing contributions be made on site, in whole or in part. Where an onsite contribution is not possible there are other flexible alternatives:

- The delivery of unsubsidised affordable housing units on site
- Payment of a commuted sum in lieu of on-site affordable housing
- Provision of a plot on off-site land.

A joint approach is taken to implementing the policy between dedicated officers across Housing, Planning and Legal Services in partnership with the private developer and RSL partners. All parties work together to achieve the ultimate aim of onsite provision, where this is considered to be appropriate.

### **Scottish Government Support**

A More Homes Scotland initiative was introduced by the Government in 2016 with the aim of increasing the number of homes across Scotland supporting the delivery of the Housing to 2040 vision.

To achieve this, a Housing and Planning Delivery Framework has been developed to align housing and planning systems to increase the speed and efficiency of the planning process.

This is accompanied by an Affordable Housing Supply Programme, providing financial support for the delivery of our Council house building programme and second-hand market purchases.

### **Rural Needs**

28% of South Ayrshire's population live in rural areas or remote small towns. Appropriate housing is key to ensuring our rural communities remain sustainable and residents can meet their current needs as well as their future aspirations.

South Ayrshire Council's Local Development Plan (LDP2) notes that we will give support to "development in rural areas which supports prosperous and sustainable communities while protecting and improving the environment". Housing development outside existing developments should primarily involve:

- reusing existing buildings and replacement housing,
- infill development within existing clusters or groups of housing, and
- housing to meet rural business requirements.

The Scottish Government made special mention to the support of rural developments in its vision for Housing to 2040 in an attempt to stem rural depopulation. This includes:

- Extension of modern methods of construction and new technology to assist “challenges in rural areas”
- Change to funding guidance to permit communities to enter long term leasing arrangements with owners of empty property, helping to bring long term empty property back into use.

Over the next 5 years we will work with partners to ensure that any rural developments complement finalised Place Plans and aim to stem rural depopulation.

## Private Rented Sector (PRS) South Ayrshire

The PRS in Scotland steadily doubled in size between 2003 and 2017, a change that was evidenced in our previous LHS and in other strategic documents. In response to this expansion and in recognition of the importance of the sector, the Government has, in recent years, introduced enhanced legislation and regulation. These changes have brought about greater security and stability for tenants, enhanced minimum property standards and introduced an accessible First-tier Tribunal to address breaches of tenancy agreement. During the Covid-19 Pandemic the Government introduced a limited ban on the enforcement of evictions to protect tenants experiencing financial difficulty and we are now enduring a cost-of-living crisis with rising energy costs causing the biggest increase in interest rates since 2009. Throughout these challenging times the property market has remained strong, and many private landlords have opted to leave the sector which has resulted in a decline in South Ayrshire’s PRS from 13% of the local housing stock to 11%.

This decline has impacted the ability of local households to secure accommodation for themselves and has resulted in an increase in homeless presentation to the local authority. Anecdotal evidence tells us that demand for private rented sector vacancies is currently high making the sector more challenging to access.

South Ayrshire’s PRS stock remains varied in terms of house type and location. While the sector is broadly concentrated around the main towns of Ayr, Prestwick and Troon there is also substantial numbers of PRS housing stock in more rural locations, including Maybole and Girvan. There are 4,566 registered landlords operating within the local authority indicating that a vast majority of landlords let only one property.

### PRS Units in South Ayrshire 2023<sup>8</sup>

Locality	Private Rented Units 2023
Ayr North and Former Coalfield Communities	1280
Ayr South and Coylton	1638
Girvan and South Carrick Villages	463
Maybole and North Carrick Communities	579
Prestwick	1033
Troon	933
<b>Grand Total</b>	<b>5926</b>

<sup>8</sup> Data extracted from Landlord Registration System, January 2023

PRS stock data in the table above shows the PRS units across all localities at January 2023. The greatest number of properties are located within Ayr and the surrounding villages.

### Local Housing Allowance (LHA)

LHA rates are based on the 'broad rental market area' in which a household lives and the category of dwelling considered appropriate for the household size. South, East and North Ayrshire make up one broad rental market area.

### LHA Rate 2020/21 – Ayrshire Broad Rental Market Area<sup>9</sup>

	1 Bedroom (Shared)	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
Weekly	£76.99	£80.55	£97.81	£115.07	£159.95
Monthly	£333	£350	£425	£500	£693

Scottish Government PRS statistics show that average rents and LHA rates in the Ayrshires have remained relatively stable when compared to other areas in Scotland.

Rent levels in South Ayrshire tend to be higher than in our neighbouring authorities meaning that LHA will often not cover the rental charge making it more difficult for low-income households to access this tenure.

Over the next 5 years we will gather data to support a request to Rent Services Scotland for reconsideration of the broad rental market area and the LHA calculation with the aim of improving access to the PRS for low-income households.

### Average Monthly Rents: Cumulative Changes 2010 to 2020

		2010	2019	2020	2010 -2020 % change	2019 to 2020 % change
1 bedroom	Scotland	£442	£532	£542	22.7%	1.8%
	Ayrshires	£375	£370	£376	0.1%	1.5%
2 bedroom	Scotland	£554	£681	£689	24.4%	1.1%
	Ayrshires	£464	£471	£469	0.9%	-0.6%
3 bedroom	Scotland	£674	£826	£844	25.3%	2.2%
	Ayrshires	£556	£583	£597	7.3%	2.3%
4 bedroom	Scotland	£939	£1,316	£1,342	43.0%	2.0%
	Ayrshires	£758	£848	£906	19.5%	6.9%
1 bedroom (shared)	Scotland	£305	£390	£400	31.0%	2.5%
	Ayrshires	£302	£369	£358	18.5%	-3.1%

In 2013 the Scottish Government issued a PRS Strategy 'A Place to Stay, A Place to Call Home' which sets out a vision for a private sector that provides good quality homes and high management standards, inspires consumer confidence, and

<sup>9</sup> Scottish Government Local Housing Allowance Rates 2020/21

encourages growth through attracting increased investment”<sup>10</sup>. Further ambitions for the PRS are detailed in Housing to 2040.

South Ayrshire Council has demonstrated a commitment to this vision by:

- exercising enforcement powers against landlords who do not meet the required standards,
- supporting regulation,
- submitting third party referrals to the First-tier Tribunal,
- inspecting property condition to ensure there is compliance with the Repairing Standard,
- promoting access to the PRS,
- commissioning independent advice to help tenants sustain tenancies and reduce homelessness and
- providing information, advice, and training to private landlord.

We will continue our work to support the Government’s vision over the period of this LHS.

### **Meeting the Aims of the PRS**

The Council recognises the vital role the PRS has in meeting local housing needs. It currently provides a secure housing option for many households and a source of temporary accommodation for the local authority. We have introduced a range of innovate schemes, detailed below, and we will continue to explore and develop other options to support PRS landlords and tenants in South Ayrshire.

### **Rent Deposit Guarantee Scheme**

A rent deposit guarantee scheme is currently operated by a third sector partner to support low-income households to access accommodation within the PRS. A deposit guarantee is offered to private landlords allowing tenant(s) to save their deposit over the 1<sup>st</sup> year of their tenancy. When the deposit has been saved in full it is passed to the landlord to bank with one of Scotland’s deposit protection schemes.

### **Social Letting Service “Your Choice”**

As part of the Councils transition to Rapid Rehousing, we introduced our own social letting agency called “Your Choice”. This service recognises the importance of the PRS and aims to remove barriers to entry for low-income households to prevent homelessness.

Your Choice offers 2 main services in exchange for a fee; a tenant find service and the option of the service taking on full management of the property.

A relationship-based approach to tenancy management is provided. We take a trusting nurture-based approach to the delivery of advice and assistance to tenants and provide a professional high street style of service to our landlords. Your Choice social lettings service is fully registered and compliant with the Letting Agent Code of

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<sup>10</sup> Scottish Government (2013) ‘A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector in Scotland’

Practice as well as Scottish Letting Agent Registration and we currently have 5 properties on our portfolio.

We have successfully prevented homelessness in the allocation of our tenancies. Our rents are set at an affordable level, broadly in line with LHA wherever possible. However, the current market conditions have made the expansion of the service more challenging (increased demand, a reduction in supply and increases in rental costs).

### **Private Sector Leasing (PSL) scheme**

This scheme provides the Council with a source of temporary accommodation for homeless households. Landlords are offered the opportunity to lease their property to the Council for a period of up to 10 years. During the lease period, landlords are given a guaranteed rental income and have limited responsibilities. The Council will allocate a non-secure tenancy to households experiencing homelessness and will take on the property management.

23 properties are currently leased under the PSL scheme, a reduction of 24 units of PSL accommodation since the development of our previous LHS. The Scheme has been successful but remains dependent on the circumstances of individual landlords. Many landlords have chosen to take advantage of the market conditions and there has been less of an appetite for the benefits offered by the PSL Scheme.

### **Bulk Leasing Scheme**

The Council has entered a contract with a single supplier of privately owned properties to create, what is known as, the Bulk Leasing Scheme. This approach has enabled the Council to:

- significantly increase the number of private housing units used as temporary accommodation for homeless households,
- reduce pressure on the Council housing stock,
- maximise the number properties available for permanent let, and
- reduce the costs of providing temporary accommodation.

Following a competitive tender process, a partnership was created with a single supplier providing the Council with 41 private sector properties located in South Ayrshire to allocate as temporary accommodation. Some are purchased and others are obtained for use via long-term leasing agreements with owners. This company has supported the Council in achieving Empty Homes targets by taking on lease agreements with private owners for their long-term empty properties. Properties included in the Bulk Leasing Scheme are available to the Council for a period of 10 years.

The single supplier has the responsibility for organising any works required to meet the Repairing Standard, ongoing property maintenance and obtaining the appropriate certifications.

### **Information sharing/Accreditation**

One of the ways that we keep the private rented sector informed is by issuing an annual landlord newsletter called "InHouse" which covers a range of information relevant to landlord business. This includes details of national changes to regulation,

reminders of their responsibilities, details of local based initiatives and good news stories. We use landlord email accounts (or postal addresses where email addresses are unavailable) recorded on the Landlord Registration database to reach all landlords registered as operating in South Ayrshire.

We also have a partnership with Landlord Accreditation Scotland, who provide professional, local sessions either online or in person which aim to ensure standards within the sector are maintained to a high level. Our partnership began in 2017 and there are now over 760 properties in the private rented sector in South Ayrshire managed by a landlord or letting agent achieving accreditation via this scheme.

### **Rent Pressure Zones**

As shown in the Average Monthly Rents table earlier in this section, South Ayrshire has not experienced the rent increases that have been seen in other parts of Scotland in recent years. For this reason, there has not been an intention to introduce a Rent Pressure Zone in the local authority area. However, this will remain under continuous review and if there are rent increases impacting on tenants (for example, creating a risk of homelessness) then a Rent Pressure Zone will be considered.

### **Build to Rent (BTR)**

The BTR sector is an important element of the Scottish Governments goal of growing and improving the PRS. The sector looks to provide professionally managed, high quality, well designed and sustainable homes at scale. In theory BTR can complement existing housing delivery models and help address housing need. Rent levels in the Ayrshires are relatively low compared to other parts of Scotland and this is likely to mean BTR developments are unviable. However, we will further explore this as an option.

### **Mid-Market Rent (MMR)**

MMR is a type of affordable housing located mainly in urban centres, with rents being lower than in the private market, but higher than in the Social Housing Sector. There is one housing development in Ayr owned by LAR Housing Trust providing 29 units of accommodation at MMR. Rents are set in line with Local Housing Allowance Rates. We will continue to explore opportunities to support MMR projects, where viable.

### **Second-hand Market Purchases**

To make best use of available Scottish Government subsidy to increase our supply of affordable housing, the Council purchases ex local authority properties. These are sourced on the open market and through private sales and must meet the Council's strategic objectives. This includes consideration of the housing demand within the neighbourhood and Council ownership within blocks of flats (majority ownership within a block of flats supports the Council with the progression of necessary repairs and improvements).

The Council receives subsidy of up to £40,000 per unit of accommodation and funds the remainder from the Housing Revenue Account (HRA). Over the course of the previous LHS the council acquired 98 properties.

When the purchase concludes, the Council is required to fund the costs of bringing the property to the SHQS, meeting our letting standard and meeting energy efficiency standards before an allocation can be made.

During the most recent subsidy phase, the Council purchased 21 properties. The average purchase price was £47,000 and the average cost of bringing these properties to SHQS was £14,000. The Council also covers the cost of the valuation (where there is no home report), the additional dwelling supplement (6% of the purchase price) and legal fees.

Properties located within higher demand areas (areas where we have a greater applicant to let ratio) have a higher valuation. We would like to increase our affordable housing supply in these areas and will lobby the government to increase subsidy levels to enable us to widen the areas we are purchasing in.

The Council will continue to engage with owners in blocks of flats where a purchase will meet with our strategic objectives and will continue to identify opportunities for purchases on the open market.

## **Empty Homes**

South Ayrshire Council has developed a package of advice and assistance to encourage owners to bring their empty properties back into use, increasing the available housing stock in the local authority area. In April 2022, a total of 639 private sector properties were recorded as empty homes by Council Tax.

South Ayrshire Council is committed to responding to the issues arising from the presence of long-term empty homes in our area. This represents both a challenge – given the high cost associated with empty homes – and an opportunity – in that empty homes can be used to help increase the supply of affordable housing locally.

The Empty Homes Strategy seeks to deal with these issues by supporting the owners of long-term empty properties to bring them back into use. A full-time Policy Officer is employed with Empty Homes as a central element of their remit, engaging with owners and offering support. This includes:

- an interest-free loan to owners of up-to £20,000 on the condition that the property is rented at an affordable rate for a minimum duration of three years,
- support in accessing a reduced rate of VAT on the costs of building works and materials, and
- advice and support on renting and selling.

At the present time, South Ayrshire Council offers relief on any properties which have been unoccupied for 12 months (50% relief for a maximum of 6 months and then 10% relief from 6-12 months). After this period, the 100% council tax levy will apply. If the owner is actively marketing their property for rent; or for sale; or is engaging with the Empty Homes Officer to find a suitable outcome for the property, then a 10% discount may be applied for a discretionary period of up to 1 year.



Council Tax income on long-term empty and second homes is used by South Ayrshire Council to help increase the supply of affordable housing. Our Strategic Housing Investment Plan 2023-2028 noted that the balance in the 2nd Homes Council Tax Fund as at 31st March 2022 was £1,481,869. £500,000 of this fund has been committed to the affordable housing site at Mainholm which will deliver 90 units of Council housing. £981,869 remained uncommitted in this fund as of September 2022.

Currently in Scotland there are no specific enforcement powers directly linked to empty homes; however, there are existing powers which can be used, such as Compulsory Purchase Orders which allow authorities to acquire land without the owner's permission, providing there is a strong enough case for this being in the public interest. If undertaken these powers may benefit the immediate population and, in some cases, the wider public by improving the amenity of the area. South Ayrshire Council's approach to Empty Homes is broadly supportive rather than punitive. We recognise that a wide range of circumstances may lead to a home becoming a long-term empty, and as such we always attempt to find solutions that respect owners' circumstances where possible. South Ayrshire Council believes that enforcement should be used sparingly and proportionately and should only occur where every other option has been explored.

Our current Empty Homes Strategy will be reviewed in 2024.

### **Self-Build/Custom Build**

South Ayrshire Council has no specific development plan policy or land allocations expressly relating to self-build or custom-build dwellings, however the same general residential criteria and guiding principles identified in the adopted LDP2 – particularly Core Principles B7 (flexible growth) and B8 (rural housing), strategic policies on 'Sustainable Development' and 'Development Management', and specific subject policies on 'Residential policy within settlements', 'sustainable village growth' and 'rural housing' – will variously apply to self-build and custom-build projects as the circumstances of a given proposal warrant. Furthermore, National Planning Framework 4 is now constituted as part of the development plan alongside South Ayrshire Local Development Plan 2, and any relevant provisions of its own national planning policies will likewise be taken into account in assessing self-build and custom-build proposals – particularly National Planning Policy 16. 'Quality homes'.

As a local planning authority South Ayrshire Council acknowledge that self-build and custom-build developments could potentially contribute to housing supply in local contexts and may provide targeted help in addressing housing need; whereby private households commission and build properties which meet their own individual needs and preferences, both regards location and specification.

Recent planning reform via the Planning (Scotland) Act 2019 is introducing a new requirement for the local planning authority to prepare, maintain and publish a 'list of persons seeking land for self-build housing' in their area, which shall aid evidence-gathering regards local self-build demand (albeit it does not confer an obligation to consequently release equivalent land exclusively for the purpose of self-build housing). By virtue of The Planning (Scotland) Act 2019 (Commencement No. 12

and Saving and Transitional Provisions) Regulations 2023, the relevant section of the former Act comes into force on 19<sup>th</sup> May 2023. South Ayrshire Council's Planning Strategy team are presently preparing to accommodate the requirement for a 'self-build list', and more information - including the means by which persons may register expression of interest - will be made publicly available on the South Ayrshire Council website in due course.

## Housing Supply Outcomes and Actions 2023-2028

After giving consideration to the HNDA findings, the feedback received during our consultations and progress made during the previous LHS, the Placemaking Steering Group set the following outcomes and actions relating to Housing Supply:

<b>Housing Supply</b>	
<u>Principal Outcome</u>	
<b>People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.</b>	
<b>Secondary outcomes and actions to support delivery:</b>	
HS1. 135 units of affordable housing are built or acquired per year to meet local housing needs.	Consider innovative ways to increase the housing stock and ensure any new approaches/sites are supported and incorporated within the LDP.
	Implementation and annual review of the Strategic Housing Investment Plan (SHIP) in collaboration with key stakeholders.
	Promote South Ayrshire's assets to private housing developers to encourage the progression of new builds sites.
	Work with a range of partners to identify opportunities to progress housing developments on identified brownfield sites which are currently financially unviable.
	Lobby the Scottish Government for a greater level of subsidy to meet valuations in higher demand areas allowing us and to increase our housing stock within areas where we have a higher applicant to let ratio.
HS2. 20 units of affordable wheelchair accessible housing are developed per year (to be reviewed annually through the SHIP).	20 units of affordable wheelchair accessible housing are developed per year (to be reviewed annually through the SHIP).
	Annually review the contribution to be made by private developers in the delivery of wheelchair accessible housing.

HS3. New build units are highly energy efficient and sustainable.	Work towards achieving net zero carbon emissions in all new build units and consider affordable, innovative, low carbon solutions for each new development to maximise Government subsidy for each unit.
HS4. New build units provide lifetime homes that can be easily adapted to meet changing needs, where required.	Use demographic and specialist provision evidence contained within the HNDA to inform housing developments.
	Consider a range of design features (internal and external) that support the placemaking principal and have a positive impact on the health and wellbeing of people in all new build developments.
HS5. Access to the private sector is promoted.	Promote the social lettings service and rent deposit guarantee scheme and explore shared accommodation options for under 35s.
	Explore opportunities to make use of discretionary benefits to improve access to the private rented sector for low-income households.
	Gather data to support a request to Rent Services Scotland for reconsideration of the broad rental market areas. This would support access to the private rented sector for low-income households.
	Promote affordable home ownership schemes and explore the viability of various models of housing provision including shared equity and below market rent.
	Participate in any national consultations regarding the management and regulation of the private rented sector.
HS6. Owners are encouraged to bring their long-term empty homes back into use.	Review the Council's Empty Homes Strategy and lobby the Scottish Government for additional powers to bring empty properties back into use.

## Placemaking & Communities

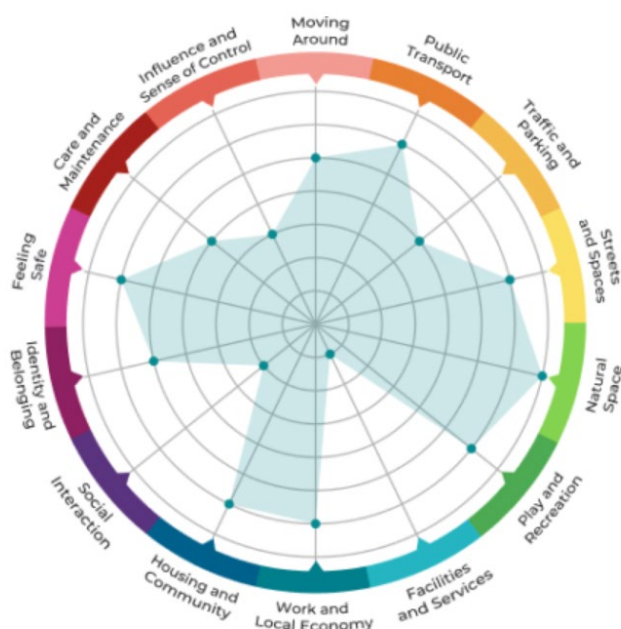
Place is a combination of the physical and social environment in which we live and spend time. The quality and design of a place influences our ability to live in a healthy and sustainable way. Understanding the existing and potential strengths of a place informs good decision making and helps target resources in the areas where they are most needed. Housing has a vital role to play in creating and improving communities and neighbourhoods.

Creating high quality places, whether new or existing, helps tackle inequalities, allowing communities to thrive. Places that are well-designed, safe, easy to move around, offer employment and other opportunities and with good connections to wider amenities will help create vibrant sustainable neighbourhoods for people to

live, work and play. Quality of place has an important role to play in improving health and wellbeing and reducing health inequalities.

The Scottish Government and COSLA agreed to adopt the **Place Principal** to promote a shared understanding of place, and the need to take a more joined-up, collaborative approach to services and assets within a place to achieve better outcomes for people and the communities in which they live. The Place Principal is not prescriptive – rather it encourages and enables local flexibility in responding to issues and circumstances in different places.

The **Place Standard**, developed by the Scottish Government in partnership with NHS Health Scotland and Architecture and Design Scotland, is an easy-to-use tool that provides a simple framework on which to structure conversations with communities about place whether a place is being planned, is well-established or undergoing change.



There are 14 questions about physical and social elements each including a list of prompts to support thoughts and conversations when rating the theme. The question posed for Housing and community is “How well do the homes in my place meet the needs of my community”.

Respondents are asked to comment on “what is good now” and “how could we make it better in the future”.

The health protecting and health harming factors of communities are not equally distributed. Those living in deprived areas are likely to experience fewer of the positive benefits that communities can offer. They are also more likely to suffer the consequences of negative aspects of communities.

In order to have the greatest impact on reducing inequality, the deprived communities with fewest health protecting characteristics should be prioritised for support. If not, inequalities could widen. The third sector has a key role in ensuring communities have the skills and resources they need.

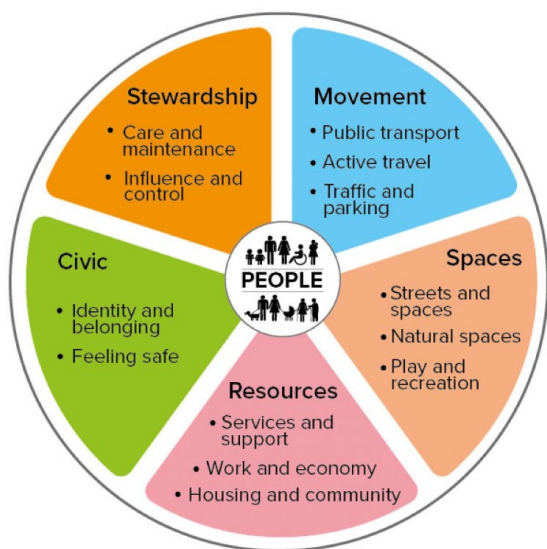
The Scottish Governments national strategy, **Housing to 2040**, and the National Planning Framework (**NPF4**) aims to deliver homes and places that work together to provide positive health and wellbeing outcomes for communities.

NPF4 sets out the planning priorities for the delivery of sustainable, liveable and productive places. This vision will be supported by new and improved planning

policies that bring together services and homes, giving life to the Place Principal and supporting public health and wellbeing and reducing inequality.

The **20-minute neighbourhood** concept builds on a number of existing national priorities. This is about creating places where local residents can meet their daily needs within a 20-minute walk, cycle or wheel.

Affordable housing options, housing diversity and ability to age in place all feature within the characteristics of a 20-minute neighbourhood.



The **Place and Wellbeing Outcomes** have been created to achieve a joined-up Scotland wide approach to address health inequalities by understanding the characteristics of a place.

Scotland has an opportunity to create places for future generations that enhance the wellbeing of people, enhance the wellbeing of our planet and reduce inequality.

This LHS has been subject to a Place and Wellbeing Assessment available at Appendix 5.

### South Ayrshire’s Approach

South Ayrshire Council is committed to working with communities and partners and planning strategically to improve placemaking across the local authority area. Through our Thriving Places initiative, we aim to support our communities to identify local issues, using the Place Standard, and develop plans to address the issues raised, ensuring our places are something people can feel proud of. A range of stakeholders are integral to the delivery of these plans including Planning, Housing, Ayrshire Roads Alliance, Thriving Communities, Waste Management, Transport Scotland and Police Scotland.

In recognition of the importance of prioritising communities experiencing the greatest deprivation, The Council’s Thriving Communities Team developed pilot Place Plans

collaboratively with local communities for [Ayr North](#) and [Girvan](#) which were then followed by a community lead Plan for [Troon](#) called Troon Together. These plans identify key issues and the actions that can be taken to address them. Plans are currently being developed for many other areas including several rural communities; Annbank, Ballantrae and Lendalfoot, Barr, Barrhill, Colmonell, Craigie Village, Dundonald, Heathfield and Northfield, Loans, Monkton, Mossblown, Pinwherry and Pinmore, Prestwick, Symington and Tarbolton.

## **New Developments**

Place should have a positive impact on social, physical, and economic connections. A brief of description of the elements of placemaking are detailed below and feature in the design of our new housing developments:

- Active travel ensures everyone can move around using good quality, accessible, well-maintained and safe segregated wheeling, walking and cycling routes. Active travel is evidenced to improve physical and mental health by increasing physical activity and social interactions and reduce risk for all-cause mortality
- Everyone should have access to a sustainable, affordable, accessible, available, appropriate, and safe public transport service. The use of public transport also encourages active travel and connects communities.
- Reducing traffic and traffic speeds in the community is a priority. Traffic management and design ensures car parking does not dominate or prevent other uses of space.
- Buildings streets and public spaces create an attractive place to use, enjoy and interact with others.
- Access to good-quality natural space that supports biodiversity for different population groups.
- Access to a range of places providing opportunities for play and recreation that meet the varying needs of different population groups and the community.
- Access to health enhancing, accessible, affordable, and well-maintained services, facilities and amenities.
- Everyone benefits equally from a local economy that provides essential goods and services, good quality paid and unpaid work, access to assets and resources that enable people to participate in the economy such as good health and education.
- Everyone has access to a home that is affordable, energy efficient, high quality and provides access to private outdoor space.
- Everyone can benefit from a place that has a positive identity, culture and history, where people feel like they belong and are able to participate and interact positively with others.
- People feel safe and secure in their own home and their local community taking account of the experience of different population groups.
- Buildings, spaces and routes are well cared for and good facilities for recycling and well organised refuse storage and collection.
- Everyone is empowered to be involved in strategic planning and decision making for a place.



Within South Ayrshire, a protocol exists between Planning and Housing to ensure early and continuous discussion between these two services before planning applications for Council housing are submitted. The process ensures a smoother transition for applications.

## Case Study



### South Ayrshire Council's New Build Site – Mainholm Road, Ayr

Approval has been given for a residential development on the former sites of Mainholm Academy and the John Pollock Centre, Ayr on the edge of Ayr Racecourse. 160 dwellings are being built for social rent including a mix of bungalows, two storey houses and 3 storey flats. These have been designed to meet the standards of general needs, older and ambulant disabled needs and fully accessible homes.



### Key design features that support the Placemaking agenda

- Inclusive design and accessibility to meet Housing for Varying Needs.
- Accessible parking spaces are provided throughout the development.
- Many homes are south facing and where possible have south facing habitable rooms to maximise solar gain.
- Landscaped greenspaces and landscaped play and recreation spaces are linked to pedestrian routes allowing people to walk easily from their home.
- Proximity to a local supermarket and schools,
- Integration into existing and planned networks for pedestrians, cyclists and public transport.

- Number of open spaces including a landscaped suds basin and a landscaped walking and cycle path providing a source of local recreation. A play area is located along the path for residents and pedestrians passing through.
- The SUDS basin in the southeast corner will be landscaped and will provide opportunities for amenity, habitat creation and biodiversity.
- Mainholm Road is a main thoroughfare and bus route. 4 pedestrian access points and 2 vehicular are available. 2 additional bus stops will be created on the existing public transport route.
- A residential green and inclusive play area are centrally located.
- Additional green spaces are available to allow the community to meet, socialise and play.
- Amenity housing is provided in the single and 3 story areas to provide easy access for less ambulant residents.
- Gemmel Crescent is a quieter secondary route. 3 pedestrian access sites and 1 vehicular are provided.
- One flat will provide a residential hub space for tenants of the flats and a space has been allocated adjacent to the site for the future provision of a community building.



*Illustration of the landscaped suds basin providing opportunities for amenity, habitat creation and biodiversity.*



*Illustration showing the landscaped walking and cycling path for stronger active travel and connecting the development with the existing community.*





*Illustration of the residential green and play area for the community to meet socialise and play.*

## **Town Centres**

South Ayrshire's five main towns – Ayr, Prestwick, Troon, Maybole and Girvan – all have a similar nature in that each has a 'core' town centre – mainly providing retail – and 'peripheral' areas – generally for residential use. Town Centres play a key role in South Ayrshire's economy, with local and national retail stores within the area's historic townscapes. Away from the town centres, retail uses gradually give way to residential accommodation.

The Council's LDP2, adopted in 2022, recognises the decline of traditional retailing town centres as a concern and aims to support resurgent town centres.

LDP2 provides a commitment to the established "town centre first" approach to retail, leisure, commercial and office development, and promotes opportunities for town centre living. The Council acknowledges the issues facing our town centres, and has committed funding to support new initiatives and encourage a more diverse range of uses.

Core Principle B4 – provides a commitment to apply a sequential approach for retail, commercial and leisure development; promote town centre living and regeneration with a more flexible approach to the use of buildings and land; and recognise and promote the different functions of the 5 town centres:

- Regeneration of Ayr as the county town and heart of South Ayrshire.
- Promote Maybole's heritage and role as a local service centre.
- Promote Girvan's potential for tourism and as a key rural service centre.
- Recognise Prestwick's strong community focus and its function as a local service centre.
- Recognise Troon's potential for tourism and as an artisan and local service centre

Planning will not support proposals which may have an adverse impact on a town centre's vitality or viability, or conflict with the Town Centre Supplementary Guidance.

Housing contributes to town centre regeneration by improving property condition across tenures through our Scheme of Assistance, Empty Homes Strategy and Capital Programme. New build development within town centres also support regeneration.

The Maybole Regeneration Project is currently progressing to deliver significant regeneration of the historic town. It is a partnership project between Maybole Community Council and South Ayrshire Council with significant financial support from Historic Environment Scotland, National Lottery Heritage Fund and Sustrans. The aim of the project is to make Maybole an even better place to live, work and visit. Some examples of projects underway include the renovation of the Maybole Town Hall, The Charity Shop and Maybole Castle all located on Maybole High Street.

## Placemaking and Communities Outcomes and Actions 2023-2028

<b>Placemaking &amp; Communities</b>	
<p>People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them.</p>	
<p>PM1. The Placemaking principals are promoted in the design of new housing developments and the improvement and regeneration of existing neighbourhoods.</p>	<p>Housing will apply the Place Principals in new build developments and regeneration projects.</p>
<p>PM2. Housing works collaboratively with appropriate services and local people to address complex issues within local areas.</p>	<p>Work in partnership with Community Planning Partners on delivery of the Place Planning agenda and with HSCP on delivery of a reviewed locality model.</p>
	<p>Identify and deliver improvements in local neighbourhoods that will improve the health and wellbeing of local people.</p>
	<p>Take a holistic approach to anti-social behaviour and provide a tailored and multi-agency response to local issues. Consider innovative, cost-effective solutions that promote a feeling of safety and connectivity.</p>
<p>PM3. People with local and lived knowledge of the place have a voice in the future aspirations and plans for their area.</p>	<p>Ensure place design/redesign is informed by people with lived/living experience and provide a range of opportunities for involvement from provision of information to co-production.</p>

## Prevention, Provision, and Integration

This LHS Theme has 3 key elements briefly introduced below:

- **Preventing and addressing homelessness**

The Scottish Government and local authorities are committed to ending homelessness in Scotland. To achieve this, we must identify early opportunities to prevent homelessness and work with our partners. Where homelessness cannot be prevented, we must limit time spent in temporary accommodation and support people to find sustainable housing outcomes.

- **Specialist provision, independent living, armed forces, key workers, and gypsy/travellers**

“People including those with disabilities or long-term conditions, or who are frail, are able to live, as far as reasonably practicable, independently at home or in a homely setting in their community”<sup>11</sup>. We must consider the specialist provision requirements for those of all ages, in all types of households, across all tenures.

- **Housing, Health and Social Care Integration**

Housing has an important influence on health inequalities in Scotland and can contribute to the achievement of many of the National Health and Wellbeing Outcomes. This element considers housing’s contribution towards improved health and wellbeing and reducing health inequalities.

<b>Our achievements over the duration of the previous LHS</b>
<u>LHS Outcome 2017-2022</u>
<b>Homelessness is prevented where possible and suitable accommodation, advice and support are available where it cannot be avoided.</b>
We developed and implemented a five-year Rapid Rehousing Transition Plan to move from the current model of service delivery to one of rapid rehousing.
We introduced a Housing First Service underpinned by the Housing First principals for people experiencing homelessness with complex support needs.
A Homeless Prevention Team was created to undertake a wide range of prevention activity. This included management of a Tenant Grant Fund for those who accrued rent arrears as a direct result of the pandemic.
We created a prevention fund for innovate homeless prevention related spends.
Funding was secured in 2021/22 from the Council’s Covid Recovery Fund for the prevention of homelessness.
The supply of temporary accommodation has been sufficient and flexible. Covid-19 created a bottleneck in temporary accommodation and a need to increase supply. As the flow to permanent housing is increasing the supply is reducing.

<sup>11</sup> National Health and Wellbeing Outcomes

## LHS Outcome 2017-2022

### **People across South Ayrshire are able to access advice and support that helps them to meet their needs and aspirations**

We implemented the national Housing Options Toolkit for the delivery of housing advice in 2022. 85 licences are currently available within Housing Services.

The Housing Options Service received Type 1 housing advice accreditation from January 2020 to January 2023 – Reaccreditation was awarded in February 2023.

A review of Housing Support Services was undertaken to inform the redesign of new housing support contracts. These contracts began on 1<sup>st</sup> September 2021.

Ayr Housing Aid became reaccredited for the delivery of Type 3 housing advice from 2022 until March 2025

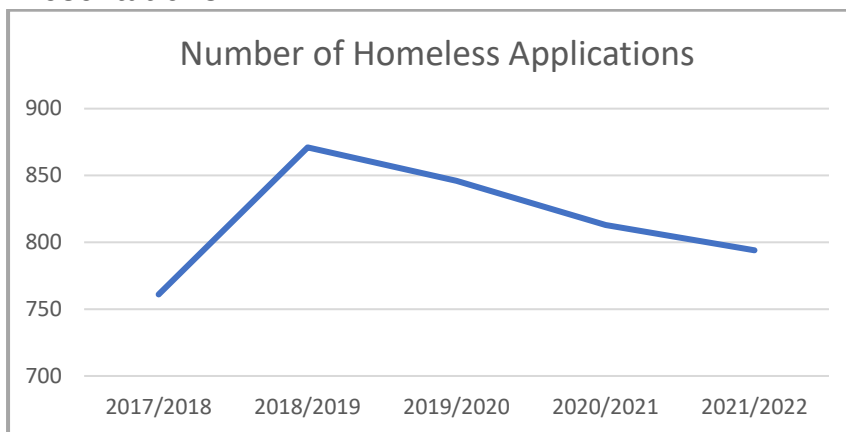
748 housing new build units have been completed across the district meeting lifetime home standards: This includes:

- 2 units with 6 bedrooms to meet the needs of larger families
  - 87 units of amenity housing in Ayr and Prestwick
- 12 units of supported accommodation in Girvan for adults with learning disabilities with staff base for provision of on-site support.
- 4 units of supported accommodation in Ayr for adults with learning disabilities with a staff base for provision of on-site support
- 12 units of supported accommodation in Ayr for adults with mental health support needs with a staff base for provision of on-site support.

More than 1800 adaptations completed in private and council owned accommodation ensuring that people can remain independent in their own home.

## **Current Profile of Homelessness in South Ayrshire**

### **Presentations<sup>12</sup>**



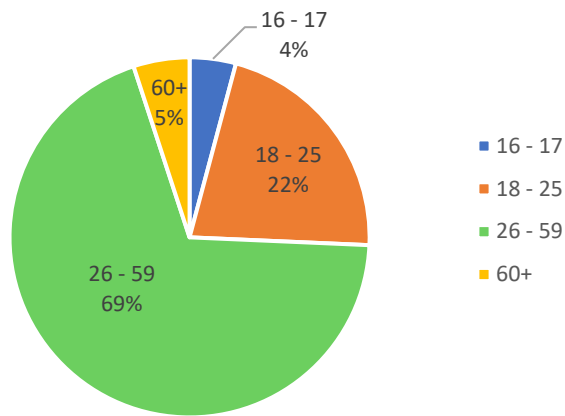
Homeless presentations spiked in 2018/19.

The numbers have been declining over the last 4 years.

794 applications were received in 2021/22.

<sup>12</sup> Scottish Government, Annual Report for South Ayrshire 2021/22, HL1 Data.

Homeless Applications by Age Band, 2021/22

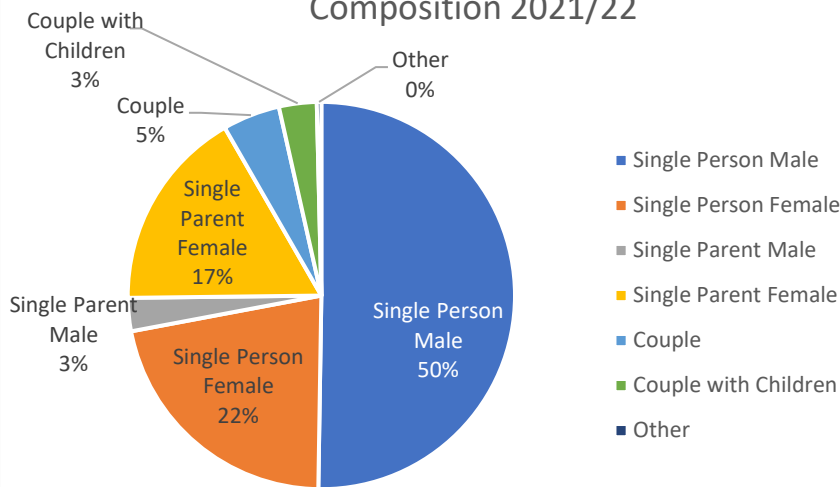


26% of applicants are under the age of 25.

The highest proportion of applications is from the 26-59 age group.

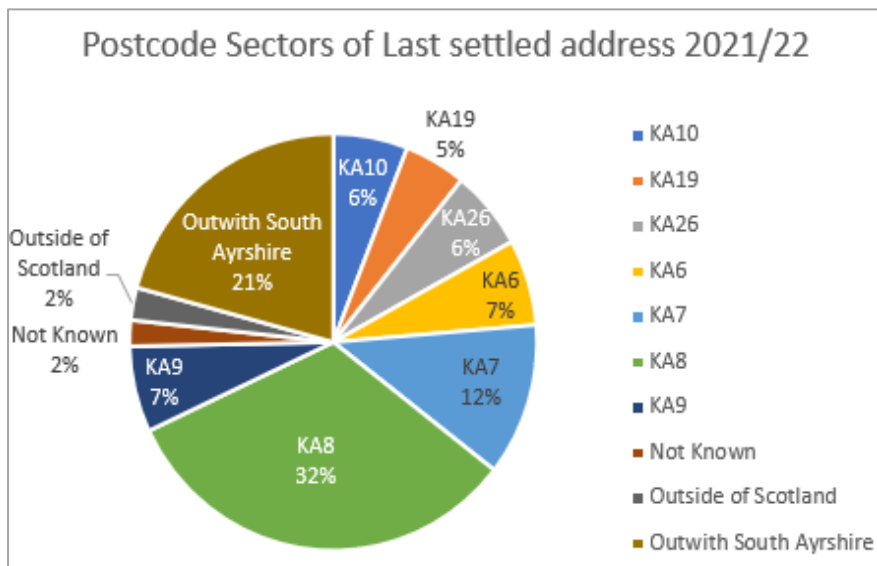
While a small number of applications are received from the 16-17 and the 60+ age groups, it is important to recognise the particular needs of these potentially vulnerable groups when developing homeless services.

Homeless Applications by Household Composition 2021/22



72% of homeless applicants were single people and this has changed little since 2011/12.

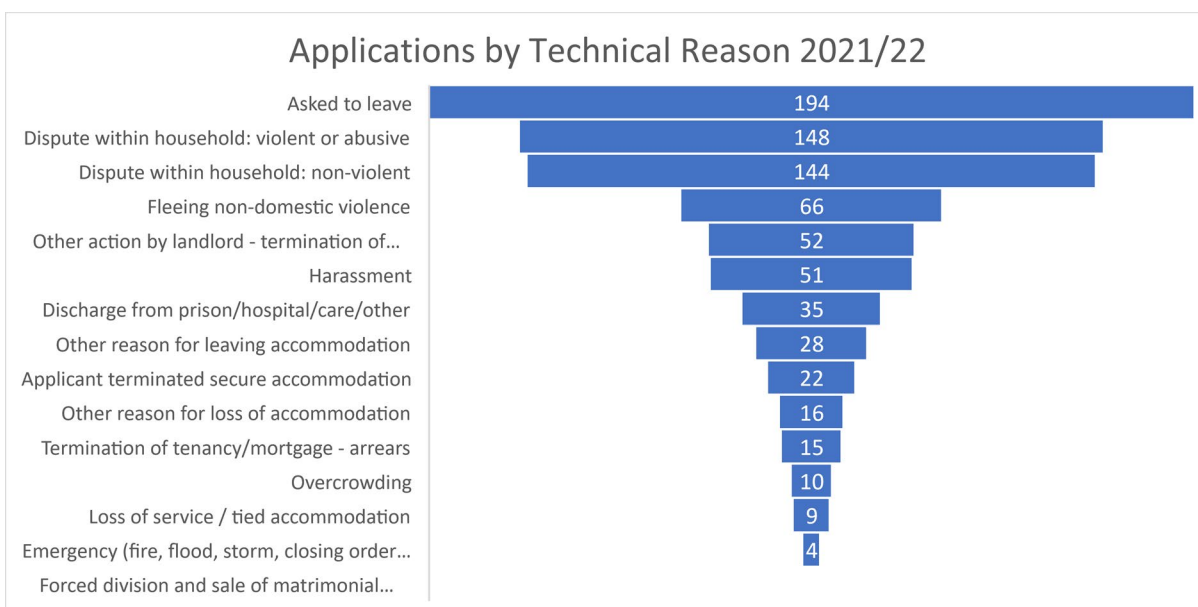
Single parent families are consistently over-represented making up 20% of all applications.



44% of applicants listed a last settled address in Ayr. The majority come from Ayr North (KA8).

31% had a last settled address elsewhere within South Ayrshire.

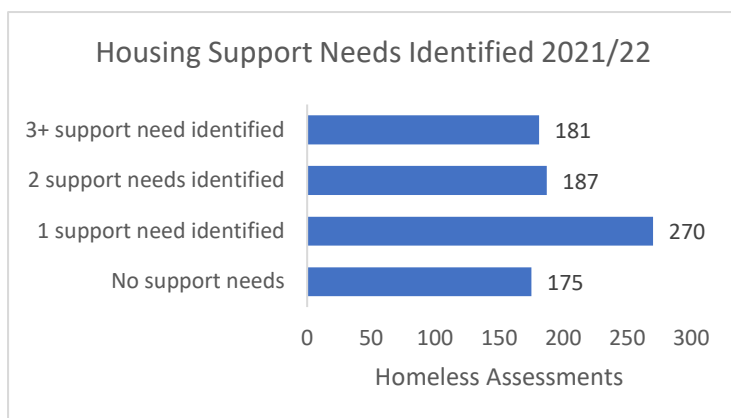
23% came from outwith the local authority area.



## Reasons for homelessness in South Ayrshire in 2021/22

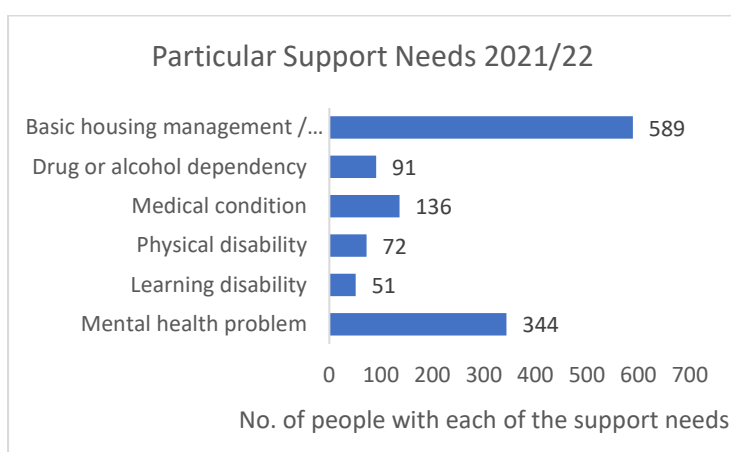
- 'Asked to leave' is the most common reason for homelessness, representing 24% of all applications.
- 'Dispute within household: violent or abusive' has risen from 11% of applications in 2016/17 to 19% of applications in 2021/22. There has been a notable increase in applicants providing this reason for homelessness over the last 5 years.
- The number of applications received from households 'fleeing non-domestic abuse' has increased to 4 times its 2016/17 level. In 2016/17 this technical reason accounted for 2% of applications and in 2021/22 it rose to 8%.
- The Council did not receive any applications due to 'Overcrowding' in 2016/17 but received 10 applications in 2020/21 and a further 10 in 2021/22.
- 'Discharges from institutions, such as prisons and hospitals have reduced since the previous LHS, from 10% of applications in 2016/17 to 4% of applications in 2021/22.

- Homelessness due to mortgage or rent arrears and due to other action by landlord have continued to decrease as a proportion of all applications since 2016/17, representing around 8% of applications in 2021-22.
- The proportion of households applying from the PRS was 21% in 2016/17 and decreased to 16% in 2021/22.



22% of homeless households are assessed as having 3+ support needs.

22% of homeless households have no support needs.



42% of households report having mental health support needs.

72% of households are assessed as needing support with basic housing management and independent living skills.

### Other relevant information about homelessness in South Ayrshire

- The average case duration for homeless and potentially homeless households was 33 weeks, a significant increase on previous years highlighting the pressure on the service as a result of Covid-19.
- The level of repeat homelessness (where a person has been assessed as homeless within the preceding 12 months) has been increasing since 2019/20 and was 9% of all applications in 2021/22. This is higher than the Scottish average at 5%.
- 543 (83%) households assessed as unintentionally homeless or potentially homeless were provided with support under the Housing Support Regulations.
- In 2021/22, a Scottish Secure Tenancy was the case outcome for 399 households. 33 households secured accommodation in the private rented sector. 107 households returned to previous accommodation/moved in with friends.



## Temporary accommodation for homeless households

The Council is required to provide temporary accommodation where we believe a household to be homeless. To achieve this, we utilise accommodation from a variety of sources, including the Council's own housing stock, from RSLs and through arrangements with private landlords. As at 31<sup>st</sup> March 2022, 259 households were in temporary accommodation, a 2.3% reduction on the previous year, when 265 households were accommodated.

Homeless households in Temporary Accommodation by type of accommodation as at 31 March.

	2018	2019	2020	2021	2022
<b>LA furnished</b>	78	88	103	174 <sup>[1]</sup>	176 <sup>[1]</sup>
<b>Housing association</b>	9	9	8	5	6
<b>Hostel: LA</b>	45	47	46	3	1
<b>Hostel: Other</b>	11	9	10	11	11
<b>Bed &amp; Breakfast</b>	0	0	0	0	0
<b>Womens refuge</b>	2	5	0	0	6
<b>Other (PSL)</b>	71	65	65	72	59
<b>TOTAL</b>	216	223	232	265	259

[1] Please note that a number of self-contained flats within buildings previously classified as Hostel accommodation are now considered to be Temporary Furnished properties in line with Scottish Government guidance.

As can be seen from the table above, there has been an increasing demand for temporary accommodation since 2018. Lockdown measures created a bottleneck in our temporary accommodation due to a reduced number of homeless households moving from temporary accommodation into a secure tenancy. This resulted in a need to increase the supply of temporary accommodation. In 2022, the number of households occupying temporary accommodation reduced, the first sign of this pressure easing.

As a result of the pressure on temporary accommodation in recent years, there has been instances where the Council has placed households in hotel accommodation. However there has not been any breaches of the Unsuitable Accommodation Order.

In 2021, Council owned hostels were reclassified as a 'LA furnished dwelling' or temporary furnished properties in line with Scottish Government guidance. This accommodation provides high-quality self-contained furnished flats with onsite support and will continue to be available for homeless households.

Supported hostel accommodation for people with complex needs is provided by one of our RSL partners. This accommodation provides shared facilities, and the future use of this hostel will be reviewed in 2023/24.

Reducing the duration of stay in temporary accommodation remains to be a high priority. As can be seen in the table below 36.5% of households spent more than 6 months in temporary accommodation.



## Total duration in TA for each closed HL1 application reference

	2018/19		2019/20		2020/21		2021/22	
	No.	%	No.	%	No.	%	No.	%
Up to 1 month	119	18.0%	122	18.9%	108	20.1%	112	18.8%
1 to 2 months	106	16.0%	107	16.6%	69	12.8%	63	10.6%
2 to 3 months	111	16.8%	128	19.8%	50	9.3%	63	10.6%
3 to 6 months	216	32.6%	187	28.9%	144	26.8%	140	23.5%
6 months to 1 year	85	12.8%	77	11.9%	128	23.8%	158	26.6%
1 year or over	25	3.8%	25	3.9%	38	7.1%	59	9.9%
<b>TOTAL</b>	<b>662</b>	<b>100%</b>	<b>646</b>	<b>100%</b>	<b>537</b>	<b>100%</b>	<b>595</b>	<b>100%</b>

### Welfare Reform

Homeless households occupying temporary accommodation continue to receive housing benefit to cover their rent charge rather than Universal Credit. If there is any under-occupancy, discretionary housing payments are made to cover the shortfall.

Our temporary accommodation rental charges support the provision of furnished properties and the delivery of a Housing Options Service.

Single people under the age of 35 are affected by the current Local Housing Allowance (LHA) shared room rate making it difficult for people in this group, on a low income, to secure accommodation in the private sector.

### Scottish Social Housing Charter Outcomes

Our Annual Return on the Charter for 2021/22 shows that:

- 327 (53%) of Council housing lets were made to applicants on the homeless list.
- 61 (9%) of homeless households were referred to RSLs under Section 5 (a request for an RSL to provide permanent accommodation).
- 91% of new tenancies allocated to homelessness households were sustained for more than a year.

## Preventing and Addressing Homelessness

### Housing Options

The Council provides a Housing Options Service which focuses on preventing people from becoming homeless by delivering proactive housing options advice and information.

The service has recently received re-accreditation for the delivery of advice to Type 1 of the Scottish National Standards for Information and Advice. This approach reduced incidences of homelessness and has led to better outcomes for homeless households in South Ayrshire.

## **National Housing Options Training Toolkit**

The Housing Options Training Toolkit provides a wide range of Housing Options related information and training for members of staff delivering this type of advice. The first 3 modules of the Toolkit launched on 31<sup>st</sup> January 2022 and have been implemented in South Ayrshire. Housing Services has purchased 85 licenses to allow staff across Housing Services to access these training materials.

## **Ayrshire and South Housing Options Hub**

The Ayrshire and South Housing Options Hub is one of five regional Hubs established to promote, develop, and share information and best practice on the prevention of homelessness.

The member authorities of the Ayrshire and South Housing Options Hub are:

- North Ayrshire Council
- Dumfries and Galloway Council
- East Ayrshire Council
- Inverclyde Council
- South Ayrshire Council

The development of each hub is taken forward by the local authority members who work to approved action plans to deliver the aims of the Hub.

The Hub focuses on delivering housing options through a combination of sharing best practice, commissioning joint training and research, and monitoring the implementation of Rapid Rehousing Transition Plans.

The Ayrshire and South Housing Options Hub is currently developing an action plan for 2023/24 which will incorporate shared learning opportunities and identification of common challenges and possible solutions.

## **Housing Support and Advice**

In line with the provisions of the Housing (Scotland) Act 2010, South Ayrshire Council offers an assessment of support needs where we believe the household requires housing support. We then enable the provision of this support to those assessed as needing it.

During 2019/20, we commissioned a review of housing support services in South Ayrshire. This involved considerable engagement with people who have used these services and a range of local services.

Our housing support contracts were then redesigned to:

- meet with the recommendations made within the review,
- better reflect our Rapid Rehousing Transition Plan ambitions,
- include our commitment to delivering trauma informed and responsive services, and
- make best use of our resources.

Our new housing support contracts commenced on 1<sup>st</sup> September 2021 are as follows:

- A housing support service for those aged 16-25 years, co-commissioned with Health and Social Care Partners. This service includes an accommodation-based model focused primarily on young people with experience of care and an outreach support model providing support to young people at risk of or experiencing homelessness and Council tenants in need of tenancy sustainment support. Life skills training has been incorporated into this model.
- A housing support service for those aged 26 year and over. This service is for households at risk of or experiencing homelessness and Council tenants in need of tenancy sustainment support.
- A Homelessness Prevention, Advice and Advocacy Service available across all tenures. This includes delivery of advice to Type III of the Scottish National Standards for Information and Advice, a tenancy sustainment service for people with rent arrears, delivery of housing education in secondary schools and the delivery of housing advice and information within local prisons

We also commission partners to deliver:

- A housing support service within an RSL hostel for adults with complex needs.
- Health and homelessness nursing posts
- Housing support services at 3 specialist housing developments providing supported living.

### **Housing Education for Youths (HEY)**

The delivery of Housing Information and Advice sessions across all secondary schools in South Ayrshire is commissioned through our housing support contracts. Sessions are delivered to educate young people of the housing options available, costs involved in moving in and moving on and to change perceptions and remove the stigma of homelessness.

Sessions are delivered over 2 weeks consisting of age-appropriate housing information and advice on local authority housing, housing associations, private rented sector, student accommodation and homeownership. Examples of income and household costs are explained to encourage discussions around realities, practicalities, tenant responsibilities and tenant's rights. Feedback from teachers and pupils is positive and compliments the ongoing focus on homeless prevention activity at an earlier stage for young people.

### **Rapid Rehousing Transition Plan**

In 2018, the Scottish Government set out a comprehensive and far-reaching vision to end homelessness in Scotland, informed by the recommendations of the Homelessness and Rough Sleeping Action Group (HARSAG). The cornerstone of the Government's vision for homelessness is 'Rapid Rehousing' – a model that focuses on providing people experiencing homelessness with a settled housing option as quickly as possible, and minimising stays in temporary accommodation.

A key element in this approach involves preventing homelessness from happening in the first place. Locally, that means considering what more we can do to prevent

homelessness, and how we can better work with our partners to achieve this. Where homelessness cannot be prevented, Rapid Rehousing means:

- A settled, mainstream housing outcome with appropriate support is found as quickly as possible.
- Time spent in any form of temporary accommodation reduced to a minimum, with the fewer transitions the better.
- When temporary accommodation is needed, the optimum type is mainstream, furnished and within a community.

For people with more complex needs, Housing First – that is, mainstream housing in the community supported by ongoing intensive, wraparound support - should be the response for people with complex needs and multiple disadvantages.

South Ayrshire Council's Rapid Rehousing Transition Plan (RRTP) 2019-2024 set out our commitment to this approach, and established the following local outcomes to support delivery:

**RRTP1:** We will increase our focus on preventing homelessness

**RRTP2:** We will ensure appropriate housing and support options are available to meet people's needs and support tenancy sustainment

**RRTP3:** We will ensure stays in temporary accommodation are minimised while supporting sustainable rehousing

**RRTP4:** We will improve access to various accommodation options for statutorily homeless people, and as a means of preventing homelessness

**RRTP5:** We will ensure Rapid Rehousing is considered as part of strategic planning, including the development of the HNDA, LHS and SHIP.

### **Housing First**

South Ayrshire Council approved a Housing First pilot in 2018 ahead of the Government's request for the submission of Rapid Rehousing Transition Plans. Our Housing First service has now been operating for over 4 years providing good quality accommodation coupled with intensive, joined-up support to individuals with complex needs and experience of repeat homelessness.

In March 2023, the Housing First project was providing support to 34 households, with the vast majority of these being accommodated in permanent accommodation. In total, 30 Housing First clients are currently in their own tenancy.

A successful multi-agency approach has been established to oversee the operation of the project and to promote effective joint working between services. The multi-agency group meets six weekly, and its core group includes representatives from Housing, Justice, Children and Families, Adult Services, NHS Addictions, NHS Mental Health and South Ayrshire Alcohol and Drug Partnership. Additional 'case-based' discussions are held with relevant services as part of this process both regularly and where required.

The two largest RSLs operating in the area have both demonstrated a commitment to Housing First, with two Housing First tenancies currently being provided by Ayrshire Housing. One of these tenancies has now been in place for more than 3 years, the other tenancy started 2 ½ years ago and have been supported through joint working and effective communication between services.

### Increased RSL lets to homeless households

Our RRTP highlighted the need to work with RSL partners to increase the proportion of lets to homeless households. [Research by Indigo House](#) indicated that in 2016/17 only 7% of RSL lets in South Ayrshire were to statutorily homeless households.

RSL partners have been supportive of this shift and the period following the production of our RRTP has seen an increase in the number and percentage of lets to homeless households. The table below provides information on RSL lets to homeless households in South Ayrshire.

	2017/18	2018/19	2019/20	2020/21	2021/22
<b>West of Scotland HA</b>	4 (23% of lets)	7 (21% of lets)	5 (23% of lets)	4 (16% of lets)	23 (22.5% of lets)
<b>Ayrshire Housing</b>	8 (7% of lets)	19 (18% of lets)	28 (16% of lets)	23 (17% of lets)	19 (19.6% of lets)
<b>Blackwood</b>	0	0	0	1 (20% of lets)	0
<b>Link Housing</b>	0	0	0	0	1 (25% of lets)
<b>Riverside Scotland</b>	-	-	-	-	3 (15% of lets)
<b>Total Lets</b>	<b>12</b>	<b>26</b>	<b>33</b>	<b>28</b>	<b>46</b>

South Ayrshire’s urban/rural setting and the location of available social stock can impact on the ability of RSLs to achieve targets set. People experiencing homelessness are more likely to request rehousing within the main towns where supports and services are based. While the RSL with the largest social housing stock in South Ayrshire has stock in these main towns it has also developed social housing in rural areas to stem rural depopulation.

### Social Lettings Service

The Council’s Social Lettings Service ‘Your Choice’ was developed to support access to the private rented sector for low-income households. RRTP funding supported set-up costs. Further details about this service are available on page 38.

### Support for people leaving prison

A Prison Housing Advice Service is currently delivered through our Housing Support contracts, primarily in HMP Kilmarnock and HMP Barlinnie. This service supports the delivery of the SHORE standards and seeks to engage with people entering prison to ensure benefit entitlement and opportunities to retain their tenancy can be explored. Advice is also available on sentencing and prior to liberation.

Housing Support is also commissioned to engage with people in the prison prior to liberation, collect individuals on the day of liberation and continue to provide support until the person is settled in secure accommodation.

South Ayrshire Council has signed a data sharing protocol with the Scottish Prison Service (SPS) allowing information sharing between these two organisations. The data provides opportunities to prevent homelessness for those entering prison and support transitions from prison into the community, allowing us to better tailor our services to meet the needs of prison leavers. A multi-agency working group has been established to ensure collaborative planning for the delivery of housing support on the lead up to, and following, liberation and to develop a prison prevention pathway.

Over the next five years, we intend to continue to work with Community Planning Partners to ensure housing and homelessness services support the delivery of the Community Justice agenda locally.

### **Prevention of Homelessness Duties for Public Bodies**

The Scottish Government will be including prevention of homelessness duties for public bodies in the forthcoming Housing Bill. These duties are guided by the principals of shared public responsibility and earlier intervention to prevent homelessness and remove the trauma and disruption it can cause to the lives of individuals and families.

This means that a wide range of local public services will have responsibility for considering and asking about a household's housing circumstances and taking appropriate action to prevent homelessness from occurring. It will also change existing legislation to allow a local authority to take action at an earlier stage.

Over the coming year we will work with a range of partners to consider where the opportunities exist to prevent homelessness. We know that many people have increased interactions with other services prior to a homeless presentation.

### **No Wrong Door Approach and Trauma Informed and Responsive**

South Ayrshire Council is committed to progressing this organisational transformation. The aim is to prevent re-traumatisation by reducing the need for a person to repeatedly 'tell their story' and to ensure all required services work together to provide a complementary package of support.

### **All in for Change and The Change Team**

South Ayrshire Council is represented on Homeless Network Scotland's "The Change Team" and supports the collaborative effort to end homelessness in Scotland.

## Homeless Prevention Outcomes and Actions 2023-2028

After giving consideration to the HNDA findings, the feedback received during our consultations and progress made during the previous LHS, the Prevention, Provision and Integration Steering Group set the following outcomes and actions relating to the Homeless Prevention:

<b>Homeless Prevention</b>	
<b>Principal Outcome</b>	
<b>The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided.</b>	
<b>Secondary outcomes and actions to support delivery:</b>	
HP1. Good quality housing advice is available and accessible to all in South Ayrshire.	Continually review and improve the quality and accessibility of housing advice and information.
	Carry out a tenant led inspection on the accessibility of housing advice and information.
HP2. Services recognise households at risk of homelessness at an early stage and take appropriate action to ensure homelessness is prevented where possible.	Deliver information sessions to the public bodies included within the Prevention of Homelessness Duties to ensure that opportunities to prevent homelessness are identified at an early stage.
	Work with a range of partners to consider where the opportunities exist to prevent homelessness and, where required, explore funding opportunities for the delivery of early intervention, advice and information.
HP3. The provisions of the national homelessness agenda are implemented within South Ayrshire.	Work with public bodies to develop a plan for the implementation of the Prevention of Homelessness Duties in 2023. Develop a protocol for the Ask and Act duties and referral pathways in line with any government guidance.
HP4. Delivery of the Rapid Rehousing Transition principals including: - an increased focus on preventing homelessness, - minimising stays in temporary accommodation while	When people in housing need are selecting areas for rehousing, they are encouraged to consider their locally based supports (family, friends and services) and the availability of social housing.
	Review procedures and protocols for flipping temporary furnished stock. Consider this in the context of available temporary accommodation, demand and the Allocations Policy.
	Learn from and share best practice via attendance at national and local events.

<p>supporting sustainable rehousing, - minimising transitions between units of temporary accommodation, - provision of appropriate housing and support options to meet people's needs and support tenancy sustainment.</p>	<p>Continue to provide Housing Education for Youths in secondary schools and explore opportunities for expanding housing education.</p>
	<p>Complete the review of the Council's Allocations Policy.</p>
	<p>Examine the success of previous homeless prevention fund spends and consider expanding future uses.</p>
	<p>Explore the need for a permanent supported accommodation option for people with a history of repeat homelessness and with health conditions relating to drugs, alcohol, mental health and/or involvement with justice services.</p>
	<p>Continuation of the working group Improving Housing Outcomes for Young Care Leavers to consider alternative housing solutions.</p>
	<p>Develop a homelessness prevention pathway for prison leavers, people leaving alcohol and drug residential rehabilitation placements and people leaving hospital settings.</p>
<p>HP5. Housing First in South Ayrshire is available as a response to homelessness for those with complex support needs.</p>	<p>Identify long-term funding arrangements for the continuation of the existing Housing First Service and consider future expansion opportunities.</p>
	<p>Raise awareness with partners of capacity for new referrals into Housing First for people with complex needs.</p>
	<p>Remain informed of national developments in the delivery of Housing First and review our processes and procedures periodically.</p>
<p>HP6. Services for people who are homeless or at risk of homelessness are trauma informed, person-centred and strength based. Data sharing arrangements between all services prevents retraumatisation, supports a "no wrong door approach" and makes best use of resources.</p>	<p>Review of information sharing protocols and privacy notices with Information Governance to ensure that services can share relevant personal information to prevent the need for people to retell their story.</p>
	<p>Explore and address the challenges with Community Care Grants and the double rent element with a view to reducing timescales and improving the transition from temporary to permanent housing.</p>
	<p>Embed SAC's strategic Trauma Informed and Responsive Implementation Action Plan.</p>



## Specialist Provision, Independent Living, Armed Forces, Key Workers and Gypsy Travellers

Summary of Specialist Provision in South Ayrshire		
Type	Description	Units
Sheltered Housing	Specifically built and designed properties intended to support older people and people with disabilities.	712 units of sheltered housing are available within the local authority area. Properties are either bungalows or flats.
Very Sheltered	Similar to sheltered housing but comes with the provision of extra care to support those who are less able to care for themselves.	Trust HA provides 31 units of very sheltered accommodation.
Residential Care	Residential Care homes provide accommodation as well as 24-hours personal care and support for older people and adults who struggle to live independently	31 Care Homes providing 1,214 registered places.
Core and Cluster	A number of properties grouped together with onsite staff support to promote independent living.	<p>South Ayrshire Council</p> <ul style="list-style-type: none"> <li>• 11 units for people with learning disabilities</li> <li>• South Ayrshire Council - 15 units for people with mental health support needs</li> </ul> <p>Ayrshire Housing</p> <ul style="list-style-type: none"> <li>• 21 units for people with learning disabilities – 11 of these due to complete in Spring 2023.</li> </ul>
Wheelchair Housing	Properties built or adapted to give extra floor area, whole house heating, special features in the bathroom and kitchen and other features.	<p>South Ayrshire Council</p> <ul style="list-style-type: none"> <li>• 9 units of wheelchair housing.</li> </ul> <p>RSL Properties</p> <ul style="list-style-type: none"> <li>• 21 units of wheelchair housing</li> </ul>
Travellers Site	A permanent site developed to meet the needs of the Gypsy/Traveller community supporting the preservation of their traditions.	8 units of accommodation

## Older people and people with a physical disability

### Current specialist provision needs

- Estimates suggest that 46% of households living in South Ayrshire have a household member who is long-term sick or disabled (LTSD), while 61% of older households are estimated to include a LTSD person<sup>13</sup>.
- 7.2% of the population of South Ayrshire have a physical disability, compared with 6.7% of the population of Scotland<sup>14</sup>.
- There are an estimated 1,810 wheelchair user households living in South Ayrshire. In 2021, there was an estimated 179 wheelchair user households with an unmet housing need.
- South Ayrshire has an older population than is the case for Scotland as a whole. Approximately 26% of South Ayrshire's population is aged over 65, compared to 19% of the Scottish population. The average age of our population is expected to increase over the ten years from 2018 to 2028 with particular increases in the number of people in the 65-74 and 75+ age groups.
- South Ayrshire has also experienced an increase in smaller older households.

### Identified gaps in provision

- There is significant demand for 1 and 2 bedroom ground level Council owned accommodation, as detailed within our HNDA. In July 2022 there was 447 housing applicants with a need for ground level accommodation. Of these applications, 258 requested a 2 bedroom property.
- Projections suggest that by 2028 there will be 221 households with unmet needs if no new wheelchair accessible housing is developed.
- A need for service transformation for the ageing population of South Ayrshire and consideration of the need for additional care home places.
- There is a need to explore the longer-term role of sheltered housing to ensure supply meets the changing needs of the population. A full review of housing solutions for older people is also required.

## Aids and Adaptations

Supporting people to live safely, comfortably, and independently in their own home remains to be a key element in our approach to independent living. This can involve the adaptations of people's homes to meet their needs. In South Ayrshire, funding for adaptations comes from three separate sources:

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<sup>13</sup> Scottish House Condition Survey 2015-2017

<sup>14</sup> Census 2011

- Adaptations carried out in private sector homes are either part or fully funded by South Ayrshire Council's Scheme of Assistance. Homeowners and private tenants can apply for financial assistance if they have an assessed need and if their home can be suitably adapted. The Council offers practical assistance to homeowners and private tenants to help with the grant application process and to progress the adaptation works.
- South Ayrshire Council's Housing Revenue Account funds adaptations within the Council's housing stock. Adaptations are either delivered in response to an assessed need or as part of a planned modernisation programme.
- The Scottish Government provides funding to support the delivery of adaptations required by tenants occupying RSL housing stock.

Some examples of adaptations include:

- Replacing a bath with a wet floor shower
- Providing ramped access to a home
- Doorway alterations

Delivery of adaptations represents a 'spend-to-save' approach and play a positive role in preventing accidents within the home for older people and people with a disability. Adaptations can also reduce the need for home care services and long-term residential care.

A range of aids, for example, grab rails and shower seats, can also be provided by Occupational Therapy to further support people to comfortably move around their home.

### **Housing Options Information and Advice**

A range of information and advice is offered to older people and people with disabilities through our Scheme of Assistance, Occupational Therapy and our Housing Options Service. This enables households to consider the full suite of options available to them including alternative accommodation that better meets their needs.

### **New Housing Developments**

Provision of housing for older people and people with a physical disability is a main priority in our new build programme. Specifically built and designed properties are being developed and integrated within developments to provide balanced communities.

New social housing development in South Ayrshire has been enhanced by adopting a "lifetime homes" approach. This means that houses are built to achieve the Housing for Varying Need standard and incorporate accessibility features from the outset. These properties are designed to be adaptable over time to accommodate an individual or family's changing needs (which could include the need for a wheelchair).

South Ayrshire Council has been working with HSCP and RSL partners to develop new-build specialist accommodation that allows the care needs of older people and people with disabilities to be met on site.

### **Sheltered Housing**

Sheltered Housing refers to specifically built and designed properties that are intended to support older people and people with disabilities. South Ayrshire Council provides 17 sheltered housing complexes with 539 units of accommodation. There are also Sheltered and Amenity Housing complexes owned by local RSLs. One of these complexes has been specifically designed to meet the needs of people with dementia.

Our Housing Need and Demand Assessment identified a need to consider the longer-term role of Sheltered Housing in South Ayrshire. The Council experiences a high demand for this type of housing in certain areas, but some sheltered housing has been classed as having no or low demand.

### **Housing with Care**

Trust Housing Association, in partnership with the Council, provides a 'Housing with Care' service in Girvan. This provides 31 units of self-contained accommodation with all of the care services that residents require. This service has been designed to promote independent living for as long as possible and delay the requirement for residential care.

### **Residential Care**

As at the 31<sup>st</sup> March 2021 there were 31 care homes located within South Ayrshire for adults offering 1,214 registered places. There were 968 long stay residents occupying these places and 22 short stay and respite residents equal to 80% occupancy<sup>15</sup>.

### **Telecare**

Telecare equipment is available in South Ayrshire for elderly and disabled people if there is an assessed need for this type of 24/7 care. Telecare remotely monitors to identify real time emergencies and lifestyle changes via various sensors and devices in order to minimise the risks associated with independent living.

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<sup>15</sup> Public Health Scotland, Care home census for adults in Scotland 2011 to 2021

## People with learning disabilities autism and mental health support needs

### Current specialist provision needs

In 2019, 470 adults with learning disabilities were known to South Ayrshire Council. Almost two thirds of adults with a learning disability do not live with a family carer.

#### **Adults with learning disabilities known to South Ayrshire Council by age, 2019**

	16-17	18-20	21-34	35-44	45-54	55-64	65 and over	Not Known	Total
<b>Males</b>	0	10	94	43	52	48	30	1	280
<b>Females</b>	0	5	50	27	38	38	28	2	190
<b>TOTAL</b>	0	15	144	70	90	86	58	3	470

There were 77 adults on the autism spectrum known to South Ayrshire Council in 2019. Most adults within this group will also be recorded as having both a learning disability and on the autism spectrum.

In 2018/19, 22% of people were prescribed medication for anxiety, depression, or psychosis (ADP) in South Ayrshire which is higher than the Scottish average of 19%. However, this figure varies across South Ayrshire's localities.

In 2021/22, 813 households were assessed under homelessness legislation and 42% (344) of these households disclosed a mental health support need.

Discrimination, income inequality, stress, abuse, alcohol, and drugs are cited as impacting negatively on mental wellbeing and civic engagement, neighbourhood safety, financial security, physical health, education, income equity, green space and social support contribute to mental wellbeing.

### Identified gaps in provision

Housing will continue to support the HSCP in the delivery of housing models for people with these particular needs.

There is a need for the Council along with HSCP to consider the delivery of long-term supported accommodation models for the 7-8 homeless households per year who would benefit from this type of accommodation.

The Housing Service has in recent years increasingly worked with the HSCP to offer more specialist accommodation options for people with particular needs.

The South Ayrshire Adult Learning Disability Strategy 2022-2027 commits to the development of a statement detailing the housing and support needed within the local authority area for people with learning disabilities. Housing will work to support the HSCP in meeting these identified needs.

## **Core and Cluster**

South Ayrshire Council and the HSCP have set out a commitment in the Integration Joint Board Strategic Plan and Housing Contribution Statement to work in partnership in the years to come to identify opportunities to meet specific needs as these arise – particularly in relation to people with learning disabilities and people with mental health support needs – as well as a commitment to plan for the future to more strategically address these needs.

In 2021/22 the Council completed a supported accommodation development in Ayr town centre, offering 11 units of accommodation along with a staff base providing 24 hours on-site support for people with mental health support needs.

Since 2019/20 an ‘off-the-shelf’ purchase and subsequent adaptation of 12 new-build properties in Girvan is providing supported living for local people with learning disabilities. These properties allow for round-the-clock support to be provided on-site via a support flat and offer a more appropriate support option to be delivered to this client group than would have been possible in tenancies scattered throughout the community. In addition, this project also resulted in the purchase and repurposing of an existing building to provide 4 properties with support in Ayr for people with poor mental health who require intensive support (first tenancies commencing 2020/21).

It is our intention to consider similar opportunities to accommodate people experiencing homelessness for whom a property in the community would not allow for their support needs to be met.

Our RSL partners are also supporting the HSCP by delivering new build supported accommodation for people with particular needs. One development in Ayr provides 12 units of supported accommodation while another development, under construction, – due to complete in Spring 2023 - located in Ayr town centre provides 10 units of accommodation for people with learning disabilities.

## **Gypsy/Travellers**

A study carried out in 2006 noted the following specific to South Ayrshire:

- While occupancy of the existing public sector travellers’ site was 100%, there was limited evidence of additional demand for accommodation.
- Summer encampment activity in the area.
- Demand for encampments was considered to relate to the Irish ferry route with common encampment locations being Girvan, Maidens, Ayr, Prestwick and Troon.

Our previous LHS detailed the decision-making processes and extensive consultation - with the 8 families who were displaced from the Council owned, flood damaged site at Houdston near Girvan - to establish a new location and model for the type of site to be delivered.

These families now reside in the newly developed, award winning, site at Coalpots, Girvan, completed in August 2019. 8 semi-detached lodges each with a separate

kitchen area, bathroom and open plan living space have been designed to maximise solar gain, be adaptable to meet changing needs and be wheelchair accessible. The accommodation faces inwards to a central common area with space for vehicles and additional space is available for a tow at the top of the site. The construction of lodges has allowed the Council to offer Scottish Secure Tenancies to the residents.

South Ayrshire Council's travellers site received the 'Affordable Housing Development of the Year' at the Scottish Homes Awards in 2019 and the Chartered Institute of Housing's 'Excellence in development for affordable housing award' in 2021.

The HNDA highlights a need to further explore the housing needs of the local Gypsy/Traveller community due to the age of the current data available.

South Ayrshire Council has been considering potential locations for the development of a suitable transit site with plans to deliver this over the period of this LHS.

### **Travelling Showpeople**

The temporary requirements of Travelling Show People are similar to those offered by a Transit site for Gypsy Travellers. There are currently no existing services for Travelling Show People in South Ayrshire, however the Showmen's Guild of Great Britain (Scottish Section) have been contacted by letter and email offering advice and assistance if required.

### **Ethnic minorities, including migrants, asylum seekers and refugees**

South Ayrshire Council will consider the legal framework surrounding the relocation of migrants within the UK when identifying status, determining the leave to remain and assessing the evidence of the right to reside of any migrant applying for housing or requesting homelessness assistance.

Interpreting and translation will be considered at each stage of the process leading to an offer of housing to ensure the applicant is aware of their tenancy obligations. South Ayrshire Council will consider introducing a migrant support plan to ensure affordability is discussed at the start of each tenancy and that the tenant is signposted to other agencies and services which could assist in securing employment or welfare benefit entitlements.

The Council provides a Liaison Officer to support minority groups in South Ayrshire, with a remit to ensure that the housing and support needs of these specific communities are met.

## Young people transitioning to independent living for the first time

### Current specialist provision needs

On average, 33 young people over the age of 16 left care each year over the five years to 2020.

In 2021/22, the Council received 33 homeless applications from households aged 16-17 years and 171 applications from households aged 18-25 years. People within these age groups are provided with housing support to assist with independent living.

### Identified gaps in provision

The Council has recognised a need for further housing options to meet the needs of young people leaving care.

Research studies show that young people leaving care may face more difficulties than other young people. Their journey into adulthood will often be more hazardous than for those young people leaving their family home. They may not only be traumatised by earlier negative life experiences of poor parenting and neglect, but for some young people, the poor quality of care by “the system” may have failed to compensate them for past difficulties. Care leavers need greater support, over a longer period of time, in order to significantly improve their outcomes.

In Scotland it is the responsibility of Local Authorities, as Corporate Parents, to ensure that all their young people living in care fulfil their potential on their journey to adulthood. The Scottish Government has also sought to address this issue in a number of ways, through the publication of Staying Put Scotland (2013c), Housing Options Protocol for Care Leavers (2013b) and through the Children and Young People (Scotland) Bill, that extends the age care leavers are able to receive assistance and support from local authorities up to and including age 25.

The Council also has specific legal duties to provide statutory Throughcare and Aftercare services in relation to people with experience of care. The purpose of Throughcare and Aftercare is to support and help care leavers during their transition from care to adulthood.

The foundations of The Promise; voice, family, care, people and scaffolding are pivotal in the services and care we provide for young people and will drive the future of how South Ayrshire Council deliver care for the next generation and beyond.

### **Young people leaving care**

The Children (Scotland) Act 1995 places a legal duty on Local Authorities to prepare young people for leaving care or ceasing to be looked after and to provide advice and assistance to young people who have ceased to be looked after on or after their 16th birthday. Local authorities will retain a duty to provide support to care leavers until their 19th birthday. Care leavers aged 19 years and over are responsible for seeking



support from services and local authorities have a duty to provide support to meet the assessed needs of care leavers aged up to the age of 26 years old.

Similarly, the Council has a duty to act as a Corporate Parent as set out in the Children and Young People (Scotland) Act 2014. In practice this means public bodies working together to promote the wellbeing of looked after children and care leavers in their care and enable them to achieve the best outcomes. The Council's aims and objectives as a Corporate Parent are outlined in South Ayrshire's Corporate Parenting Plan.

### **Youth Housing Support Group**

The South Ayrshire Council Youth Housing Support Group (YHSG) is a multi-disciplinary group that works together to prevent and alleviate the effects of homelessness for young people in South Ayrshire.

The YHSG allows relevant services to jointly plan support for the young person and also helps to target resources to meet their needs.

A review of our YHSG is currently underway. This group supports young people experiencing homelessness and young care leavers. The intention of the review is to increase the focus on homelessness prevention for these young people and to align with our Rapid Rehousing vision.

### **Life skills and capacity building**

South Ayrshire Council and the HSCP is committed to improving the housing outcomes of our young people, and as such, a specialist housing support service for young people has been co-commissioned and commenced in September 2021. This new housing support service will be delivered with a commitment to the principles of partnership working, particularly in ensuring young people's wider needs – including health, citizenship and access to appropriate opportunities - are met.

Relationship and strength-based practice are central to the delivery of this service, delivering a flexible and trauma-informed Housing Support service that is tailored towards meeting each young person's individual needs and supporting them in pursuing their goals and aspirations. The delivery of the service is informed by the principles of trauma-informed practice<sup>16</sup>, the findings of the Care Review<sup>17</sup> detailed in The Promise<sup>18</sup>, which put relationships and listening to children and young people at the centre of practice.

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<sup>16</sup> Choice, Collaboration, Safety, Trust and Empowerment

<sup>17</sup> See <https://www.carereview.scot/> for information

<sup>18</sup> <https://www.carereview.scot/wp-content/uploads/2020/02/The-Promise.pdf>

## People Fleeing Domestic Abuse

### **Current Specialist Provision Needs**

In 2021/22, South Ayrshire saw 110 reported domestic abuse incidents per 10,000 population<sup>19</sup>.

In 2021/22, South Ayrshire Council received 148 applications for assistance under homelessness legislation due to a violent or abusive dispute within a household.

### **Identified gaps in provision**

South Ayrshire recognises the importance of reducing time spent in temporary accommodation for all households experiencing homeless. Further work is required for us to move towards a model of temporary accommodation usage more in line with the Scottish Government's Rapid Rehousing agenda. While South Ayrshire has a better offer in terms of temporary accommodation than many other authorities, duration of stay is still longer than we would like.

In order to address this, steps need to be taken to promote greater homelessness prevention activity. This includes working together to improve partnership working and developing homelessness prevention pathways, particularly for groups at greater risk of homelessness, including young people leaving care, people leaving institutions like hospitals and prisons, and people fleeing domestic abuse.

South Ayrshire Council's Housing and Homelessness Services Domestic Abuse Policy sets out our approach;

- We will treat the victims of domestic abuse fairly and with respect.
- We will work with partner agencies to provide services throughout South Ayrshire for men and women who are the victims of domestic abuse, and provide access to accommodation, advice and support where appropriate.
- Where victims of domestic abuse wish to remain within their own home, we will aim to achieve this where possible with appropriate support.

A number of different agencies are involved in providing care and support to households who are homeless as a result of domestic abuse. This includes Women's Aid, Social Work services, children and adult services and health services.

Women's Aid provide temporary safe accommodation with support, for women and their children experiencing domestic abuse. The accommodation available in South Ayrshire includes 8 self-contained units within a Council owned building. A communal area is available for residents. 1 of the units has been suitably adapted to accommodate households with a physical disability.

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<sup>19</sup> Scottish Government, Domestic Abuse Statistics, Table 5: Rate of incidents of domestic abuse recorded by the police per 10,000 population, by local authority

South Ayrshire Women's Aid are currently considering options for the addition of dispersed accommodation to their supply of temporary accommodation.

Our Allocations Policy is currently under review and consideration is being given to how we support this vulnerable group. People fleeing domestic abuse are currently awarded additional domestic abuse points when applying for social housing in South Ayrshire.

In 2019, South Ayrshire Council became the first Council in Europe to offer 10 days of paid leave to employees who have suffered domestic abuse to allow them to seek help and support for themselves and their families.

### **Students**

For students, the University of West of Scotland offers accommodation in its Halls of Residence for up to 200 students. There are 4 accessible units for disabled students and 6 studio flats (en-suite, with a large open plan kitchen, lounge and study area) are also available.

Prices start at £114 per person, per week for a large en-suite bedroom with studio flats from £164 per week (based on single occupancy). Prices are inclusive of electricity and contents insurance cover. All prices relate to the 2021/22 academic year.

Any further requirement for shared accommodation by this group will be met in the market.

### **Armed Forces Communities**

Over the last 5 years the Council has received an average of 21 homeless applications per year from former members of the armed services. An average of 6 applicants per year left the forces less than 5 years ago while an average of 15 left the forces more than 5 years ago.

Within the Council's current Allocations Policy there is provision for an award of points for applicants serving in the H.M. forces dating back to the date of entry to the H.M. Forces. Our Allocations Policy review will refresh the criteria and ensure the Armed Forces Communities continue to be supported.

Riverside Scotland, one of our RSL partners, has recently completed a development of 63 modular homes in the village of Dundonald and allocated over 13% of these new homes to veteran households. This has been a unique project providing sustainable homes and support for veteran families.

Our Prevention, Provision and Integration Theme Group was attended by the Clinical Lead for Veterans First Point, Ayrshire and Arran.

Veterans First Point Ayrshire and Arran was established to provide an integrated support network for veterans and their families. This support is vital when finding the means to settle into a new home, work and social environment following military service.

During our consultation it was suggested that with Combat Stress moving from Hollybush House, located close to the South Ayrshire boundary within East Ayrshire Council and provided treatment and support to help with military trauma, there is now

a need to consider local supports for veterans to help with tenancy related issues and trauma.

Over the next 5 years we will carry out a review of accommodation models for veterans to respond to any current gaps in provision.

### **Key workers**

Key workers are people in positions which ensure that essential services can be delivered and cover tasks within the local community which support the vulnerable and aid community resilience.

As previously mentioned, South Ayrshire has an ageing population and projections suggest significant increases in the 75+ age group over the next 20 years. It is likely that the provision of housing for those key workers providing health and care services will have an important role in supporting our HSCP with the employment and retention of people vital to the delivery of care services in the years to come.

The housing needs of key workers are currently recognised within the Council's Allocations Policy which is under review. The existing criteria for awarding points will be considered to ensure that key workers are appropriately supported to access housing in South Ayrshire.

The Council received 61 LHS survey responses from Key Workers. Of these responses:

- 6 live with family/friends
- 11 live in social housing
- 13 live in the private rented sector
- 29 are in homeownership
- 2 have other living circumstances

32 Key Worker respondents highlighted affordability as the top housing challenge facing people who live in South Ayrshire while 20 respondents stated that a shortage of housing and limited affordable housing options including access to the private rented sector was the main challenge.

All of the respondents (19) living with family/friends and living in the private rented sector indicate that they would like to move from their current accommodation. 8 people said they would like to move into the social rented sector.

We will consider the survey findings in more detail as part of the review of the Allocations Policy.

### **Housing, Health and Social Care Integration**

Housing has an important influence on health inequalities in Scotland and can contribute to the achievement of many of the National Health and Wellbeing Outcomes. Health and Social Care Integration, community planning, and community empowerment provide an opportunity for stronger connection between public health and housing. The homes people live in are an important aspect of how they

experience place and community, and everyone should have access to an affordable, safe and warm home.

South Ayrshire’s Health and Social Care Partnership delivers and commissions a broad range of services, meaning it is in contact with citizens at all stages of life. Services delegated by South Ayrshire Council and NHS Ayrshire & Arran cover adult community health and care services, allied health professions, children, family and justice services, planning, performance and commissioning, business support and administration and professional oversight. Comprehensive arrangements are in place to ensure appropriate multi-agency strategic oversight of strategic objectives.

The Integration Joint Board worked in partnership with Housing Policy and Strategy to set out housing’s contribution (2021-2024) to advancing the wellbeing of people in South Ayrshire in its Strategic Plan 2021-2031. Further details are contained on page 18 of this LHS.

## **Specialist Provision and Housing Health and Social Care Integration Outcomes and Actions 2023-2028**

<b>Specialist Provision and Housing, Health and Social Care Integration</b>	
<b>Principal Outcome</b>	
<b>People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.</b>	
SP1. Appropriate housing options are available to meet local needs.	Continue to work with HSCP, RSL partners and private housing developers to consider the delivery of further supported accommodation models.
	Review the need for accommodation models for veterans with partner organisations and with veterans.
	Carry out a review of rural housing needs to inform future housing developments.
	Consider transit site provision that supports the cultural needs of the Gypsy/Traveller communities travelling through South Ayrshire.
	Review housing solutions for older people and consider good practice models from across the country.
	Along with HSCP explore the long-term role of sheltered housing and need and demand for very sheltered housing.
	Review funding arrangements for disabled adaptations across all sectors.
SP2. Housing, Health and Social Care work effectively together	Along with HSCP review and identify the appropriate response and support provided for people who do not meet the ASP 3-point test.

to ensure early interventions prevent housing crisis and housing solutions meet the needs of the household.	Consider a collaborative approach for those who have capacity but would have difficulty managing on their own.
	Make use of available data and customer experiences to identify homelessness triggers and opportunities for early intervention.
	Housing will work with HSCP on the development of the locality model to identify opportunities for early intervention and homelessness prevention in each area.
SP3. Effective information sharing arrangements between Housing, Health and Social Care support positive outcomes for people accessing services.	Improved partnership working and communication with colleagues in front line health services to better understand the pressures and to develop appropriate responses to meet clients' needs.
	Develop, with partners, a bank of information on share point and/or on the Council website listing the wide range of available services and the access criteria and referral processes.
	Delivery of co-produced information sessions between Housing and HSCP.
	Explore possibility of linking Housing, Health and Social Care services through shared workspaces.
SP4. People across South Ayrshire have access to the information, advice and support they require to help them overcome adversity and live independently.	Delivery of person-centred, strength based and trauma informed housing and support services that consider a person's wider support needs.
	Provide a range of appropriate training opportunities for housing staff.
	Support is provided to those housed through resettlement programmes in South Ayrshire.
	Wellbeing and welfare checks are carried out for those occupying unauthorised encampments in South Ayrshire.
	Provide a range of housing information on the Council's website relating to stock within neighbourhoods, demand, categories of housing need and the allocations point system.
	Work with web design services to ensure information on the Council's housing pages is accurate, up-to-date and accessible.
	Develop a domestic abuse policy and procedure for use by Housing Service.
	Work collaboratively with Health and Social Care Partnership to consider expansion of peer support.

	Work collaboratively with Health and Social Care Partnership to provide training opportunities for young people living in children's houses to prepare them for independent living.
SP5. Housing, Health and Social Care work periodically and work effectively together to identify and address "service gaps" to ensure that people are adequately supported.	Develop an approach to identify and record the appropriateness of referrals received by local services and any gaps in service provision.
	Review progress towards early intervention and identify actions to move this agenda forward.
	Review the core and cluster model to ensure that it is achieving its intended purpose.
SP6. Housing, Health and Social Care ensure that people with lived experience have the opportunity to participate in housing related service design.	Ensure service design is informed by people with lived experience. A range of opportunities for involvement are available from provision of information to co-production.
	Provide a range of tenant and service user participation opportunities.
	The voices of those with lived experience will be at the heart of all Promise related housing activity.
	Introduce a value for money and design function survey for new build tenants that feeds into future new build design.
SP7. Housing Services and partner agencies have a comprehensive understanding of the promise and embed the promise values in their approach.	Housing's workforce and relevant partners will receive regular communications and briefings on the implementation of The Promise and will have knowledge of this progress.
	Housing Services will adopt The Promise branding.
	Support to families will recognise trauma and its impacts.
	Housing Services will be underpinned by the five foundations of the Promise; family, voice, care, people and scaffolding.

## Healthy Homes and Fuel Poverty

This LHS Theme includes:

- Fuel Poverty, Energy Efficiency and Climate Change, and
- House Condition

Good quality, energy efficient housing are essential elements of living a healthy life. Conversely, poor quality housing and neighbourhoods have links to a wide range of issues, including poor health and wellbeing, poverty, disadvantage and inequality. For this reason, improving the quality and efficiency of the housing stock – regardless of whether people own or rent – is one of our key areas of focus over the next 5 years.

<b>Our achievements over the duration of the previous LHS</b>
<u>LHS 2017-2022 Outcome</u>
<b>People in South Ayrshire live in well maintained, energy efficient homes and are proud of their neighbourhoods</b>
We have spent over £8.5 million of Scottish Government Area Based Scheme funding to deliver energy efficiency improvements to private sector homes in the most deprived areas of South Ayrshire.
We have invested in the installation of energy efficiency measures to 1,775 homes - 1,031 in the private sector and 744 in the social rented sector.
These energy efficiency measures have provided tenants and residents with a total estimated lifetime fuel bill savings of £4,955,796 and lifetime carbon emissions savings of 8,709 tonnes of Co2.
We have invested £5.1 million of our capital funding to upgrade the efficiency of our Council housing stock.
We have invested over £850,000 in capital funding to replace roof coverings for 243 Council owned properties.
86.5% of our Council housing stock met the SHQS in 2022.
We have facilitated private sector landlord training sessions to ensure landlords are aware of their rights and responsibilities.
We have issued a newsletter periodically to private sector tenants with a range of information to inform them of their rights and responsibilities.
We completed a review of the Council's Scheme of Assistance.
Our Private Sector Enforcement Officer worked in partnership with Environmental Health to ensure properties in the private rented sector met the repairing standard.
We received approval for our Housing Renewal Area Policy in 2017.



## Fuel Poverty

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 established a new ambitious statutory target for reducing fuel poverty that:-

- by 2040, as far as reasonably possible, no household, in any local authority area, in Scotland is in fuel poverty, and
- in any event, no more than 5% of households, in any local authority area, in Scotland are in fuel poverty.
- No more than 1% of households in Scotland are in extreme fuel poverty, and
- the median fuel poverty gap of households in fuel poverty in Scotland is no more than £250 in 2015 prices before adding inflation.

This legislation also sets a new definition of both fuel poverty and extreme fuel poverty, focusing on low-income households and targeting resources at those most in need of support.

### Fuel Poverty Estimates in South Ayrshire 2019<sup>20</sup>

- In 2019, it was estimated that 36% of households were experiencing fuel poverty. This is approximately 19,000 households.
- Of this figure, 13% of households were estimated to be in extreme fuel poverty.
- Fuel poverty in South Ayrshire is more prevalent in properties constructed pre-1945.
- 49% of households living in flats were estimated to be in fuel poverty.
- 52% of households living in social housing were estimated to be in fuel poverty (*Data was unavailable for the private sector but alternative sources indicate that private rented properties are the least energy efficient across all tenures.*)
- 36% of older households were estimated to be in fuel poverty compared with 20% of families.
- Households living in off-gas grid properties and in energy inefficient hard-to-treat homes are more likely to experience fuel poverty. Many of our smaller rural communities in the north and in the south of the district are located off the gas grid.

Increases in energy prices from April 2022 are not reflected in the estimates above. It is likely that current fuel poverty figures are much higher than estimated in the 2019 data.

While fuel poverty places households under financial pressure, it is also a cause of health inequalities affecting people with vulnerabilities. Poor property condition, dampness and low temperatures can impact negatively on the physical and mental health and wellbeing of households. Children living in cold homes are twice as likely to suffer from breathing problems and their ability to thrive in their education can be reduced. Health issues may prevent them from attending school and a lack of warm space prevents them from completing homework.

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<sup>20</sup> Scottish Household Condition Survey 2017-2019

The Council's primary approach to addressing fuel poverty is targeted investment in the provision of energy efficiency measures for inefficient properties which will reduce the heat demand of properties and support the delivery of climate change targets.

All new build projects proposed in the Council's Strategic Housing Investment Plan (SHIP) will include energy efficiency measures that will reduce the heat demand of properties and assist in addressing fuel poverty and climate change.

## **Climate Change**

### **Impacts of Climate Change**

Warmer drier summers, warmer wetter winters, more intense rainfall events and rising sea levels are some of the Climate Change effects currently being experienced in Scotland.

These trends are likely to continue and intensify over the next century. Average temperatures are expected to increase across all seasons, intense heavy rainfall events will increase in both summer and winter, sea levels will continue to rise, and the weather is likely to become more variable.

The Scottish Government highlights a commitment to supporting the most vulnerable to adapt within their Climate Ready Scotland: climate change and adaptation programme 2019-2024. This programme highlights that the greatest impacts of climate change will be felt by those living in poverty.

Older people, very young people, those experiencing social disadvantage and those with chronic health problems are considered to have less ability to repair, respond and recover from the effects of climate change. Those located within flood prone areas also have an increased vulnerability.

Extreme weather events can cause disruption to travel, and this may impact on those who are reliant on community-based support and care services. Severe storms, flooding and wind driven rain also bring about coastal erosion, risks of flooding and landslides which can cause structural damage and water penetration to the built environment.

### **Climate Change Targets**

Scotland's ambitious climate change legislation sets a target for net zero emissions by 2045 at the latest. Interim targets are also set for reductions of at least 56% by 2020, 75% by 2030 and 90% by 2040.

The Scottish Government's Greenhouse Gas Statistics 2020 shows that greenhouse gas emissions reduced by 58.7% between the baseline year (1990) and 2020 demonstrating the interim target for 2020 was met.

### **Housing's Greenhouse Gas Emissions**

An update to the Government's Climate Change Plan published in 2020 states that heat in buildings accounts for 20% of Scotland's greenhouse gas emissions.

Greenhouse gases in housing are produced by:

- Fossil fuel-based heating systems
- The condition and energy efficiency of the building, and
- The way that people live within their home

### **Achieving Net Zero**

The Zero Emissions Social Housing Taskforce published a report called [Achieving Net Zero in Social Housing](#). This document details a number of recommendations to support delivery including commitment, understanding stock condition, engagement with communities, a fabric first approach, adequate investment and sufficient workforce capacity.

South Ayrshire Council is committed to the implementation of these recommendations for our social housing stock.

### **Exploring Technology Options to achieve Net Zero**

New build social housing will be constructed to meet energy efficiency standards providing homes that cost less to heat and stay warm for longer. This will support the Council in reducing levels of fuel poverty. Some of the measures currently being explored for use by the Council in new build developments to reduce carbon emissions are:

- Enhanced floor and roof insulation
- Enhanced air tightness
- Mechanical Ventilation with Heat Recovery (MVHR)
- Air Source Heat Pumps (ASHPs) to houses
- Exhaust Air Heat Pumps (EAHPs) to flats
- Underfloor heating
- Enhanced rainwater goods
- Wastewater Heat Recovery (WWHR) to bath/shower water

The Council will continue to explore the range of measure that can be used to achieve net zero in social housing through the development and implementation of our Local Heat and Energy Efficiency Strategy this includes the use of district heating systems and solar panelling.

## **Improving Energy Efficiency**

### **Energy Efficient Scotland: Area Based Scheme**

The Energy Efficient Scotland (EES) Area Based Scheme (ABS) is an energy efficiency programme, delivered by the Council, which aims to tackle fuel poverty and reduce carbon emissions, primarily through the installation of external wall insulation (EWI) systems. The ABS programme forms part of the Scottish Government's overarching energy efficiency programme, Energy Efficient Scotland, which aims to make all buildings in Scotland warmer, greener and more efficient, as part of Scotland's route map to becoming net carbon zero by 2045.

The Scottish Government award local authorities ABS grant funding to deliver energy efficiency measures to privately owned properties and we invest capital funding to enable works to the Council's social housing stock, thus enabling the delivery of a mixed-tenure programme. Since the scheme started in 2013, South Ayrshire Council and our managing agent, the Energy Agency, have designed and delivered programmes to improve the energy efficiency performance of some of the most fuel poor and energy inefficient homes within the region.

The ABS programme has been delivered in line our previous LHS ensuring 'people across South Ayrshire live in well maintained, energy efficient homes'. We have taken a 'fabric first' approach in delivery of the ABS programme by focusing on improving the thermal performance of targeted properties. This reduces the level of heat demand required to keep homes warm, which in turn has helped to lower the cost of fuel bills. This has been of particular importance given the recent cost-of-living crisis. The programme has targeted 'hard-to-treat' properties where the construction type of the building does not allow for the standard approach of installing cavity wall insulation. The delivery of a mixed-tenure area-based approach with EWI has regenerated some of the most deprived areas in South Ayrshire. Properties within whole streets have received new decorative roughcast façades as part of the insulation system, improving the appearance of the area and providing refurbished homes.

The ABS programme will continue to facilitate mixed-tenure EWI programmes, as this measure provides the greatest improvement to the energy efficiency of homes. When planning the programme of ABS works, we consider the need to replace other elements of the building, including roofs, to maximise the impact of the EWI and to address any disrepair while scaffolding is erected, minimising the cost of works. Homeowners within mixed-tenure tenements have also contributed their share of the cost of re-roofing works.

One of the main objectives of our ABS is to enable and support eligible homes to achieve an EPC rating of C or better by 2030.

In addition to EWI and re-roofing works, over 30 properties have benefitted from the installation of loft insulation and energy efficient heating systems. Additional support has also been provided to residents assessed to be living in extreme fuel poverty, with 31 private householders having received fully funded interlinked fire alarms, in line with recent Scottish Government legislation.

Our future ABS programmes will continue to prioritise improvements for the most deprived and energy inefficient areas within the local authority area. While EWI is likely to remain the primary measure, we recognise that alternative approaches will be required if we are to meet the Scottish Government's ambition of net zero emissions by 2045, respond to rapidly rising fuel costs and reduce fuel poverty.

### **Local Heat and Energy Efficiency Strategies (LHEES)**

LHEES provides the link between Government targets and policies and the delivery of energy efficiency and heat decarbonisation allowing local authorities to prioritise and target programmes over a 20-year period.

South Ayrshire Council completed a LHEES technical report in 2021 following a pilot project which summarises the existing targets and objectives relevant to the preparation of the LHEES. The Council is now in the process of developing this 5-year strategy which will be complimented by the Ayrshire Energy Masterplan. This Masterplan is currently being developed by North, South and East Ayrshire Council's, Scottish Enterprise and the University of West of Scotland to present a pathway to net zero that maximises socio-economic benefits for Ayrshire.

Housing will participate in the development of LHEES for South Ayrshire Council and ensure close links with the LHS.

## **House condition - private sector**

### **Scheme of Assistance**

The Council's [Scheme of Assistance](#) 2018-2023 is a strategy for helping homeowners to improve the condition of their home through a combination of grant funding, practical assistance and provision of advice and information. South Ayrshire Council's Scheme of Assistance covers the following areas:

#### ▪ **Below Tolerable Standard (BTS) Housing**

The Tolerable Standard is a basic level of repair a property must meet to make it fit for a household to live in.

The Council's Environmental Health department carry out assessments of property condition to establish if there are any BTS elements, where requested to do so. A list of properties that have been assessed as BTS is maintained. This list tells us:

- There were 272 BTS dwellings as at March 2023.
- 46% are owner occupied, 33% are in the private rented sector, 15% tenure unknown and 5% are vacant
- 73% of dwellings were constructed pre-1919.
- 50% of these dwellings have rising damp
- 44% have penetrating dampness (many properties have both rising and penetrating dampness)

As part of Scheme of Assistance, the Council offers a discretionary 50% grant (subject to available funding) to owners of properties which fall BTS where the grant criteria are met. These properties are considered to be in the worst state of disrepair.

A range of information and advice is available to support homeowners to maintain, repair and improve their homes.

Our Private Sector Enforcement Officer works in partnership with Environmental Health to address any BTS issues identified within privately rented homes.

- **Mixed Tenure Communal Repairs**

A discretionary 50% grant is available to support essential communal repairs and maintenance in mixed tenure blocks (blocks of flats that include social and private housing)

- **Missing Shares**

Funding to support owners in tenement blocks to progress essential repairs and maintenance works where a majority of owners have agreed and paid to proceed with the works and a minority are unwilling or unable to pay their share.

If works are deemed to be “essential maintenance” the Council will provide support to the lead owner to ensure the legislative requirements are met and will pay the missing share after a notice period has expired. The Council will then place a Repayment Charge on the property title and, where possible, will agree a repayment plan with the non-paying owner.

- **Advice, Information and Practical Assistance**

South Ayrshire Council offers good quality advice and information to homeowners. This information is provided by a number of departments and external partners, including the Housing Policy and Strategy Team, Environmental Health and Building Standards.

A range of leaflets have also been produced, with information covering the following subjects:

- Organising Repairs to your Building
- Organising Common Repairs
- Checking your Building
- Identifying and Preventing Damp and Condensation
- Building Maintenance for the Home you Own
- Paying for Building Repairs and Maintenance
- Aids and Adaptations

In some circumstances the Housing Policy and Strategy Team will offer practical assistance for homeowners who are applying for grants or to assist in progressing common repairs.

### **Owner Engagement**

Our Housing Service has an Owner Engagement Officer who works with owners in mixed tenure block to progress common works. This involves communicating with owners regarding the works required, costs, timescales, contractors and applying for a mixed tenure grant, where appropriate.

### **Private Landlord Registration and Enforcement**

South Ayrshire Council pro-actively monitors private rented sector (PRS) activity in the local authority area to ensure landlords and agents comply with landlord registration. The table below shows a reduction of 492 landlords operating within the area between

2016 and 2023<sup>21</sup>. This demonstrates the current decline being experienced in the PRS.

<b>Number of private landlords operating in South Ayrshire</b>	
LHS developed in 2016	LHS developed in 2023
5058	4566

(Source: Landlord Registration system data.)

Anyone wishing to operate as a private landlord must submit an application for registration to the local authority and meet the necessary criteria. A landlord must pass the 'fit and proper person test' to be admitted onto the landlord register. If information is available to the local authority that raises concerns regarding their 'fit and proper' status, the application is referred to the Council's Regulatory Panel for a decision.

In 2019, the Scottish Government introduced further scrutiny checks giving local authorities the power to request information regarding the safety compliance of a property including copies of safety certifications. South Ayrshire Council aims to carry out property inspections for a 10% sample of new or renewing applications for private landlord registration.

The Housing Policy and Strategy Team works closely with internal and external partners to ensure properties meet the required standard in the PRS. A dedicated Private Sector Enforcement Officer offers advice and assistance to landlords and tenants and to ensure landlords comply with their responsibilities under the Repairing Standard. The Officer will respond to enquiries from private tenants and establish if there are any breaches of the Repairing Standard or tenancy agreement. The Officer will then engage with the landlord to discuss issues and possible solutions and offer an opportunity to rectify the problem. If the landlord fails to comply there are further enforcement actions available to the officer including:

- a request to the Council's Regulatory Panel to reconsider a landlord's registration,
- assisting a tenant to apply to the First Tier Tribunal, or
- applying to the First Tier Tribunal as a third-party.

### **Houses in Multiple-Occupancy (HMO) Licensing**

The Council also acts pro-actively to ensure all landlords within the local authority comply with HMO Licensing arrangements. The Housing Service works with various partners including Environmental Health, Building Standards, Police Scotland and Fire Scotland to ensure that HMO applications are administered efficiently and effectively within appropriate timescales and properties conform to all relevant legislation and regulation. If information is available to the local authority that raises concerns regarding an applicant's 'fit and proper' status or if the property in question would not conform to criteria, the application is referred to the Council's Regulatory Panel for a decision. As at March 2023, South Ayrshire Council had 35 registered HMO's.

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<sup>21</sup> Private Landlord Registration, South Ayrshire

## **Housing Renewal Areas**

South Ayrshire's Housing Renewal Area Policy was approved in 2017. Designating an area in this way allows the Council to utilise additional powers which are only applicable to Housing Renewal Areas. This includes powers to support improvements to:

- The amenity of an area
- Issues of safety and security
- Carrying out works to reduce long-term maintenance costs
- Demolition
- Regeneration

South Ayrshire Council has identified an area in Ayr North where use of this power may be appropriate in the future. If the authority decides to proceed on this basis, our Housing Policy and Strategy Team, Environmental Health, Building Standards, Planning and HSCP will work closely together to achieve the desired outcome.

## **House condition - social housing sector**

### **Scottish Housing Quality Standard (SHQS)**

The SHQS requires all social rented properties to achieve a minimum level of housing quality. To achieve this standard properties must:

- Be compliant with the current Tolerable Standard
- Be free from serious disrepair
- Be energy efficient
- Have modern facilities and services
- Be healthy, safe and secure

Each of these categories includes property elements that must meet the standard for the property to be compliant.

As at 31<sup>st</sup> March 2022, 7,141 housing units – representing 86.5% of the 8,254 self-contained housing units owned by South Ayrshire Council - met the SHQS compared to the Scottish average of 73.0%.

7% of the housing stock is exempt from SHQS. These exemptions are provided for planned demolitions and where the cost of achieving the energy efficiency elements is disproportionate.

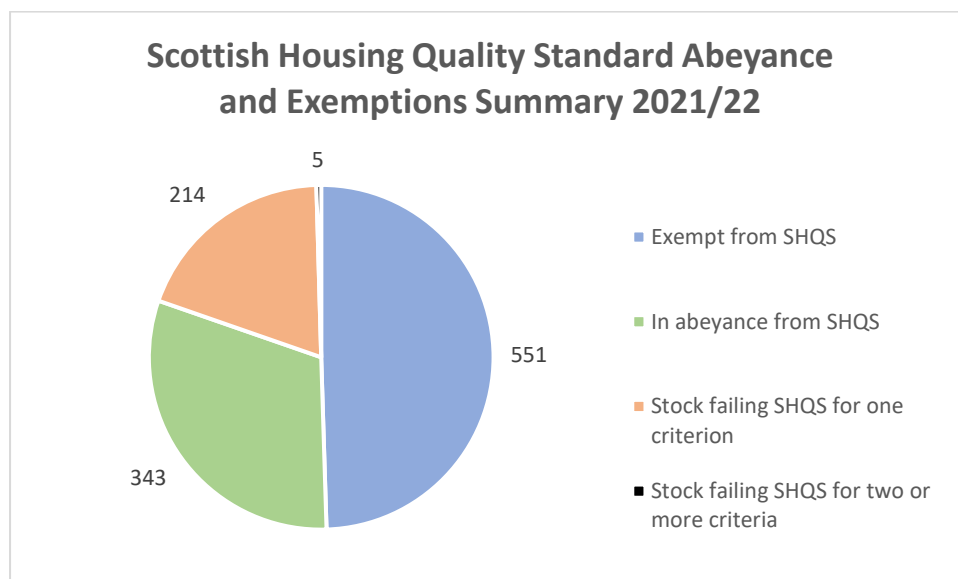
The previous energy efficiency elements of the SHQS were replaced by the Energy Efficiency Standard for Social Housing (ESSH) from 1<sup>st</sup> January 2021. This change impacted the number of our properties achieving the SHQS. At present 2% of our stock is failing on ESSH alone (where exemptions are not applied). The Council has been considering the appropriate and cost-effective measures that will bring each property type up to the required standard.



Another change to SHQS is the requirement for satisfactory carbon monoxide, heat and fire detection within homes. As at March 2022 3% of our stock is failing because, despite all attempts made, access has not been provided to allow for the work to be completed.

Some examples of other reasons for not reaching the standard are:

- Minority ownership in tenements where majority consent for works has not been reached
- Major works are underway
- Personal circumstances of tenants preventing work from progressing.



### **The Energy Efficiency Standard for Social Housing (ESSH)**

The ESSH sets out the minimum energy efficiency ratings that social landlords are expected to meet across the housing stock.

The standard sets a single minimum energy efficiency rating that varies depending on the property and heating type.

As of 31<sup>st</sup> March 2022, 93.6% of South Ayrshire Council's housing stock met this standard. 2% of our stock do not meet the standard and 4% are exempt.

The majority of exemptions are required due to the excessive costs associated with the work and a small proportion are identified for disposal.

## Healthy Homes and Fuel Poverty Outcomes and Actions 2023-2028

After giving consideration to the HNDA findings, the feedback received during our consultations and progress made during the previous LHS, the Healthy Homes and Fuel Poverty Steering Group set the following outcomes and actions relating to the Healthy Homes and Fuel Poverty Theme:

<b>Healthy Homes and Fuel Poverty</b>	
<b>Principal Outcome</b>	
<b>People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.</b>	
<b>Secondary outcomes and actions to support delivery:</b>	
HH1. Social housing stock in South Ayrshire continues to meet the local and national property condition standards.	Develop an Asset Management Plan for the Council's housing stock.
	Continued investment in social housing stocks to maintain the SHQS.
	Continue to make progress towards the Scottish Government's EESSH.
	Review the findings and implement recommendations from the Tenant Led Inspection on the Letting Standard.
	Work closely with involved tenants and stakeholders to review service feedback and identify opportunities for continuous improvement.
HH2. Properties in the private rented sector meet the Repairing Standard and landlords/owners are meeting their legislative responsibilities.	Support the delivery of enhanced property standards across South Ayrshire's private rented sector.
	Incentivise private owners to invest in building improvements within mixed tenure blocks to support social housing providers in the delivery of the SHQS.
	Promote good practice, industry training and accreditation to private landlords and continue to uphold compliance across the PRS.
	Explore the option of the Council becoming a property factor and charging for maintenance works.
	Develop information for homeowners specifically on the use of missing shares powers in the private sector.
	Provide information, advice and support to private rented tenants reporting property condition concerns to the Council.
	Explore and develop viable solutions to improve the energy efficiency of the housing stock across the local authority area.

<p>HH3. Energy efficiency is improved and instances of fuel poverty are reduced across all tenures by utilising local and national funding.</p>	<p>Consider the viability of low cost/low carbon heating systems in new homes and in retrofitting.</p>
	<p>Provide energy advice and information for people living in all tenures to promote the benefits of maintaining well ventilated, heated homes and how to achieve this efficiently.</p>
	<p>Participate in the development of a local LHEES strategy.</p>
	<p>Promote appropriate funding sources available to incentivise energy efficiency improvements in private sector homes.</p>
	<p>Where possible, align programmes for retrofitting of energy efficiency measures and modernisation works when large scale external upgrade programmes are being delivered.</p>
	<p>Incorporate workforce planning requirements in any large-scale projects in partnership with procurement.</p>
<p>HH4. Homeowners landlords and tenants are aware of their rights and responsibilities in relation to property condition and are supported to uphold them.</p>	<p>Explore funding opportunities for improvements to the delivery of information and practical assistance to homeowners on a range of repairs and maintenance issues.</p>
	<p>Develop a multi-agency approach for assisting people with hoarding tendencies.</p>
	<p>Participate in national conversations regarding meter bypassing to ensure South Ayrshire adopts appropriate responses.</p>
	<p>Explore the powers available to progress common works where commercial premises are unwilling/unable to contribute. Include this in the review of the Scheme of Assistance.</p>
<p>HH5. Advice and assistance is available to help households reduce the risk of fuel poverty and child poverty, and people across South Ayrshire are aware of how to access this assistance.</p>	<p>Work with partners to identify data linkages between child poverty, food poverty and fuel poverty to ensure projects are focused on those with the greatest need.</p>
	<p>Continue to support research projects to consider links between house condition, health and wellbeing.</p>
	<p>Develop appropriate advice, assistance and support to be offered to social housing tenants where there are concerns over utility supply or a person's ability to afford utilities.</p>
	<p>Circulate reliable sources of energy efficiency advice to the general public and promote available advice services.</p>
	<p>Continue to work towards national objectives to reduce fuel poverty where practicably possible.</p>
	<p>Explore opportunities to commission an energy advisor for South Ayrshire.</p>

<p>HH6. Repair, improvement and adaptation advice and assistance is available to homeowners and tenants across South Ayrshire.</p>	<p>Review the Scheme of Assistance for homeowners and private tenants and promote this to the sector when complete.</p>
	<p>Promote the Council's Trusted Trader Scheme to assist homeowners to identify contractors to suitably repair, adapt and improve their properties.</p>

## Annex A – South Ayrshire Council Outcomes Action Plan 2023-2028

<b>LHS Outcome:</b> People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.						
<b>Where the LHS Outcome supports National Priorities, Plans and Targets &amp; links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here;</b> Housing to 2040, National Planning Framework 4, Fuel Poverty (Targets, Definition and Strategy)(Scotland) Act 2019, Tackling Fuel Poverty in Scotland, A Strategic Approach, Scottish Housing Quality Standard, Energy Efficiency Standards for Social Housing (ESSH), Child Poverty (Scotland) Act 2017, Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026, A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector, South Ayrshire Council Plan 2023-2028, Local Outcomes Improvement Plan (Supporting older people to live in good health and closing the poverty gap)						
<b>Action(s) and Commitments for Delivery of Outcome</b>	<b>Baseline</b>	<b>Indicator or Measure</b>	<b>Milestone</b>	<b>Target/ End Point</b>	<b>Who/Co-ordinator</b>	<b>Progress</b>
135 units of affordable housing are built or acquired per year to meet local housing need.	748 units 2017 - 2023	Affordable Housing Supply Programme	135 units per annum.	675 additional units by 2028	Co-ordinator, Housing Policy and Strategy	
20 units of affordable wheelchair accessible housing are developed per year (to be reviewed annually through the SHIP).	9 units	Affordable Housing Supply Programme	20 units per annum (to be reviewed annually)	100 units by 2028	Co-ordinator, Housing Policy and Strategy	
New build units are highly energy efficient and sustainable.	Compliance level silver (aspects 1+2)	NPF4 Compliance	Annual review of the SHIP.	Compliance level gold for new developments post 2023.	Appointed Architect	

New build units provide lifetime homes that can be easily adapted to meet changing needs, where required.	Designed to achieve Housing for Varying Needs standard	NPF4 Compliance	Annual review of the SHIP	New build units achieve Housing for Varying Needs Standards	Appointed Architect	
Access to the private sector is promoted.	5 SLS properties	No. of properties available via SLS.	5 per annum	20 properties	Co-ordinator, Housing Policy and Strategy	
Owners are encouraged to bring their long-term empty homes back into use.	97 empty homes brought back into use 2017 - 2023	Empty Homes Database	19 (annually)	94 by 2028	Co-ordinator, Housing Policy and Strategy	

**LHS Outcome:** People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them.

**Where the LHS Outcome supports National Priorities, Plans and Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here;** Housing to 2040, National Planning Framework 4, South Ayrshire Council Plan 2023-2028, Local Outcomes Improvement Plan (Supporting older people to live in good health and closing the poverty gap), Community Empowerment (Scotland) Act 2015; the Place Principal.

<b>Action(s) and Commitments for Delivery of Outcome</b>	<b>Baseline</b>	<b>Indicator or Measure</b>	<b>Milestone</b>	<b>Target/ End Point</b>	<b>Who/Co-ordinator</b>	<b>Progress</b>
The Place Principals are promoted in the design of new housing developments and the improvement and regeneration of existing neighbourhoods.	Current policy compliance.	NPF4 Compliance	Continued compliance	Affordable housing developments achieve the Place Principal	Appointed Architect	
Housing works collaboratively with appropriate services and local people to address complex issues within local areas.	3 pilot Places Plans currently being implemented.  Housing Services working in partnership to resolve complaints.	Development and implementation of Place Plans for communities.  SSHC Annual Return	Implementation of Place Plans  Reduction in complaints received.	Improvements delivered to meet the needs of local communities.  Reduction in complaints of Anti-Social Behaviour to Housing Services	Service Lead, Housing Services	

<p>People with local and lived knowledge of the place have a voice in the future aspirations and plans for their area.</p>	<p>3 pilot Place Plans developed in South Ayrshire using the Place Standard.</p> <p>Tenant participation structure</p> <p>93.26% of tenants satisfied with opportunities to participate.</p>	<p>Development and implementation of Place Plans for communities across South Ayrshire using the Place Standard.</p> <p>SSHC Annual Return – Satisfaction with opportunities to participate</p>	<p>Development of additional Place Plans.</p> <p>Review of Tenant Participation Strategy and structures.</p>	<p>Local people are satisfied with the opportunities to influence plans for their community.</p>	<p>Thriving Communities &amp; Co-ordinator, Housing Policy and Strategy</p>	
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**LHS Outcome:** The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided.

**Where the LHS Outcome supports National Priorities, Plans and Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here:** Housing to 2040, Housing (Scotland) Act 2001, 2006, 2010 & 2014 Homelessness etc. (Scotland) Act 2003, The Homeless Persons (Provision of Non-permanent Accommodation (Scotland) Order 2004, Ending Homelessness Together Action Plan, Children and Young People (Scotland) Act 2014, Youth Homelessness Prevention Pathway, Equally Safe: Scotland’s Strategy to eradicate violence against women, South Ayrshire Council Plan 2023-2028, Local Outcomes Improvement Plan (Supporting older people to live in good health and closing the poverty gap), Community Empowerment (Scotland) Act 2015.

<b>Action(s) and Commitments for Delivery of Outcome</b>	<b>Baseline</b>	<b>Indicator or Measure</b>	<b>Milestone</b>	<b>Target/ End Point</b>	<b>Who/Co-ordinator</b>	<b>Progress</b>
Good quality housing advice is available and accessible to all in South Ayrshire.	Accredited Housing Advice Services available	Accredited Housing Advice Services	Continued delivery of accredited housing advice.	Reaccreditation by 2028	Service Lead, Housing Services	
Services recognise households at risk of homelessness at an early stage and take appropriate action to ensure homelessness is prevented where possible.	817 homeless applications (5-year average)	PREVENT 1 HL1 RRTP Update	Introduction of a partnership approach and increased early intervention to prevent homelessness.	< 817 homeless application per year.	HSCP, Housing Advice and Support Providers, Housing Services	
The provisions of the national homelessness agenda are	Prevention of Homelessness Duties for Public Bodies due to be	Progress reported via RRTP Update	Introduction of a partnership approach and	Annual reduction in homeless presentations to the authority.	Co-ordinator, Housing Policy and Strategy,	

implemented within South Ayrshire.	implemented 2023		increased early intervention methods to prevent homelessness.		HSCP SAC	
Delivery of the Rapid Rehousing Transition principals including: - an increased focus on preventing homelessness, - minimising stays in temporary accommodation while supporting sustainable rehousing, - minimising transitions between units of temporary accommodation, - provision of appropriate housing and support options to meet people's needs and support tenancy sustainment.	817 homeless applications (5-year average)  40% of homeless households spent < 3 months in temp.	PREVENT 1 HL1 HL3 RRTP Update	Annual reduction in homeless presentations.	< 817 (5-year average)  > 40% households spending less than 3 months in temp.	Co-ordinator, Housing Policy and Strategy	
Housing First in South Ayrshire is available as a response to	34 households supported	No. of households supported. Tenancy sustainment levels.	Annual increase in cases supported.	50 households	Co-ordinator, Housing Policy and Strategy &	

homelessness for those with complex support needs.					Service Lead, Housing Services	
Services for people who are homeless or at risk of homelessness are trauma informed, person-centred and strength based. Data sharing arrangements between all services prevents retraumatisation, supports a "no wrong door approach" and makes best use of resources.	Housing support contracts currently provide trauma informed, person-centred and strength-based services.	% of workforce attending Trauma Training.	Staff participation in Trauma Training. Involvement in Strategic Groups. Integrated Equalities Impact Assessment. Management Sessions and Service Support. Improved data sharing.	Staff within Housing and Homelessness Services provide trauma informed and responsive services.	Co-ordinator, Housing Policy and Strategy, Housing Advice and Support Providers, Service Lead, Housing Services	

**LHS Outcome:** People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.

**Where the LHS Outcome supports National Priorities, Plans and Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here:** Housing to 2040; Equality Act 2010; Fairer Scotland Action Plan; Age, Home and Community: a Strategy for Housing Scotland’s Older People 2012-2021; Age Home and Community: The Next Phase, Public Bodies (Joint Working) (Scotland) Act 2014 and the Integration of Health and Social Care and the Reshaping Care for Older People agendas; Scottish Government Equipment and Adaptation Guidance, National Health and Wellbeing Outcomes, A Fairer Scotland for Disabled People: delivery plan 2016 – 2021; All our Futures: Planning for a Scotland with an Ageing Population; Scotland’s National Dementia Strategy 2017-2027; Mental Health Strategy for Scotland 2017-2027; Scotland’s Carers Strategic Policy Statement; Scotland’s National Performance Framework; National Telehealth and Telecare Delivery Plan for Scotland; Keys to Life – improving quality of life for people with learning disabilities; Scottish Strategy for Autism; Gypsy/Travellers and the Scottish Planning System; Guide for Local Authorities on Managing Unauthorised Camping by Gypsy/Travellers in Scotland; A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector; South Ayrshire Council Plan 2023-2028; Local Outcomes Improvement Plan (Supporting older people to live in good health and closing the poverty gap); Community Empowerment (Scotland) Act 2015; the Place Principal.

<b>Action(s) and Commitments for Delivery of Outcome</b>	<b>Baseline</b>	<b>Indicator or Measure</b>	<b>Milestone</b>	<b>Target/ End Point</b>	<b>Who/Co-ordinator</b>	<b>Progress</b>
Appropriate housing options are available to meet local needs.	SLS. Rent Deposit Guarantee Scheme (RDGS). Supported Accommodation. Adaptations. Lifetime Homes.	Expansion of SLS. Number of people accessing the RDGS. No. supported accommodation units	Increase the no. properties managed by the SLS. Delivery of supported housing units for particular groups.	A reduction in homeless presentations, urgent rehousing requests and households with a priority for rehousing.	Co-ordinator, Housing Policy and Strategy	

	Empty Homes. Promotion of LIFT Scheme. Awareness raising of housing options online.	No. of public and private sector adaptations. New affordable housing units. Empty homes brought back into use.	Ongoing delivery of adaptations. Increased supply of affordable housing. Development of information available online.			
Housing, Health and Social Care work effectively together to ensure early interventions prevent housing crisis and housing solutions meet the needs of the household.	817 homeless applications (5-year average)	PREVENT 1 HL1 RRTP Update	Introduction of a partnership approach and increased early intervention to prevent homelessness	Annual reduction in homeless presentations to the authority	Co-ordinator, Housing Policy and Strategy & HSCPs	
Effective information sharing arrangements between Housing, Health and Social Care support positive outcomes for people accessing services.	Data sharing agreement signed with SPS. Privacy notices in place.	Improved information sharing agreements and service planning.	Improved data sharing arrangements in place across Housing, Health and Social Care.	Information sharing enables improved service planning for people accessing service.	Co-ordinator, Housing Policy and Strategy	
People across South Ayrshire have access to the information,	Accredited housing advice services,	No. of people accessing housing advice and support.	No. people accessing	Improved tenancy	Co-ordinator, Housing	

<p>advice and support they require to help them overcome adversity and live independently.</p>	<p>I&amp;A Service delivered by SAC, Housing Support Contracts, Housing First Service. Supported accommodation available for particular groups. Adaptations in Social Housing. Scheme of Assistance for homeowners and private tenants.</p>	<p>No. households supported by Housing First Tenancy sustainment figures. No. of people accessing information and advice via Scheme of Assistance. No. of adaptations delivered across sectors.</p>	<p>information &amp; advice by type. Increasing number of households supported by Housing First. Improved tenancy sustainment. No. adaptations delivered.</p>	<p>sustainment figures. Reduction in support needs and interactions with services. People with a disability can remain independent in their own home with an adaptation and/or support.</p>	<p>Policy and Strategy</p>	
<p>Housing, Health and Social Care work periodically and work effectively together to identify and address "service gaps" to ensure that people are adequately supported.</p>	<p>Housing First Multi-Agency Group. Youth Housing Support Group.  Services to those in prison working group.</p>	<p>Review of referral processes and identify any service gaps.  Progress early intervention methods to prevent homelessness  Review the core and cluster model to</p>	<p>Review processes, methods and models. Identify service gaps.  Identify service improvements to ensure best use of resources.</p>	<p>Resources are used effectively to ensure people are adequately supported.</p>	<p>Co-ordinator, Housing Policy and Strategy, Service Lead, Housing Services, HSCPs</p>	

		ensure it meets its intended purpose.				
Housing, Health and Social Care ensure that people with lived experience have the opportunity to participate in housing related service design.	Tenant Participation Strategy and homelessness survey – the right help at the right time.	The voice of lived experience is instrumental in the development of pathways for homelessness prevention and the design of housing support services.	All pathway development as part of the RRTP provides opportunities for people with lived experience to contribute.	Services tailored to the needs of those who use them.	Co-ordinator, Housing Policy and Strategy	
Housing Services and partner agencies have a comprehensive understanding of the promise and embed the promise values in their approach.	Parenting Promise Resource Page for staff.	No. of hits to resource page.	The Promise values embedded in policy and service delivery processes.	Services deliver promise values.	Co-ordinator, Housing Policy and Strategy	

**LHS Outcome:** People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.

**Where the LHS Outcome supports National Priorities, Plans and Targets & links to Local Outcome Improvement Plan/Locality Plans and Local Authority Plan Outcome, please list these here:** Housing to 2040, Housing (Scotland) Acts 2001, 2006, 2014, Private Rented Housing (Scotland) Act 2011, Private Housing (Tenancies) (Scotland) Act 2016, Fuel Poverty (Targets, Definition and Strategy)(Scotland) Act 2019, Tackling Fuel Poverty in Scotland, A Strategic Approach, Scottish Housing Quality Standard, Energy Efficiency Standards for Social Housing (ESSH), Climate Change (Scotland) Act 2009, Climate Ready Scotland: climate change and adaptations programme 2019-2024, Child Poverty (Scotland) Act 2017, Children and Young People (Scotland) Act 2011, Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026, A Place to Stay, A Place to Call Home: a Strategy for the Private Rented Sector, South Ayrshire Council Plan 2023-2028, Local Outcomes Improvement Plan (Supporting older people to live in good health and closing the poverty gap).

<b>Action(s) and Commitments for Delivery of Outcome</b>	<b>Baseline</b>	<b>Indicator or Measure</b>	<b>Milestone</b>	<b>Target/ End Point</b>	<b>Who/Co-ordinator</b>	<b>Progress</b>
Social housing stock in South Ayrshire continues to meet the local and national property condition standards.	86.52% - SHQS 93.6% - ESSH	SHQS ESSH	89.90% - SHQS	100% 100%	Service Lead – Housing Services	
Properties in the private rented sector meet the Repairing Standard and landlords/owners are meeting their legislative responsibilities.	SHCS low sample size.  Relevant information is provided to landlords and tenants.	Interactions with the private sector enforcement officer and positive outcomes achieved.  Further distribution of information relating to	Incentivise investment in building improvements.  Promote good practice, industry	Landlords/owners are supported to meet their legislative requirements and tenants live in warm, dry and maintained homes.	Co-ordinator, Housing Policy and Strategy	



		requirements for landlords and tenants.	training and accreditation.  Develop missing shares powers information for homeowners			
Energy efficiency is improved and instances of fuel poverty are reduced across all tenures by utilising local and national funding.	Investment in Energy Efficiency Measures to 1,775 homes.  £13 million investment across public and private sectors	Secure SG funding for investment in Energy Efficiency measures in private sector homes.	Annual investment in private and social housing.	Reduction in percentage of households living in fuel poverty and extreme fuel poverty.  Reduction in Co2 emissions from fossil fuel-based heating systems.	Co-ordinator, Housing Policy and Strategy	
Homeowners landlords and tenants are aware of their rights and responsibilities in relation to property condition and are supported to uphold them.	Newsletter issued to private sector tenants containing information on rights and responsibilities,  Information for homeowners is available online and advice and practical	Provision of information, advice and practical assistance via the Scheme of Assistance, Private Sector Enforcement Officer, Environmental Health and Building Standards.  Develop a multi-agency approach for	Annual outputs  Scheme of Assistance annual reporting  Monitor progress towards approaches and responses.	Property condition improvements.	Co-ordinator, Housing Policy and Strategy	

	<p>assistance is available via the Scheme of Assistance.</p> <p>Facilitated private sector landlord training sessions focusing on rights and responsibilities.</p>	<p>assisting people with hoarding tendencies,</p> <p>Develop an appropriate response to meter bypassing.</p> <p>Review the Scheme of Assistance.</p>				
<p>Advice and assistance is available to help households reduce the risk of fuel poverty and child poverty, and people across South Ayrshire are aware of how to access this assistance.</p>	<p>36% of households in fuel poverty, 13% in extreme fuel poverty and child poverty. Information, Advice and Assistance available via Housing Support and I&amp;A Team.</p>	<p>Reduction in number of households experiencing poverty</p>	<p>Continued delivery of EESSH &amp; ABS</p>	<p>Households are removed from poverty through the delivery of energy efficiency improvements and a range of other assistance from services.</p>	<p>Co-ordinator, Housing Policy and Strategy</p> <p>Service Lead – Housing Services.</p>	
<p>Repair, improvement and adaptation advice and assistance is available to homeowners and tenants across South Ayrshire.</p>	<p>Information for homeowners is available online, Practical assistance is available for those with a need for an</p>	<p>Scheme of Assistance Monitoring</p>	<p>Ensure all information available remains to be accurate and up to date.</p>	<p>Homes are maintained, warm, dry and energy efficient.</p>	<p>Co-ordinator, Housing Policy and Strategy</p>	

	adaptation or where their home is BTS. Information is provided to private landlords and tenants. Trusted Trader Scheme available					
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This information can be made available, on request, in braille, large print or audio formats and can be translated into a range of languages. Contact details are provided below.

درخواست کرنے پر یہ معلومات نابینا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں مہیا کی جاسکتی ہے اور اسکا مختلف زبانوں میں ترجمہ بھی کیا جاسکتا ہے۔ رابطہ کی تفصیلات نیچے فراہم کی گئی ہیں۔

本信息可应要求提供盲文，大字印刷或音频格式，以及可翻译成多种语言。以下是详细联系方式。

本信息可應要求提供盲文，大字印刷或音頻格式，以及可翻譯成多種語言。以下是詳細聯繫方式。

ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕੇ ਬੋਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਅਤੇ ਸੁਣਨ ਵਾਲੇ ਰਾਹੀਂ ਵੱਡੀ ਲਈ ਜਾ ਸਕਦੀ ਹੈ, ਅਤੇ ਇਹਦਾ ਤਰਜਮਾ ਹੋਰ ਬੋਲੀਆਂ ਵੱਲ ਵੀ ਕਰਵਾਇਆ ਜਾ ਸਕਦਾ ਹੈ। ਸੰਪਰਕ ਕਰਨ ਲਈ ਜਾਣਕਾਰੀ ਹੇਠਾਂ ਵੱਲੀ ਗਈ ਹੈ।

Niniejsze informacje mogą zostać udostępnione na życzenie w alfabecie Braille'a, w druku powiększonym lub w formacie audio oraz mogą zostać przetłumaczone na wiele języków obcych. Dane kontaktowe znajdują się poniżej.

Faodar am fiosrachadh seo fhaighinn, le iarrtas, ann am braille, clò mòr no clàr fuaim agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.

**South Ayrshire Council**  
**Customer Contact Centre**  
**0300 123 0900**

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

**Section One: Policy Details\***

Name of Policy	Local Housing Strategy (LHS) 2023-2028
Lead Officer (Name/Position)	Laura Thomson, Co-ordinator, Housing Policy and Strategy
Support Team (Names/Positions) including Critical Friend	Emma Douglas, Co-ordinator, Housing Policy and Strategy Chris Carroll, Co-ordinator, Housing Policy and Strategy Kevin Anderson, Service Lead, Performance and Community Planning Geraldine McGivern, Equalities Officer

\*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?	<p>The LHS is at the heart of the arrangements for housing and planning through its links with Development Plans and its strategic role in directing investing in housing and housing related services.</p> <p>It sets the strategic vision for the delivery of housing and housing related services and the outcomes that it will seek to achieve.</p>
What are the intended <b>outcomes</b> of the policy?	<ul style="list-style-type: none"> <li>• People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected;</li> <li>• People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them;</li> <li>• The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided;</li> <li>• People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence; and</li> </ul>

	<ul style="list-style-type: none"> <li>• People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.</li> </ul>
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## Section Two: What are the Likely Impacts of the Policy?

<p>Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)</p>	<p>The LHS will impact upon the whole population of South Ayrshire. However, the LHS will seek to address the needs of particular groups including:</p> <ul style="list-style-type: none"> <li>• Disabled People</li> <li>• People with learning disabilities</li> <li>• People who are vulnerable, frail, living with dementia, needing support to remain at home/living in the community</li> <li>• Gypsy/Travellers</li> <li>• Travelling Showpeople</li> <li>• People with autism</li> <li>• People with mental health problems</li> <li>• People with complex needs</li> <li>• People leaving supported accommodation</li> <li>• People who require supported accommodation</li> <li>• Young people transitioning to independent living for the first time</li> <li>• Ethnic minorities, including migrants, asylum seekers and refugees</li> <li>• Lesbian, Gay, bisexual and transgender people.</li> </ul>
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**Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community?**

**List any likely positive and/or negative impacts.**

Protected Characteristics	Positive and/or Negative Impacts
<p><b>Age:</b> Issues relating to different age groups e.g. older people or children and young people</p>	<p>The Strategy will positively impact on the lives of people throughout South Ayrshire, with consideration being given to specific issues impacting on people of particular ages.</p> <p>The Strategy considers issues relating to an ageing population, and puts in place arrangements to respond to the needs of this changing demographic. This includes;</p> <ul style="list-style-type: none"> <li>• Exploring opportunities to provide further supported accommodation models.</li> <li>• Ensuring new build units provide lifetime homes that can be easily adapted to meet changing needs.</li> </ul>

	<ul style="list-style-type: none"> <li>• Reviewing housing solutions for older people and considering good practice models from across the country.</li> <li>• Exploring the long-term role of sheltered housing and need and demand for very sheltered housing.</li> <li>• Providing repair, improvement and adaptation advice and assistance to homeowners and tenants across South Ayrshire.</li> <li>• Ensuring Housing Services and partner agencies have a comprehensive understanding of The Promise and embed The Promise values in their approach.</li> <li>• Working in partnership with HSCP to provide training opportunities for young people living in children's houses to prepare them for independent living.</li> </ul>
<p><b>Disability:</b> Issues relating to disabled people</p>	<p>A number of key actions in the LHS seek to help households with a disability to achieve positive housing and health outcomes.</p> <p>The Strategy includes plans to address the specific housing needs of people with disabilities, and details how we intend to assist people to live independently as far as possible over the next 5 years.</p> <p>Related actions include;</p> <ul style="list-style-type: none"> <li>• Exploring opportunities to provide further supported accommodation models.</li> <li>• Ensuring new build units provide lifetime homes that can be easily adapted to meet changing needs.</li> <li>• Providing repair, improvement and adaptation advice and assistance to homeowners and tenants across South Ayrshire.</li> <li>• 20 units of affordable wheelchair accessible housing are developed per year (to be reviewed annually through the SHIP).</li> <li>• Working effectively with HSCP to ensure early interventions prevent housing crisis and housing solutions meet the needs of the household.</li> </ul>
<p><b>Gender Reassignment – Trans/Transgender:</b> Issues relating to people who have proposed, started or completed a process to change his or her sex</p>	<p>South Ayrshire Council's LHS is committed to ensuring equality for all people seeking to meet their housing needs.</p> <p>While the LHS is unlikely to have a disproportionate impact on people based on their gender identity, consideration will be given in the implementation of the</p>

	<p>action plan as to how housing policies and practices might directly or indirectly affect people of any gender.</p>
<p><b>Marriage and Civil Partnership:</b> Issues relating to people who are married or are in a civil partnership</p>	<p>The LHS is unlikely to have a disproportionate impact on people based on their marital status.</p>
<p><b>Pregnancy and Maternity:</b> Issues relating to woman who are pregnant and/or on maternity leave</p>	<p>The LHS is unlikely to have a disproportionate impact on people who are pregnant or who have recently had a baby.</p>
<p><b>Race:</b> Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers</p>	<p>The actions set out in the LHS will have a positive impact on issues relating to race locally.</p> <p>The Strategy, informed by the HNDA, seeks to address the housing needs and concerns of people throughout South Ayrshire, including BME groups, migrants, asylum seekers, refugees, and Gypsy/Travellers during the 5-year period to 2028. Examples include:</p> <ul style="list-style-type: none"> <li>• Improving engagement with communities,</li> <li>• Consider transit site provision that supports the cultural needs of the Gypsy/Traveller communities travelling through South Ayrshire,</li> <li>• Provision of wellbeing and welfare checks for those occupying unauthorised encampments</li> <li>• Provision of support to those housed through resettlement programmes in South Ayrshire.</li> </ul>
<p><b>Religion or Belief:</b> Issues relating to a person's religion or belief (including non-belief)</p>	<p>South Ayrshire Council is committed to mainstreaming equalities and ensuring sensitivity to the cultural and religious beliefs of people across South Ayrshire.</p> <p>While the LHS is unlikely to have a disproportionate impact on people based on their religious belief, consideration will be given in the implementation of the action plan as to how housing policies and practices might directly or indirectly affect people of various cultural or religious backgrounds.</p>



<p><b>Sex:</b> Gender identity: Issues specific to women and men/or girls and boys</p>	<p>The actions set out in the LHS will have a positive impact on gender equality in South Ayrshire.</p> <p>The Strategy identifies and addresses issues specifically affecting people of particular genders.</p> <p>An example include;</p> <ul style="list-style-type: none"> <li>• Develop a domestic abuse policy and procedure for use by Housing Services.</li> </ul>
<p><b>Sexual Orientation:</b> Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight</p>	<p>With regard to sexual orientation, the LHS is committed to ensuring housing policies and practices act to eliminate discrimination and stigma experienced by people from all sexual orientations.</p> <p>While the LHS is unlikely to have a disproportionate impact on people based on their sexual orientation, consideration will be given in the implementation of the action plan as to how housing policies and practices might directly or indirectly impact on people of various sexual orientations.</p>

<b>Equality and Diversity Themes Relevant to South Ayrshire Council</b>	
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<p><b>Health</b> Issues and impacts affecting people's health</p>	<p>There are clear links between housing and health. On a basic level, improvements to housing – whether public or private – are likely to have a positive impact on people's health and wellbeing.</p> <p>Furthermore, improvements to housing and neighbourhoods are likely to have a positive impact on the mental wellbeing of people.</p> <p>Ensuring people are supported to live independently in sustainable tenancies is a key overarching aim of the LHS, and as such there is a clear desire to have a positive impact on the health of those living in our communities. Because of this link between good housing and wellbeing, housing policies can also negatively impact on some individuals or communities more than others.</p> <p>As such, care must be taken to ensure that communities, service providers and their representatives are appropriately consulted on proposed policies and practices in order to mitigate these issues.</p>
<p><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.</p>	<p>The LHS supports people's human rights, including the right to respect for private and family life. The Strategy will also help reduce stigma and discrimination against particular communities by mainstreaming equalities and supporting equality of access to services.</p>

<b>Socio-Economic Disadvantage</b>	
<p><b>Low Income/Income Poverty:</b> Issues: cannot afford to maintain regular payments such as bills, food and clothing.</p>	<p>There will be a positive impact for those who have a low income or are living in income poverty.</p> <p>An example of this is the installation of energy efficiency measures which will impact positively on the cost of heating a home.</p> <p>The Local Housing Strategy links with the Council Plan which aims to reduce poverty and inequality.</p>
<p><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</p>	<p>There will be a positive impact for those with low and/or no wealth. The Local Housing Strategy links with Local Development Plan 2 and together they direct investment in new housing.</p> <p>Housing new build development and retrofitting programmes will create jobs, provide apprenticeships and other training opportunities, and provide more energy-efficient homes for those who need them.</p>
<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>There will be a positive impact for those who have a low income or are living in income poverty. The Local Housing Strategy links with the Council Plan which aims to reduce poverty and inequality.</p>
<p><b>Area Deprivation:</b> Issues: where you live (rural areas), where you work (accessibility of transport)</p>	<p>There will be a positive impact for those who have a low income or are living in income poverty. The Local Housing Strategy will support work to address area deprivation and links with the Council Plan which aims to reduce poverty and inequality.</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 development of the LHS has involved consultation with a wide range of stakeholders including tenants, residents and service providers.</p> <p>An online survey was distributed in July 2022 to communities across South Ayrshire.</p> <ul style="list-style-type: none"> <li>• 14% of respondents told us they had a disability</li> <li>• 6 respondents told us they use a wheelchair some of the time</li> <li>• 4 respondents told us they are veterans</li> <li>• 61 respondents told us they are key workers</li> <li>• 11 respondents told us they are care experienced</li> </ul> <p>A range of services were also invited to complete the online survey including housing support providers, ADP, Minority Group Officer, Housing Services, Veterans First Point, Corporate Parenting Lead Officer, Community Learning and Development and Employability and Skills.</p> <p>The key topics to be included within the strategy were split across three theme groups. These groups were made up of relevant stakeholders and service providers including:</p> <p>Housing Support Providers          Housing Services and Housing Policy and Strategy          RSL Partners          Corporate Parenting Lead          NHS          ADP          Health and Social Care Partners          Improvement Service          Thriving Communities          Voluntary Action South Ayrshire          Veterans First Point Ayrshire and Arran          Minorities Group Officer          Womens Aid</p> <p>These theme groups met in person and online to share knowledge and experiences that would allow for outcomes and actions to be formulate.</p> <p>Letters were sent to our local Registered Tenants Organisations to offer opportunities to participate and discussions were held with our involved tenants via our Tenant Participation Monitoring Group.</p>
<p><b>Data and Research</b>          In assessing the impact set out above what evidence has been collected from research or other</p>	<p>The LHS is supported by an analysis of housing need and demand that takes into account the needs of a variety of groups. This analysis also provides contextual data about the shifting demographics</p>

<p>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>within the local authority area. The HNDA was compiled using a range of primary and secondary data sources, and this supported by consultation as detailed above.</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>During the development of the Housing Need and Demand Assessment a Housing Market Partnership was formed with a key role in providing and assessing data to inform decision making. Partners included:</p> <ul style="list-style-type: none"> <li>• SAC Corporate Policy, Performance and Community Planning</li> <li>• Planning</li> <li>• Housing Policy and Strategy</li> <li>• Housing Services</li> <li>• Economic Development</li> <li>• Research and Intelligence</li> <li>• Planning and Performance, Health and Social Care Partnership</li> <li>• Economy and Regeneration</li> </ul> <p>Many of these partners continued to be involved in the development of the LHS which is informed by the data within the Housing Need and Demand Assessment.</p> <p>Three theme groups, involving a wider range of professionals from various partners organisation, then informed the outcomes and actions within the LHS by representing the groups that they support.</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>There has been no gaps or uncertainties identified.</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?	August 2023
When will the policy be reviewed?	2028
Which Panel will have oversight of the policy?	South Ayrshire Cabinet 29 <sup>th</sup> August 2023

### Summary Equality Impact Assessment Implications & Mitigating Actions

**Name of Policy:** Local Housing Strategy 2023 - 2028

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

**Eliminate discrimination**

The LHS seeks to mainstream equalities in its overarching aims and outcomes, as well as ensuring that any subsequent action points do not disproportionately disadvantage one group or community over another. South Ayrshire Council is committed to eliminating discrimination and stigmatisation and the LHS will play a positive role in contributing towards this vision.

**Advance equality of opportunity**

The Strategy is inclusive and ensures equality of opportunity to access housing services by all protected characteristics within the Council's communities. The policies, practice and direction of travel within the Strategy will support social inclusion and development of cohesive communities.

**Foster good relations**

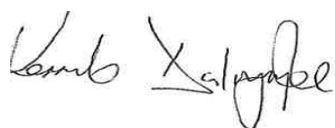
The Strategy is inclusive and ensures equality of opportunity to access housing services by all protected characteristics within the Council's communities. The policies, practice and direction of travel within the Strategy will support social inclusion and development of cohesive communities.

**Consider Socio-Economic Disadvantage (Fairer Scotland Duty)**

The delivery of the outcomes and actions within this Strategy will support those who are socio-economically disadvantaged. This can be achieved by improving the quality and energy efficiency of housing and the places where people live.

#### Summary of Key Action to Mitigate Negative Impacts

Actions	Timescale



**Signed:**

**Date:** 20/07/2023

**Print Name:** Kenneth Dalrymple, Assistant Director, Housing and Operations

# Children's Rights and Wellbeing Impact Assessment

Local Housing Strategy  
2023-2028

## Screening Sheet

### Policy Name and Overall aims

South Ayrshire Council's Local Housing Strategy (LHS) 2023 – 2028 is the strategic document that sets out the strategy and priorities for the delivery of housing and related services.

The aim of the strategy over the next 5 years is to ensure:

- People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.
- People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them.
- The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided.
- People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.
- People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.

### What aspects of the strategy will affect children and young people up to the age of 18?

All aspects of the LHS will affect children and young people living in South Ayrshire. The Strategy focuses on the delivery of housing and related services. This includes:

- New build housing to meet local needs and ensuring the existing stock is used as efficiently as possible.
- Working in partnership to creating high quality places that support health and wellbeing and tackle inequalities.
- Preventing and addressing homelessness.
- Supporting people including those with disabilities or long-term conditions, or who are frail, to live independently at home or a homely setting for as long as possible.
- Working with health and social care partners to ensure housings contribution towards improved health and wellbeing and reducing health inequalities.
- Improving energy efficiency, reducing fuel poverty and child poverty
- Improving house condition to address poor health and wellbeing, poverty, disadvantage and inequality.
- Reducing housing's greenhouse gas emissions and where possible achieving net zero.



**What likely impact – direct or indirect – will the policy/measure have on children and young people?**

South Ayrshire's LHS seeks to reduce poverty and disadvantage and improve health and wellbeing outcomes for the local population.

The likely impacts are:

- Provision of high quality, energy efficient new build housing units.
- New wheelchair accessible housing units.
- Energy efficiency measures for existing housing to reduce fuel poverty and carbon emissions.
- Reduction in fuel poverty and child poverty.
- Reduction in disadvantage and inequalities.
- Support to improve house condition in the private sector.
- Support and services tailored to the needs of particular groups.
- Improved housing outcomes for young care leavers.
- Prevention of homelessness, and, where homelessness cannot be prevented, improved housing services and person-centred, trauma informed support.
- Partnership approaches to improve local places, improving health and wellbeing.

**Which groups of children and young people will be affected?**

The LHS will positively affect all groups of children and young people up to the age of 18.

**Is a Children's Rights and Wellbeing Impact Assessment required?**

Yes, the LHS is a significant policy detailing the priorities and plans for delivery of housing & related services over a 5 year period. There are direct and indirect impacts for children and young people as this policy progresses.

**Which articles of the UNCRC does this policy/measure impact on?**

The LHS impacts on the following UNCRC articles:

- Article 2 – Non-discrimination
- Article 3 – Best interest of the child
- Article 5 – Parental guidance and a child's evolving capacities
- Article 6 – Life, survival and development
- Article 10 – Family reunification
- Article 12 – Respect for the views of the child
- Article 16 – Right to privacy
- Article 19 – Protection from all forms of violence
- Article 22 – Refugee children
- Article 24 – Health and Health Services
- Article 23 – Children with a disability
- Article 27 – Adequate standard of living
- Article 30 – Children from minority or indigenous groups
- Article 31 – Leisure, play and culture.

**What impact will your policy/measure have on children's rights?**

South Ayrshire Council is committed to improving outcomes for children and young people who are more likely to experience poorer outcomes because of inequalities, trauma and adversity. The aim of the LHS over the next 5 years is to ensure:

- People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected;
- People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them;
- The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided;
- People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence; and
- People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.

Within the strategy we aim to reduce fuel poverty, child poverty and inequalities.

**Will there be different impacts on different groups of children and young people?**

It is the intension of the LHS that all groups of children and young people will be positively impacted. Numerous actions within the LHS are aimed at improving existing service provision for more disadvantaged groups.

**If a negative impact is assessed for any area of rights or any group of children and young people, can you explain why this is necessary and proportionate? What options have you considered to modify the proposal, or mitigate the impact?**

There are no foreseen negative impacts on any rights or groups for children and young people because of the implementation of the LHS.

**How will the policy/measure give better or further effect to the implementation of the UNCRC in Scotland?**

South Ayrshire Council has a duty to safeguard, support and promote the wellbeing of children in their area. South Ayrshire has the 12th highest child poverty levels in Scotland with 12.9% of children under 16 classified as living in absolute low-income families after housing costs. This equates to approximately 2,255 children.

It is the intension of the LHS to support the objectives to ensure:

- Housing Services and partner agencies have a comprehensive understanding of the promise and embed the promise values in their approach.
- Ensure that people with lived experience have the opportunity to participate in housing related service design.

## **How have you consulted with relevant stakeholders, including involving children and young people in the development of the policy/measure?**

An online survey was developed and distributed in July 2022 to communities across South Ayrshire. The survey was also distributed to our partners that provide services to those who are harder to reach and people with, or who share protected characteristics. These services were asked to encourage and support people to participate. The partners we contacted included:

- Housing support providers
- Alcohol and Drug Partnership
- Minorities Group Officer
- Housing Services
- Health and Social Care Partners
- Corporate Parenting Lead Officer
- Community Learning and Development
- Employability and Skills
- Elected Members

To inform the development of the LHS we established three theme groups:

- Placemaking
- Prevention, Provision, and Integration
- Healthy Homes and Fuel Poverty

These theme groups discussed the proposed outcomes and actions based on the feedback from the online consultation along with evidence from national and local agendas, policy, and guidance. Children and young people have been well represented through the process via partners, the third sector and our Corporate Parenting Officer.

### **1. What evidence have you used to inform your assessment?**

Our LHS outcomes and actions are informed by our many statutory requirements and national agendas, policy, and guidance. This includes the following:

- Housing (Scotland) Act 2001, 2006, 2010, 2014
- Climate Change (Scotland) Act 2009 – Tackling the effects of Climate Change
- Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019
- Scottish Housing Quality Standard (SHQS)
- Energy Efficiency Standards for Social Housing (EESH)
- Child Poverty (Scotland) Act 2017
- Public Bodies (Joint Working) (Scotland) Act 2014 – Housing Contribution Statement
- Private Rented Housing (Scotland) Act 2011
- Homeless Persons (Unsuitable Accommodation) (Scotland) Amendment Order 2020
- Children and Young People (Scotland) Act 2014
- National Planning Framework
- Scottish Planning Policy
- Planning (Scotland) Act 2019
- Community Empowerment (Scotland) Act 2015
- Place Principal
- Housing and Regeneration Outcomes Framework

Furthermore, our LHS considers our local priorities, including:

- Council Plan South Ayrshire' Local Housing Strategy 2017 – 2022
- South Ayrshire Council, Housing Need and Demand Assessment 2021-2026
- Local Outcomes Improvement Plan
- Locality Plans
- Local Development Plan (LPD)
- South Ayrshire's Economic Strategy
- South Ayrshire Health and Social Care Partnership Strategic Plan
- Child Poverty Action Plan

**How will the impact of the policy/measure be monitored?**

Progress towards achieving the outcomes and actions will be reviewed annually by the Housing Policy and Strategy and will include all relevant services and partners.

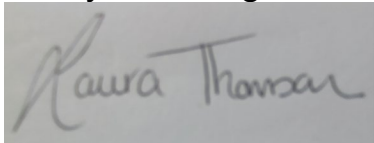
**How will you communicate to children and young people the impact of the policy/measure on their rights?**

Many of the impacts of the LHS will be indirect for children and young people but we will give consideration to the publication of appropriate and accessible information relating to specific services where there is a direct impact.

**Sign & Date:**

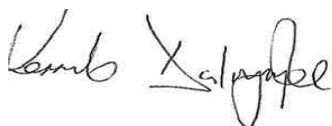
Policy Lead: Laura Thomson

Policy Lead Signature:



Date of Sign Off: 25<sup>th</sup> May 2023

Assistant Director Signature:



Date of Sign Off: 20<sup>th</sup> July 2023



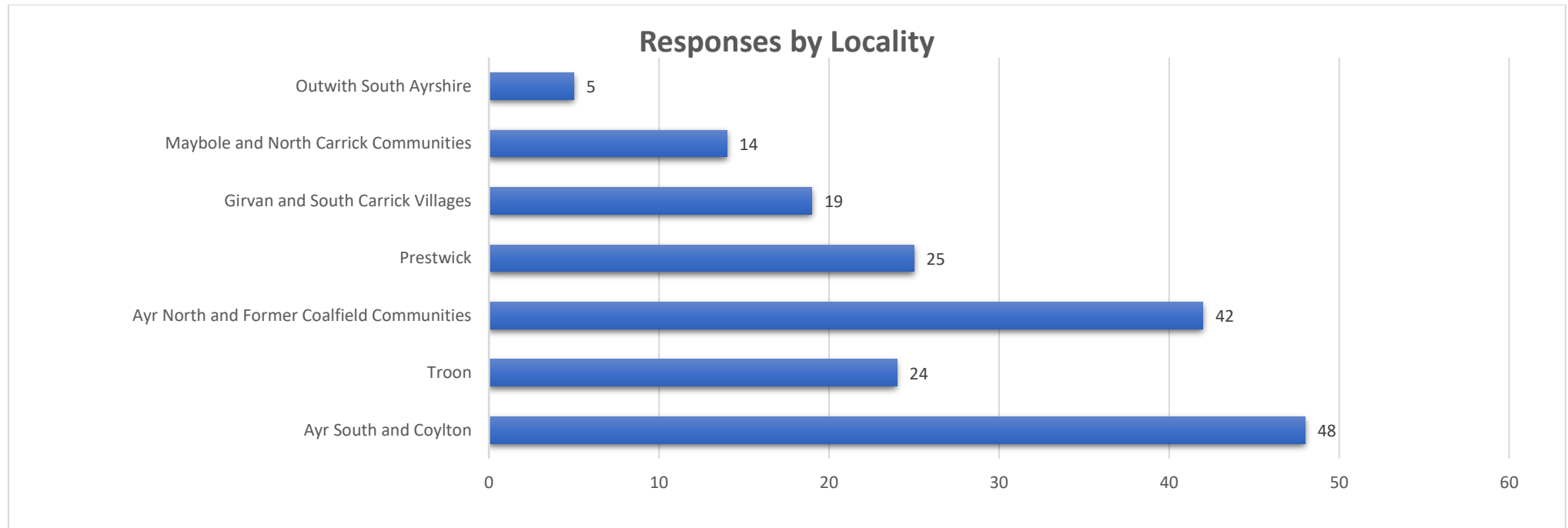
Local Housing Strategy 2023 – 2028 Survey Response Analysis

## Background

An online survey was developed to find the views of residents of South Ayrshire. The survey was open from July to October 2022 and promoted through the tenants' newsletter, social media channels and through local school communication methods i.e. txt message. The survey returned 177 responses that formed the Local Housing Strategy.

The survey gathered information on respondents current housing circumstances as well as their housing aspirations. The focus of the survey was to ascertain respondents housing challenges and priorities for housing. Respondents also had the opportunity to provide other priorities and any other comments

## Locality

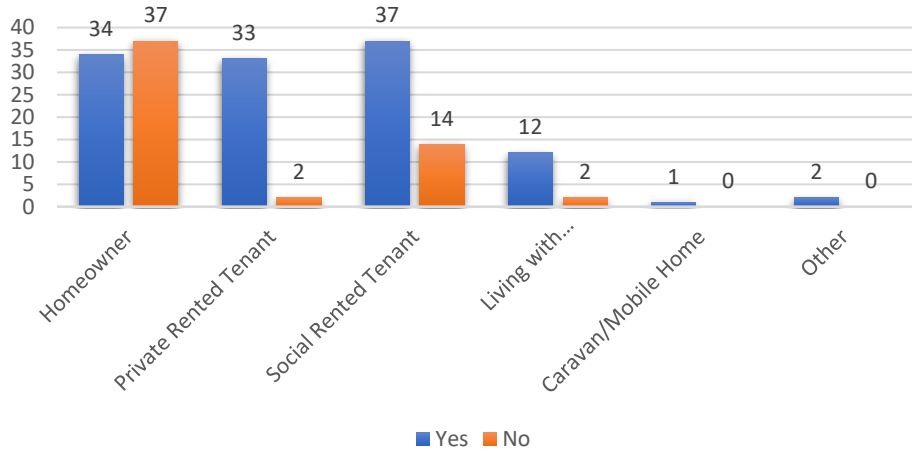


## Respondent Information

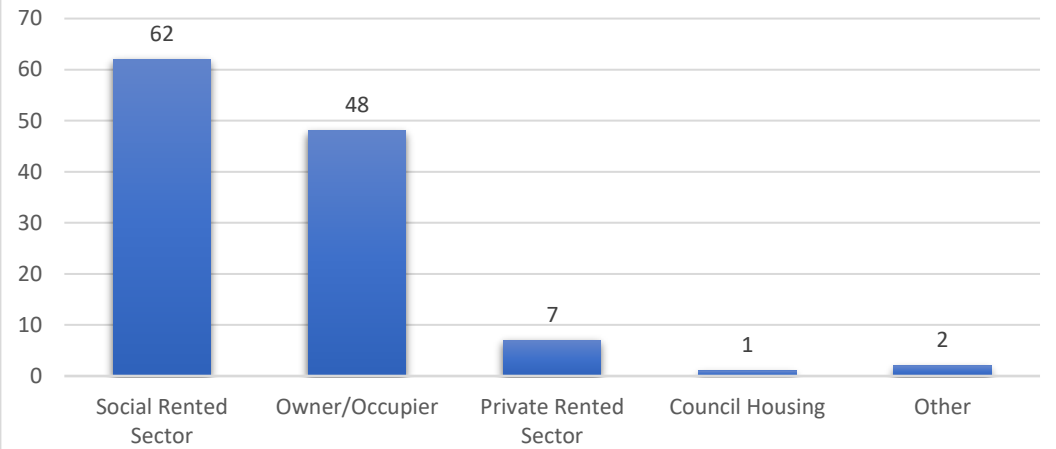
14% of respondents had advised that they had some form of disability compared to 83% who did not have any form of disability, 3% had skipped this question.

68% of respondents indicated that they would like to move from their current home now or in the future, 31% said they would not like to move and 1% skipped this question.

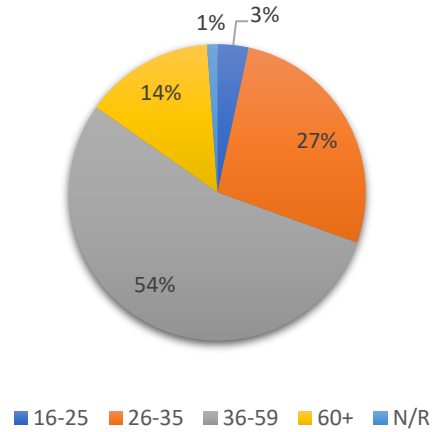
### Would you like to move in the future by Tenure



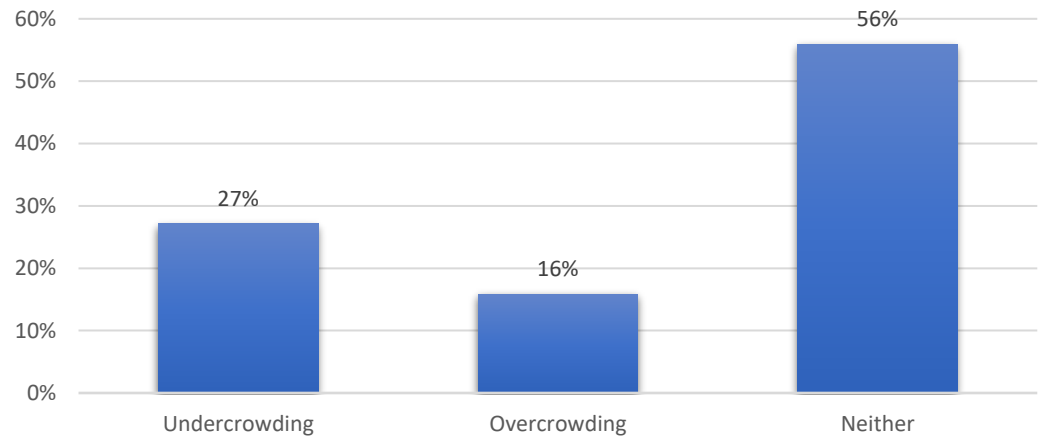
### If you want to move, where do you want to move to?



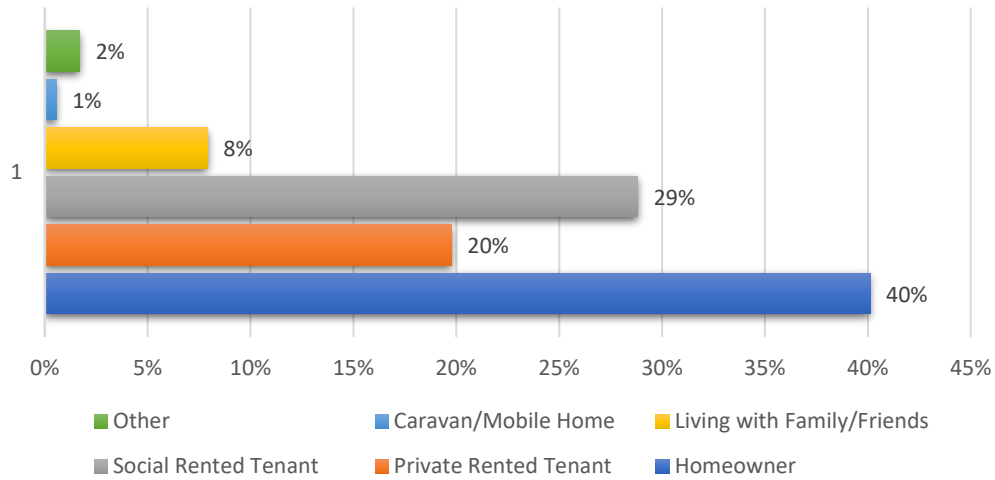
### Respondents Age



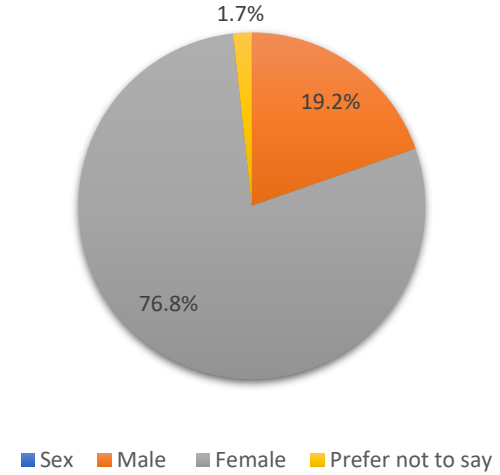
### Occupancy



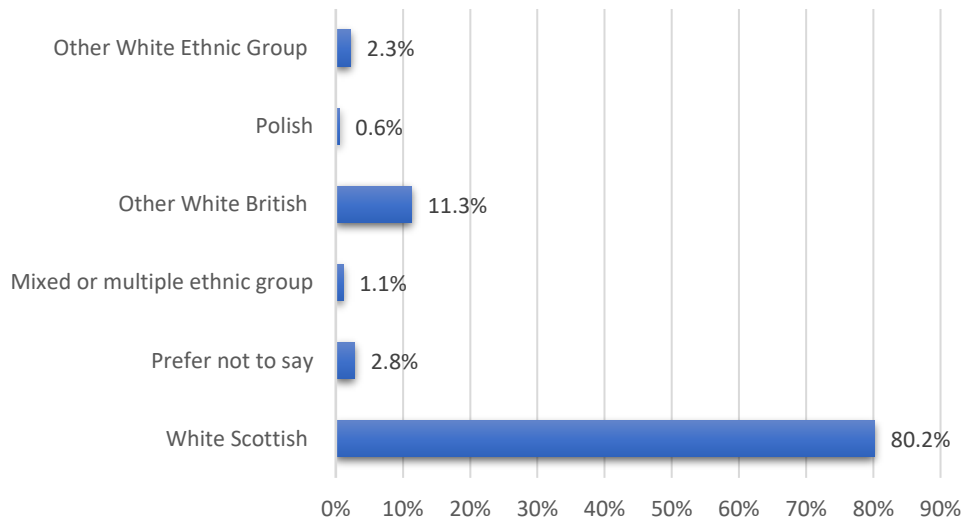
### Responses by Tenure



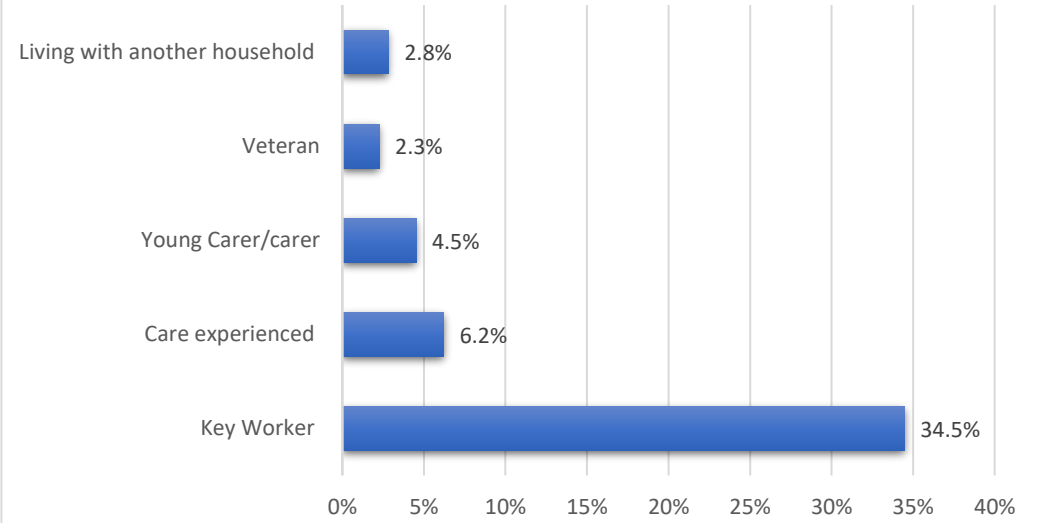
### Respondents Sex



### Respondents Ethnicity

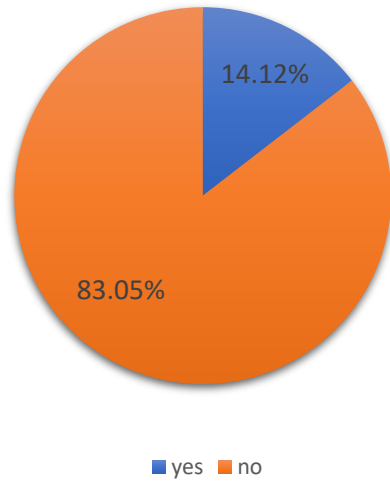


### Status

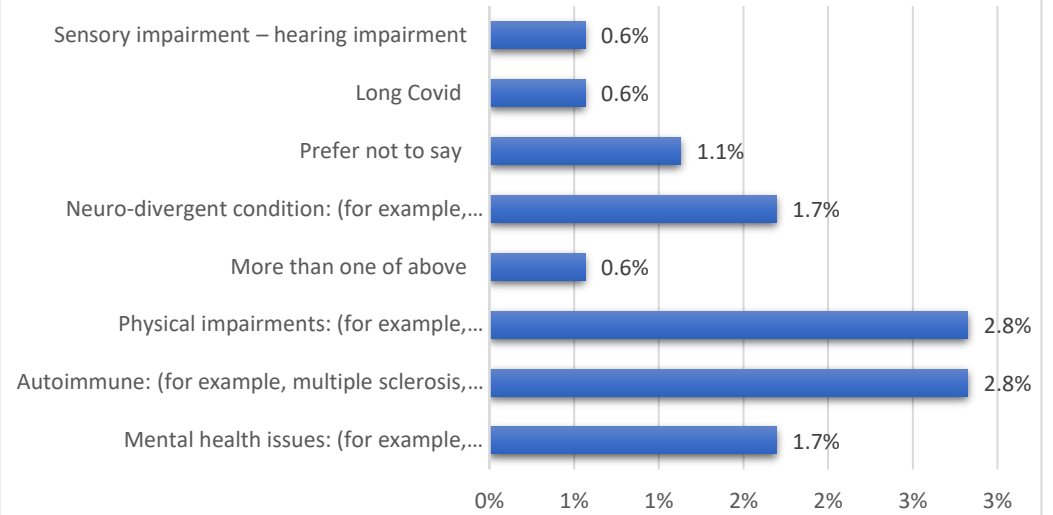




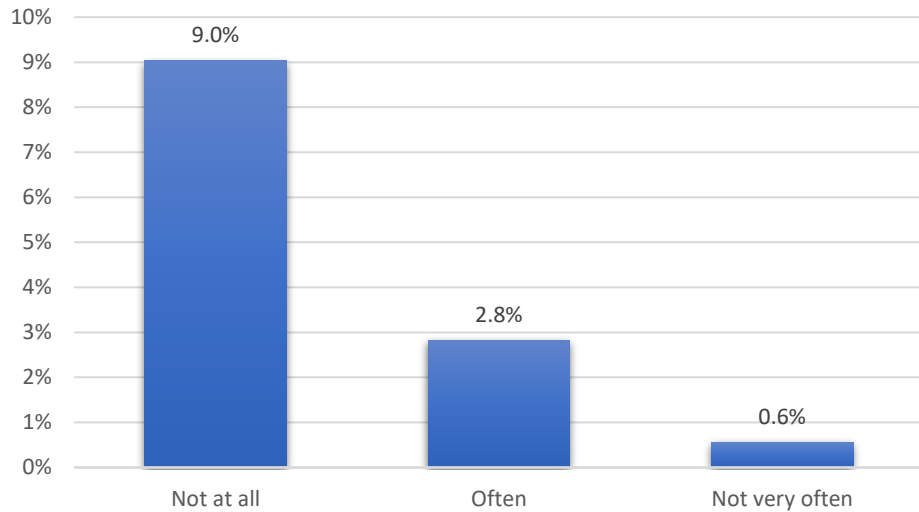
### Are you Disabled



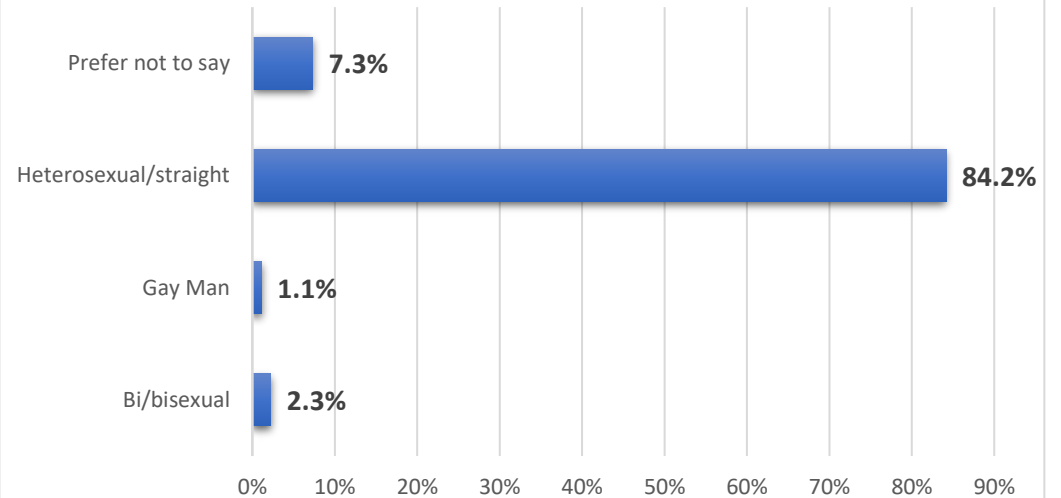
### Disabilities



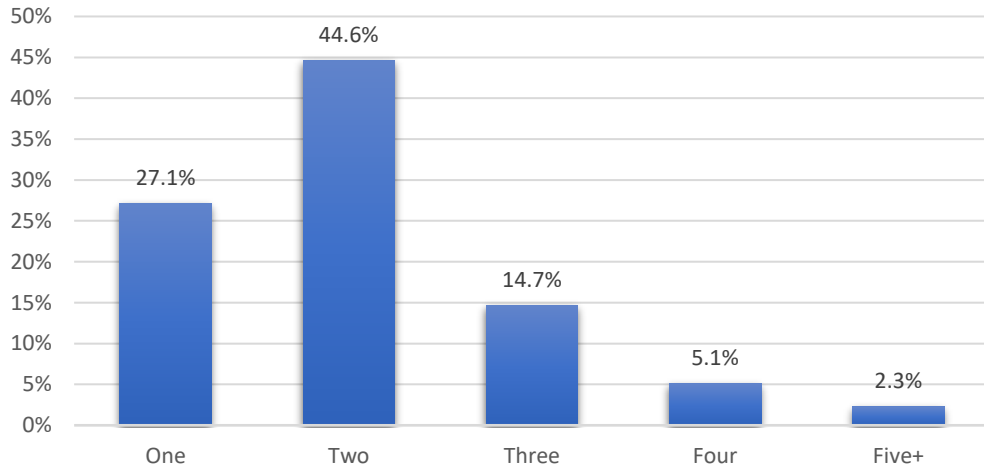
### Do you use a wheelchair?



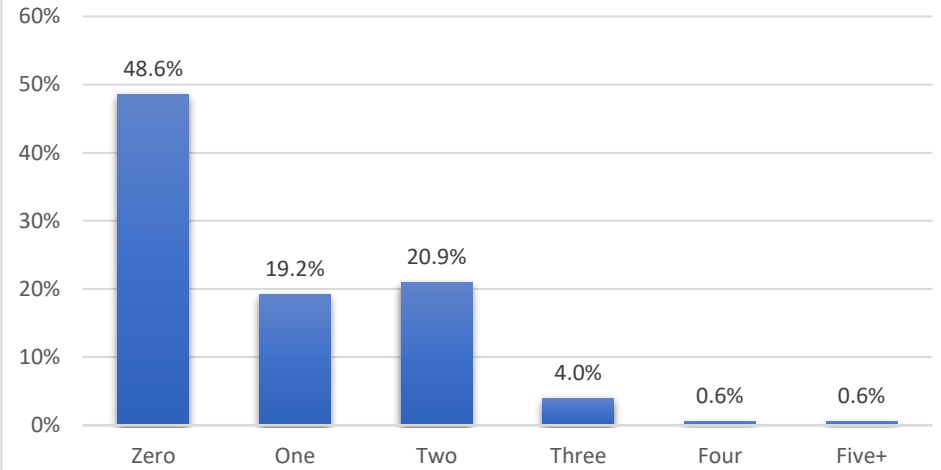
### Sexual Orientation



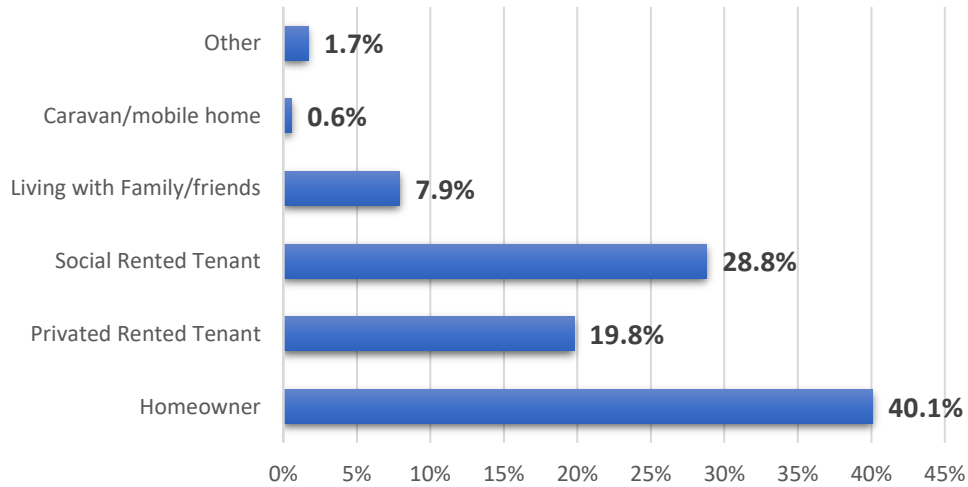
### How many adults are in your household



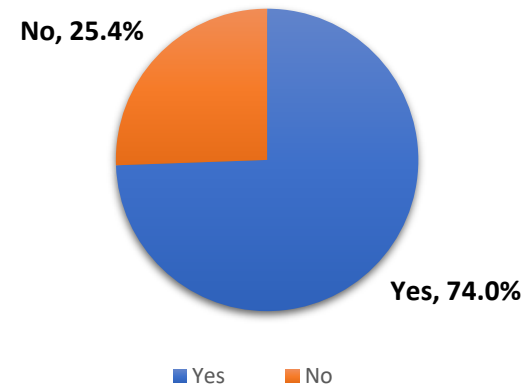
### How many children are in your household



### Housing Circumstances

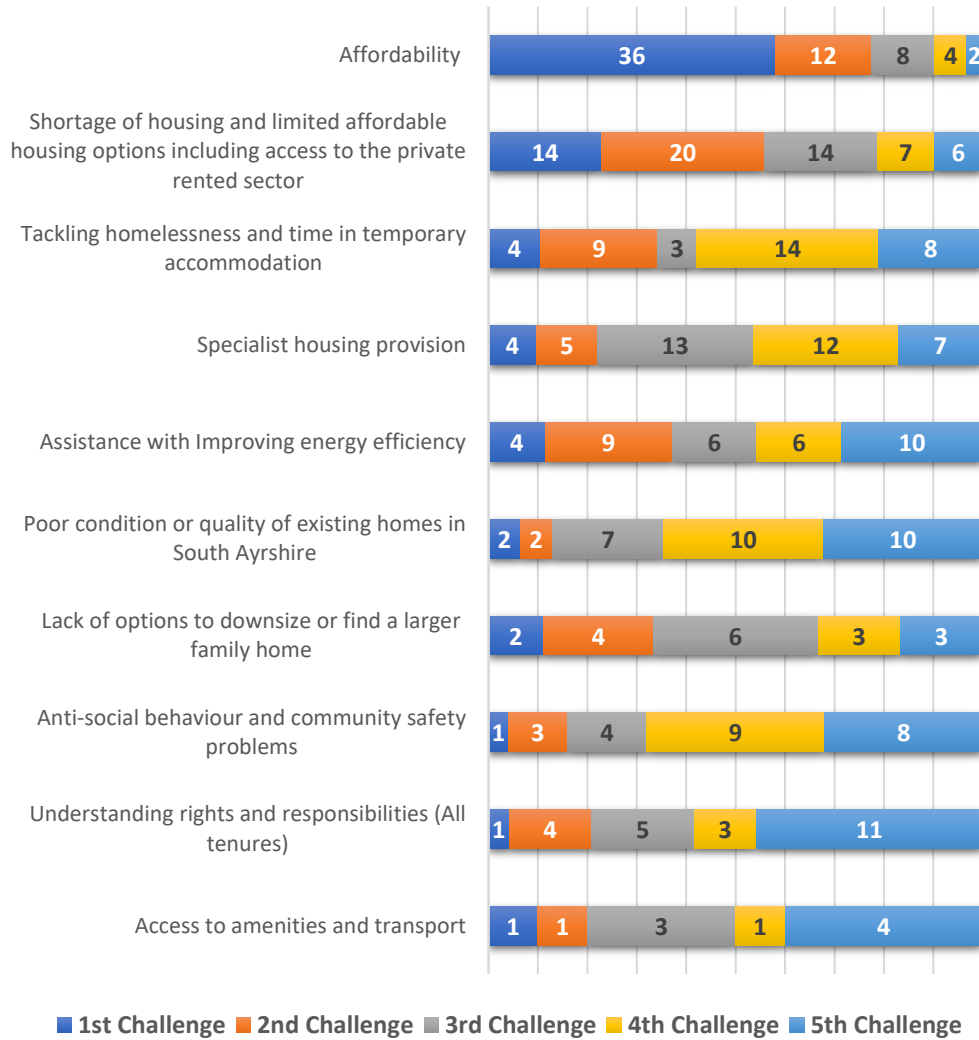


### Does your accommodation meet the needs of your household?

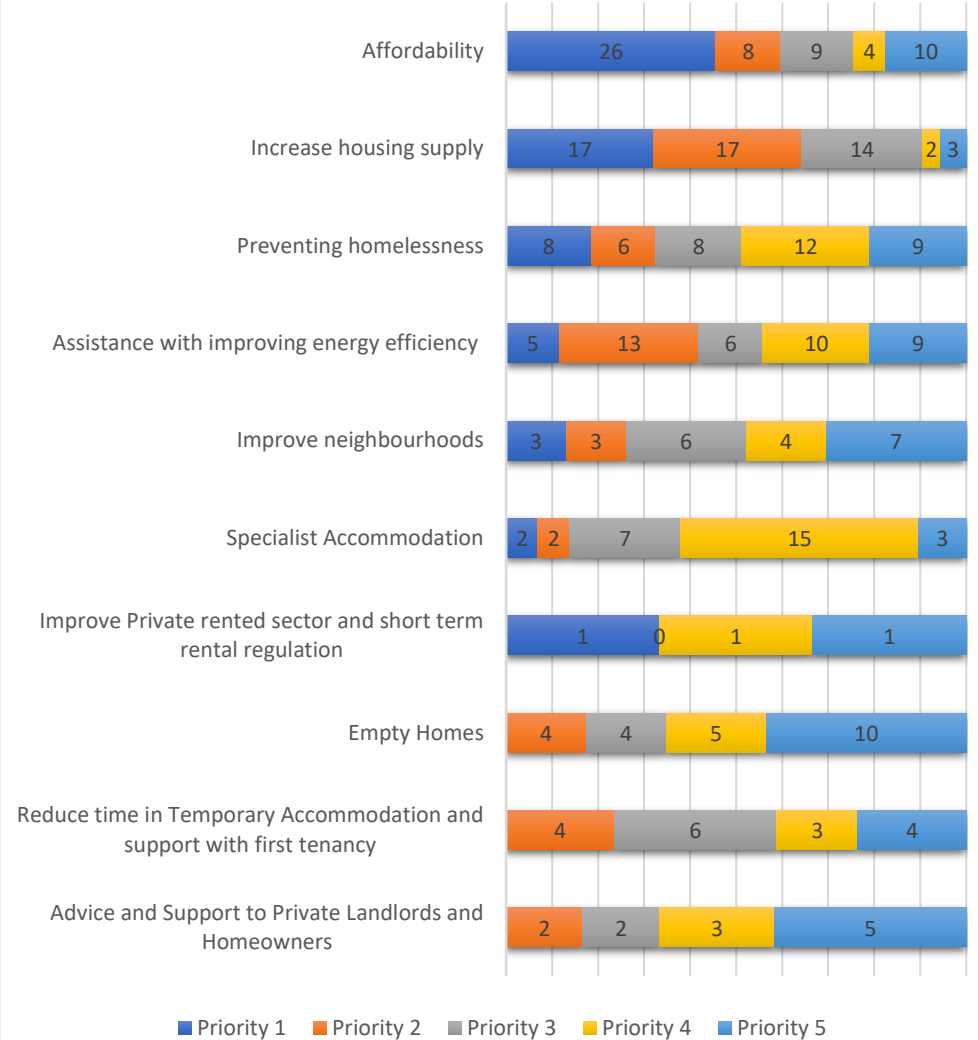


# Homeowners

## Challenges for Homeowners

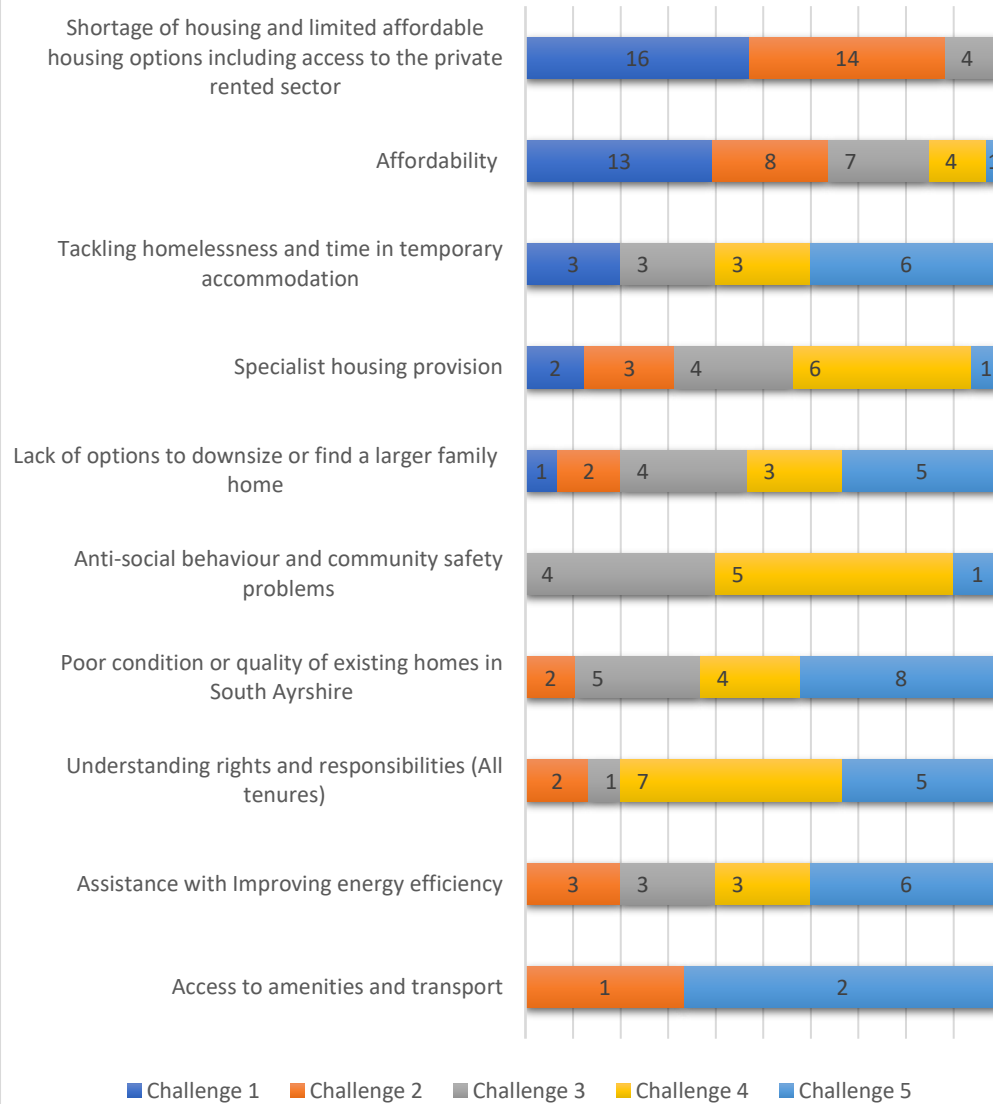


## Priorities for Homeowners

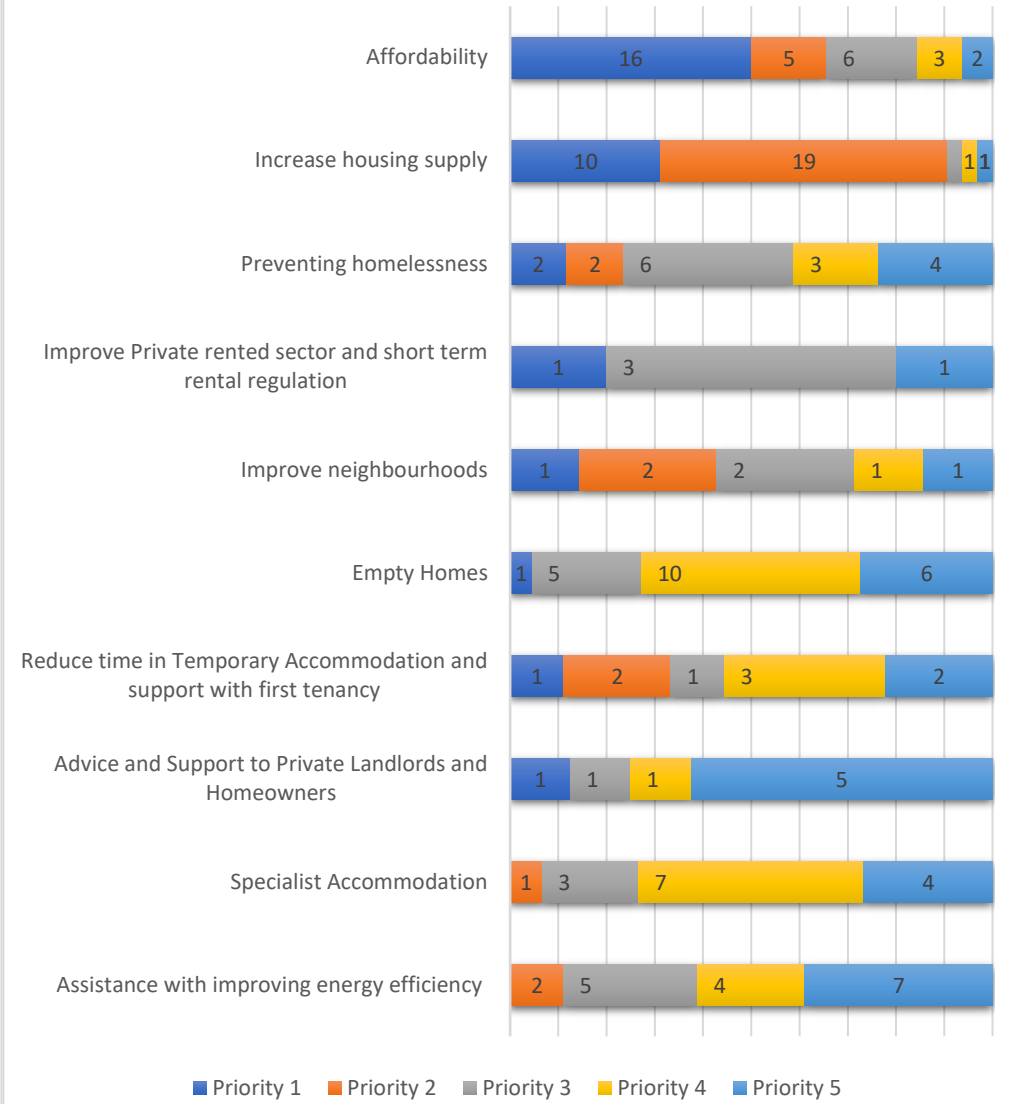


## Private Rented Tenant

### Challenges for Private Rented Tenants

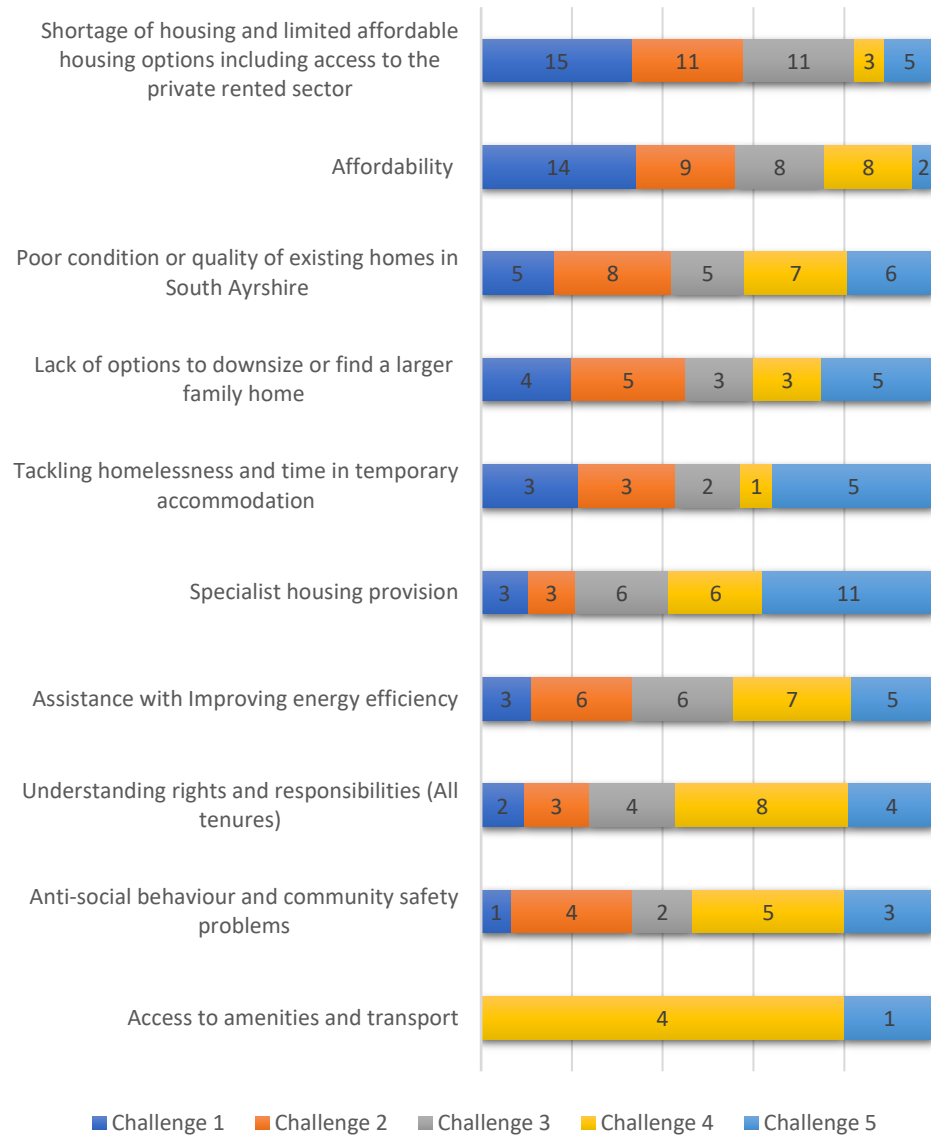


### Priorities for Private Rented Tenants

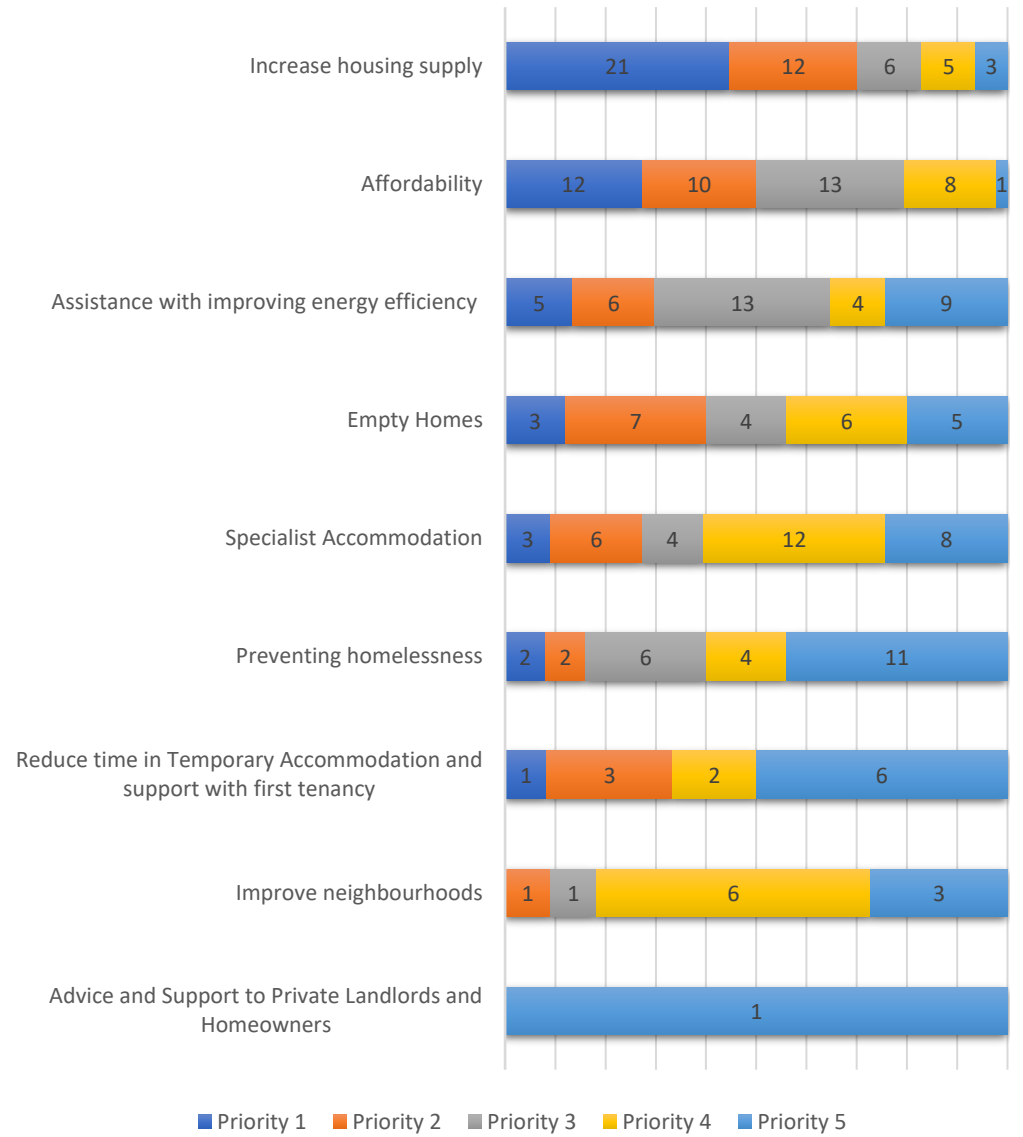


## Social Rented Tenant

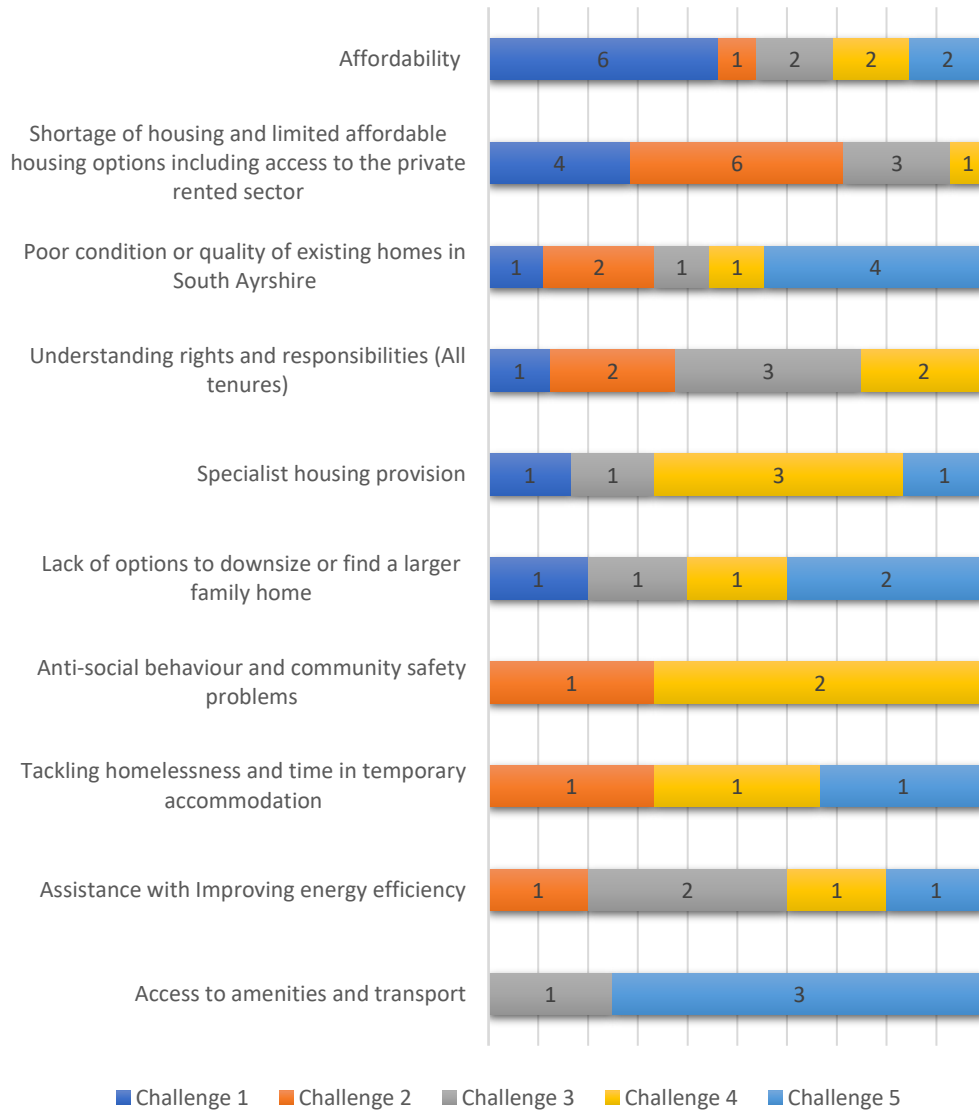
### Challenges for Social Rented Tenants



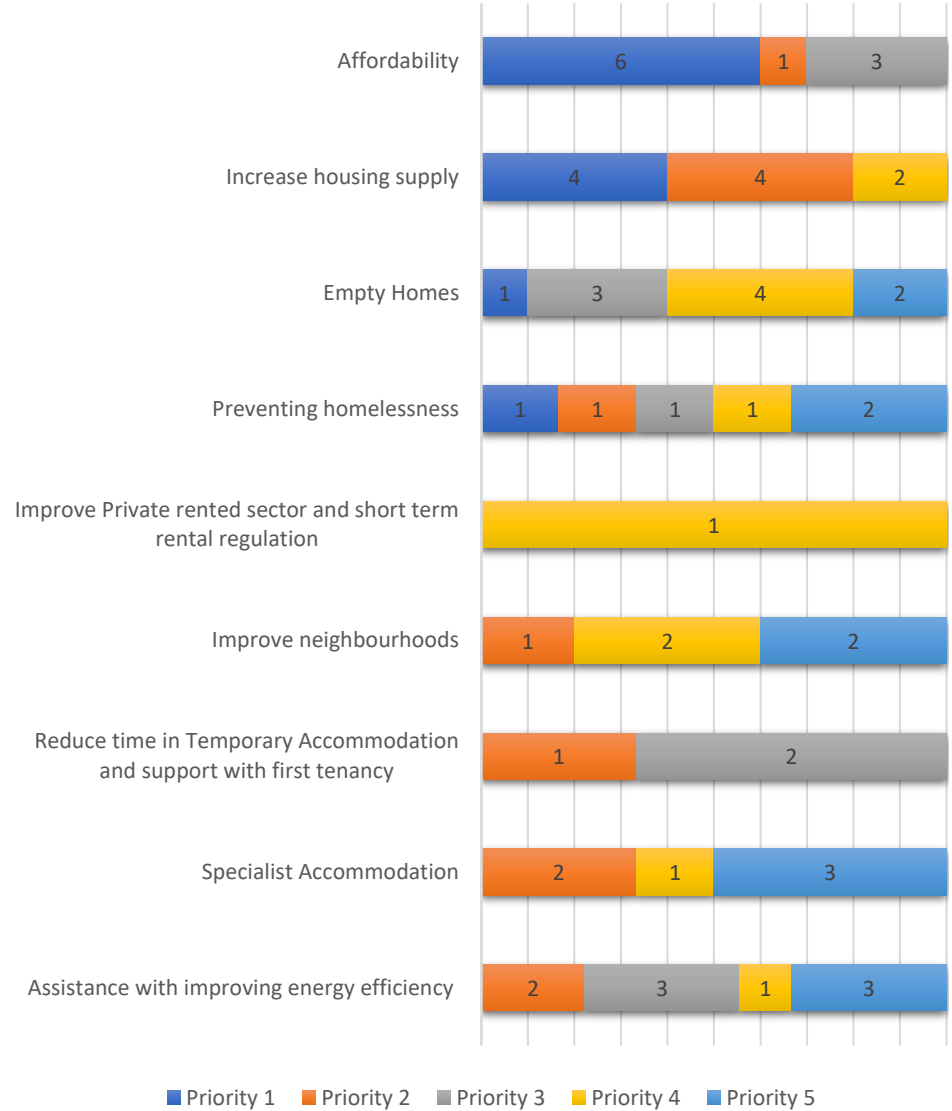
### Priorities for Social Rented Tenants



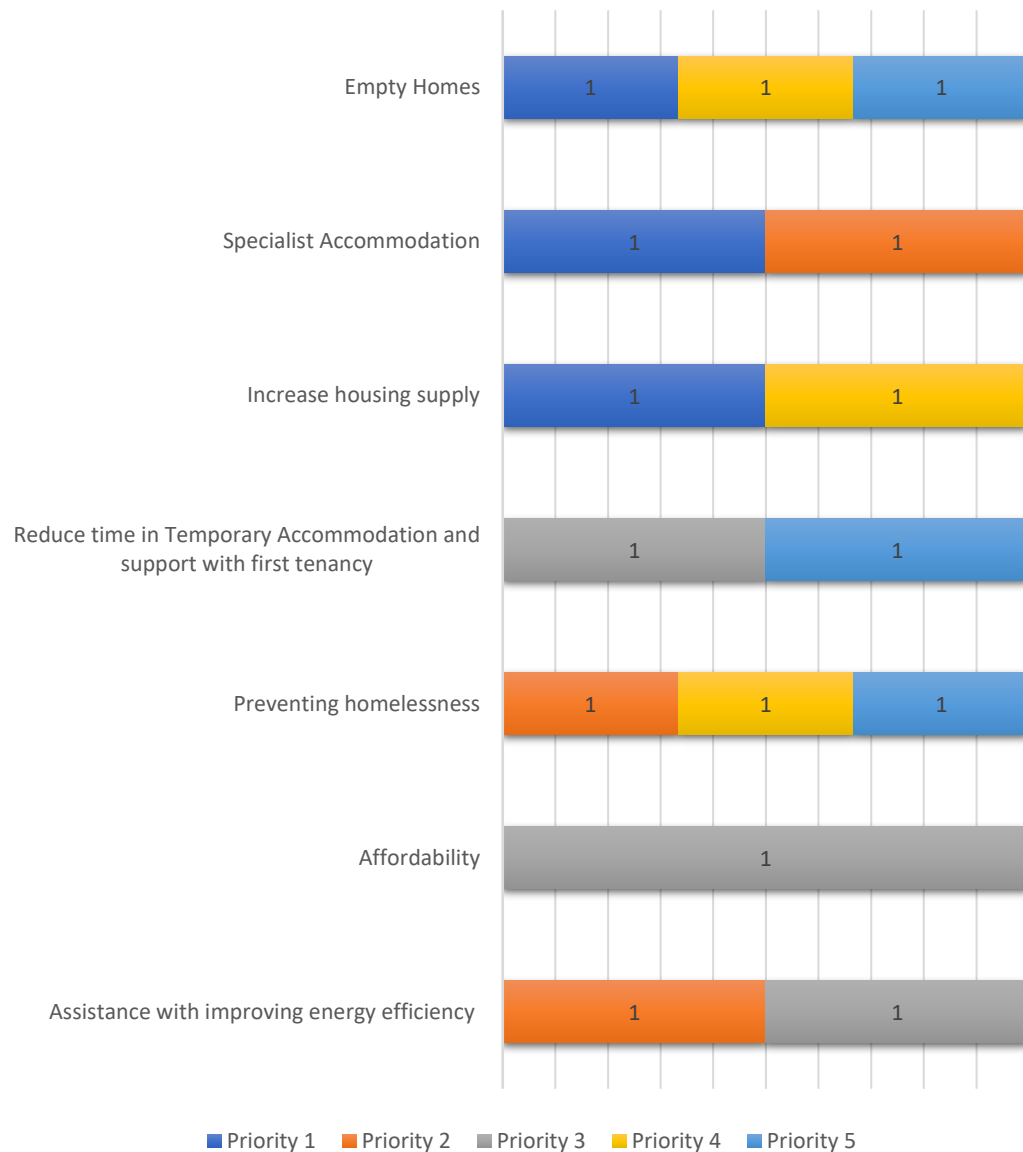
### Challenges for those living with Friends & Family



### Priorities for those living with Friends & Family



### Priorities for those in Caravan/Mobile accommodation and Other

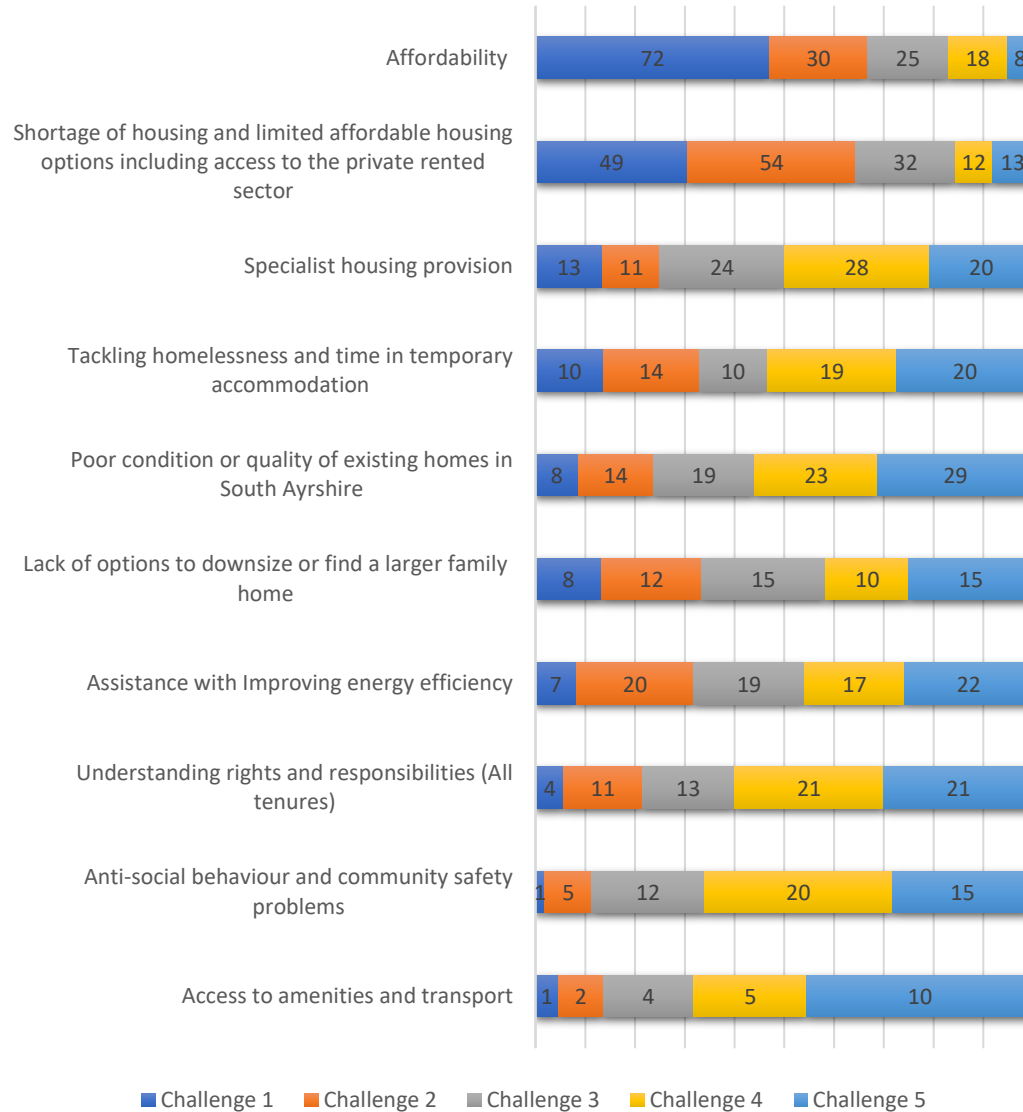


### Challenges for those in Carvan/Mobile accommodation and Other

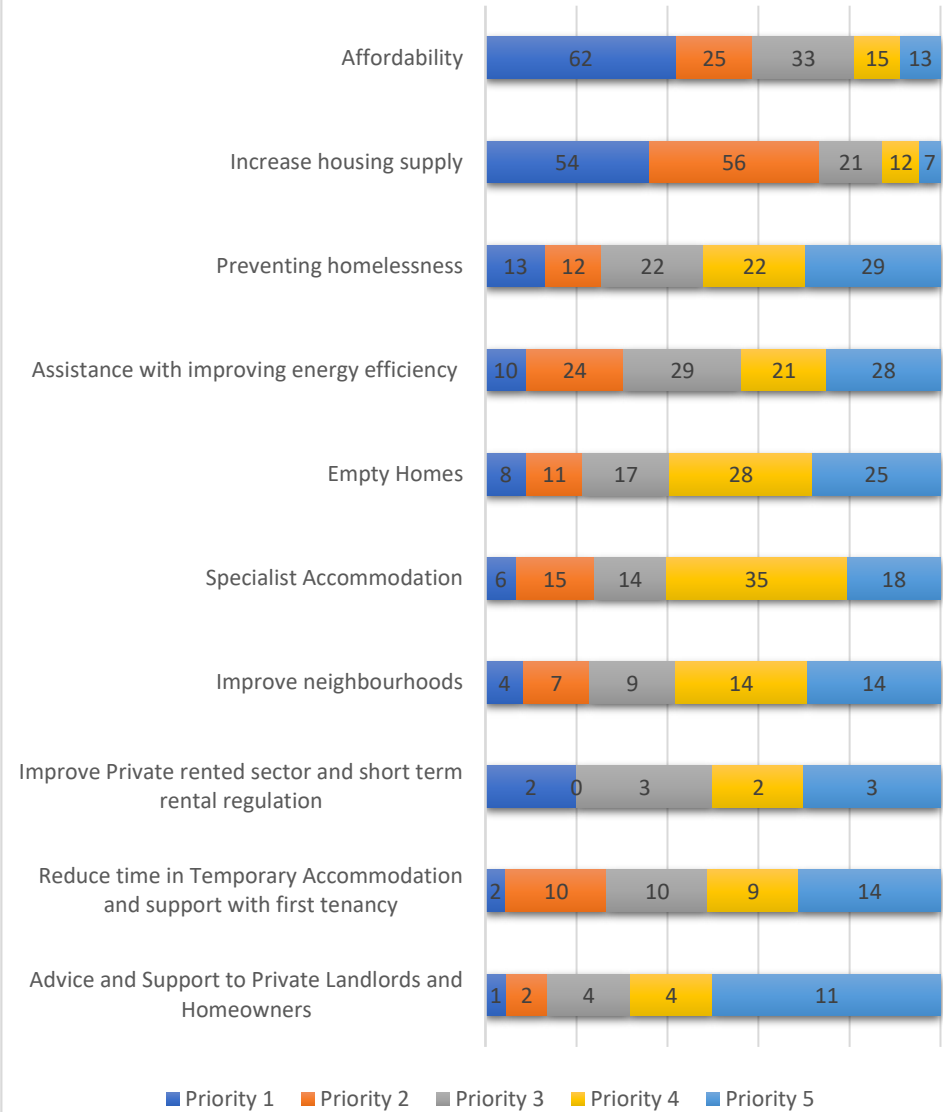


# Housing Challenges & Priorities (All Tenures)

## Housing Challenges (All Tenures)



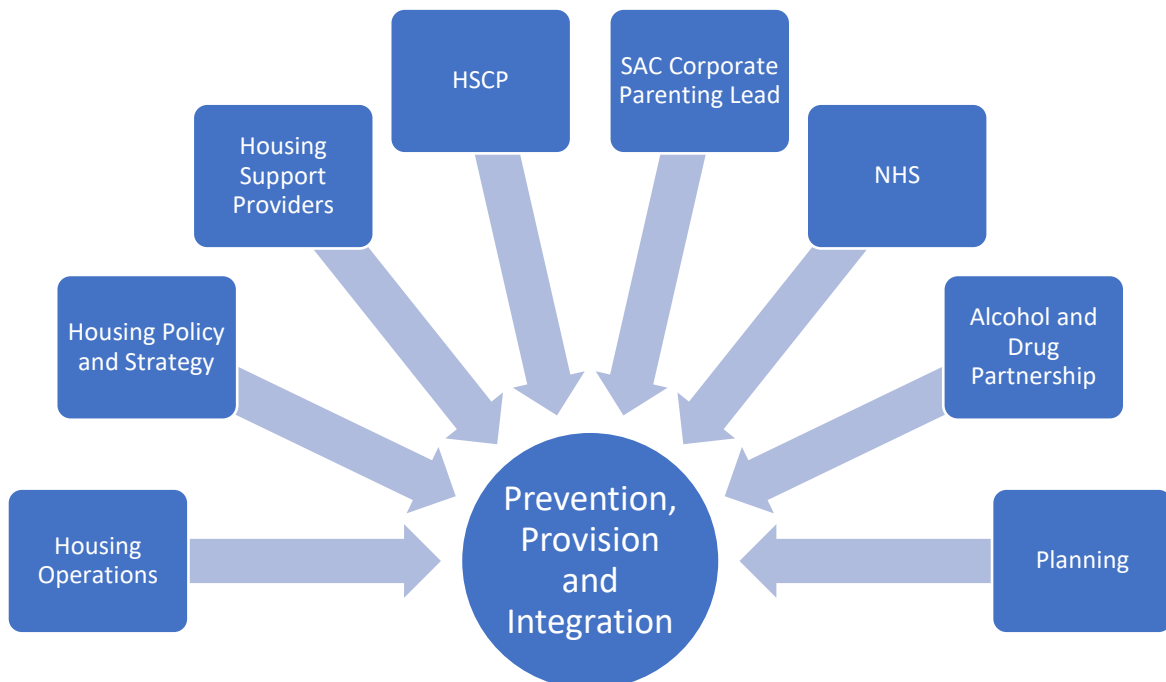
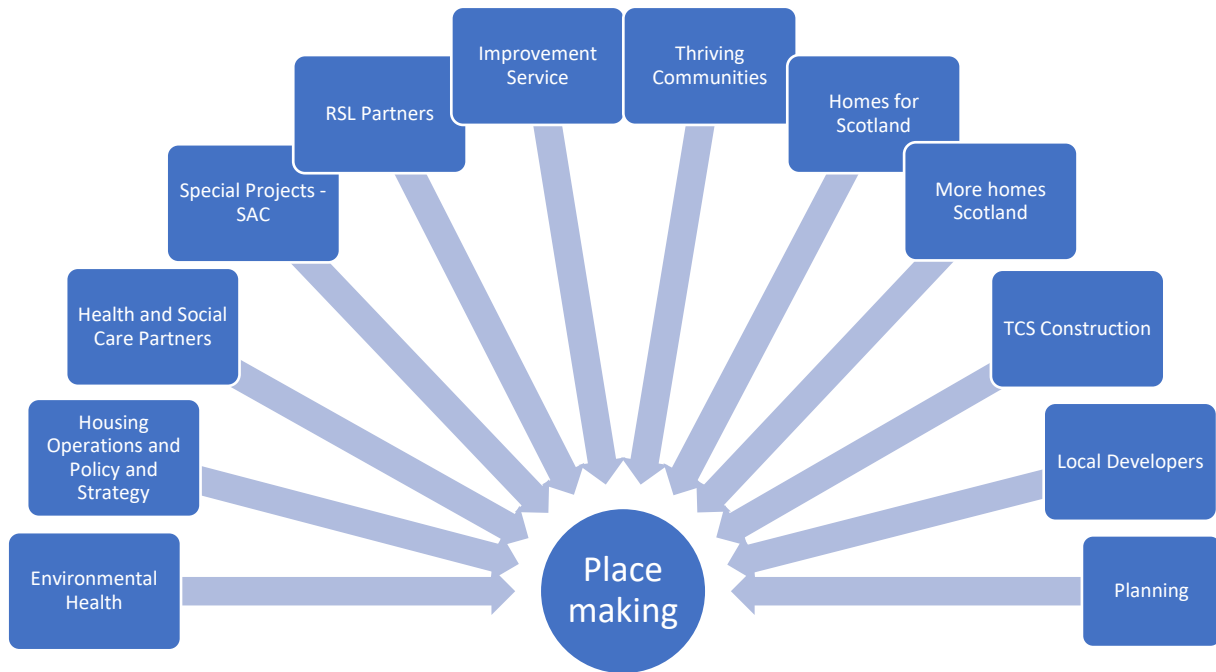
## Housing Priorities (All Tenures)

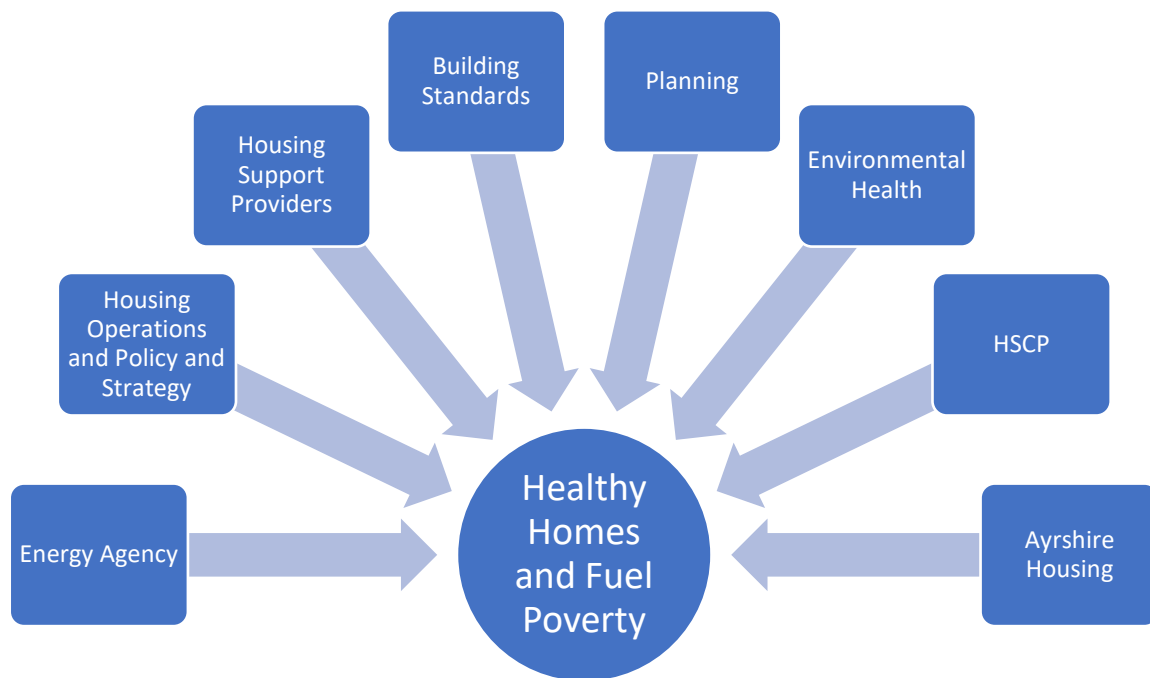




# Organisations involved in the development of South Ayrshire Council's Local Housing Strategy 2023 - 2028

By Theme Group:





### List of all organisations:

Ayr Housing Aid Centre  
 Ayrshire Housing  
 Blackwood Group  
 Blue Triangle Housing Association  
 Energy Agency  
 Hanover Housing  
 Homes for Scotland  
 More Homes Scotland  
 Scottish Government Housing Supply Division  
 SeAscape  
 HSCP Adult Services  
 HSCP Alcohol and Drug Partnership  
 South Ayrshire Council Community Learning and Development  
 South Ayrshire Council Community Safety  
 South Ayrshire Council Corporate Parenting Lead Officer  
 South Ayrshire Council Corporate Policy  
 South Ayrshire Council Estates

South Ayrshire Council Housing Operations  
 South Ayrshire Council Housing Policy and Strategy  
 South Ayrshire Council Planning  
 South Ayrshire Council Sustainable Development  
 South Ayrshire Council Trading Standards and Environmental Health  
 South Ayrshire Council Waste Management  
 South Ayrshire Health and Social Care Partnership  
 South Ayrshire Women's Aid  
 TCS Construction  
 Miller Homes  
 Toner and McCartney Letting Agent  
 Voluntary Action South Ayrshire  
 Veterans First Point Ayrshire and Arran  
 West of Scotland Housing Association



# South Ayrshire Council

## Local Housing Strategy

### Place and Wellbeing

### Assessment Report



# About the report

This is a report of a Place and Wellbeing Assessment session held in February 2023 to assess South Ayrshire Councils Local Housing Strategy's High Level Outcomes in order to inform their next Local Housing Strategy.

We know that the places we create impact on those who live, work and relax in them and can have a positive or negative influence on their health and wellbeing. The process applied during the session takes a place-based approach considering the consequences of a plan or proposal on creating a place that has a positive impact for those who live, work and relax there.

Participants were asked to use their knowledge and expertise to consider how the High Level Outcomes for the Local Housing Strategy are likely to impact on creating a place that enables wellbeing. They were then asked to recommend what else could be considered to enhance impact on place.

This report begins with a Report Summary outlining the key themes that came through in the discussion. This is followed by a short summary of the process to date on renewing the Local Housing Strategy, links with the Shaping Places for Wellbeing Programme and a list of session participants.

The main body of the report summarises the discussion that took place under each Place and Wellbeing Outcome and the recommendations that came from this. This is supported by evidence and research.

## Report Summary

Participants concluded that South Ayrshire Councils Local Housing Strategy's High Level Outcomes contribute to delivering and supporting many of the aspects of a place that enable the wellbeing of those who live, work and relax in Ayr and the wider South Ayrshire area. The review of the High Level Outcomes is an opportunity to broaden the contribution of the next Local Housing Strategy towards creating places that enhance wellbeing, reducing inequality and to the delivery of the High Level Outcomes themselves.

Throughout the discussion two key themes came through for strengthening and inclusion in the next Local Housing Strategy:

### More clarity on place

The next Local Housing Strategy has the opportunity to promote the role of place and place-based approaches to ensure a positive impact on those who use them. The High Level



Outcome on Placemaking can drive this content. Currently opening with a focus on identity and belonging, it would add more clarity by beginning the outcome with a desire for *people across South Ayrshire are impacted positively by the places they use*. Going on to state that *South Ayrshire's places enable those who use them to experience wellbeing and support them to feel physically, socially and economically connected*.

More clarity on what is needed to create such places could then be added to the Place Sub Level Outcome PM1. Replacing what participants found to be vague wording around “placemaking principles” with the promotion of the Place and Wellbeing Outcomes in the design of new housing developments and the improvement and regeneration of existing neighbourhoods.

The recommendations throughout this report illustrate where reference to each Place and Wellbeing Outcome would enhance place and deliver on the High Level Outcome on Place .

### **Clarity on the role of other stakeholders**

Throughout the discussion it was recognised that there is an opportunity to highlight that the High Level Outcomes cannot be delivered by the Local Housing Strategy alone. However, there is an opportunity to refer to what other key plans and strategies across a range of service areas can do support their delivery.

Likewise, in reference to the High Level Outcome on Place, those implementing the Local Housing Strategy do not lead on all aspects mentioned in the Place and Wellbeing Outcomes. However, the Strategy can provide supportive “hooks” on what other plans and proposals can consider to support the delivery of such places.

A key overarching recommendation, therefore, is to clarify what other key stakeholders can do to consider their impact on place and, as such, the delivery of the Local Housing Strategy High Level Outcomes. There is potential to put this as an opening statement that explains the cross over of ambitions and offers support to other strategies in the council.

In the longer term, creating a consistent approach across strategies and plans, through the use of the Place and Wellbeing Outcomes, will ensure place-based approaches are embedded throughout South Ayrshire.



# Summary of Local Housing Strategies High Level Outcomes, links with Shaping Places for Wellbeing Programme Context and Participants

## Summary of background of the Local Housing Strategies High Level Outcomes

The development of the Local Housing Strategy started in 2022. There was a public consultation between July and October 2022 and in September three themed groups met to look at specific issues. The discussion from these was used to formulate the High Level Outcomes as well accompanying sub level outcomes and the actions that will help to deliver on them. The Place and Wellbeing Assessment considered all of these.

The table below shows the Local Housing Strategy High Level Outcomes 2023-2028 Drafts:

<b>Housing Supply</b>	People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.
<b>Placemaking</b>	People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, connected, welcoming, adaptable, resource efficient and impact positively on those who use them.
<b>Homeless Prevention</b>	The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided.
<b>Specialist Provision &amp; Housing, Health and Social Care Integration</b>	People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.
<b>Healthy Homes and Fuel Poverty</b>	People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.



The new Local Housing Strategy will be a continuation of the previous one and the process is therefore not starting from scratch. The Housing Demand Assessment was finalised in December last year, this along with the national policies and guidance and other relevant local plans are all being fed into the new Local Housing Strategy.

A consultation is taking place in early February 2023 on the High Level Outcomes and the actions. Following this the new Local Housing Strategy will be drafted and go out for consultation early in 2023.

## Links to Shaping Places for Wellbeing Programme

In line with the Place Principle, the Shaping Places for Wellbeing Programme ambition is to improve Scotland's wellbeing by reducing the significant inequality in the health of its people. The Programme objective focusses on the evidenced impact that the places where we live, work and relax have on our health and wellbeing. This impact can be positive or negative and this Programme aims to ensure these unintended consequences are fully considered when we make decisions about a place.

All of the evidenced features that a place needs to exhibit for it to have a positive impact on health and well-being are set out in the Place and Wellbeing Outcomes. Our objective is to support delivery of these outcomes. A process used for doing so is a Place and Wellbeing Assessment. This paper is the output of one of these assessments.

A Place and Wellbeing Assessment involves a session pulling together expertise and perspectives from attendees to consider a plan, policy or decisions impact on delivering a place that enables wellbeing. It asks attendees to consider each of the Place and Wellbeing Outcomes and includes a lens on who is experiencing the most significant impact from inequality in that place.

## Inequalities data

To get a better understanding about inequalities in the Project Towns, the Public Health Scotland's Local Intelligence Support Team (LIST) has been gathering data. This data will be used during the Shaping Places for Wellbeing Programme to highlight the people within each town who are being impacted most by poor health and wellbeing.

As well as having focused discussions on each of the Place and Wellbeing Outcomes, the Place and Wellbeing Assessment also aims to place emphasis on the key groups/areas highlighted in the data in order to ensure strategic decision making considers the impact on those experiencing inequalities.





The Local Information Support Team data for Ayr has highlighted four key areas of focus. These are:

- People living in North Ayr
- Individuals aged 15-44 in most deprived areas
- People with addiction issues
- People living in poverty, to include a focus on children

## Participants

- Andy Deas – Information Analyst in LIST, Public Health Scotland
- Chris Carroll – Private Sector and Landlord Registration Officer, Housing and Policy and Strategy Team
- Craig Iles – Service Lead Planning and Buildings Standards South Ayrshire Council
- David Porte – Thriving Communities Team Leader (Community Safety)
- Emma Douglas – Coordinator, Housing Policy and Strategy
- Irene Beautyman – Place and Wellbeing Partnership Lead at the Improvement Service and Public Health Scotland
- Jennifer Robertson – (Note taker) Project Manager, Shaping Places for Wellbeing Programme
- Kevin Anderson – Service Lead for Policy, Performance and Community Planning
- Laura Thomson – Co-ordinator, Housing Policy and Strategy
- Lesley Reid – Health Improvement Lead for South Ayrshire and Chair of the Shaping Places for Wellbeing Steering Group
- Lynn Sproat NHS Senior Programme Manager Community Wealth Building
- Marie Oliver – Voluntary Action South Ayrshire
- Mark Greaves – Local Places Coordinator, SAC
- Phil White – Health and Social Care Partnership
- Susan McCardie – Community Planning Lead Officer
- Susan Rintoul – (Chair), Shaping Places for Wellbeing



# Outline of Discussion and Recommendations by Place and Wellbeing Outcome

## Wider discussion on Placemaking

### Summary of discussion

At the beginning of the session there was a discussion that focused on the wider theme of placemaking.

The group agreed that the 'Placemaking' High Level Outcome needs to be clearer on what the place making principles are and for a common understanding of what placemaking is. It was acknowledged that the Local Housing Strategy won't be the lead on placemaking in the council, but it needs to highlight why this is important for the Housing Strategy e.g., it will help deliver a better place. This will allow continuity across strategies and will support other strategies such as the Town Centre Strategy and Physical Activity Strategy to include placemaking principles.

There is an opportunity to strengthen wording to give clarity on placemaking principles because of its contribution to delivering on the Housing Strategy's ambition.

There is no mention of 20-minute neighbourhoods or supporting places to have connection with nature and biodiversity, transport services, environment, access to health services or community food growth opportunities in the High Level Outcomes. The Place and Wellbeing Outcomes include all of these.

### Key recommendations to consider:

- The High Level Outcome on Place should include clarity on the importance of place having a positive impact on social, physical and economic connections. Specific mention of the Place and Wellbeing Outcomes in the Sub Outcomes will then give needed clarity on the place making principles.
- Local Housing Strategy include why place is important, its contribution to enhancing it and opportunities for other stakeholders to contribute to ensure a common understanding of placemaking across strategies in South Ayrshire.
- There is a need to reference 20 minute neighbourhoods, connecting with nature and biodiversity, transport services, environment, access to health services and community food growing opportunities in the Local Housing Strategy.



# Movement

## Active Travel

Everyone can:

- Easily move around using good-quality, accessible, well-maintained and safe segregated wheeling, walking and cycling routes and access secure bike parking.
- Wheel, walk and cycle through routes that connect homes, destinations and public transport, are segregated from, and prioritised above, motorised traffic and are part of a local green network.

## Evidence and research:

- Active travel has the potential to improve health by increasing physical activity, weight loss and reducing obesity.<sup>1</sup>
- Active travel has been associated with reduced risk for all-cause mortality and improvements in mental health.<sup>2</sup>
- Active travel can increase social interactions.<sup>3</sup>
- Active travel has the potential to provide benefits to local economies.<sup>4</sup>
- Protected bike lanes and secure bike parking increases diversity and inclusion<sup>5</sup>
- Safety is a key barrier to increasing women's use of active travel<sup>6</sup>

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<sup>1</sup>[Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Rissel C, Curac N, Greenaway M, et al. Physical Activity Associated with Public Transport Use - A Review and Modelling of Potential Benefits. International Journal of Environmental Research and Public Health 2012 9: 2454-2478

<sup>2</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); <https://www.gov.uk/government/publications/active-travel-a-briefing-for-local-authorities>

<sup>3</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Boniface S, Scantlebury, R, Watkins SJ, et al. Health implications of transport: Evidence of effects of transport on social interactions. Journal of Transport & Health, 2015. 2(3): p. 441-446.

<sup>4</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); [www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf](http://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf)

<sup>5</sup> [\(Women and Biking: A Case Study on the use of San Francisco Bike Lanes. University of California, Berkley\).](#)

<sup>6</sup> [How Women Travel Around our City – A Case Study on Active Transport across Sydney. City of Sydney Council](#)



## Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to promote everyone having access to active travel. Sites should be picked that support and enable walking and cycling.

Walking and cycling must be attractive to people in the community e.g., access to bikes, bike shelters and walking links from housing to bus routes and amenities. One specific area of improvement is the inclusion of secure bike storage within homes, this does come at an additional cost which needs factored in but is essential to encourage people to cycle.

The group discussed the importance that all the strategies in South Ayrshire link together to provide an environment that encourages walking and cycling e.g., Local Transport Strategy, active travel, Local Development Plan and Ayrshire Roads Alliance work. This will allow support between the different plans and strategies to contribute to the delivery of each other's outcomes.

There is a need to support inclusion of active travel across all strategy documents.

## Recommendations to consider:

- Refer in the Local Housing Strategy to the role it has in creating environments that support more walking and cycling and thus places that impact positively on people.
- Include reference to the positive impact on place and people when housing sites are chosen that support and enable walking and cycling.
- Include the importance of secure bike storage within homes in the Housing Strategy.
- Include in the Local Housing Strategy where and what other stakeholders are integral to delivering active travel in the Housing Strategy e.g., local and national transport strategies, active travel, Local Development Plan and Ayrshire Roads Alliance.



## Public Transport

Everyone has access to a sustainable, affordable, accessible, available, appropriate, and safe public transport service.

### Evidence and research:

- Public transport has the potential to encourage active travel.<sup>7</sup>
- Links between public transport and increased physical activity with reductions in obesity and better mental health.<sup>8</sup>
- Public transport can improve access to services and facilities and connect communities.<sup>9</sup>

### Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to promote everyone having access to public transport. Sites should be picked that support and enable walking and cycling links to public transport.

Local and national transport strategies should be mentioned and how the Housing Strategy supports their aim to reduce car miles.

It was raised that there are around 2,700 houses being built in Ayr and the need to look at bus routes that are viable for the house builder and bus company. The importance of housing density was raised and how this can support the need for public transport and attract bus companies to serve an area. It also links to the work and economy outcome as good public transport links can help people access work and affordable childcare.

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<sup>7</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes; www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res\\_s.pdf](http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res_s.pdf)

<sup>8</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes; Patterson R, Webb E, Hone T, et al. Associations of Public Transportation Use With Cardiometabolic Health: A Systematic Review and Meta-Analysis. American Journal of Epidemiology 2019 188\(4\):785-795](http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res_s.pdf)

<sup>9</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes; https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/847884/Transport\\_health\\_and\\_wellbeing.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/847884/Transport_health_and_wellbeing.pdf)



## Recommendations to consider:

- The Local Housing Strategy should include a statement on the importance of identifying affordable housing in locations where those living there can access public transport. This should include promoting the contribution of layout design that enables walking connections to public transport.
- The benefits of building a mix of housing types to achieve a medium density housing rather than low density should be referenced in the Housing Strategy. How this supports public transport infrastructure to be viable and improves access to work, facilities and care for those in need of affordable homes should be promoted.

### Traffic and parking

Everyone can benefit from:

- Reducing traffic and traffic speeds in the community.
- Traffic management and design, where traffic and car parking do not dominate or prevent other uses of space and car parking is prioritised for those who don't have other options.

## Evidence and research:

- 71% of all households have access to a car. 49% of households own/have access to at least one car in the most deprived areas and this rises to 87% in the least deprived.<sup>10</sup>
- Motorised transport has the potential to reduce levels of physical activity and social interactions.<sup>11</sup>

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<sup>10</sup> Scottish Household Survey, 2018

<sup>11</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Mueller N, Rojas-Rueda D, Cole-Hunter T, et al. Health impact assessment of active transportation: A systematic review. *Preventative Medicine* 2015;76:103–114.



- People in deprived communities can be exposed to higher levels of air and noise pollution compared to those in less deprived areas and are more likely to live in high-traffic areas.<sup>12</sup>
- Traffic infrastructure design can inhibit access to amenities, services, goods and people/communities. This is due to the speed or volume of the traffic as well as the physical design of roads or motorways.<sup>13</sup>
- The volume and speed of traffic and long commutes can be detrimental to health.<sup>14</sup>

### Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to support Transport Scotland and local climate and transport strategies ambitions to reduce car miles. Sites chosen for affordable homes should promote not needing a car to access local living requirements given the significant proportion of households with no access to a car.

Parking is a very contentious issue. Edinburgh was highlighted as good practice example. However, it was agreed that Edinburgh has the benefit of a good public transport system and South Ayrshire faces other challenges. The interventions they have undertaken might not be suitable for Ayr.

It was agreed that public transport is a key factor in reducing car use and new build housing needs to link up with good public transport links. New build in a town centre environment may be better suited to a lower parking provision. The benefit of doing so is this has allowed for more units of affordable housing to be built and supports the need for higher density housing that supports 20 minute/ local living neighbourhoods.

The contribution of electric cars won't solve traffic volume and parking issues and electric buses were suggested as a better solution. Especially considering the half of all households in deprived areas who don't have access to a car.

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<sup>12</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://www.gcph.co.uk/publications/472_concepts_series_11-the_built_environment_and_health_an_evidence_review?date_from%5Bmonth%5D=1&date_from%5Byear%5D=2013&date_to%5Bmonth%5D=12&date_to%5Byear%5D=2013)  
[https://www.gcph.co.uk/publications/472\\_concepts\\_series\\_11-the\\_built\\_environment\\_and\\_health\\_an\\_evidence\\_review?date\\_from%5Bmonth%5D=1&date\\_from%5Byear%5D=2013&date\\_to%5Bmonth%5D=12&date\\_to%5Byear%5D=2013](https://www.gcph.co.uk/publications/472_concepts_series_11-the_built_environment_and_health_an_evidence_review?date_from%5Bmonth%5D=1&date_from%5Byear%5D=2013&date_to%5Bmonth%5D=12&date_to%5Byear%5D=2013)

<sup>13</sup> <https://www.instituteofhealthequity.org/resources-reports/spatial-planning-and-health-nice>

<sup>14</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](#) Beute F, Davies Z, de Vries S, et al. (2020) Types and characteristics of urban and peri-urban blue spaces having an impact on human mental health and wellbeing.



## Recommendations to consider:

- Local Housing Strategy state its support for the delivery of Transport Scotland and local transport strategies ambitions to reduce car miles. Specific content to support being that sites chosen for affordable homes should promote not needing a car to access local living requirements.
- Define the support needed from other stakeholders, such as Planning, to help reduce the car parking levels and create a joined-up strategy to deliver 20-minute/ local living neighbourhoods in the Local Housing Strategy. This should include the creation of neighbourhoods, importance of medium density housing and design that promotes walking links to amenities.

## Space

### Streets and spaces

Everyone can access:

- Buildings, streets and public spaces that create an attractive place to use, enjoy and interact with others.
- Streets and spaces that are well-connected, well-designed and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.

## Evidence and research:

- Streets, which are connected, enable walkable neighbourhoods. Walkable neighbourhoods increase physical activity and social interactions.<sup>15</sup>
- Vacant and derelict land can negatively impact on health.<sup>16</sup>

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<sup>15</sup> Pearce JR, Richardson EA, Mitchell RJ, et al. Environmental justice and health: the implications of the socio-spatial distribution of multiple environmental deprivation for health inequalities in the United Kingdom. *Transactions of the Institute of British Geographers* 2010;35:522–539

<sup>16</sup> <https://www.landcommission.gov.scot/our-work/housing-development/vacant-and-derelict-land-taskforce>





- If neighbourhoods are attractive this can improve mental wellbeing.<sup>17</sup>
- Inadequate or poor spaces can lead to reduced social interactions.<sup>18</sup>

### Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to promote everyone having access to streets and spaces. The importance of the connections people make in streets and spaces was discussed, e.g. in their front garden or at bus stops and how this builds social cohesion.

### Recommendations to consider:

- Local Housing Strategy state its support for creating spaces for interaction that enable community cohesion and building support systems and the benefits this has on health and wellbeing. This could be included in Place sub outcomes under PM1.

### Natural Space

Everyone can:

- Access good-quality natural spaces that support biodiversity and are well-connected, well-designed, safe, and maintained, providing multiple functions and amenities to meet the varying needs of different population groups.
- Be protected from environmental hazards including air/water/soil pollution or the risk of flooding.
- Access community food growing opportunities and prime quality agricultural land is protected.

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<sup>17</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf)  
<https://www.livingstreets.org.uk/media/3890/pedestrian-pound-2018.pdf>

<sup>18</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation)  
<https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>



## Evidence and research:

- Children who grow up with greener surroundings are 55% less likely to develop a mental disorder later in life.<sup>19</sup>
- Natural space can have an impact on health by physical activity, improved social interactions and reduction in stress.<sup>20</sup>
- Natural environments or spaces can impact mental health directly through improvements in wellbeing such as feeling happier and life satisfaction.<sup>21</sup>
- The type, size, quantity, quality, accessibility and proximity of natural spaces to where people live can influence whether infrastructures and spaces are used.<sup>22</sup>

## Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to promote everyone having access to good quality natural spaces.

The importance of considering the overlap with certain strategies was raised e.g., green spaces and obesity. Community food growing was mentioned and that the council need to collectively lead on this. There are issues around cost and funding that need to be addressed but there are a number of health and wellbeing benefits it would provide.

Wallacetown was identified as an area with not a lot of open space. Ayr South has lots of open space in the affluent areas but a lack of open, natural and play and recreation in the deprived areas. How the strategy links up with the Open Space Strategy was discussed and the need to mention this.

## Recommendations to consider:

- Local Housing Strategy to include where it links in with the Open Space Strategy and explore options for a 'green corridor' with planning colleagues.

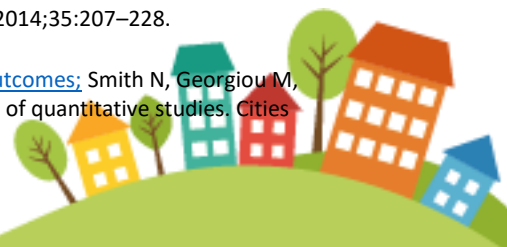
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<sup>19</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC6421415/>

<sup>20</sup> <http://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

<sup>21</sup> Hartig T, Mitchell R, de Vries S, et al. Nature and health. Annual Review of Public Health 2014;35:207–228.

<sup>22</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Smith N, Georgiou M, King AC, et al. Urban blue spaces and human health: A systematic review and meta-analysis of quantitative studies. Cities 2021 119 103413



- Local Housing Strategy to include reference to the importance of equitable access to open space, especially in North Ayr where health inequalities exist. This should be a focus for funding.
- Local Housing Strategy to include support for funding opportunities, such as the place-based investment fund, being directed to areas with poor quality open space. A previous Assessment has highlighted Wallacetown as requiring additional focus to deliver this outcome.

## Play and recreation

Everyone can access a range of high quality, safe, well-maintained, accessible places with opportunities for play and recreation to meet the varying needs of different population groups and the community itself.

### Evidence and research:

- Play and recreation is beneficial for the health of both adults and children through the encouragement of physical activity and social interactions.<sup>23</sup>
- Children can have health benefits such as developing motor skills, understanding risk and environmental awareness when undertaking play and recreation in outdoor environments, especially in natural spaces.<sup>24</sup>
- Undertaking play or recreation in natural spaces and accessing them through active travel has benefits for the environment.<sup>25</sup>

### Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to ensure everyone having access to play and recreation.

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<sup>23</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>; <http://www.playscotland.org/wp-content/uploads/Power-of-Play-an-evidence-base.pdf>

<sup>24</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Play Scotland Getting it Right for Play Power of Play: an evidence base 2012 <http://www.playscotland.org/wp-content/uploads/Power-of-Play-an-evidence-base.pdf>

<sup>25</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Transport Scotland. National Transport Strategy. Edinburgh; Transport Scotland; 2020. [www.transport.gov.scot/our-approach/national-transport-strategy/](http://www.transport.gov.scot/our-approach/national-transport-strategy/)



It was raised there needs to be more clarity from the council about where these spaces are needed and this be informed by the community.

The examples of community spaces in Northfield were raised.

While the Housing Strategy may not be the appropriate plan to deliver improvements, there is an opportunity for it to include support for other strategies doing so, e.g. food growing.

### Recommendations to consider:

- Local Housing Strategy to include mention of play and recreation and its importance in supporting the health and wellbeing of adults and children. This will provide 'hooks' for other strategies to link in.
- Include in the Local Housing Strategy where and what other stakeholders are integral to delivering play and recreation in the Housing Strategy e.g., planning.

## Resources

### Services and support

Everyone can access:

- Health enhancing, accessible, affordable and well-maintained services, facilities and amenities. These are informed by community engagement, responsive to the needs and priorities of all local people.
- A range of spaces and opportunities for communities to meet indoors and outdoors.
- Information and resources necessary for an included life in a range of digital and non-digital formats.

### Evidence and research:

- People need local facilities and services to live and enjoy healthy independent lives.<sup>26</sup>

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<sup>26</sup> <https://www.tandfonline.com/doi/abs/10.1080/10511482.2014.900102>;  
<https://www.instituteofhealthequity.org/resources-reports/spatial-planning-and-health-nice>



- Accessibility to services can be exacerbated by poor transport links and safety of wider environment.<sup>27</sup>

### Summary of discussion:

The group agreed that the 'Placemaking' High Level Outcome covers issues under services and support. However, there could be more included in the Local Housing Strategy. There is an opportunity to mention the benefits to residents of strengthening connections with the town centre and connections to health facilities.

### Recommendations to consider:

- Local Housing Strategy to include the importance of connections to town centres and the quality of the connections in enabling people to reach key services, facilities and amenities.

### Work and economy

Everyone benefits equally from a local economy that provides:

- Essential goods & services produced or procured locally
- Good quality paid and unpaid work
- Access to assets such as wealth & capital and the resources that enable people to participate in the economy such as good health and education
- A balanced value ascribed across sectors such as female dominated sectors and the non-monetary economy
- The resources that enable people to participate in the economy such as good health and education.

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<sup>27</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes; https://www.transport.gov.scot/our-approach/national-transport-strategy/](https://www.transport.gov.scot/our-approach/national-transport-strategy/)



## Evidence and research:

- Unemployment can be harmful to health and the longer unemployed the worse the health outcomes.<sup>28</sup>
- Volunteering has been associated with improved self-rated health; mental health; decreased depression; decreased mortality, life satisfaction; and wellbeing. Volunteering can help with the undertaking of healthy behaviours such as physical activity.<sup>29</sup>
- Some people find it necessary to purchase a car (to get to work) even when they cannot afford it, which can lead to further debt.<sup>30</sup>

## Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to promote everyone having access to work and supporting a local economy.

The importance of linking in with the Community Wealth Building work and the economy and people's lifelong learning chances was highlighted. There is a need to support local people into work. This could be through new build developments providing apprenticeships and employing people locally. The Housing Strategy has an opportunity to create links to this.

Housing mix alongside streets and spaces supports this outcome by encouraging people to interact and build community cohesion. This in turn builds a support system allowing parents to consider work and further education opportunities. Ensure housing is linked in with education and health facilities and getting young people into work.

Reliable, frequent and affordable public transport connected to housing plays an important role in access to work and childcare. There was a discussion around the role of planning and the barriers they face in certain aspects such as public transport not being in the control of the council. Private sector public transport provision can be supported by the planning

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<sup>28</sup> Tinson, A. What the quality of work means for our health The Health Foundation (2020)  
[https://www.health.org.uk/sites/default/files/2020-02/Health%20Foundation\\_What%20the%20quality%20of%20work%20means%20for%20our%20health.pdf](https://www.health.org.uk/sites/default/files/2020-02/Health%20Foundation_What%20the%20quality%20of%20work%20means%20for%20our%20health.pdf)

<sup>29</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Dodds S. Social contexts and health Glasgow Centre for Population Health 2016  
[https://www.gcph.co.uk/publications/620\\_social\\_contexts\\_and\\_health](https://www.gcph.co.uk/publications/620_social_contexts_and_health)

<sup>30</sup>[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/953951/Transport\\_and\\_inequality\\_report\\_document.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/953951/Transport_and_inequality_report_document.pdf)



decisions that require housing developments of a medium rather than low density to improve the viability of bus routes.

It was agreed that there is a need for a long-term strategic community plan to pull this all together. Community Wealth Building provides opportunities to ask developers to contribute to for example education needs. The council can use its community benefit clauses when considering new houses and the community benefits that should be brought in. Mention of the need to bring in local contractors.

### Recommendations to consider:

- Local Housing Strategy state the contribution a long-term strategic community plan can make to delivering its outcomes and how it can support a place-based approach in South Ayrshire.
- Local Housing Strategy state the contribution Community Wealth Building can make to delivering its place outcomes and define the support needed from other stakeholders to create a more joined-up approach to Community Wealth Building in the council.

### Housing and community

Everyone has access to:

- A home that is affordable, energy efficient, high quality and provides access to private outdoor space.
- A variety of housing types, sizes and tenancies to meet the needs of the community. And of a sufficient density to sustain existing or future local facilities, services and amenities.
- A home that is designed and built to meet need and demand, is adaptable to changing needs and includes accessible/wheelchair standard housing.
- New homes that are located and designed to provide high levels of climate resilience and use sustainable materials and construction methods.
- Homes that are designed to promote community cohesion.



## Evidence and research:

- Good quality, affordable housing is associated with improved physical and mental health outcomes including quality of life.<sup>31</sup>
- Cold, poorly insulated homes can increase excess deaths during the winter months.<sup>32</sup>
- The stigma of living in a damp home and lack of sense of control about being able to do anything about the problem could also affect their mental wellbeing.<sup>33</sup>
- When people cannot afford to pay their rent or mortgage and/or heat their home this can lead to stress and anxiety.<sup>34</sup>
- Housing should be located close enough to enable people to access facilities, services and communities. This includes employment, social networks, active travel routes, public transport, schools, leisure and greenspace<sup>35</sup>

## Summary of discussion:

It was agreed that more could be included in the Local Housing Strategy to promote aspects of the Place and Wellbeing Outcomes and local living/ 20 minute neighbourhoods.

There is need to mention the benefits of medium density and housing typology in the High Level Outcomes. As mentioned before higher density can support the need for public transport in an area. Planning supports slightly higher density as this allows other services to be viable. It was mentioned that density will be considered through Health and Social Care Partnership data. One type of housing typology isn't best in every location. There is need for a good housing mix as part of placemaking. There is a role for planning to play in the placemaking principles.

The World Health Organisations age friendly principles were highlighted as a good framework to ensure we create communities that are sufficient and appropriate for an older

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<sup>31</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on)  
<https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

<sup>32</sup> [https://www.scotphn.net/wp-content/uploads/2017/02/2017\\_02\\_22-HH-Main-Report-Final-2.pdf](https://www.scotphn.net/wp-content/uploads/2017/02/2017_02_22-HH-Main-Report-Final-2.pdf)

<sup>33</sup> [http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res\\_s.pdf](http://www.inherit.eu/wp-content/uploads/2017/06/INHERIT-Report-A4-Low-res_s.pdf)

<sup>34</sup> <https://www.healthscotland.scot/health-inequalities/impact-of-social-and-physical-environments/housing/housing-overview>

<sup>35</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](#) Talen E, Koschinsky J. Compact, walkable, diverse neighborhoods: assessing effects on residents. Housing Policy Debate 2014;24:717–750





population. Need to consider the health inequalities of the population in Ayr and whether housing is suitable. This links to the need for a mix of housing tenure and to consider family housing. A preventative approach needs to be taken by ensure we create homes that keep people healthy, this links to the work of community planning. There are opportunities for more links to be made with the Rapid Rehousing team.

### Recommendations to consider:

- Local Housing Strategy include its support for medium/ higher density to sustain existing or future local facilities, services and amenities.
- Local Housing Strategy define support needed from other stakeholders, e.g. Planning and the Health and Social Care Partnership to achieve the right housing density and mix to sustain local facilities, services and amenities.

## Civic

### Identity and belonging

Everyone can benefit from a place that has a positive identity, culture and history, where people feel like they belong and are able to participate and interact positively with others.

### Evidence and research:

- Social interaction is positively associated with health.<sup>36</sup>
- Social isolation and fewer social interactions can be exacerbated by a poor physical environment.<sup>37</sup>
- The physical attributes of a place including its design, quality and maintenance can influence perceptions and its reputation – negative perceptions can negatively impact on physical and mental health<sup>38</sup>

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<sup>36</sup> <https://www.gov.uk/government/publications/local-action-on-health-inequalities-reducing-social-isolation>

<sup>37</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://vhscotland.org.uk/the-zubairi-report/)  
<https://vhscotland.org.uk/the-zubairi-report/>

<sup>38</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://vhscotland.org.uk/the-zubairi-report/) Talen E, Koschinsky J. Compact, walkable, diverse neighborhoods: assessing effects on residents. Housing Policy Debate 2014;24:717–750



## Summary of discussion:

The 'Homelessness Prevention' and 'Specialist Provision and Housing, Health and Social Care Integration' High Level Outcomes were highlighted as linking up well to this Place and Wellbeing Outcome.

It was pointed out that in Ayr there are five neighbourhoods people want to live in which can make it challenging, especially for affordable housing. It was felt that Wallacetown is an area where social cohesion and sense of belonging could be improved upon.

The indirect benefits such as the green health app and child poverty strategy were highlighted as wider cross cutting issues the Housing Strategy needs to address.

Mental wellbeing and the specific role of culture and history were highlighted.

## Recommendations to consider:

- The Local Housing Strategy should provide clarity on how it contributes to delivery of the Child Poverty Strategy.

### Feeling safe

Everyone feels safe and secure in their own home and their local community taking account of the experience of different population groups.

## Evidence and research:

- A fear of crime can impact negatively on physical and mental health.<sup>39</sup>
- Safety is a key barrier to increasing women's use of active travel<sup>40</sup>

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<sup>39</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://www.youngfoundation.org/our-work/publications/design-for-social-sustainability/)  
<https://www.youngfoundation.org/our-work/publications/design-for-social-sustainability/>

<sup>40</sup> [How Women Travel Around our City – A Case Study on Active Transport across Sydney. City of Sydney Council](#)



- Perceptions of place feeling unsafe can lead to negative impacts on health, for example mental wellbeing and can reduce outdoor activities<sup>41</sup>

### Summary of discussion:

The 'Homelessness Prevention' and 'Specialist Provision and Housing, Health and Social Care Integration' High Level Outcomes were highlighted as linking up well to this Place and Wellbeing Outcome.

Wallacetown is an area that has come up before in a previous Place and Wellbeing Assessment as requiring more focus to meet this outcome.

The importance of new builds not having dark tunnels linking places was raised. Lighting was mentioned as key, there have been instances where new lighting has made spaces darker resulting in break ins to cars.

This is something Accessible Ayr can support with. Need to state in the Housing Strategy all the key stakeholders involved.

### Recommendations to consider:

- Identify in the Local Housing Strategy the key stakeholders needed to support creating a place that feels safe, for example Accessible Ayr.

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<sup>41</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes](#); Twohig-Bennett C and Jones A. The health benefits of the great outdoors: A systematic review and meta-analysis of greenspace exposure and health outcomes. Environmental Research 2018 166:628-637



# Stewardship

## Care and maintenance

Everyone has access to:

- Buildings, spaces and routes that are well cared for in a way that is responsive to the needs and priorities of local communities.
- Good facilities for recycling and well organised refuse storage and collection.

## Evidence and research:

- If a place is regarded as being neglected or not maintained, it can be perceived as being unsafe.<sup>42</sup>
- Poorly maintained or perception of neighbourhoods being poorly maintained can lead to reduced levels of social capital such as social connections, neighbourliness within communities and increased isolation.<sup>43</sup>

## Summary of discussion:

The 'Specialist Provision and Housing, Health and Social Care Integration' High Level Outcome considers this.

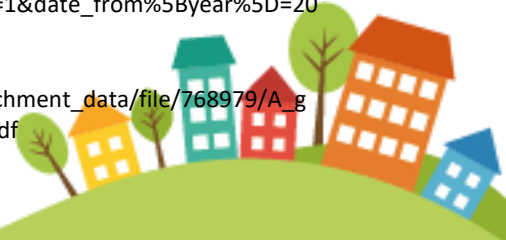
## Recommendations to consider:

No recommendations.

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<sup>42</sup> [https://www.gcph.co.uk/publications/472\\_concepts\\_series\\_11-the\\_built\\_environment\\_and\\_health\\_an\\_evidence\\_review?date\\_from%5Bmonth%5D=1&date\\_from%5Byear%5D=2013&date\\_to%5Bmonth%5D=12&date\\_to%5Byear%5D=2013](https://www.gcph.co.uk/publications/472_concepts_series_11-the_built_environment_and_health_an_evidence_review?date_from%5Bmonth%5D=1&date_from%5Byear%5D=2013&date_to%5Bmonth%5D=12&date_to%5Byear%5D=2013)

<sup>43</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/768979/A\\_guide\\_to\\_community-centred\\_approaches\\_for\\_health\\_and\\_wellbeing\\_full\\_report\\_.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/768979/A_guide_to_community-centred_approaches_for_health_and_wellbeing_full_report_.pdf)



## Influence and sense of control

Everyone is empowered to be involved a place in which:

- Local outcomes are improved by effective collaborations between communities, community organisations and public bodies.
- Decision making processes are designed to involve communities as equal partners.
- Community organisations co-produce local solutions to issues.
- Communities have increased influence over decisions.
- Democratic processes are developed to be accessible to all citizens.

### Evidence and research:

- Sense of control can be beneficial for mental health and quality of life.<sup>44</sup>
- People living in more socio-economic deprived areas felt less confident about being involved in decision-making compared to less deprived areas.<sup>45</sup>

### Summary of discussion:

The High Level Outcomes mention the community involvement that has taken place and who is supporting the process. The 'Specialist Provision and Housing, Health and Social Care Integration Outcomes and Actions' section emphasises this.

There has been a tenant participation strategy. Sub outcome SP6 mentions the involvement of tenant participation. There is however a need to link in with Community Planning to hear wider community voices.

The Local Place Plans provide a new opportunity for communities. However, can cause challenges especially in communities where they don't have the skills to create one. There is also no funding to support people in this process. This could mean those without the skill set

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<sup>44</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://vhscotland.org.uk/the-zubairi-report/)  
<https://vhscotland.org.uk/the-zubairi-report/>

<sup>45</sup> [Public Health Scotland, Evidence behind Place Standard Tool and Place and Wellbeing Outcomes;](https://vhscotland.org.uk/the-zubairi-report/) Whitehead M, Pennington A, Orton L, et al. How could differences in 'control over destiny' lead to socio-economic inequalities in health? A synthesis of theories and pathways in the living environment. *Health & Place* 2016 39: 51-61



or energy are left out and there is a need to consider the unintended consequences that the already empowered become more empowered.

### **Recommendations to consider:**

- In the Local Housing Strategy add more detail to PM3, giving examples of how the lived experience of people will be incorporated into the strategy and what this will look like.
- Local Housing Strategy to refer to wider stakeholders that need to be involved to ensure place design is informed by people. E.g., link in with Community Planning to have better understanding of wider community views on housing.
- Work in collaboration with Planning and other key stakeholders to explore options for Local Place Plans and what support can be given to communities without the skill set or time needed to develop a plan.



**South Ayrshire Council**

**Report by Depute Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 29 August 2023**

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**Subject: Vacant Educational Premises in Maybole and Maybole  
Swimming Pool**

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**1. Purpose**

- 1.1 The purpose of this report is to recommend to Cabinet future uses or disposals of Council properties in Maybole (as shown in [Appendix 1](#)).

**2. Recommendation**

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

- 2.1.1 declares former Gardenrose Primary surplus to the Council's requirements;
- 2.1.2 agrees that demolition works are progressed on the former Gardenrose Primary prior to the site being marketed;
- 2.1.3 grants authority to the Depute Chief Executive and Director of Housing, Operations and Development Directorate to market the Gardenrose Primary site for sale;
- 2.1.4 agrees that the Assistant Director – Planning and Development is to enter into discussions regarding a potential Community Asset Transfer for Maybole Swimming Pool with North Carrick Community Benefit Company and agrees that a report will be brought back to Cabinet on the potential Community Asset Transfer or declaration of surplus of the building and site;
- 2.1.5 agrees that the former Cairn Primary School dining hall building that is currently utilised as a school catering facility will continue to operate as a catering facility by the Facilities Management Service until such time as a long term facility has been identified;
- 2.1.6 agrees that the Assistant Director – Housing and Operations carries out a feasibility study into the potential development of local authority Housing on the former Cairn Primary and also carries out a business case appraisal on options for accommodating increasing and changed school catering requirements across the Council

**school area site and agrees that a report will be brought back to Cabinet; and**

**2.1.7 agrees that the former St. Cuthbert's Primary School building and site will be retained in the Educational Service account until the Cabinet takes a decision on the accommodation of future school catering requirements across the school area.**

### **3. Background**

3.1 Following the Council's development of the Maybole Community Campus incorporating Carrick Academy, Gardenrose Primary, Cairn Primary and St Cuthberts Primary all three primary schools will be vacated and from September 2023 are no longer required for the Council's Educational requirements. The former Carrick Academy will be demolished as part of the development of the Maybole Community Campus.

3.2 The Maybole Community Campus will also include a swimming pool which will be used by both pupils/educational staff and the general public. The swimming pool within the Maybole Community Campus will be operational from January 2024.

3.3 As a result of the developments outlined in para 3.1 and 3.2 above Education and Leisure Services have determined that they no longer have a requirement for these properties. As such the Council's policy for the Acquisition and Disposal of Land and Buildings provides at paragraph 4.1.5 the basis for recommending future uses/disposals of these properties. This policy provides at paragraph 4.1.5 that where land and property is potentially surplus to requirements it will be first offered for use to i) Housing Services then ii) Council Directorates; and then iii) Public Sector Organisations.

3.4 The former Gardenrose Primary School occupies a site extending to 4.58 acres adjacent to a private housing estate. The Council's Housing Services have advised the site would be too large for them to develop for Council housing and no other Council service has expressed an interest in transferring the property to that service. Discussions with a local organisation has not identified an interest in taking on the site. Regular liaison meetings with community planning partners has not brought forward any interest from another public sector organisation. t. As a result, none of the potential options in paragraph 4.1.5 of the Council's Policy for the Acquisition and Disposal of Land and Buildings is viable. Discussions with an independent agent has identified this site as the most attractive to a private developer for residential use. A valuation is being obtained for the site and for the estimated cost of demolition. It is estimated that after the cost of demolition (estimated £500,000) is taken into account the site will have net value.

3.5 There can be environmental and community benefits from undertaking demolition as soon as possible after a building of this type, age and format is surplus. This includes reducing community concern over potential intentional fire raising, break-ins, theft and vandalism. There could also be financial benefits in terms of rates to be paid, but this is a matter for the Ayrshire Joint Valuation Board and it cannot be concluded that there would be a financial benefit.

3.6 The former Cairn Primary School occupies a smaller site within an area of local authority housing. Housing Services have identified this site as potentially one that they wish to redevelop for local authority housing. They have requested time



(estimated approximately 3 months) in order to carry out a feasibility study into the development of 20 – 25 residential properties.

- 3.7 In addition, in relation to consideration on the future of the former Cairn Primary School, it is relevant to consider current and future school catering requirements in Maybole and the wider area. The Maybole Community Campus has capacity to provide catering requirements for the four schools that it will replace, but it does not have sufficient capacity to accommodate catering requirements currently undertaken at Cairn Primary for the surrounding schools of Colmonell, Straiton, Minishant, Maidens and Fisherton encompassing 169 pupils.
- 3.8 Housing Services have identified the site at St Cuthbert's Primary as being too small and not suitable for the development of residential properties.
- 3.9 In line with the Council's Acquisition and Disposal Policy, where a site has been offered to Housing Services and they have declined an interest in developing the site then the site is offered to other Council services for potential use. Facilities Management have expressed an interest in locating a Central Production Unit in the former St Cuthbert's Primary School to meet a range of increased needs and to continue to serve the rural schools mentioned in paragraph 3.6 above. This potential requires to be assessed before the site is offered to another public sector organisation and then the site declared surplus if no suitable interest is expressed.
- 3.10 Discussions have taken place between the Council and the North Carrick Community Benefit Company with regards to taking over ownership of the Maybole swimming pool through a Community Asset Transfer and it is proposed that these continue.

#### **4. Proposals**

- 4.1 It is proposed that the Cabinet declares the former Gardenrose Primary School surplus.
- 4.2 It is proposed that Gardenrose Primary is marketed on the open market for residential use. It is proposed that a tender is prepared and issued for demolition of the buildings and clearance of the site following Cabinet approval of this report.
- 4.3 It is proposed that the Cairn Primary School be subject to a feasibility study to be carried out by the Council's Housing Services. and a report will be brought back to Cabinet on the potential transfer or disposal of the building and site. If it is recommended that the building/site transfer to the Housing Revenue Account (HRA) then this will require to be the subject of consultation. It is proposed that the building within the ground of the primary school that is currently utilised for school catering purposes continue to be utilised for the purpose of providing school meals for the schools in the surrounding Maybole area until such time as a long term facility has been found for this purpose. Paragraph 4.4 below proposes that a business case is developed to establish long term requirements. It is expected that the business case will be complete within 4 months. Immediately following decant of the school in August 2023 the building will be made secure to protect against any likelihood of vandalism or fire.
- 4.4 It is proposed that a business case be prepared to establish the floor space requirements for the projected enhanced/changed level and format of school meal production and that options be investigated as to how these new requirements could be accommodated. The business case will look at projected school rolls and

opportunities for surplus accommodation within the existing school estate and will estimate the revenue and capital costs of different options, including the use of Scottish Government capital grant funding of £1.6m. It is further proposed that following the Capital Asset Management Group consideration of this business case that a report will be brought forward to Cabinet in due on how the Council will meet the changed catering requirements and will also recommend a future use or the declaring surplus of the former St. Cuthbert's Primary School. Immediately following decant of the school in August 2023 the building will be made secure to protect against any likelihood of vandalism or fire.

- 4.5 It is proposed that discussions continue between the Council and North Carrick Community Benefit Company regarding the possibility of transferring ownership through a Community Asset Transfer. A report and recommendation will be brought back to Cabinet on 28 February 2024 with a recommendation on the conclusion of this work.

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

- 5.1 The recommendations in this report are consistent with legal requirements. Legal advice and support will be provided as required. Title reports will be required for all disposals including any potential Community Asset Transfer. In addition there are a number of reports which would require to be obtained in connection with the disposal of any of these properties. All potential disposals will require to be in accordance with all legislation, statutory guidance and Council policy requirements. In the event of any transfer of a property between the General Services Account and HRA, legal advice will also be provided on the required consultation process.
- 5.2 The tender for demolition works will be undertaken through Council's procurement framework.

## **6. Financial Implications**

- 6.1 It is anticipated that the sale of Gardenrose Primary School will provide a capital receipt for the Council. The cost of demolition will be met via capital where it is expected that the cost will be covered by the sale price of the site leaving a net capital receipt for the Council. Should the sale price be insufficient to cover the demolition costs then the cost will be written off by revenue and met from within remediation budgets held in revenue. Proceeding with demolition means that the cleared site will have a ground entry rateable value which will likely be a different rateable value, including rates relief, arising from a vacant property. The buildings and site of the former Cairns Primary School, former St Cuthbert's School and Maybole swimming pool will achieved 100% rates relief for 6 months after such time an application for further rates relief (either 90% or 50% being likely) will be made.
- 6.2 The estimated cost of protecting Cairn Primary, St Cuthbert's Primary and Maybole Swimming Pool (when it closes) against vandalism and fire is estimated at £25,000.
- 6.3 Financial implications will be considered should the former Cairn Primary School be recommended for transfer to the HRA for development of the site for Council Housing.
- 6.4 The Council's General Services will save approx £272,728 on the running costs of Gardenrose Primary, Cairn Primary and Maybole Swimming Pool. This figure is based on the three buildings being completely disposed of Council ownership per the table below.

6.5 Property related running costs for 2022/23 are as follows:

Cairn Primary School	£66,356*
Gardenrose Primary School	£87,729*
St Cuthberts Primary School	£34,256
Maybole Swimming Pool	£118,643*
<b>Total</b>	<b>£306,984</b>

\* Total £272,728 per para 6.4 above

6.6 The above are current running costs. At this point it is difficult to estimate the exact running cost saving for each financial year from the recommendations in this report due to the multiplicity of costs involved (for example Energy, utilities, rates payment, rates relief levels, fire alarm costs). Some of these costs will substantially discontinued immediately (for example, energy) others will continue until such time as the building/sites are sold or transferred (for example, fire alarm costs) and others are not established as they depend on judgement yet to be made by the Ayrshire Joint Valuation Board. In other words the costs in the above table will diminish and discontinue over a period of time and will be fully discontinued only at the point that the property is disposed of from Council ownership.

## 7. Human Resources Implications

7.1 Not applicable.

## 8. Risk

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

8.1.1 There is a risk that there is a delay or no capital receipt is obtained for the former Gardenrose Primary and the Council has expended revenue on demolition. There is a risk that the Council could delay a capital receipt for the sale former Cairn Primary School and the former St. Cuthbert's Primary School.

8.1.2 Title checks have not been carried out by the Legal and Licensing Service at this time, as required by the Council's Policy for the Acquisition and Disposal of Land and Buildings. There is therefore a risk in adopting the recommendations that there could be unusual title conditions or weaknesses/flaws in titles or boundary issues, which become apparent at a later stage and could prevent or delay a disposal.

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

8.2.1 The risks associated with rejecting these recommendations are that the Council would potentially miss out on, a capital receipt at Gardenrose Primary, the option for St. Cuthbert's Primary School to provide a catering facility is lost and without an identified facility for catering export provided at Cairn Primary then the schools being served by that facility will have no alternative catering facility.

## 9. Equalities

- 9.1 The proposals in this report have been assessed through an Equalities Impact Assessment 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 will be carried out on the future school catering floorspace requirements, including an option of a Central Production Unit at the former St Cuthbert's Primary School and which will provide a long term position on the ongoing use of the building in the former Cairn's Primary School being used for school meal exports.
- 11.2 A feasibility study will be carried out on the development of the Cairn Primary site.

## 12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Priority 4 of the Council Plan: Efficient and effective enabling services.

## 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 Martin Kilbride, Portfolio Holder for Buildings, Housing and 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 Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Prepare and issue tender for demolition of Gardenrose Primary buildings/site	30 September 2023	Service Lead – Professional Design Services

<b>Implementation</b>	<b>Due date</b>	<b>Managed by</b>
Market the Gardenrose Primary site for use as residential development	31 October 2023	Service Lead – Asset Management and Community Asset Transfer
Complete a feasibility study on the Cairn Primary Site and report potential and recommendation to Cabinet	28 February 2024	Service Lead – Housing Services
Complete a business case to establish floorspace requirements from enhanced/changed levels of school meal production	28 February 2024	Service Lead – Facilities Management
Report back to Cabinet on progress regarding Community Asset Transfer with North Carrick Community Benefit Company	28 February 2024	Service Lead – Asset Management and Community Asset Transfer

**Background Papers**    **Report to South Ayrshire Council of 28 June 2018 – [Outcome of the Statutory Consultation relating to the Proposed Maybole Community Campus](#)**

**Report to Leadership Panel of 12 March 2019 – [Maybole Community Campus](#)**

**Report to Leadership Panel of 29 October 2019 – [Maybole Community Campus](#)**

**Report to Leadership Panel of 19 January 2021 - [Maybole Community Campus Enabling Works](#)**

**[Report to Leadership Panel of 15 June 2021 – Proposed Lease Agreement for New Police Office at Carrick Campus, Maybole \(Members only\)](#)**

**Report to Leadership Panel of 24 August 2021 - [Maybole Community Campus - Financial Close](#)**

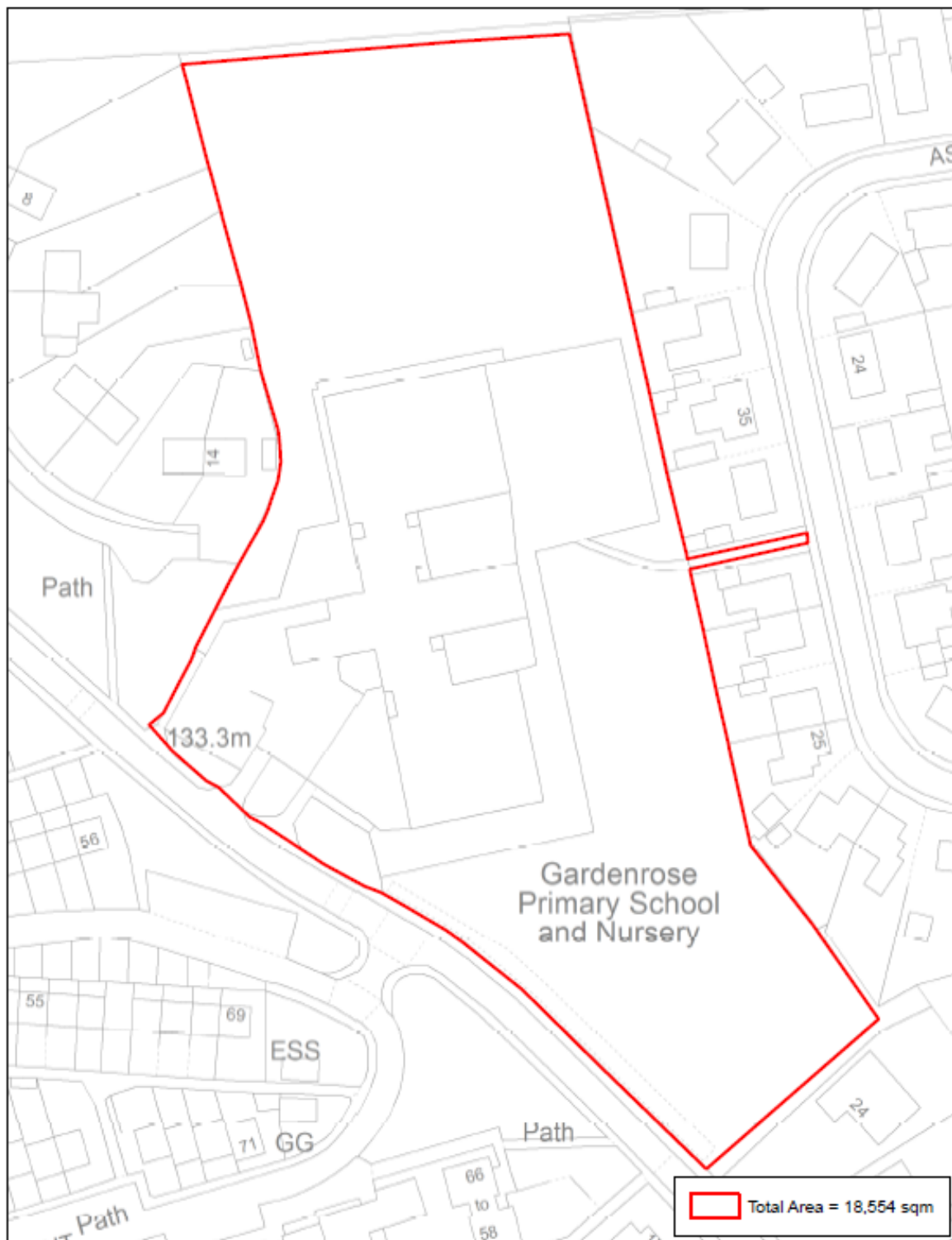
**Report to Leadership Panel of 24 August 2021 – [Proposed Lease Agreement, Carrick Academy, Maybole](#)**

**Report to Cabinet of 15 February 2023 - [Maybole Community Campus Update](#)**

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**Community Asset Transfer**  
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**Phone 01292 612845**  
**E-mail [tom.burns@south-ayrshire.gov.uk](mailto:tom.burns@south-ayrshire.gov.uk)**

**Date: 23 August 2023**

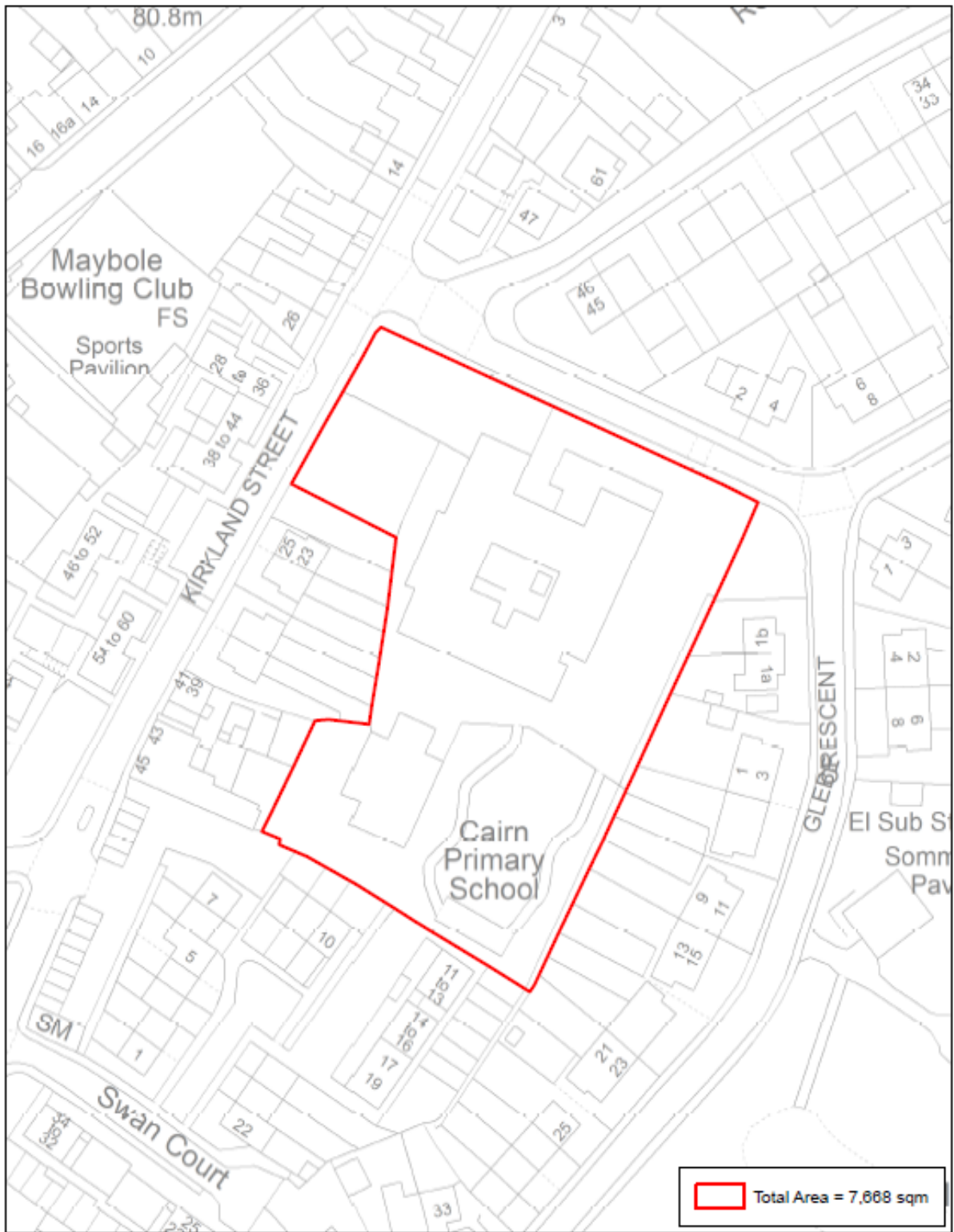


Gardenrose Primary School, Maybole.

Scale 1:1000



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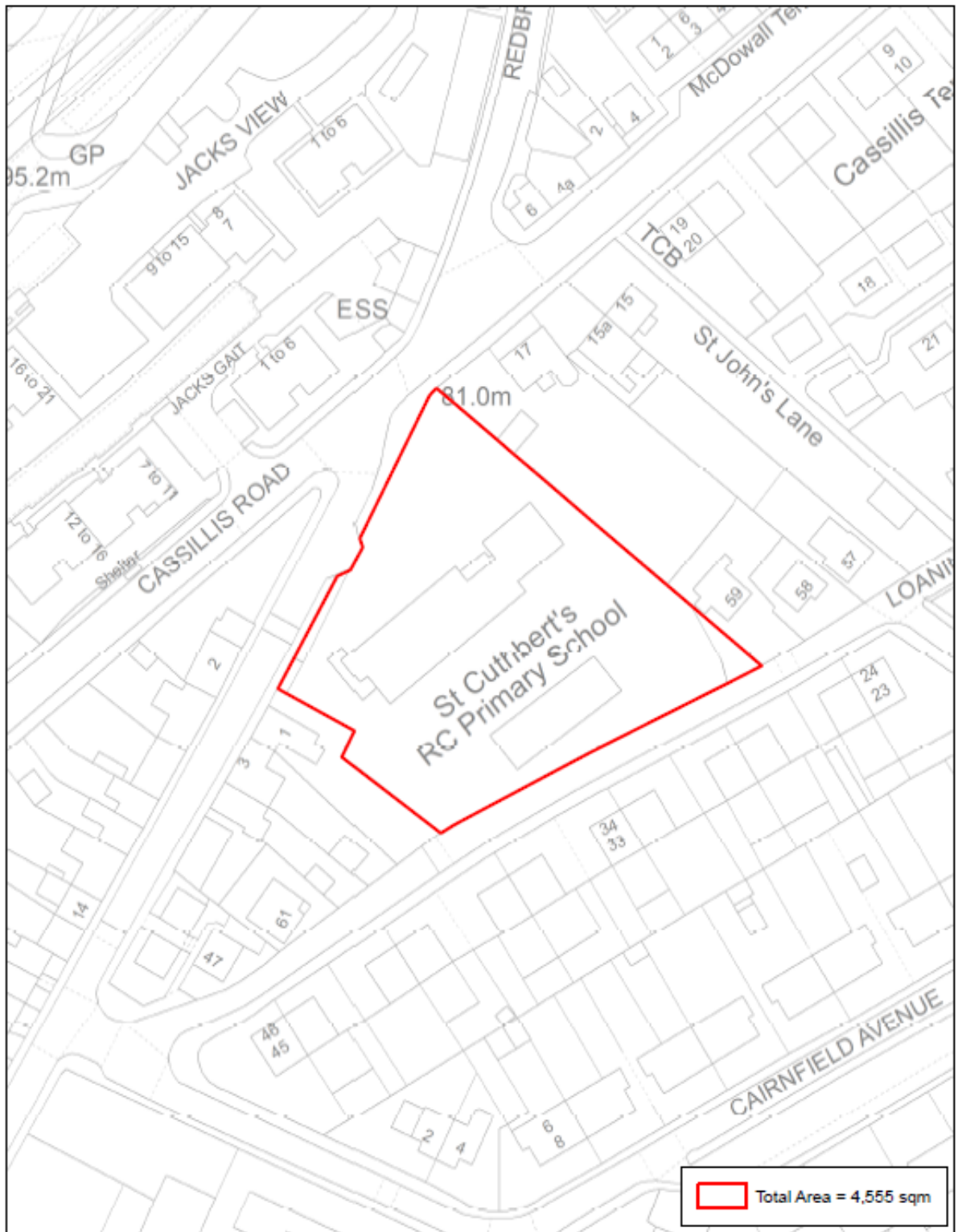
**Cairn Primary School, Maybole.**

Scale 1:1000



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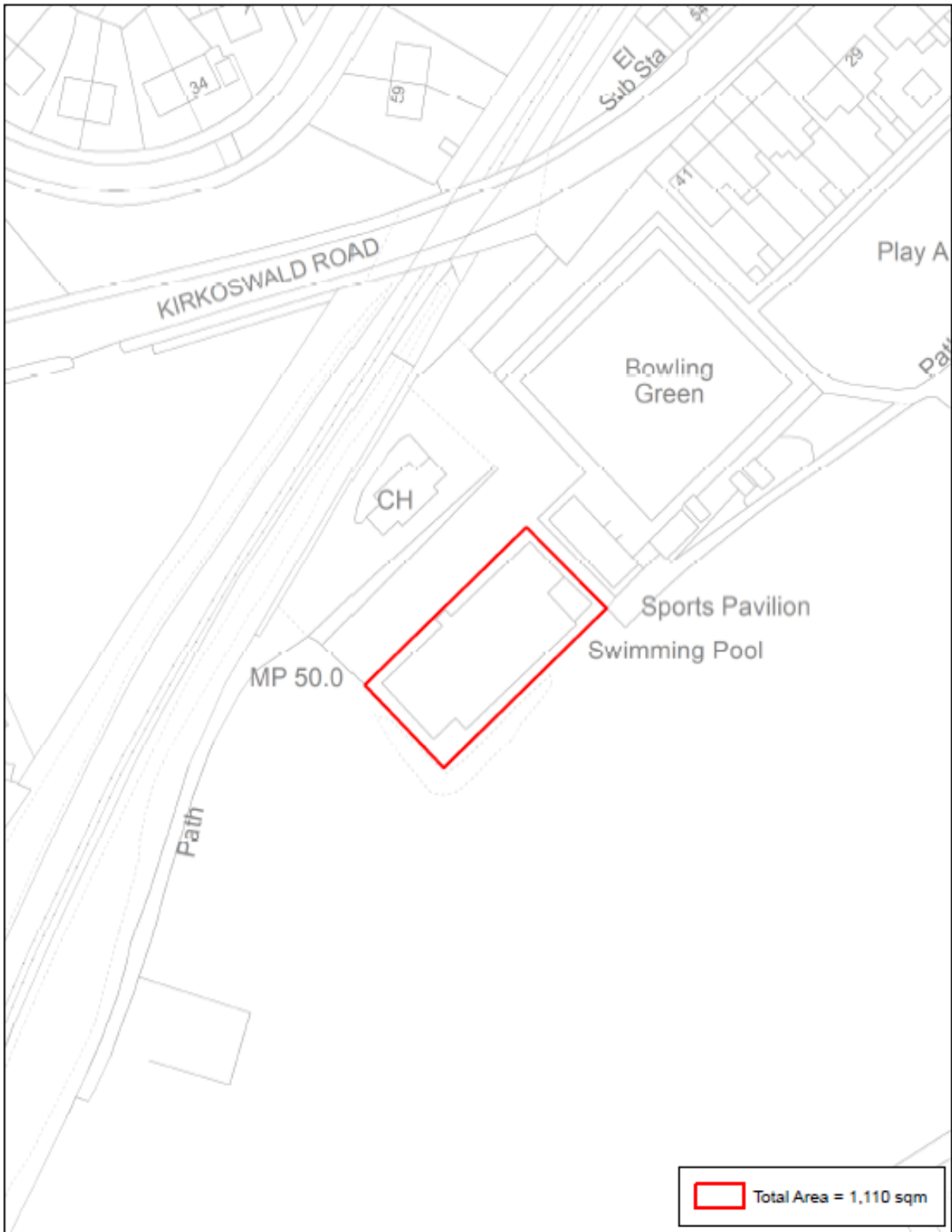


## St Cuthbert's Primary School, Maybole.

Scale 1:1000



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**Swimming Pool, Memorial Park, Kirkoswald Road, Maybole.**

Scale 1:1000



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**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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Surplus Property
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	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No
Sex – (issues specific to women & men or girls & boys)	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children’s Rights	No	No

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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	No	No
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	No	No
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	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent’s education, employment and income	No	No

**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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	-
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	-
<b>Foster good relations</b> between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	-
Increase participation of particular communities or groups in public life	-
Improve the health and wellbeing of particular communities or groups	-
Promote the human rights of particular communities or groups	-
Tackle deprivation faced by particular communities or groups	-

## 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> )	<del>YES</del> <b>NO</b>
<b>Rationale for decision:</b>  <b>The proposal does not have a significant negative or positive impact on any particular group</b>	
<b>Signed :</b> Tom Burns  <b>Date:</b> 1 August 2023	<b>Service Lead</b>

**South Ayrshire Council**

**Joint Report by Head of Finance, ICT and Procurement  
and Head of Legal and Regulatory Services  
to Cabinet  
of 29 August 2023**

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**Subject: Corporate Support Services Capacity Issues - Update**

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**1. Purpose**

- 1.1 The purpose of this report is to provide Members with an update on progress and outcomes so far achieved through the addition of temporary resources.

**2. Recommendation**

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

- 2.1.1 considers the progress and outcomes achieved through the addition of temporary resources;**
- 2.1.2 note the challenges being encountered in terms of recruiting staff to these temporary posts;**
- 2.1.3 agrees to convert seven temporary posts to permanent posts (per 4.5) immediately and fund from the available reserves until the balance has been expended, and thereafter include the posts in future annual staff budgets; and**
- 2.1.4 requests officers to undertake a review of Communications support to be presented to Cabinet in October 2023.**

**3. Background**

- 3.1 At its meeting on 26 October 2021, the Leadership Panel considered several factors contributing to an identified resourcing and skills gap within the corporate support teams, not only to continue to support current day to day operational activity, but to also provide the capacity to support all the additional demands being placed on the teams. After considering the issues highlighted, the Leadership Panel:

- 3.1.1 approved the creation of 11 temporary posts within the Corporate Support teams, at a cost of £0.842m, funded from uncommitted reserves;
- 3.1.2 requested that a report would be brought before the Service and Performance Panel in December 2022 to consider the progress and outcomes achieved through the addition of these temporary resources; and

3.1.3 noted that towards the end of this temporary period a review would be undertaken to confirm the resourcing requirements at that juncture, to determine whether a more permanent solution is required with the posts being embedded within the core staffing complement.

3.2 At its meeting on 22 November 2022, the Service and Performance Panel considered a progress report that highlighted the action taken and spend to date at that time. The panel also noted the challenges being encountered in recruiting staff.

#### 4. Proposals

4.1 One of the most significant challenges encountered in utilising the approved resource was the ability to recruit staff. Despite approval being given in October 2021, it took between six and nine months to recruit staff to the various posts via several rounds of advertisement. In one case the post remains vacant despite several attempts to recruit. Unfortunately, this appears to be indicative of the overall market conditions in terms of public sector job recruitment at present. This may be exacerbated to a certain degree by the posts being temporary in nature which may be a less attractive option in the job market.

4.2 Members are asked to consider the progress and outcomes achieved so far through the addition of the temporary resources, as detailed in [Appendix 1](#), where the following information is provided:

- (1) Post details;
- (2) November 2022 update information provided to SPP;
- (3) June 2023 update; and
- (4) Review of whether to retain post on a permanent basis.

4.3 As noted in 3.1.3 above a review of the resourcing requirements has been undertaken to determine whether a more permanent solution is required with the posts being embedded within core staffing complements and structures. Detailed information on the reasons for converting the posts from temporary to permanent are provided in [Appendix 1](#).

4.4 Table 1 below summarises the outcome of this review.

**Table 1**

<b>Service/Posts</b>	<b>Retain post on a permanent basis</b>	<b>FTE</b>
Communications - L7 Comms Officers (2fte)	Undertake review	-
Employee Services – L5 Employee Services Administrators (3fte)	Yes	3
Corporate Finance – L12 Senior Accountant (1fte)	Yes	1*
ICT Operations – L4 Asset Compliance Officers (2fte)	No	-
ICT Operations – L10 DevOps Engineer (1fte)	Yes	1
Legal Services – L11 Solicitors (2fte)	Yes	2
<b>Total FTE retained</b>		<b>7</b>

\* HSCP have agreed to provide permanent funding for the L12 Senior Accountant once the reserve funding has been expended.

- 4.5 It is requested that Cabinet agrees to the conversion of 7 of the 11 temporary posts to permanent posts with immediate effect with the costs being met from the remaining balance of reserve funding for each individual post. Once the funding has been fully expended the costs will be included in future staffing budgets. This will likely impact over several financial years as the reserves balance for each post is reduced to zero.
- 4.6 Covid funding and a vacant post within OD have been used to temporarily augment the Communications team, it is proposed that there is a review of Communication support requirements to be presented to Cabinet in October prior to making any decision on whether to retain these two posts permanently.

## 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 Of the funds provided, £0.335m has been spent up to the end of 2022/23, of this £0.036m was spent in the 2021/22 financial year and £0.299m spent in 2022/23, as outlined in table 2 below.

**Table 2**

<b>Service/Posts</b>	<b>21/22 £m</b>	<b>22/23 £m</b>	<b>Remaining balance in reserve £m</b>
Communications - L7 Comms Officers (2fte)	-	0.070	0.070
Employee Services – L5 Employee Services Administrators (3fte)	0.022	0.091	0.053
Corporate Finance – L12 Senior Accountant (1fte)	-	-	0.118
ICT Operations – L4 Asset Compliance Officers (2fte)	0.004	0.034	0.061
ICT Operations – L10 DevOps Engineer (1fte)	0.010	0.053	0.037
Legal Services – L11 Solicitors (2fte)	-	0.051	0.168
<b>Total</b>	<b>0.036</b>	<b>0.299</b>	<b>0.507</b>

- 6.2 Of the original £0.842m funds set aside, £0.507m remained in reserves at the end of 2022/23.
- 6.3 Following the reserve funds being fully expended, the annual cost of retaining any posts on a permanent basis will require to be included in future staffing budgets within the annual budget setting process.

## 7. Human Resources Implications

- 7.1 Members of staff employed in these temporary positions will not have accrued 4 years' continuous service to be directly matched to the permanent roles. The positions will require to be advertised because the change to permanent may attract more applications than when they were advertised temporary.



## **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 There is a risk that Central Support Service functions will be unable to maintain an adequate service provision if the recommendations are rejected.

## **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 Priority 4 of the Council Plan: Efficient and effective enabling services.

## **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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, 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 Head of Finance, ICT and Procurement will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<b>Implementation</b>	<b>Due date</b>	<b>Managed by</b>
Notify Human Resources that 7 of the 11 temporary posts be converted to permanent posts with appropriate staffing structures being updated	30 September 2023	Head of Finance, ICT and Procurement
Review of Communication support to be undertaken and presented to Cabinet	31 October 2023	Director of Strategic Change and Communities

**Background Papers**    **Report to Leadership Panel of 26 October 2021 - [Corporate Support Services Capacity Issues](#)**

**Report to Service and Performance Panel of 22 November 2022 - [Corporate Support Services Capacity Issues](#)**

**Person to Contact**    **Tim Baulk, Head of Finance, ICT and Procurement  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612620  
E-mail: [Tim.Baulk@south-ayrshire.gov.uk](mailto:Tim.Baulk@south-ayrshire.gov.uk)**

**Date: 18 August 2023**

## Corporate Support Services Capacity Issues – Update

Post details	November 2022 update	June 2023 update	Retain position on a permanent basis
<b>Service: Communications</b> Post: Comms Officer No. of Posts: 2 Grade: Level 7	<p><b>Social Media</b> - The trend during Covid for people to use social media for council news has continued to grow. Social media followers have increased significantly since March 2022, (from 34, 593 to 53, 247 followers across 6 channels). The 2 Assistant posts play a key role in managing the high volume of interactions, comments and questions on these channels as well as creating engaging and high-quality content. The team would not be able to manage this volume without the additional resource.</p> <p><b>Design</b> – The Communications Assistants play a key role in supporting the in-house design service, providing an average of 15 hours of design work per week, including the production of South Ayrshire Council magazine. To outsource this work services would pay approx. £35 per hour, resulting in a saving of £15,750 to date. The demand for in-house design continues to grow and this in house provision represents better value than outsourcing design work.</p> <p><b>Communications Campaigns</b> – Demand on the service continues to grow. Assistants have played a key role in the design and delivery of 50 communications campaigns and activity since 1 April 2022. Assistants play a key role in evaluating the effectiveness of campaigns, including carrying out social media analytics.</p>	<p>Assistant roles have been essential to manage the increase in demand and output for the service including managing the significant increase in social media followers which now sits at 56,752; creation of content; social media monitoring; social media analytics and evaluation. Assistants have supported the in-house production of approximately £100k of design work, including branding and design of documents, signage, in house magazine etc. Assistants support the creation of video content which has grown in line with growth of social media audience. Assistants provide out of hours and weekend coverage of events including Holy Fair; TamFest; the Ayr Show; Lowland Gathering; Tattie Fest. These events could not have been covered without assistant roles in place. Assistants manage day to day content on public facing TVs, coordinate advertising with all services and Adworks and support speechwriting as appropriate. They have also been key in growing Yammer as an employee communications channel. Furthermore, they have made a significant contribution to the on average 40 ongoing communications campaigns. This includes creating copy, social media content, design, magazine articles, adverts and contributing significantly to the evaluation of every campaign.</p>	<p><b>Undertake Review</b> - There have been recent adjustments to the staffing structure within the Communications team therefore the impact of the previous changes will be reviewed prior to making any decision on whether to retain these two posts on a permanent basis.</p> <p>There has been significant growth in demand for the service and in output, related to the following:</p> <p>Social media - our social media audience has grown from 21,106 followers in March 2020 to 56,752. We have also increased the number of social media channels we use, and now use 6 social media platforms. Social media is 2-way engagement and it is essential that corporate channels are continuously monitored, as increasingly the public are using social media to contact the council or request information or a service. The 2 Assistant posts play a key role in managing the high volume of interactions, comments and questions on these channels, as well as creating engaging and high-quality content that helps to sustain public engagement and sustain and continue to grow our audience. Key to ensuring the effectiveness of social media is consistent analysis and reporting on social media trends/ analytics as part of the communications evaluation process. The substantive team cannot manage this volume of social media content creation, followers and channels and without the assistant posts. A significant reduction in output and in channels used would be required.</p> <p>Design – the volume of design work has continued to increase with approximately £100,000 of design work provided in-house in 22/23. Design work has expanded to support a wide range of council activities and events such as the air show, design of</p>

Post details	November 2022 update	June 2023 update	Retain position on a permanent basis
	<p><b>Employee Comms</b> – Assistants played a key role in the development and delivery of employee comms enabling the launch and ongoing development of the employee corporate Yammer channel.</p> <p>Additionally, the roles provide significant support for press releases, speechwriting, media liaison, arranging photo calls and advertising.</p>		<p>new school uniforms, vinyl artwork for display on buildings, signage and events. The increasing volume means that the substantive design officer cannot undertake all the design work required and the 2 x assistant posts play a key role in supporting this area of work.</p> <p>Digital Communications/ Video – There is increasing demand corporately and from services for animated video content and editing of filmed video. Increasingly video is being used to engage the public and promote the council. This includes video creation for external media e.g., targeted adverts on Sky/ Virgin and YouTube adverts. Animated video creation, scriptwriting, voiceover and editing requires significant resource. This cannot be managed within the substantive team.</p> <p>Public Facing TVs – assistant posts are required to support the creation of content and to manage continuous updates of information in line with agreed communications plans.</p> <p>Promotion and attendance at a range of council sponsored events – increasingly the communications team is having to cover out of hours and weekend activities, including council sponsored events e.g., the air show. The substantive team of 2 officers and 1 coordinator does not have the capacity to cover the volume of output required.</p> <p>Employee Communications. The team creates and manages a range of employee communications. Yammer is increasingly being used as a crucial employee communications tool and requires engaging content creation, monitoring and responding to employee queries.</p> <p>Campaigns – the volume of communications campaigns and content associated with these continues to grow, with the team currently managing 40 ongoing campaigns. Assistants are</p>

Post details	November 2022 update	June 2023 update	Retain position on a permanent basis
			<p>required to support the delivery and evaluation of this volume of campaigns.</p> <p>Advertising – assistants play a key role in liaising with services and Adworks to source and book advertising on behalf of all services.</p> <p>Additionally, the roles provide significant support for press releases, speechwriting, media liaison, arranging photo calls and advertising.</p>
<p><b>Service: Employee Services</b></p> <p>Post: Employee Service Administrator</p> <p>No. of Posts: 3</p> <p>Grade: Level 5</p>	<p>Difficulty filling and required to re-advertise. One person was already in a temporary contract covering maternity leave and we then extended the contract when the maternity leave ended. One of the temp employees stayed in position for 8 months and then we readvertised and managed to fill it from another internal temp quite quickly.</p> <p>The temporary employees are carrying out the agreed duties. The additional positions have helped the workload pressures, but it is anticipated that the teams are still 4 FTE below what is required for the current workload.</p>	<p>The temporary employees are now an integral part of the team and continue to support the high volumes of work. As an example, there are currently 350+ recruitment checks and the current waiting time for the team to start these checks is 4 weeks. This is having a negative impact on our ability to recruit in that we have lost candidates due to these timescales thereby impacting frontline services who have had to readvertise their positions.</p> <p>It should be noted that this workload impacts across the recruitment and contracts team and the members of staff are presenting symptoms of work-related stress with one member of staff being absent for 3.5 months due to this reason, another member of staff seeking advice from their GP to prevent them from going off sick and others being upset at work due to workload pressures. The team are taking it upon themselves to work additional unpaid hours to ensure the work is being progressed. This is not sustainable.</p>	<p><b>YES</b> - Volumes of workload within these teams have remained consistent since 2021 when the temporary funding was approved, and it is not anticipated that the workload will decrease. In addition to the existing workload pressures, with the implementation of Oracle Fusion, the team are required to perform new tasks which were not required in Oracle EBS thus further increasing the workload. It should also be noted that each year between April and October the workload increases exponentially due to the Education staffing exercise. The most recent resource analysis continues to evidence that based on current volumes the team are 4FTE short. Therefore, to ensure continuity of service delivery and staff well-being, it is paramount that the temporary resources are made permanent.</p>

Post details	November 2022 update	June 2023 update	Retain position on a permanent basis
<b>Service: Corporate &amp; Service Finance</b> Post: Senior Accountant No. of Posts: 1 Grade: Level 12	Unable to appoint despite two separate attempts to fill the posts, in December 2021 and March 2022. The post remains unfilled at present with the workload being absorbed within the current compliment of staff. This is impacting on the incumbent staff who are working beyond capacity at times which is unsustainable in the long term. The result of this affects the output of the HSCP finance team in supporting the partnership. A further 3 <sup>rd</sup> round of recruitment for the position is currently being considered.	This post remains unfilled due to the inability to recruit appropriately qualified staff. Discussions have taken place with HSCP to identify that the likely reason is due to the temporary nature of the post. HSCP have agreed that post should be advertised as a permanent position and once the reserves funding is exhausted the partnership will provide appropriate permanent funding to allow the post to remain in place. Recruitment for this permanent position post has recommenced.	<b>YES</b> - Reporting requirements are increasing from HSCP, and the current team complement cannot provide all information requested. Information provided to be more in depth and analysis based due to more sources of funding from SG that must be tracked and measured; controls around commitments require to be improved and monitored more closely with service directly; short notice demands for budget information and projections to allow the service respond to the crisis in care & vacancies mean workload is ever increasing and requires a senior position to develop and review. <b>HSCP have agreed to provide permanent funding once the temporary funding is expended.</b>
<b>Service: ICT Operations</b> Post: Asset & Compliance Officer No. of Posts: 2 Grade: Level 4	There were no difficulties in filling the roles, beyond a low volume of candidates. the successful applicants have proved to be valuable assets working on Improvements in asset & compliance distribution.	It should be noted that one of the posts has been vacant for some time but both posts are currently occupied. These posts have facilitated the creation of robust processes and procedures will streamline asset & compliance activities.	<b>No</b> - Alternative arrangements for this team, were put in place during the budget setting process for Financial Year 23/24. There is no requirement for these posts to be made permanent.
<b>Service: ICT Operations</b> Post: Dev Ops Engineer No. of Posts: 1 Grade: Level 10	Regulatory and legislative compliance including but not limited to security patching and development of automated services. I would note that the removal of the post will generate service delivery challenges moving forward.	The DevOps post was vacated in January 2023 when the staff member returned to their substantive post. The post was readvertised and the successful candidate took up their post at the end of February 2023. The funding for this post is due to expire in late February 2024. The activity supported by this post continues to revolve around regulatory and legislative compliance an dis essential in ensuring business as usual and development work continues.	<b>YES</b> - With the removal of the temporary post there will be a significant degradation in service provision within the team. This will include negative impacts on existing commitment to enterprise projects, including Legislative and Regulatory compliance activity and Data Centre migrations. Additionally, Business as Usual support activity will be adversely impacted by a reduction in staff numbers. Failure to augment core existing resources will result in increased call response and fix times for Infrastructure related activities and more importantly a longer period to apply security updates. Which will increase the risk of South Ayrshire Council's digital estate being compromised.
<b>Service: Legal Services</b>	The two posts were advertised (internally and externally) and we were hopeful that although	The additional resource of one temporary solicitor from May 2022 allowed the team	<b>YES</b> -In March 2023, a solicitor in the Property & Contracts team gained a promoted post. Following a recruitment process

Post details	November 2022 update	June 2023 update	Retain position on a permanent basis
Post: Solicitor	<p>temporary, the 2-year contract and flexibility for home working would attract several candidates. However, we only received a small number of applications and were only successful in recruiting one solicitor, despite readvertising.</p> <p>The additional resource of the temp solicitor in the Property &amp; Contracts team has allowed for capacity to be improved within the team to provide legal advice in areas such as Ayrshire Growth Deal, community empowerment, property projects and contract disputes, as well as generally in more “business as usual” work such as sales/purchase/leasing and advice to Panels. In addition, the new solicitor has provided significant legal advice across the summer to the Housing team in connection with the implementation of the Short Term Let legislation.</p> <p>However, the team continues to be under pressure from competing demands and requirements of service departments, in particular in relation to Common Good title checks and investigation work, and a request to try a 3<sup>rd</sup> round of recruitment for the 2<sup>nd</sup> position is being reviewed by the Head of Service.</p>	<p>to have some improvement in capacity. The focus of the postholder's work has been contracts and governance. This has been a valuable additional resource to support both "business as usual" type work as well as a range of more specialist areas such as contract advice relating to the Scottish Airshow, policy advice on the introduction of new legislation, social work contracts and SRC disaggregation arrangements, some of which were unanticipated at the point of approval for the temporary posts in 2021 and could not have been resourced from within the permanent team. This freed up other team members to an extent, to deal with other advice areas. However, we were not able to fill the second temporary post, and as a result, the anticipated assistance for other areas of work, particularly for Common Good and Transforming the Estate, has not been obtained.</p>	<p>(internal and external), the temporary solicitor was appointed to that vacant permanent post. As a result, the team is now reduced to its previous complement. The team continues to sustain an increasing workload, and are aware that there will be further pressures coming, particularly work related to both the project work within the transforming work required by Best Value and the Transforming the Estate agenda involving increased commercialisation of the estate with complex sales of Council properties, and sharing of premises with other parties, leading to more new leases, licences and SLAs; high volume of work from the Assets/Estates service who will be progressing outstanding rent reviews and leases; and significant ongoing work relating to common good title checks and investigation work, and community empowerment. It is requested that the 2 temporary posts are both made permanent in the team, to provide the capacity internally to meet these significant demands.</p>
No. of Posts: 2			
Grade: Level 11			

**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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Corporate Support Services Capacity Issues
Lead Officer (Name/Position/Email)	Tim Baulk, Head of Finance, ICT and Procurement – tim.baulk@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 – (issues specific to women & men or girls & boys)	-	-



Community or Groups of People	Negative Impacts	Positive impacts
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> 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> )	<del>YES</del> <b>NO</b>
<b>Rationale for decision:</b>  <b>This report provides an update on progress and outcomes achieved through the addition of temporary resources. Members' decision on this has no specific equality implications</b>	
<b>Signed :</b> Tim Baulk	<b>Head of Service</b>
<b>Date:</b> 25 July 2023	

**South Ayrshire Council**

**Report by Head of Finance, ICT and Procurement  
to Cabinet  
of 29 August 2023**

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**Subject: Efficiency and Improvement Fund – Temporary Oracle  
Fusion Development Posts**

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**1. Purpose**

- 1.1 The purpose of this report is to seek funding for two temporary posts from the Efficiency and Improvement fund for a period of 12 months, to support the embedding and further development of the newly implemented Oracle Fusion Enterprise Resource Planning (ERP) cloud solution.

**2. Recommendation**

- 2.1 **It is recommended that the Cabinet agrees to the creation of two temporary post for a period of 12 months, at an estimated cost of £0.130m, to be funded from the Efficiency and Improvement fund.**

**3. Background**

- 3.1 The Council recently implemented the Oracle Fusion ERP cloud solution within the Finance, Human Resources, Payroll and Procurement spheres of activity, with a successful go live in April 2023, following a two-year implementation period.
- 3.2 The Oracle Fusion ERP cloud solution replaced the previous on-premises Oracle Enterprise Business Suite (EBS) that had been in operation since 2005 and had reached its end of life.
- 3.3 The Efficiency and Improvement fund is an established reserve held by the Council which can be used to provide short-term enabling funding to promote and support service redesign and development.

**4. Proposals**

- 4.1 Following the successful implementations of Oracle Fusion in April 2023, the Council is now moving through the 'Embedding' and the 'Scale, Improve and Refocus' stage of the project, which encompasses:

(1) Embedding

- ensuring the adoption of the new system and new processes;
- reviewing and optimising the operating model; and

- realising benefits

(2) Scale, Improve and Refocus

- measuring outcomes delivered and identifying gaps;
- defining a roadmap for future functionality; and
- agreeing the next areas of focus for development.

4.2 In order to facilitate and oversee work in this area a Fusion Strategic Board (FSB) is being established. The FSB will be chaired by the Head of Finance, ICT and Procurement and will have representation from Finance, HR, Payroll and Procurement, as well as vendor representation from Oracle and the Council's support partner, Mastek.

4.3 It is anticipated that a substantial amount of work will flow from this group as we embed and drive further improvements from the new system. To ensure that the ensuing workstreams are progressed in the short term, two Fusion support post are required to provide the necessary capacity needed for the next 12 months. The two posts are:

- Post 1 – Finance –Oracle Fusion Development Officer
- Post 2 – HR/Payroll – Oracle Fusion Development Officer

4.4 Details of the proposed work activity for both posts are provided in [Appendix 1](#). Both posts will have broadly similar responsibilities with some activities specific to the requirements of each functional area. When developing the Job Descriptions an initial assessment suggests the positions will potentially evaluate at Grade 4 Level 12. Confirmation of the appropriate grades will follow the conclusion of the Job Evaluation process. These initial suggested grades have been used for costing purposes in the Financial Implications section, 6.1 below.

## 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 estimated twelve-month cost for both posts, inclusive of the currently assumed 2022/23 pay uplift plus on-costs, is £0.130m and will be met from the Efficiency and Improvement Fund.

6.2 The Efficiency and Improvement fund currently has £0.876m of uncommitted reserves available for disbursement.

## 7. Human Resources Implications

7.1 The job descriptions for both temporary posts are currently being finalised and once completed will be processed through the Councils Job Evaluation scheme to establish an appropriate grade.

## **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 There is a risk that opportunities for benefits realisation and system development will be lost if the recommendation is rejected.

## **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 Priority 4 of the Council Plan: Efficient and effective enabling services.

## **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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, 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 Head of Finance, ICT and Procurement will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

<b>Implementation</b>	<b>Due date</b>	<b>Managed by</b>
Initiate recruitment of the two temporary posts on conclusion of the Job Evaluation process	30 September 2023	Head of Finance, ICT and Procurement

**Background Papers**    **None**

**Person to Contact**    **Tim Baulk, Head of Finance, ICT and Procurement  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612620  
E-mail [tim.baulk@south-ayrshire.gov.uk](mailto:tim.baulk@south-ayrshire.gov.uk)**

**Date:**    **18 August 2023**

## Post 1 – Finance - Oracle Fusion Development Officer

### Proposed activity:

- \* Payroll  
In conjunction with Payroll and all Service Areas we require to look at and streamlining of the employee types that are used by SAC.
- \* Reporting  
Produce specific financial reports that are required.
- \* Working Groups  
  
Lead on a working group to review the new functionality of Fusion and how best to utilise within the Service
- \* Admin of PBCS
- \* Quarterly Updates, decision making and testing.
- \* Secondary Ledger  
Complete transfers as required and upload and maintain the SL COA
- \* Procedures and Guidelines  
Create and maintain procedures and guidelines for GL, CM, COA, MTD and PBCS
- \* Purchasing  
Set-up working group with Procurement colleagues to identify and streamline categories which are required to allow the lock down of account codes and identify areas where smart forms may be required.

## Post 2 – HR/Payroll – Oracle Fusion Development Officer

### Proposed activity:

- \* Lead on Oracle Fusion Quarterly Updates, decision making, testing and implementation.
- \* First point of contact for system enquiries with responsibility for the co-ordination and resolution of Level 1 enquiries and escalate unresolved enquiries to Level 2.
- \* Development of comprehensive policies and processes including the ongoing development and maintenance of Quick Reference Guides (QRG).
- \* Lead on cross-functional working groups to review the new functionality of Fusion to support the scoping, planning and execution of future projects.
- \* Monitor and evaluate working practices recommend service improvements.
- \* Support the development and delivery of payroll activities including processing payroll activities.

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## 1. Policy details

Policy Title	Efficiency and Improvement Fund - temporary Oracle Fusion support posts
Lead Officer (Name/Position/Email)	Tim Baulk, Head of Finance, ICT and Procurement – tim.baulk@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 – (issues specific to women & men or girls & boys)	-	-



Community or Groups of People	Negative Impacts	Positive impacts
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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)
<b>Eliminate unlawful discrimination, harassment and victimisation.</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not.	Low
<b>Foster good relations</b> 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> )	<del>YES</del> <b>NO</b>
<b>Rationale for decision:</b>  <b>This report advises the Panel of the requirement to create two temporary Fusion support posts to support the embedding and further development of the newly implemented Oracle Fusion Enterprise Resource Planning (ERP) cloud solution. Members' decision on this has no specific equality implications.</b>	
<b>Signed:</b> Tim Baulk  <b>Date:</b> 2 August 2023	<b>Head of Service</b>

**South Ayrshire Council**

**Report by Depute Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 29 August 2023**

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**Subject: General Services Capital Programme 2023/24:  
Monitoring Report as at 30 June 2023**

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**1. Purpose**

- 1.1 The purpose of this report is to update Cabinet on the actual capital expenditure and income, together with progress made on the General Services Capital Programme projects as at 30 June 2023 (Period 3), and to agree the changes to budgets in 2023/24.

**2. Recommendation**

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

- 2.1.1 notes the progress made on the delivery of the General Services Capital Programme to 30 June, resulting in spend of £10,477,219 or 10.77%, as detailed in Appendix 1 attached;**
- 2.1.2 approves the adjustments contained in Appendix 2 attached; and**
- 2.1.3 approves the revised budget for 2023/24 at £99,661,460, as highlighted in Appendix 2.**

**3. Background**

- 3.1 The General Services Capital Programme for 2023/24 to 2034/35 was approved by South Ayrshire Council of 1 March, 2023 through the paper 'Revenue Estimates 2023/24, Capital Estimates 2023/23 to 2034/35 and Carbon Budgets 2023/24'.
- 3.2 Adjustments were approved by Cabinet of 20<sup>th</sup> June, 2023 and incorporated into the Programme.
- 3.3 The current approved budget for 2023/24 is £97,249,616.

**4. Proposals**

**4.1 Works Completed**

- 4.1.1 Since the last update report to Cabinet in June, a number of projects have completed on site, including Girvan Academy ICT Hub, Darley Golf

Course Path Improvements, Space Place EYC – Extension, Colmonell Cemetery (New) - Rebuild Front Wall incl Copes and Metal Railing, Cunningham Place Children’s Home – Independent Living Flat, Wallacetown Early Years Centre - Formation of New Entrance and Troon Esplanade Wheeled-Sports Zone Facility,

## 4.2 **Works Ongoing**

- 4.2.1 Works are currently on site and progressing for projects including: Bridge Street Depot, Girvan - New Build Welfare Building, Carrick Academy (Maybole Campus), Struthers Primary School – Nursery Conversion, Girvan Academy - Refurbishment of Classroom 4, Doonfoot Primary School – Classroom Extension and the Refurbishment of Library, ICT Suite & Entrance Foyer at Kyle Academy.
- 4.2.2 A number of new programmes of works have started on site for 2023/24 and are progressing well, including Ayrshire Roads Alliance - Road Reconstruction and Improvement and Universal Free School Meals Kitchen Upgrades – Various.
- 4.2.3 A contract has been awarded for the River Ayr, Water Sports - Floating Pontoon with works planned to start on site in mid-August.
- 4.2.4 Tender packages have been issued for the Demolition - Annbank - Cabin (Brocklehill Ave), Troon Outdoor Adult Exercise Equipment Trail and a Quick Quote issued for Lochgreen Golf Course - Drainage Upgrade.
- 4.2.5 Design works are being undertaken on a range of projects, including the new build Girvan Primary School and Troon Early Years Centre.

4.3 The project information contained in Appendix 1 has been broken down over the Council wards and a document showing this has been made available to Members in the Members’ area (Hub) on Re-Wired (see background papers).

4.4 Appendix 2 details budget adjustments being put forward for approval by Cabinet as part of the Period 3 report. These adjustments include (i) recognition of new funding awards made by external bodies including Scottish Government, Strathclyde Passenger for Transport and SUSTRANS; and (ii) internal re-allocations of budgets between projects in 2023/24.

## 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 Per Table 1 of Appendix 1, at the end of P3, actual expenditure stood at £10,477,219. Income for this period stood at £10,477,219. Based on the budget of £97,249,616, actual expenditure of £10,477,219 equates to an overall spend of 10.77% at the end of Period 3.

6.2 Proposals contained in this report, if approved, would lead to a revised 2023/24 programme of £99,661,460. Borrowings have been increased in Appendix 1 due to

a re-profiling of grant income for Ayrshire Growth Deal projects. This re-profiling is reflected in future years by a reduction in borrowing and an increase to grant income.

## **7. Human Resources Implications**

7.1 Not applicable.

## **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 The risk associated with rejecting the recommendations are that insufficient funds would exist in financial years 2023/24, 2024/25 and 2025/26 in relevant budget lines to complete planned General Services capital projects.

## **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 Priority 1 of the Council Plan: Spaces and Places.

## **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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT 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 Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Process adjustments to the General Services Capital Programme	12 September 2023	Corporate Accounting - Treasury / Capital Function

**Background Papers**    **Report to Cabinet of 20 June 2023 – [General Services Capital Programme 2022/23: Monitoring Report as at 31 March 2023](#)**  
  
**[General Services Capital Programme 2023/24 – Period 3 – Ward Analysis](#)**

**Person to Contact**    **Pauline Bradley, Service Lead - Professional Design Services**  
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**Phone 01292 612858**  
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**Date: 21 August 2023**

**GENERAL SERVICES CAPITAL MONITORING REPORT  
PERIOD 3 2023/24**

Key Strategic Objective	Approved Budget 2023/24	Projected to 31st March, 2024	Actual at P3	Section	2024/25 Approved Budget	2025/26 Approved Budget
	£	£	£		£	£
Our Children and Families	23,904,578	24,636,768	5,454,498	See Section on 'Our Children and Families'	15,236,226	8,676,226
Our Adults and Older People	722,362	722,362	426,698	See Section on 'Adults and Older People'	500,000	600,000
Our Communities	27,669,514	29,485,110	1,690,154	See Section on 'Our Communities'	19,830,180	11,414,000
Other Investment in Buildings, Information Technology & Other	44,953,162	44,817,220	2,905,869	See Section on 'Other Investment in Buildings, Information Technology and Other'	41,748,000	37,501,197
<b>TOTAL PROGRAMME EXPENDITURE</b>	<b>97,249,616</b>	<b>99,661,460</b>	<b>10,477,219</b>		<b>77,314,406</b>	<b>58,191,423</b>
General / Specific Capital Grant	13,585,000	14,746,000	2,837,803	See Section on 'General / Specific Capital Grant'	8,600,000	8,600,000
Additional Funding Identified	30,547,961	27,062,493	1,268,478	See Section on 'Additional Funding Identified'	29,071,596	19,696,197
Borrowing	53,116,655	57,852,967	6,370,938	See Section on 'Borrowing'	39,642,810	29,895,226
<b>TOTAL PROGRAMME INCOME</b>	<b>97,249,616</b>	<b>99,661,460</b>	<b>10,477,219</b>		<b>77,314,406</b>	<b>58,191,423</b>

<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>
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<b>0</b>	<b>0</b>
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**Children and Families**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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**Project Budgets Approved 2023/24: - Updated Per Cabinet of 20th June, 2023**

Archive and Registration Centre and Ayr Grammar School Project
Maybole Community Campus
<i>Early Learning and Childcare - Multi Year Capital Allocations</i>
Dailly Primary School Surplus Plot - Car Park
Girvan All Weather Pitch
Girvan Primary School
ICT Replacement in Schools
Sacred Heart Primary
<i>School Refurbishment Programme - Various Projects</i>
Shared Campus Project (Glenburn and St Ninian's Primary Schools)

0	163	163	Complete
13,505,719	13,505,719	4,741,007	On Site
3,703,293	3,703,293	156,849	See Expanded Section
108,053	108,053	5,925	Design and Tender
815,717	1,415,717	3,988	Design and Tender
3,000,000	3,000,000	75,633	Design and Tender
6,111	6,111	175	On Site
25,273	25,273	1,549	Complete
1,695,207	1,695,207	422,978	See Expanded Section
527,483	527,483	2,750	Complete

0	0
0	0
0	0
0	0
0	0
13,000,000	6,440,000
0	0
0	0
2,086,226	2,086,226
0	0



<b>Children and Families</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Queen Margaret Academy - New Build and Upgrade Works
<i>Window and Roof Replacement - Various Projects</i>
Phased Expansion of Free School Meals to Primary School Children 2022/23
Investment in the Education Estate - New Build Projects
<b>TOTALS</b>

0	2,361	2,361	Complete
182,498	312,164	16,758	See Expanded Section
335,224	335,224	24,363	On Site
0	0	0	Concept
<b>23,904,578</b>	<b>24,636,768</b>	<b>5,454,498</b>	

0	0
150,000	150,000
0	0
0	0
<b>15,236,226</b>	<b>8,676,226</b>

**Children and Families**

Approved Budget 2023/24	Projected to 31st March, 2024	Actual at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

**Analysis of Block Allocations - Children and Families**

<b>Early Learning and Childcare - Multi Year Capital Allocations</b>
Early Learning and Childcare - Multi Year Capital Allocations - Unallocated Funding 2023/24
Annbank EYC Alterations
Braehead EYC - External Door and Play Area Upgrade
Cairn and Gardenrose - Early Years Centre
Dailly PS (EYC) - External Canopy
Space Place
Straiton PS Alterations
Struthers Early Years Centre

5,743	0	0	Concept
0	0	0	Design and Tender
0	1,476	1,476	Complete
1,317,555	1,317,555	0	On Site
0	0	0	Design and Tender
365,052	288,960	5,498	Complete
0	0	0	Design and Tender
2,964	83,323	83,323	Complete

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

<b>Children and Families</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Symington Early Years Centre
Troon Early Years Centre
Wallacetown Early Years Centre - Formation of New Entrance
<b>3,703,293</b>

10,000	10,000	0	Complete
1,854,403	1,854,403	0	Design and Tender
147,576	147,576	66,552	On Site
<b>3,703,293</b>	<b>3,703,293</b>	<b>156,849</b>	

0	0
0	0
0	0
<b>0</b>	<b>0</b>

<b>School Refurbishment Programme</b>
- School Refurbishment Programme - Unallocated Funding 2023/24 & Future Years
- Beach Volleyball Court at Kyle Academy
- Coylton Primary - Reconfiguration of Main Entrance and Reception
- Dalmilling PS - Hall Extension
- Dolphin House

68,056	0	0	Concept
5,516	5,516	1,800	Complete
56,844	56,844	0	Complete
25,000	25,000	0	Concept
0	0	0	Design and Tender

2,086,226	2,086,226
0	0
0	0
0	0
0	0

**Children and Families**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Doonfoot Primary School - Curricular Upgrade
- Girvan Academy - New Sports Surface (former Tennis Courts)
- Girvan Academy - Refurbishment Works (ICT Area / Library)
- Girvan Academy - Refurbishment of Classroom 4
- Heathfield Primary - Classroom Conversion
- Kyle Academy - Refurbishment Works 2021/22 (Science Department Upgrade)
- Kyle Academy - Refurbishment Works (Library / ICT Hub Upgrade)
- Marr College Playing Fields - Contribution Towards Improving Lighting Between School

0	0	0	Design and Tender
2,928	2,928	0	Complete
457,527	457,527	354,490	Complete
208,000	208,000	0	Design and Tender
25,000	25,000	0	Concept
114,226	114,226	1,570	Complete
595,528	663,584	3,963	Design and Tender
30,000	30,000	0	Complete

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

**Children and Families**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Newton Primary - Community Room Awning / Canopy	0	0	0	Design and Tender
- PPP Security - Belmont and Prestwick.	60,291	60,291	60,291	Complete
- Southcraig Campus	26,177	26,177	864	Complete
- Symington Primary School	20,114	20,114	0	Complete
	<b>1,695,207</b>	<b>1,695,207</b>	<b>422,978</b>	

	0	0	0	Design and Tender
	60,291	60,291	60,291	Complete
	26,177	26,177	864	Complete
	20,114	20,114	0	Complete
	<b>1,695,207</b>	<b>1,695,207</b>	<b>422,978</b>	

	0	0
	0	0
	0	0
	0	0
	<b>2,086,226</b>	<b>2,086,226</b>

**Window and Roof Replacement**

Window and Roof Replacement - Unallocated Funding 2023/24 & Future Years

**Window and Roof Replacement Projects 2022/23**

Girvan Academy - Window Replacement 2022/23	109,214	250,000	0	Legally Committed
Macadam House Roof Replacement 2022/23	3,976	3,976	0	Complete
Marr College - Replacement of Bird Netting to Roof	15,600	15,600	0	Complete
Troon Town Hall - Window Replacement 2022/23	42,588	42,588	16,758	On Site
	<b>182,498</b>	<b>312,164</b>	<b>16,758</b>	

	11,120	0	0	Concept
	109,214	250,000	0	Legally Committed
	3,976	3,976	0	Complete
	15,600	15,600	0	Complete
	42,588	42,588	16,758	On Site
	<b>182,498</b>	<b>312,164</b>	<b>16,758</b>	

	150,000	150,000
	0	0
	0	0
	0	0
	0	0
	<b>150,000</b>	<b>150,000</b>

<b>Our Adults and Older People</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<b>Project Budgets Approved 2023/24: - - Updated Per Cabinet of 20th June, 2023</b>
Scheme of Assistance *1

722,362	722,362	426,698	Legally Committed
<b>722,362</b>	<b>722,362</b>	<b>426,698</b>	

500,000	600,000
<b>500,000</b>	<b>600,000</b>

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
<b>Project Budgets Approved 2023/24: - Updated Per Cabinet of 20th June, 2023</b>						
Hourstons Development	3,642,794	4,242,794	18,298	Legally Committed	0	0
Ayrshire Roads Alliance - Bridge Works	278,000	278,000	3,334	Concept	362,000	200,000
Victoria Bridge Upgrade Works (including Joint Replacement, Bridge Deck Waterproofing, Corrosion Protection and Concrete Repair Work)	440,638	440,638	1,257	On Site	0	0
Ayrshire Roads Alliance - Girvan Harbour Jetty Repairs	587,380	587,380	3,277	Design and Tender	0	0
Ayrshire Roads Alliance - Girvan South Pier Repairs	140,182	140,182	262	Design and Tender	0	0
Ayrshire Roads Alliance - LED Replacement	81,742	81,742	0	On Site	0	0
Ayrshire Roads Alliance - Local Flood Risk Plan	187,627	187,627	17,800	On Site	64,000	64,000
Ayrshire Roads Alliance - Road Reconstruction and Improvement	2,709,388	2,709,388	333,569	On Site	3,500,000	2,500,000
Ayrshire Roads Alliance - Street Lighting	174,685	174,685	13,422	On Site	250,000	250,000
Ayrshire Roads Alliance - Traffic Signals Renewals Programme	88,449	88,449	10,760	On Site	0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Ayrshire Roads Alliance - EV Charging Infrastructure	171,482	171,482	0	Design and Tender	120,430	0
Ayrshire Roads Alliance - C12 Dunure Slope Stabilisation	90,079	90,079	0	Design and Tender	0	0
Ayrshire Roads Alliance - U49 Littleton Farm Slope Stabilisation Work	11,054	11,054	0	Design and Tender	0	0
Ayrshire Roads Alliance - Facilities to assist with tourist and visitor facilities	40,296	40,296	0	On Site	0	0
Belleisle Park - Additional Works	674,079	674,079	0	Design and Tender	0	0
CCTV Public Space Infrastructure	122,101	122,101	96,798	Complete	0	0
<i>Cemetery Infrastructure Project</i>	2,509,708	2,509,708	377,633	<i>See Expanded Section</i>	250,000	100,000
Craigie Additional Sporting Facility	264,894	264,894	137,037	Complete	0	0
Cycling Walking Safer Routes 2023-24	718,000	718,000	971	Design and Tender	0	0



Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Girvan Regeneration Projects	1,500,000	900,000	0	Design and Tender	1,500,000	0
Golf Strategy - Health and Safety Works	455,350	455,350	55,699	On Site	0	0
Green Waste / Household Recycling and Waste Transfer Station	1,696,710	1,696,710	74,224	Design and Tender	6,533,750	0
Gypsy Traveller Transit Site - Feasibility Study	0	0	0	Design and Tender	0	0
Masonhill Crematorium Upgrade of Drainage (2021/22 and 2022/23)	200,000	0	0	Complete	0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Maybole Town Centre Regeneration - Town Hall	439,183	689,183	207,930	On Site	0	0
Maybole Town Centre Regeneration - Public Realm Improvements to the High Street	357,250	378,250	0	Design and Tender	0	0
Maybole Regeneration – Project Team	90,225	90,225	0	On Site	0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Maybole Regeneration – Small Grants Scheme	291,000	181,000	0	Legally Committed	0	0
Maybole Regeneration – Development Grant Scheme	50,000	0	0	Other	0	0
Nature Restoration Fund 2022/23	15,838	19,590	19,590	Complete	0	0
Nature Restoration Fund - Edinburgh Process Strand 2023/24	0	189,000	0	Concept	0	0
Northfield Bowling Centre Refurbishment	25,000	25,000	0	Design and Tender	0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Place Plans	866,810	866,810	1,250	On Site	0	0
Place Planning and Community Led Projects	1,750,000	1,750,000	0	Design and Tender	1,750,000	1,750,000
Place Planning and Ayr Ward West/Ayr Town Centre projects	1,000,000	1,000,000	0	Design and Tender	1,000,000	1,000,000
- Renewal of Play Parks 2023-24	0	189,000	0	Concept	0	0
<i>Public Conveniences - Various Projects</i>	380,574	380,574	0	<i>See Expanded Section</i>	0	0
Rozelle House (Grant Funded Works)	50,000	50,000	7,075	Complete	0	0
<i>SPT/Transport Scotland Projects</i>	800,000	2,322,844	57,844	<i>See Expanded Section</i>	0	0
Ayr Town Centre Projects	12,612	12,612	3,967	Complete	0	0
Scottish Government - Place Based Investment Programme 2021/22	212,060	212,060	9,791	On Site	0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Scottish Government - Place Based Investment Programme 2022/23	469,904	469,904	80,409	On Site	0	0
Scottish Government - Place Based Investment Programme 2023/24	481,000	481,000	0	Design and Tender	0	0
<i>VAT Recovery Projects</i>	639,713	639,713	130,969	<i>See Expanded Section</i>	0	0
Craigie Park Sport for All facility Development	51,351	51,351	8,443	Complete	0	0
Promenade and Shorefront Improvement Scheme	871,630	871,630	13,709	Design and Tender	500,000	500,000
Floating Pontoons @ River Ayr	40,428	40,428	4,835	Design and Tender	0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Mixed Tenure Grant	200,000	200,000	0	Design and Tender	0	0
Wetland Creation and Pollinator Corridors Belleisle Golf Course	114,300	114,300	0	On Site	0	0
Coastal Change Adaptations	156,000	156,000	0	On Site	0	0
Golf Courses - Enhancements	0	0	0	Concept	1,500,000	2,500,000
Citadel Refurbishment	1,519,998	1,519,998	0	Design and Tender	2,500,000	2,500,000
Adapting To Climate Change - St Ninian's Park	0	0	0	Concept	0	50,000
Citadel Enhancement						0
	<b>27,669,514</b>	<b>29,485,110</b>	<b>1,690,154</b>		<b>19,830,180</b>	<b>11,414,000</b>

<b>Our Communities</b>
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<b>Approved Budget 2023/24</b>	<b>Projected to 31st March, 2024</b>	<b>Actual at P3</b>	<b>Key Project Milestone</b>
£	£	£	

<b>2024/25 Approved Budget</b>	<b>2025/26 Approved Budget</b>
£	£

<b>Analysis of Block Allocations - Our Communities</b>
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<b>Cemetery Infrastructure Projects</b>
Cemetery Infrastructure Projects - Funding to Be Allocated 2023/24 & Future Years
- Ayr Cemetery - Remedial Works to Burial Chambers
- Ayr Cemetery - Wall Repair Including Headstones
- Ayr Cemetery - Extension to Cremated Remains Section
- Ayr Old Kirk - Repair to Churchyard Walls (Phase 2 Rebuilding)
- Ballantrae New - Upgrade existing Bothy
- Colmonell Cemetery NEW - Re-build Front Walling, Copes & Metal Railings
- Colmonell New Cemetery - Wall Repairs to Side of Church
- Crosbie Churchyard - Wall Repairs
- Kirk at Monkton Cemetery (Old) - Wall Repairs

1,085,955	473,577	0	Concept
104,411	600,000	321,054	On Site
0	1,789	1,789	Complete
0	0	0	Concept
3,430	3,430	0	Complete
0	0	0	Concept
82,659	82,659	54,790	Complete
0	0	0	Concept
188,912	188,912	0	Complete
0	0	0	Design and Tender

250,000	100,000
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
- New Cemetery, Girvan	0	0	0	Concept	0	0
- Masonhill Crematorium - Baby Memorial	0	10,000	0	On Site	0	0
- Masonhill Crematorium - New Electric Supply to Bothy	60,000	70,000	0	Concept	0	0
- Masonhill Crematorium - New Paving and Drainage at the West Lawn Area	0	40,000	0	Concept	0	0
- Masonhill Crematorium - New Paving to Courtyard and Internal Areas	196,400	196,400	0	Design and Tender	0	0
- Masonhill Crematorium - Replacement of Cold Gas Ducting	0	55,000	0	Concept	0	0
- Masonhill Crematorium - Book of Remembrance	0	0	0	Concept	0	0
- Maybole Cemetery - Refurbishment of Bothy	0	0	0	Concept	0	0
- Monkton & Prestwick New Cemetery (Monkton) - Footpaths at Roundabout	0	0	0	Concept	0	0
- Monkton Cemetery - Upgrade of Gable Wall	0	0	0	Concept	0	0



Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
- Old Dailly Bell Tower	363,800	363,800	0	Design and Tender	0	0
- Prestwick Cemetery - Shaw Road	28,822	28,822	0	Concept	0	0
- Re-erecting Unstable Headstones over 6'	15,750	15,750	0	Design and Tender	0	0
- Relocation of Mossblown War Memorial	59,283	59,283	0	Design and Tender	0	0
- Straiton Cemetery	0	0	0	Concept	0	0

Our Communities
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- St Quivox and Dailly Mausolea
- St Quivox Rear Wall
- Tarmacadam Projects - North
- Tarmacadam Projects - South
- Tarbolton Cemetery Wall Repair
- Tarbolton Cemetery (Coilsfield) - Drainage & Footpaths
- Troon Cemetery - New Tarmac Paths
- Troon Cemetery - Remedial Works to Burial Chambers

300,000	300,000	0	Design and Tender
3,551	3,551	0	Complete
0	0	0	Concept
0	0	0	Concept
16,735	16,735	0	Complete
0	0	0	Concept
0	0	0	Concept
0	0	0	Concept
<b>2,509,708</b>	<b>2,509,708</b>	<b>377,633</b>	

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
<b>250,000</b>	<b>100,000</b>

<b>Upgrading of Various Public Conveniences (Phase 2)</b>
Upgrading of Various Public Conveniences (Phase 2) - Unallocated Balance 2022/23 & Future Years
- Ainsley Park Public Conveniences, Girvan

156,805	156,805	0	Concept
0	0	0	Design and Tender

0	0
0	0



**Our Communities**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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**Scottish Government - Sustainability and Active Travel Team**

- Local Authority Resource Funding 2023/24

0	50,000	0	Concept
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0	0
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**SPT 2023/24**

- Bus Infrastructure Improvements 2023/23 (GF1785/10121)

100,000	100,000	0	Design and Tender
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0	0
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- Local Cycle Network Improvements 2023/24 (GF1786/10377)

700,000	700,000	0	Design and Tender
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0	0
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- SPT Doon Valley Active Travel Route (10618) 23-24

0	800,000	0	Concept
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0	0
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**SPT 2022/23**

SPT - Ayrshire / Prestwick SQP Infrastructure Improvements (10121) 2022/23

0	(7,265)	(7,265)	Complete
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0	0
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Our Communities	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
SPT Alloway to Burton Underpass	0	(1,616)	(1,616)	Complete	0	0
<b>Paths for All - Smarter Places 2023/24</b>						
- Smarter Places Smarter Choices Local Authority Fund 2023-24	0	100,000	0	Concept	0	0
<b>SUSTRANS 2023/24</b>						
- National Cycle Network Development Fund - Alloway to Burton Landscaping 23-24	0	400,000	0	Concept	0	0
- Places for Everyone – 4044 Ayr to Prestwick Stages 0 - 2	0	60,000	0	Concept	0	0
- G23523 - Places for Everyone - 4077 Girvan Active Travel Routes - Stages 0-2	0	55,000	0	Concept	0	0
- SUSTRANS - Follow on From Accessible Ayr	0	66,725	66,725	On Site	0	0

<b>Our Communities</b>
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Approved Budget 2023/24	Projected to 31st March, 2024	Actual at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

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800,000	2,322,844	57,844	
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0	0
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<b><u>VAT Recovery Fund Projects</u></b>
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<b><u>Troon Ward</u></b>
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Development of Portland Park to Provide Enhanced Facilities for Community Use
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156,937	156,937		On Site

0	0

<b><u>Prestwick Ward</u></b>
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All works in Prestwick Ward have now been completed.
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<b><u>Ayr North Ward</u></b>
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All works in Ayr North Ward have now been completed.
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<b><u>Ayr West Ward</u></b>
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Upgrade Play Area in Conjunction With Skate Park (Craigie)
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9,027	9,027		Complete

0	0

<b><u>Ayr East Ward</u></b>
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Feasibility Study for Walkways
--------------------------------

10,500	10,500		Design and Tender

0	0

<b><u>Kyle Ward</u></b>
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Play Equipment (Monkton, Dundonald, Symington and Loans)
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7,562	7,562		On Site

0	0

<b><u>Maybole and North Carrick Ward</u></b>
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All projects in Maybole and North Carrick Ward have now been completed.
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<b><u>Girvan and South Carrick Ward</u></b>
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<b>Our Communities</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Improve Play Area (Linden Avenue) and Create Natural Play Area
Bowling Green Improvements (Colmonell)
Develop Walking Trails (Daily and Barr)
<b>General Maintenance</b>
Replace / Upgrade Equipment (Russell Drive, Ayr)
<b>Other</b>
Golf Academy
Playpark Renewal Programme 2022/23
VAT Recovery - Supplementary Projects

7,320	7,320		On Site
10,500	10,500		Concept
2,904	2,904		On Site
7,350	7,350		Concept
202,177	202,177	1,597	Concept
127,650	129,372	129,372	Complete
97,786	96,064		On Site
<b>639,713</b>	<b>639,713</b>	<b>130,969</b>	

0	0
0	0
0	0
0	0
0	0
<b>0</b>	<b>0</b>

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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**Project Budgets Approved 2023/24: -  
- Updated Per Cabinet of 20th June, 2023**

**Buildings**

*Developers' Contributions*

*Equalities Act Budget - Various Projects*

Office Accommodation and Riverside Project

Office and Welfare Facilities at Bridge Street,  
Girvan

Net Zero Carbon Retrofit

1,949,805	1,949,805	176,037	See Expanded Section
404,052	404,052	7,217	See Expanded Section
0	0	(270)	Complete
1,261,828	1,261,828	539,084	On Site
582,300	582,300	55,459	Design and Tender

0	0
300,000	300,000
0	0
0	0
0	0



<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<i>Property Refurbishment - Various Projects</i>
<i>Rewiring Programme (Including Residual Decoration Work, Etc.) - Various Projects</i>
<i>Works to Facilitate Property Rationalisation - Various Projects</i>

1,208,203	1,078,537	66,433	See Expanded Section
322,955	322,955	113,515	See Expanded Section
180,954	180,954	3,500	See Expanded Section

1,250,000	1,250,000
200,000	200,000
100,000	100,000

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Fire Damage Reinstatement Works - 17-21 High Street, Ayr

0	0	0	Other
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0	0
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**Information Technology**

*Business Systems*

1,871,752	1,871,752	405,724	See Expanded Section

1,013,000	1,000,000

<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24	Projected to 31st March, 2024	Actual at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<i>End User Computing</i>
<i>Information and Data</i>
<i>ICT Infrastructure</i>
<b>Other</b>
Facilitate Introduction of Flexible Working
Initial Work on Projects For Future Years
Project Management Costs
<i>Repairs and Renewal (Works Funded by Contribution)</i>
<b>Economic and Regeneration</b>

2,871,283	2,871,283	407,096	See Expanded Section
749,179	749,179	57,289	See Expanded Section
1,185,820	1,185,820	368,755	See Expanded Section
280,000	280,000	0	Concept
65,687	47,375	14,008	Design and Tender
0	4,877	4,877	Other
432,643	432,643	37,247	See Expanded Section

4,006,000	1,594,000
300,000	450,000
130,000	130,000
100,000	100,000
100,000	100,000
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<i>Ayrshire Growth Deal</i>
Hanger Space (GPA)
<b>Projects Brought Forward from 2020/21</b>
Sale of Land and Buildings
Social Work Client Database (Carefirst)
Local Government Pay Deal

26,172,750	26,172,750	642,739	See Expanded Section
2,786,019	2,786,019	0	Concept
0	7,159	7,159	Other
51,932	51,932	0	Complete
2,576,000	2,576,000	0	Other
<b>44,953,162</b>	<b>44,817,220</b>	<b>2,905,869</b>	

34,249,000	32,277,197
0	0
0	0
0	0
0	0
<b>41,748,000</b>	<b>37,501,197</b>

<b>Other Investment in Buildings, Information and Technology</b>
--

<b>Approved Budget 2023/24</b>	<b>Projected to 31st March, 2024</b>	<b>Actual at P3</b>	<b>Key Project Milestone</b>
£	£	£	

<b>2024/25 Approved Budget</b>	<b>2025/26 Approved Budget</b>
£	£

<b>Analysis of Block Codes - Other Investment</b>
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<b><u>Developers Contributions</u></b>
Struthers Primary - Upgrade and Extension
Struthers Primary - Classroom Extension
Struthers Primary School - Outdoor Adult Exercise Equipment Trail.
Struthers Primary School Nursery Conversion

99,102	0	0	Complete
0	0	0	Design and Tender
150,000	150,000	0	Design and Tender
227,547	227,547	10,335	On Site

0	0
0	0
0	0
0	0

Other Investment in Buildings, Information and Technology	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
New Play Space Games Area - Next to Struthers Primary School	399,054	399,054	0	On Site	0	0
Struthers Primary School - New Play Area (Developers Contributions)	40,617	40,617	0	Complete	0	0
Troon Esplanade Wheeled-Sports Zone Facility	142,208	155,000	155,000	Complete	0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Doonfoot Primary - Curricular Upgrade (Developer's Contribution)
Developers Contributions Unallocated - Greenan
Doonfoot Upper School - 2 Classroom Extension

7,400	7,400	0	Design and Tender
56,857	56,857	0	Concept
718,669	718,669	10,267	Concept

0	0
0	0
0	0

<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Developers Contributions Unallocated - North East Troon
Symington Primary School – Extension to Form GP Room and Store
Developers Contributions - Symington Main Street - Unallocated Education

0	86,310	0	Concept
19,152	19,152	435	Complete
89,199	89,199	0	Concept
<b>1,949,805</b>	<b>1,949,805</b>	<b>176,037</b>	

	0
0	0
0	0
<b>0</b>	<b>0</b>

<b><u>Equalities Act Budget - Various Projects</u></b>
Equalities Act Budget - Various Projects - Unallocated Budget 2023/24 & Future Years
<b><u>Projects Brought Forward from Previous Years</u></b>
- Overmills Day Care Centre - Formation of Accessible Toilets
- Ayr Town Hall - Replacement Chair Lifts

157,553	126,553	0	Concept
23,899	23,899	0	Complete
20,800	20,800	0	Concept

300,000	300,000
0	0
0	0



**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Girvan Library - Main & Rear Entrance Upgrade
- Cunningham Place Children's House - Accessibility Contribution 2022/23
- DDA Accessibility Surveys 2022/23 & 2023/24
- Invergarven - Groundworks to Make External Area Child Accessible
<b>2023/24 Projects</b>
- Domain Youth Centre - Create Accessible Exit Ramps 23-24
- Doonfoot PS - Creation of Accessible Ramps

0	0	0	Design and Tender
15,000	15,000	0	On Site
126,800	126,800	0	Complete
10,000	10,000	7,217	Complete
0	7,000	0	Design and Tender
0	6,000	0	Complete

0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Fisherton Primary School - Easi Lift Changing Bench 23-24
- Forehill Primary - Toilet & Path Adaptations
- Southcraig - Adaption of Teaching Area to Accessible Toilet
- Southcraig - Refurbishments of Accessible Toilets
- Southcraigs - Installation of Door Entry System for Easier User Access

0	6,000	0	On Site
0	4,000	0	Concept
30,000	30,000	0	Complete
20,000	20,000	0	Complete
0	8,000	0	On Site
<b>404,052</b>	<b>404,052</b>	<b>7,217</b>	

0	0
0	0
0	0
0	0
0	0
<b>300,000</b>	<b>300,000</b>

<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<b>Property Refurbishment - Various Projects</b>
Property Refurbishment - Various Projects - Unallocated Budget 2023/24 and Future Years
<b>Projects Brought Forward from Previous Years</b>
- Heritage Centre 1 -3 High Street, Ayr
- Girvan Library Replace Fascia
- Girvan Primary - Replacement Water Supply
Lochside Community Centre - Replacement Boiler 2022/23
Prestwick Community Centre - Slate Roof Replacement

382,970	32,939	0	Concept
9,211	9,211	0	Complete
10,000	10,000	0	Design and Tender
17,554	17,554	0	Complete
85,610	140,000	694	Design and Tender
13,000	13,000	0	Complete

1,250,000	1,250,000
0	0
0	0
0	0
0	0
0	0

<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Troon Town Hall - Replacement of Lead Roof & Facia Repairs
Troon Walker Hall - Upgrade of Felt Roof
Troon Concert Hall - External Brick and Stone Works
Marr College - AVO Smoke Vents
Marr College - Upgrade of BMS
Doonfoot Primary School - Replacement Exit Doors
Minishant Primary School - Exterior Refurbishment of IFE Building
Improved Accessible Routes onto Girvan Beach
Symington PS - Hot Water Cylinder

36,400	36,642	36,642	Complete
10,920	10,920	0	Complete
15,621	15,621	0	Complete
14,882	19,615	19,615	Complete
18,200	18,200	0	Complete
22,500	22,500	0	On Site
7,136	7,136	0	Complete
7,185	7,185	0	On Site
10,014	10,014	9,482	Complete

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<b>2023/24 Projects</b>
Marr College - Internal and External Upgrades
Heathfield Primary - Works to Rear Roof at Stairwell and Staff Room
Tron Concert Hall - Works to External Windows
Tron Concert Hall - External Brick Works
Heathfield Primary School - Replacement of Suspended Ceiling in Ground Floor / First floor
South Lodge - Restoration of Front Elevation
Dundonald Primary School / Activity Centre - Carry Out Repairs / Replace Metal Roof
Heathfield Primary School - Remove Current Air Circulation System and Install New Air System to

50,000	50,000	0	On Site
50,000	0	0	Concept
50,000	0	0	Concept
30,000	30,000	0	On Site
12,000	12,000	0	Complete
40,000	0	0	Concept
50,000	50,000	0	Design and Tender
35,000	35,000	0	Complete

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Troon Library - Brick Work to External Walls Requires Repointing and Damage Bricks Replaced
Minishant Primary - Refurbishment of Male & Female Toilets in Main Building and IFE Building
Minishant Primary - Replace Ceiling and Lighting Main Building and Dining Hall
Doonfoot Primary - Exterior Brickwork Replacement (Inc. Replacement of Brickwork Sections Including Wall Tie Upgrading)
Carnegie Library, Maybole - Refurbishment of Building Exterior Including Stonework
Various - External Tarmac, Boundary Walls, Railings, Line Markings
Girvan Golf Starters Building - Refurbishment of Building Exterior Including Roof and Windows
Coylton Primary - Ground Floor Corridor Refurbishment 23-24

15,000	15,000	0	On Site
35,000	35,000	0	On Site
30,000	30,000	0	On Site
50,000	50,000	0	On Site
50,000	50,000	0	Concept
30,000	30,000	0	On Site
20,000	20,000	0	Concept
0	50,000	0	On Site

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Newton Primary - Overlay Existing Roof With Liquid Plastic 23-24
Asbestos Removal & Additional Improvement Works - Various Properties 23-23
Legionella Upgrade Works - Various Properties 23-24
Fire and Intruder Alarms - Various Properties 23-24

0	0	0	Concept
0	33,000	0	On Site
0	53,000	0	On Site
0	80,000	0	On Site

0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Kingcase Primary School - Upgrade of Fire Doors 23-24
Struthers Primary School - Interior Ceiling & Lighting Upgrade 23-24
Struthers Primary School - Flat Roof Replacement 23-24
Troon Town Hall - Flat Roof Replacement 23-24

0	33,000	0	On Site
0	6,000	0	On Site
0	10,000	0	Design and Tender
0	36,000	0	On Site
<b>1,208,203</b>	<b>1,078,537</b>	<b>66,433</b>	

0	0
0	0
0	0
0	0
<b>1,250,000</b>	<b>1,250,000</b>



**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<b><u>Rewiring Programme (Including Residual Decoration Work, Etc.) - Various Projects</u></b>
Rewiring Programme (Including Residual Decoration Work, Etc.) - Various Projects - Unallocated Budget 2023/24 & Future Years
<b><u>Projects Brought Forward From Previous Years</u></b>
- County Buildings - Upgrade of Distribution Boards 2022/23
- Renewal of Distribution Board - Girvan Academy Dance Studio 2022/23
- Dalmling Golf Club - Rewire Clubhouse
- Newton Primary - Replacement DB Boards Within the School
- Replacement Central Battery – Whitletts Social Work Office
<b><u>2023/24 Projects</u></b>

46,520	22,902	0	Concept
10,850	10,850	0	Complete
550	550	0	Complete
95,897	113,515	113,515	Complete
12,680	12,680	0	Complete
1,458	1,458	0	Complete

200,000	200,000
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
------------------------------	------------------------------

County Buildings - Replacement DB Boards
Kyle Academy - Replacement Fire Alarm
Girvan Academy - Replacement of Distribution Boards

85,000	85,000	0	Design and Tender
70,000	70,000	0	On Site
0	6,000	0	Concept
<b>322,955</b>	<b>322,955</b>	<b>113,515</b>	

0	0
0	0
<b>200,000</b>	<b>200,000</b>

<b><u>Works to Facilitate Property Rationalisation - Various Projects</u></b>
Works to Facilitate Property Rationalisation - Various Projects - Unallocated Budget 2023/24 & Future Years
<b><u>Projects Brought Forward from Previous Years</u></b>
- Bath Place - Interior Refurbishment

150,000	100,500	0	Concept
5,954	5,954	0	Complete

100,000	100,000
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Demolition - Annbank - Cabin (Brocklehill Ave)
<b>2023/24 Projects</b>
Southcraig - Refurbishment of Large Teaching Area
St Ninians Primary Site - Soft Strip Prior to Demolition

0	3,500	3,500	Design and Tender
25,000	25,000	0	On Site
0	46,000	0	Concept
<b>180,954</b>	<b>180,954</b>	<b>3,500</b>	

0	0
0	0
0	0
<b>100,000</b>	<b>100,000</b>

<b>ICT Infrastructure</b>
- ICT Infrastructure Unallocated Budget 2023/24 & Future Years

1,064,946	647,980	-55,636	On Site

130,000	130,000

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Guest Infrastructure
- DC Connectivity
- Public Switches Telephone Network Decommissioning
- Network Control Access
- Wi-Fi Refresh
- Skype for Business Upgrade
- Wide Area Network (WAN) 2024 Renewal

2,228	2,228	0	Complete
18,364	18,364	0	Complete
7,425	10,345	10,345	On Site
92,857	92,857	0	Design and Tender
0	414,046	414,046	Design and Tender
0	0	0	Design and Tender
0	0	0	Design and Tender

0	0
0	0
0	0
0	0
0	0
0	0
0	0

<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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1,185,820	1,185,820	368,755	
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130,000	130,000
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<b><u>Business Systems</u></b>
- Business Systems - Unallocated Funding 2023/24 & Future Years
- Microsoft 365
- Oracle eBusiness Suite Programme
- Cyber Resilience programme
- Vehicle Tracking System
- Apps Fitness for Purpose (BS)

1,423,011	1,133,961	67,471	On Site
18,745	18,745	0	On Site
0	272,000	272,000	On Site
192,889	192,889	0	On Site
47,184	47,184	0	Complete
0	0	0	On Site

1,013,000	1,000,000
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Leisure Booking System
- BRS Golf Systems Upgrade
- Online School Payments and Cashless Catering
- Telecare Analogue to Digital Migration
- Pay 360 Cloud Migration
- Digital Platform (Goss) Renewal
- iDox Uniform Hosting Renewal
- Servitor Upgrade

0	17,050	17,050	Complete
19,391	19,391	0	Design and Tender
49,873	49,873	49,203	Complete
98,025	98,025	0	On Site
14,984	14,984	0	On Site
0	0	0	On Site
7,650	7,650	0	Complete
0	0	0	Concept

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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<b>1,871,752</b>	<b>1,871,752</b>	<b>405,724</b>	
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<b>1,013,000</b>	<b>1,000,000</b>
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<b>Information and Data</b>
- Information and Data - Unallocated 2023/24 and Future Years
- Converged Infrastructure
- Cloud Back Up Solution
- Remote Cabinet Upgrades
- Cloud Hosting and Data Centre Retirement
- F5 Application Software Upgrade and Support
- Lanschool Air

464,211	454,343	22,326	On Site
0	0	0	Design and Tender
0	0	0	On Site
0	5,138	5,138	On Site
168,968	168,968	25,095	On Site
0	0	0	On Site
0	0	0	On Site

300,000	450,000
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Remote Cabinet Upgrades Phase 4/5
- Azure Migration Project
- Oracle Hosting Project

116,000	116,000	0	Concept
0	0	0	Concept
0	4,730	4,730	Concept
<b>749,179</b>	<b>749,179</b>	<b>57,289</b>	

0	0
0	0
0	0
<b>300,000</b>	<b>450,000</b>

**End User Computing**

- End User Computing Unallocated Funding - 2023/24 & Future Years
- Public Network Accessible Council Owned Devices
- ICT Tech Fund

2,244,151	1,791,244	241,077	On Site
0	7,907	7,907	Complete
8,455	8,455	0	On Site

4,006,000	1,594,000
0	0
0	0



**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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- Digital Footprint for Offline Workers
- Tech Refresh – ICT Equipment for Education
- Tech Refresh – Interactive Whiteboards for Schools
- MFD Renewal

15,000	15,000	0	Concept
601,369	601,369	157,249	On Site
2,308	2,308	862	Design and Tender
0	445,000	0	Design and Tender
<b>2,871,283</b>	<b>2,871,283</b>	<b>407,096</b>	

0	0
0	0
0	0
0	0
<b>4,006,000</b>	<b>1,594,000</b>

**Repairs and Renewal (Works Funded by Contribution)**

**Projects Brought Forward from 2020/21**

2019/20 Play Area Refurbishment Programme
Belleisle Resurfacing

602	602	0	Design and Tender
36,473	36,473	0	Complete

0	0
0	0

<b>Other Investment in Buildings, Information and Technology</b>
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Car Park Reconstruction - Walker Road, Ayr
Collenan Reservoir
Cunningham Place Children's House - Independent Living Flat
Cunningham Place Children's House - Garden Room
Dementia Friendly Promenade
Energy Performance Certificates
- Fuel Emergency Back Up - Operations Centre, Walker Rd , Ayr

23,113	23,113	0	Complete
75,000	75,000	0	Design and Tender
84,461	84,461	37,247	On Site
68,063	68,063	0	Design and Tender
9,397	9,397	0	Design and Tender
35,775	35,775	0	On Site
30,821	30,821	0	Design and Tender

0	0
0	0
0	0
0	0
0	0
0	0
0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Girvan Harbour WC's Wind Shelter
Shared Boundary Wall at 45 Craigie Road, Ayr
Surfacing Ground Adjacent to Prosoccer
Troon Recycling Centre Infrastructure

24,842	24,842	0	Complete
12,057	12,057	0	Complete
20,764	20,764	0	Complete
11,275	11,275	0	Complete
<b>432,643</b>	<b>432,643</b>	<b>37,247</b>	

0	0
0	0
0	0
0	0
<b>0</b>	<b>0</b>

**Ayrshire Growth Deal**

380,000	380,000	40,881	Design and Tender
1,711,545	1,711,545	256,264	Design and Tender

2,000,000	10,000,000
14,800,000	3,632,793

Other Investment in Buildings, Information and Technology	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone	2024/25 Approved Budget £	2025/26 Approved Budget £
Commercial Space - Prestwick - Industrial Units	23,764,205	23,764,205	323,983	Design and Tender	3,428,000	648,000
Prestwick Infrastructure - Roads	128,000	128,000	9,433	Design and Tender	6,964,000	7,219,000
Aerospace and Space Technology Applications Centre	129,000	129,000	0	Design and Tender	135,000	3,835,000
Digital Infrastructure	0	0	0	Design and Tender	0	0

**Other Investment in Buildings, Information and Technology**

Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actual at P3 £	Key Project Milestone
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2024/25 Approved Budget £	2025/26 Approved Budget £
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Digital Subsea Cabling
Digital Projects

0	0	0	Design and Tender
60,000	60,000	12,179	Design and Tender
<b>26,172,750</b>	<b>26,172,750</b>	<b>642,739</b>	

0	0
6,922,000	6,942,404
<b>34,249,000</b>	<b>32,277,197</b>





















































-595,584















Income
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Approved Income Budget 2023/24	Projected to 31st March, 2024	Actual at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<b>Project Budgets Approved 2023/24: - - Updated Per Cabinet of 20th June, 2023</b>
<b>Funding Type</b>
General Capital Grant
Free School Meals
Flooding Funds
Nature Restoration Fund - Edinburgh Process Strand
Nature Restoration Fund 2022/23
Estimated Capital Grant In Future Years
LG pay - transfer to revenue
Coastal Change Adaptations
Cycling, Walking & Safer Streets 23-24
<b>Specific Grants</b>
Cycling, Walking & Safer Streets
Cycling, Walking & Safer Streets 2020-21
<b>Total Grant Funding</b>
<b>Additional Funding Identified</b>
Capital Receipts
Ayrshire Growth Deal
Spaceport Infrastructure (plus further adjustments 2024/25 to 2025/26);
Aerospace and Space Innovation Centre (plus further adjustments 2024/25 to 2029/30);
Commercial Space - Prestwick - Industrial Units (plus further adjustments 2024/25 to 2029/30);
Prestwick Infrastructure - Roads (plus further adjustments 2024/25 to 2025/26);
Digital Subsea Cabling (plus further adjustments 2024/25).

10,185,000	11,157,000	2,836,500	Income
0	0	0	
0	0	0	
	189,000	0	
0	0	0	Income
	0		
0	0	0	Income
2,576,000	2,576,000	0	
106,000	106,000	0	
718,000	718,000	0	
0	0	1,303	Income
0	0	0	Income
<b>13,585,000</b>	<b>14,746,000</b>	<b>2,837,803</b>	
250,000	250,000	0	Income
0	0	0	Income
4,567,207	2,855,331	0	Income
0	0	0	Income
21,175,375	17,689,939	318,492	Income
0	0	0	Income
0	0	0	Income

0	0
0	0
8,600,000	8,600,000
0	
0	
0	
<b>8,600,000</b>	<b>8,600,000</b>
250,000	250,000
0	0
14,800,000	3,632,793
0	3,835,000
0	0
6,964,000	5,036,000
0	0

Digital Infrastructure (plus further adjustments 2024/25); and	0	0	0	Income	0	0
Digital Projects					7,057,596	6,942,404
Citadel Funding Brought Forward From Previous Years	0	0	0	Income	0	0
Developers Contributions Unallocated - Greenan	56,857	56,857	(22,327)	Income	0	0
Doonfoot Upper School - 2 Classroom Extension	718,669	718,669	0	Income	0	0
Doonfoot Primary - Formation of New Entrance;	7,400	7,400	0	Income		
Struthers Primary - Upgrade and Extension	99,102	0	87,786	Income	0	0
Developers Contributions Unallocated - North East Troon	0	86,310	0			
Developers Contributions - North East Troon - MUGA Next to Struthers PS	399,054	399,054	0	Income	0	0
Developers Contributions - North East Troon - Struthers Access and Community Facilities	0	0	0	Income	0	0
Struthers Primary School - New Play Area (Developers Contributions)	40,617	40,617	0	Income		
Struthers Primary School - Nursery Conversion.	227,547	227,547				
Struthers Primary School - Outdoor Adult Exercise Equipment Trail.	150,000	150,000				
Barassie Public Transport Improvements(dc)	0	0	0	Income	0	0
Developers Contributions - Troon Esplanade Wheeled-Sports Zone Facility	142,208	155,000	0			
Developer Contributions - Symington - Transport	0	0	0	Income	0	0
Developer Contributions - Symington - Education	0	0	0	Income	0	0
Developer Contributions - Symington Main Street - Unallocated Education	108,351	108,351	0	Income	0	0
Developers Contributions - Monkton Section 75 - Monkton Cross Traffic Signals and Other Improvements	0	0	0	Income	0	0
Developers Contributions - Monkton - Educational Cont.	0	0	98,641	Income	0	0
<i>Other Contributions - Grants / CFCR / CRA</i>	<i>2,605,574</i>	<i>4,317,418</i>	<i>785,886</i>	<i>Various</i>	<i>0</i>	<i>0</i>
<b>Total Additional Funding</b>	<b>30,547,961</b>	<b>27,062,493</b>	<b>1,268,478</b>		<b>29,071,596</b>	<b>19,696,197</b>
<b>Cash Funding Available</b>	<b>44,132,961</b>	<b>41,808,493</b>	<b>4,106,281</b>		<b>37,671,596</b>	<b>28,296,197</b>
Tracked Borrowing - Ayrshire Growth Deal	50,168	5,247,480	0	Income	3,427,404	2,831,000



Shared Boundary Wall at 45 Craigie Road, Ayr.	12,057	12,057	0	Income	0	0
Troon Recycling Centre Infrastructure	11,275	11,275	0	Income	0	0
Car Park Reconstruction - Walker Road	0	0	0	Income	0	0
Drainage Installation- Walker Road	0	0	0	Income	0	0
- Fuel Emergency Back Up - Operations Centre, Walker Rd , Ayr	30,821	30,821	0	Income	0	0
<b><u>Ayrshire Roads Alliance</u></b>						
<b><u>Scottish Government</u></b>						
Scottish Government - Place Based Investment Programme.	0	0		Income	0	0
Scottish Government - Place Based Investment Programme	481,000	481,000	481,000	Income	0	0
STTS 22/23 - A714 Main Street, Barrhill	0	0	0	Income	0	0
STTS 22/23 B741 Girvan Dailly Rd by Bargany	0	0	0	Income	0	0
<b><u>Paths For All</u></b>						
- Smarter Choices Smarter Places - Local Authority Fund		100,000	0			
<b><u>SUSTRANS</u></b>						
SUSTRANS 20/21 Follow on From Alloway to Burton Cycleway	0	0	0	Income	0	0
	0	0	0	Income	0	0
Follow on From Access for All - Dunure 2020/21;	0	0	0	Income	0	0
SUSTRANS 20/21 Follow on From Loans to Troon Railway Station - Options Appraisal and Concept Design						
Accessible Ayr	0	66,725	66,725	Income	0	0
SUSTRANS Upgrade National Cycle Route 7			12,901			
SUSTRANS - Loans To Troon Phase 3			0			
SUSTRANS - Coylton			0			

SUSTRANS - Loans to Troon Railway Station 2019/20
SUSTRANS - Folow on From Alloway To Burton Cyclepath
SUSTRANS - Loans to Troon Construction Element
Places for Everyone - 4095 Prestwick to Barassie Stages 0 - 2
Places for Everyone - 4044 Ayr to Prestwick Stages 0 - 2
Places for Everyone - 4077 Girvan Active Travel Routes - Stages 0-2
- National Cycle Network Development Fund - Alloway to Burton Landscaping 23-24.
<b>SPT</b>
SPT - Local Cycle Network Improvements (10337) 2021/22.
SPT - Ayrshire / Prestwick SQP Infrastructure Programme 21/22
- SPT - Ayrshire / Prestwick SQP Infrastructure Improvements (10121) 2022/23
- SPT - Local Cycle Network Improvements (10337) 2022/23
- SPT - Alloway to Burton Underpass Links - Regional Active Travel Grant Fund 22/23
- Local Cycle Network Improvements 2023/24 (GF1786/10377)
- Bus Infrastructure Improvements 2023/23 (GF1785/10121)
- SPT Doon Valley Active Travel Route (10618) 23-24.
<b>Transport Scotland</b>
Public Electric Vehicle Charging Strategy & Infrastructure Expansion Plan 2022/23
Ayrshire Roads Alliance - EV Charging Infrastructure 2021-22
<b>Energy Savings Trust</b>
Switched On Fleet.

0	0	0	Income
0	0	3	Income
0	0	0	Income
0	0	0	Income
0	60,000	0	Income
0	55,000	0	Income
	400,000	0	
0	0	0	Income
0	0	0	Income
0	(7,265)	-7,265	Income
0	0	-93	Income
0	(1,616)	0	Income
700,000	700,000	0	
100,000	100,000	0	
	800,000	0	
0	0	0	Income
		0	
0	0	0	Income

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0



<b>Other</b>
Prestwick Pool - Additional Gym Facilities - contribution from revenue
Maybole Town Centre Regeneration - Town Hall - Contribution from Revenue (HES)
Maybole Town Centre Regeneration - Town Hall - Contribution from Revenue(NLHF)
Maybole Town Centre Regeneration - Town Hall - Contribution from Revenue(RCGF)
Scheme of Assistance
VAT Recovery Fund Projects - VAT income recovered
VAT Recovery Fund Projects - Developer Contribution
Various Properties Tar Works Boundary Walls
Barr Primary Extension
Maybole Community - Carrick campus
EV Infrastructure 2022/23
Tarbolton Net Zero - Business Case
Crosshill Primary School Net Zero - Business Case
Early Years (Contribution from revenue)
Golf Strategy - Health and Safety Works

0	0	0	Income
128,291	128,291	207,594	Income
57,666	57,666	0	
252,594	252,594	0	
0	0	0	Income
182,403	182,403	0	Income
0	0	0	Income
0	0	0	Income
0	0	0	Income
0	0	0	Income
0	0	25,021	Income
0	0	0	Income
0	0	0	Income
0	0	0	Income
455,350	455,350	0	Income
<b>2,605,574</b>	<b>4,317,418</b>	<b>785,886</b>	<b>0</b>

0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
0	0
<b>0</b>	<b>0</b>

(4,317,418)

Request For Budget Adjustments		Advanced/ (Carry Forward) from/to Future Years £	Release Back 2023-24 £	In Year Budget Amendments 2023-24 £	Additional Budget 2023-24 £	Proposed Revised 2023-24 Budget £	Proposed Revised 2024-25 Budget £	Proposed Revised 2025-26 Budget £
<b>Capital Budget approved by Cabinet 20th June 2023</b>						<b>97,249,616</b>	<b>77,314,406</b>	<b>58,191,423</b>
1	South Ayrshire Council on the 1st March, 2023, approved the paper 'Revenue Estimates 2023/24, Capital Estimates 2023/24 to 2034/35, and Carbon Budget 2023/24' which set the Capital Programme for the twelve years 2023/24 to 2034/35.  Budget adjustments to the programme have been approved through: - - P12 Capital Monitoring report, approved by Cabinet of the 20th June, 2023. All adjustments approved have been incorporated into the P3 report.							
2	Additional funding has been awarded to projects which requires to be captured within the Programme as detailed below.  (i) Scottish Government have awarded South Ayrshire Council £189,000 in relation to the the 'Nature Restoration Fund - Edinburgh Process Strand 2023/24' project and it is requested that expenditure and income budgets be created to reflect this award as detailed below: - - Nature Restoration Fund - Edinburgh Process Strand 2023/24.  (ii) Scottish Government have awarded South Ayrshire Council £189,000 in relation to the the 'Renewal of Play Parks 2023/24' project and it is requested that expenditure and income budgets be created to reflect this award as detailed below: - - Renewal of Play Parks 2023-24.				189,000	189,000	0	0
					189,000	189,000	0	0
3	Cabinet of the 20th June, 2023, approved the paper 'Redevelopment of Former Hourstons Building and Arran Mall, Ayr'. Within this paper, it was approved that unallocated capital of £0.6m from 2034/35 (£11.26m) be brought forward to undertake the demolition works of Phase 1 and the work and fees involved in obtaining consents for Phases 1 & 2 demolition and it is requested this be captured in the P3 Capital Monitoring Report: - - Hourstons Development				600,000	600,000	0	0
4	A number of adjustments are requested as (a) there are projects where budgets are no longer required as final accounts have been settled and projects completed; and (b) other projects where additional funds are required to complete works. Adjustments requested are as detailed below:- - Archive and Registration Centre and Ayr Grammar School Project; - Queen Margaret Academy - New Build and Upgrade Works; - Masonhill Crematorium Upgrade of Drainage (2021/22 and 2022/23); - Maybole Town Centre Regeneration - Town Hall; - Maybole Town Centre Regeneration - Public Realm Improvements to the High Street; - Maybole Regeneration – Small Grants Scheme;							
						163	0	0
						2,361	0	0
						(200,000)	0	0
						250,000	0	0
			(89,000)			110,000	0	0
						(110,000)	0	0

	<ul style="list-style-type: none"> <li>- Maybole Regeneration – Development Grant Scheme;</li> <li>- Nature Restoration Fund 2022/23;</li> <li>- Sale of Land and Buildings;</li> <li>- Project Management Costs; and</li> <li>- Initial Work on Projects For Future Years.</li> <li>- Girvan Regeneration Projects</li> <li>- Girvan All Weather Pitch</li> </ul>			(50,000)		(50,000)	0	0
				3,752		3,752	0	0
				7,159		7,159	0	0
				4,877		4,877	0	0
				(18,312)		(18,312)	0	0
				(600,000)		(600,000)	0	0
					600,000	600,000	0	0
						0	0	0
<b>5</b>	<p>A number of adjustments are required to the <b>Early Years</b> sections of the programme as detailed below.</p> <p>(i) <b>Early Learning and Childcare - Multi Year Capital Allocations</b></p> <ul style="list-style-type: none"> <li>- Early Learning and Childcare - Multi Year Capital Allocations - Unallocated Funding 2023/24;</li> <li>- Braehead EYC - External Door and Play Area Upgrade;</li> <li>- Space Place; and</li> <li>- Struthers Early Years Centre.</li> </ul>			(5,743)		(5,743)	0	0
				1,476		1,476	0	0
				(76,092)		(76,092)	0	0
				80,359		80,359	0	0
						0	0	0
<b>6</b>	<p>Adjustments are required to the <b>School Refurbishment</b> section of the programme as detailed below: -</p> <ul style="list-style-type: none"> <li>- School Refurbishment Programme - Unallocated Funding 2023/24 &amp; Future Years; and</li> <li>- Kyle Academy - Refurbishment Works (Library / ICT Hub Upgrade).</li> </ul>			(68,056)		(68,056)	0	0
				68,056		68,056	0	0
						0	0	0
<b>7</b>	<p>A number of adjustments are required to the <b>Cemeteries Infrastructure</b> section of the programme as detailed below: -</p> <ul style="list-style-type: none"> <li>- Cemetery Infrastructure Projects - Funding to Be Allocated 2023/24 &amp; Future Years;</li> <li>- Ayr Cemetery - Remedial Works to Burial Chambers;</li> <li>- Ayr Cemetery - Wall Repair Including Headstones;</li> <li>- Masonhill Crematorium - Baby Memorial;</li> <li>- Masonhill Crematorium - New Electric Supply to Bothy;</li> <li>- Masonhill Crematorium - New Paving and Drainage at the West Lawn Area; and</li> <li>- Masonhill Crematorium - Replacement of Cold Gas Ducting.</li> </ul>			(612,378)		(612,378)	0	0
				495,589		495,589	0	0
				1,789		1,789	0	0
				10,000		10,000	0	0
				10,000		10,000	0	0
				40,000		40,000	0	0
				55,000		55,000	0	0
						0	0	0
<b>8</b>	<p>A number of adjustments are required to the <b>Ayrshire Roads Alliance</b> managed projects section of the programme as follows.</p> <p>(i) Scottish Government have awarded £50,000 in relation to 'Local Authority Resource Funding 2023/24' and it is requested that expenditure and income budgets be added to reflect this award as detailed below: -</p> <ul style="list-style-type: none"> <li>- Local Authority Resource Funding 2023/24.</li> </ul>							
					50,000	50,000	0	0

	(ii) Strathclyde Passenger for Transport have awarded £800,000 in relation to 'SPT Doon Valley Active Travel Route (10618) 23-24' and it is requested that expenditure and income budgets be added to reflect this award as detailed below: -  - SPT Doon Valley Active Travel Route (10618) 23-24.				800,000	800,000	0	0
	(iii) Paths for All have awarded South Ayrshire Council £100,000 for the 'Smarter Places Local Authority Fund 2023-24' project and it is requested that expenditure and income budgets be added to reflect this award as detailed below: -  - Smarter Choices Smarter Places - Local Authority Fund 2023-24.				100,000	100,000	0	0
	(iv) Sustrans have awarded South Ayrshire Council £400,000 for the 'National Cycle Network Development Fund - Alloway to Burton Landscaping 23-24' project and it is requested that expenditure and income budgets be added to reflect this award as detailed below: -  - National Cycle Network Development Fund - Alloway to Burton Landscaping 23-24.				400,000	400,000	0	0
	(iv) Sustrans made two awards South Ayrshire Council for projects as detailed below. The awards were for multi year funding and it is requested that expenditure and income budgets be added to the programme to reflect the awards made for financial year 2023/24: -  - Places for Everyone – 4044 Ayr to Prestwick Stages 0 - 2; and - G23523 - Places for Everyone - 4077 Girvan Active Travel Routes - Stages 0-2.				60,000	60,000	0	0
	(v) It is requested that additional expenditure and income budgets be added to match the recent grant claims for 2023/24 by Sustrans in relation to the Follow on From Accessible Ayr project as detailed below: -  - Sustrans - Follow on From Accessible Ayr.				55,000	55,000	0	0
	(vi) Year end accruals were made, based on grant to be claimed as provided by ARA. The actual claims made was less than the amounts initially intimated and therefore, credits has been received in relation to this. Request to recognise these credits made as below: -  - SPT - Ayrshire / Prestwick SQP Infrastructure Improvements (10121) 2022/23; and - SPT Alloway to Burton Underpass.		(7,265)		66,725	66,725	0	0
			(1,616)			(7,265)	0	0
						(1,616)	0	0
<b>9</b>	A number of adjustments are required to the <b>VAT Recovery Fund</b> section of the programme as detailed below: - - Playpark Renewal Programme 2022/23; and - VAT Recovery - Supplementary Projects.			1,722		1,722	0	0
				(1,722)		(1,722)	0	0
						0	0	0
<b>10</b>	A number of adjustments are required to the <b>Developers Contributions</b> section of the programme as detailed below: - - Struthers Primary - Upgrade and Extension;			(99,102)		(99,102)	0	0

	- Troon Esplanade Wheeled-Sports Zone Facility; and			12,792		12,792	0	0
	- Developers Contributions Unallocated - North East Troon.			86,310		86,310	0	0
						0	0	0
<b>11</b>	A number of adjustments are required to the <b>Equalities Act</b> section of the programme as detailed below: - (i) It is requested that budgets be allocated to the following projects, taken from the Unallocated Budget in 2023/24, as detailed below: - - Equalities Act Budget - Various Projects - Unallocated Budget 2023/24 & Future Years; - Doonfoot PS - Creation of Accessible Ramps; - Forehill Primary - Toilet & Path Adaptations; - Domain Youth Centre - Create Accessible Exit Ramps 23-24; - Fisherton Primary School - Easi Lift Changing Bench 23-24; and - Southcraigs - Installation of Door Entry System for Easier User Access.			(31,000)		(31,000)	0	0
				6,000		6,000	0	0
				4,000		4,000	0	0
				7,000		7,000	0	0
				6,000		6,000	0	0
				8,000		8,000	0	0
<b>12</b>	A number of adjustments are required to the <b>Property Refurbishment</b> section of the programme as detailed below: - (i) It is requested that budgets be allocated to the following projects, taken from the Unallocated Budget in 2023/24, as detailed below: - - Property Refurbishment - Various Projects - Unallocated Budget 2023/24 and Future Years; - Coylton Primary - Ground Floor Corridor Refurbishment 23-24; - Newton Primary - Overlay Existing Roof With Liquid Plastic 23-24; - Asbestos Removal & Additional Improvement Works - Various Properties 23-23; - Legionella Works - Various Properties 23-24; - Fire and Intruder Alarms - Various Properties 23-24; - Troon Concert Hall - Works to External Window; - South Lodge - Restoration of Front Elevation; - Kingcase Primary School - Upgrade of Fire Doors 23-24; - Heathfield Primary - Works to Rear Roof at Stairwell and Staff Room; - Struthers Primary School - Interior Ceiling & Lighting Upgrade 23-24; - Struthers Primary School - Flat Roof Replacement 23-24; - Lochside Community Centre - Replacement Boiler 2022/23 - Troon Town Hall - Flat Roof Replacement 23-24; - Troon Town Hall - Replacement of Lead Roof & Facia Repairs; and - Marr College - AVO Smoke Vents.			(350,031)		(350,031)	0	0
				50,000		50,000	0	0
				0		0	0	0
				33,000		33,000	0	0
				53,000		53,000	0	0
				80,000		80,000	0	0
				(50,000)		(50,000)	0	0
				(40,000)		(40,000)	0	0
				33,000		33,000	0	0
				(50,000)		(50,000)	0	0
				6,000		6,000	0	0
				10,000		10,000	0	0
				54,390		54,390	0	0
				36,000		36,000	0	0
				242		242	0	0
				4,733		4,733	0	0
						0	0	0
<b>13</b>	Adjustments are required to the <b>Rewiring Programme (Including Residual Decoration Work, Etc) - Various Properties</b> section of the programme as detailed below: - (i) Adjustments to the current programme are required as follow: - - Rewiring Programme (Including Residual Decoration Work, Etc.) - Various Projects - Unallocated Budget 2023/24 & Future Years;			(23,618)		(23,618)	0	0



## 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. FSD Guidance for Public Bodies in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

### 1. Policy details

Policy Title	Monitoring of General Services Capital Programme
Lead Officer (Name/Position/Email)	Pauline Bradley, Service Lead, Professional Design Service pauline.bradley@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	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Sex – (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children’s Rights	No	No

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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	No	No
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	No	No
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	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent’s education, employment and income	No	No

**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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	No impact
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low



<b>General Duty and other Equality Themes</b> <b>Consider the ‘Three Key Needs’ of the Equality Duty</b>	<b>Level of Negative and/or Positive Impact</b> <b>(High, Medium or Low)</b>
<b>Foster good relations</b> 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 impact
Increase participation of particular communities or groups in public life	No impact
Improve the health and wellbeing of particular communities or groups	No impact
Promote the human rights of particular communities or groups	No impact
Tackle deprivation faced by particular communities or groups	No 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>This is an update report with no implication in relation to equalities</b>	
<b>Signed :</b> Pauline Bradley  <b>Date:</b> 7 August 2023	<b>Service Lead</b>

**South Ayrshire Council**

**Report by Head of Finance, ICT and Procurement  
to Cabinet  
of 29 August 2023**

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**Subject: Covid-19 Recovery Project and LACER Funding Review**

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**1. Purpose**

- 1.1 The purpose of this report is to provide Members with an update on progress and outcomes achieved through the allocation of Covid-19 reserves for recovery project activity and Local Authority Covid Economic Recovery (LACER) funding.

**2. Recommendation**

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

- 2.1.1 considers the progress and outcomes achieved through the Covid-19 Recovery Project and LACER funding;**
- 2.1.2 notes that £1.055m of Covid-19 reserves remains unallocated; and**
- 2.1.3 agrees that the unallocated funds are remitted to the cross-party Financial Inclusion Member/ Officer Working Group to support the wider agenda of sustainable financial inclusion and that officers make arrangements for the Group to meet and report back to Cabinet in October on its new remit and the proposed use of the funds.**

**3. Background**

- 3.1 At its meeting on 15 June 2021, the Leadership Panel approved a £5.852m programme of Covid-19 recovery activity over the two financial years 2021/22 and 2022/23, funded from available Covid-19 reserves.
- 3.2 Two small additional funding allocations have been made from Covid-19 reserves to the approved Covid-19 recovery projects in line with Financial Regulations rules on budget transfers, resulting in a revised allocated programme cost of £5.926m.
- 3.3 At its meeting on 29 June 2022, Council approved a £1.958m programme of recovery activity funded from £1.668m of Scottish Government grant funding for Local Authority Covid Economic Recovery (LACER) funding and £0.270m of funding from council general reserves.
- 3.4 The Budget Management – Revenue Budgetary Control 2022/23 – Out-turn Statement at 31 March 2023 considered by Cabinet on 20 June 2023 indicated an uncommitted Covid-19 reserve of £0.935m at 31 March 2023. Further, the Cabinet

agreed a recommendation to review the previously approved Covid-19 recovery Projects and provide recommendations on the allocation of the remaining unallocated Covid-19 funds held in reserves.

#### 4. Proposals

4.1 It is recommended that Cabinet consider the progress and outcomes achieved in relation to:

- (1) Covid-19 Recovery Projects, included at [Appendix 1](#); and
- (2) LACER funded activity, included at [Appendix 2](#).

4.2 As highlighted in 3.4 above, the balance held in uncommitted Covid-19 reserves was £0.935m at 31 March 2023. As part of the review process a further £0.120m of allocated project funding has been identified as being eligible to be returned to the reserve, resulting in a total of £1.055m of uncommitted Covid-19 reserves. The Covid-19 reserves position will be updated to incorporate the return of funds as part of the next Budget Management Report considered by Cabinet in September 2023.

4.3 Ongoing monitoring of spend for the remaining earmarked Covid-19 funds held by services will be through the regular quarterly budget monitoring reporting process considered by Cabinet.

4.4 To determine the best use of these remaining uncommitted funds it is proposed that the allocation of the funds be remitted to the recently established cross-party working group; the Financial Inclusion Member/ Officer Working Group.

4.5 The membership of the group is as follows:

Members	Officers
Cllr Cavana	Director of Housing, Operation and Development and Depute Chief Executive
Cllr Davis	Assistant Director - Communities
Cllr Dettbarn	Service Lead – Revenues and Benefits
Cllr Hunter	Service Lead – Thriving Communities
Cllr Lyons	Service Lead – OD and Customer Services

4.6 As the cross-party group has only recently been established it requested that group meet in early course to consider its overall remit and suitable uses for the funding that will provide the greatest impact in supporting the wider sustainable financial inclusion theme. The group should report to Cabinet in October for agreement of the remit and proposed use of the funds.

#### 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 Of the £5.926m of funding allocated to Covid-19 Recovery Project activity, £2.801m was spent by 31 March 2023, with £2.568m being carried forward to 2023/24 to continue the project activity. £0.436m was returned to the Covid Reserve- in 2022-23 with a further £0.120m being returned to the reserve as part of this review as it is no longer required.
- 6.2 Of the £1.958m of funding allocated to LACER Activity £1.120m was spent by 31 March 2023, with £0.838m being carried forward to 2023/24 to continue the project activity.
- 6.3 Total Covid-19 uncommitted reserves now stands at £1.055m.

## **7. Human Resources Implications**

- 7.1 Not applicable.

## **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 There is a risk that if the recommendations are rejected then the uncommitted Covid-19 reserves will remain unused in the support of the wider financial inclusion agenda.

## **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 Priority 4 of the Council Plan: Efficient and effective enabling services.

### 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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, 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 Head of Finance, ICT and Procurement will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
The cross-party Financial Inclusion Member/ Officer Working Group to report back to Cabinet on its new remit and use of the remaining uncommitted Covid-19 reserve funds	31 October 2023	Director of Housing, Operations and Development and Depute Chief Executive

**Background Papers**    **Report to Leadership Panel of 15 June 2021 – [Covid-19 Programme of Recovery Activity 2021/11 to 2022/23](#)**

**Report to Council of 29 June 2022 – [Addressing Future Needs/ Local Authority Covid Economic Recovery \(LACER\) Fund](#)**

**Report to Cabinet of 20 June 2023 – [Budget Management – Revenue Budgetary Control 2022/23 – Out-turn Statement at 31 March 2023](#)**

**Person to Contact**    **Tim Baulk, Head of Finance, ICT and Procurement  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612620  
E-mail: [Tim.Baulk@south-ayrshire.gov.uk](mailto:Tim.Baulk@south-ayrshire.gov.uk)**

**Date: 21 August 2023**

## Covid-19 Recovery Projects activity

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
<b>Revenue &amp; Benefits:</b> Discretionary Housing Payments (DHP) - Additional Funding. The Scottish Government provide the funding for the Council's DHP budget. This proposal was to add to the core funding with Covid Recovery money to continue that enhanced support up to 31/3/2023.	150,000	-	1,931	148,069	-	It was planned to utilise the Covid Recovery Funding across both DHP & SWF budgets in 2022/23 to supplement the core funding from SG. The SG then provided additional DHP funding and we also used the Cost-of-Living Payment Admin Grant funding of £91,600 to supplement the SWF budget therefore the Covid funding was not used (other than a small amount £1,931). It is anticipated that full amount will be utilised in 2023/24 as we do not expect SG to supplement core funding again. During 2023/24 the benefits realised will be that we continue to support DHP claimants who are adversely affected by the Local Housing Allowance (LHA) benefit cap (Private Sector rental) that the core budget would not permit and continue to award Community Care Grants with the level of need set to 'Medium' that would otherwise have been refused, or the limit would be set to 'High' needs only. We are generally operating at medium need but the core funding from SG would dictate that this need is changed to High need only much earlier in the year. We are continually monitoring both the DHP & SWF budgets during the year, reviewing award policy to meet budgets. Effectively during 2023/24 the core funding will be used up and we will use the Covid 19 recovery fund.
<b>Revenue &amp; Benefits:</b> Family Pandemic Payments (FPP). The Scottish Government Fund FPP for Free School Meal recipients. Funding required to make the same payments for Clothing Grant Recipients.	250,000	-	250,000	-	-	Supplement SG funding for Children in receipt of Free School Meals & Council matched for those Children in receipt of Clothing Grant - payments made successfully and initiative closed.
<b>Customer Services:</b> Digital Inclusion Project - purchase of digital equipment for Information and Advice Hubs and Libraries.	19,254	3,390	12,561	-	3,303	Staff using digital devices enable them to provide services in a community location for example, Schools, Foodbanks and community events. Completion of case records, benefit and grant applications and updating case management system with key details. <b>The balance of funding not utilised was returned to Covid-19 reserves in 2022-23.</b>
<b>Employability &amp; Skills:</b> Supported Employment Tailored Jobs Programme –	180,000	26,768	-	-	153,232	Funding was utilised to create tailored jobs for young people with additional support needs within South Ayrshire Council. Case studies

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
The Tailored Jobs Programme was launched in 2019. Employability & Skills work with Service Managers to identify opportunities for young people with additional support needs. The intended outcome of these tailored jobs is to support young people into employment with South Ayrshire Council that suits their individual skills, interests and abilities.						evidence that this programme has supported young people into jobs and provided valuable work experience. This programme supports the No-One Left Behind delivery plan priorities that includes closing the disability employment gap. <b>The funding not utilised was returned to Covid-19 reserves in 2022-23 following the receipt of No-One Left Behind funding.</b>
<b>Employability &amp; Skills:</b> Employer Recruitment Incentive (ERI) will help people of all ages to secure employment.  Employers from private companies and third sector organisations, with a maximum of 250 employees, will be able to apply for the incentive to help with the costs of recruiting and employing someone who fits the eligibility criteria. It can provide up to £6,000 for newly created roles or vacancies. Employers who are successful in applying for the incentive will receive the money at set intervals throughout the year	300,000	19,650	-	-	280,350	Funding was utilised to support local businesses to recruit unemployed people within South Ayrshire. South Ayrshire Council Employer Recruitment Incentive offered businesses up to £6000 to recruit young people who reside in South Ayrshire. This initiative supports SAC priorities, No-One Left Behind Delivery Plan and Community Wealth Building. Case studies are available to evidences the impact of this programme. 50 people were supported through the ERI into employment. <b>The balance of funding not utilised was returned to Covid-19 reserves in 2022-23 following the receipt of No-One Left Behind funding.</b>
<b>Employability &amp; Skills:</b> Additional resources to support our locality-based community teams following the impact of COVID, including mental health and wellbeing, social isolation and anti-social behaviour  1 x L9 Outdoor Education Officer (18months)	170,109	18,729	143,821	7,559	-	Funding increased capacity within the Thriving Communities service, this included improving our community based outdoor learning offer across South Ayrshire. The outdoor education officer provided support for targeted groups, this included young people who were care experienced, young carers, young people and adults from our most deprived areas and young people struggling within education. Case studies evidence the impact that this role had on the targeted groups during the covid-recovery period. Additional youth workers and budget to develop new provision allowed Thriving Communities officers engage with young

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
Sessional budget for additional Youth Workers (18 months) Budget to allow for the delivery of a range of interventions and programmes						people through community-based youth groups, work in schools and detached youth work.
<b>Employability &amp; Skills:</b> Improving outcomes for Girvan Glendoune, as one of our most deprived areas in South Ayrshire Glendoune requires a dedicated community space and community worker to help improve outcomes.	143,478	16,880	47,574	79,024	-	Funding allowed for a Senior Communities Officer to be recruited to support Glendoune (Girvan). Evidence detailed in the Cabinet Report Glendoune - May 2023 detailed the level of support that was provided, this includes support for securing external funding, recruiting volunteers, income maximisation and community capacity building. The development of the site at Glendoune could not be progressed at this stage however funding has been used to extend the communities officers post.
<b>Policy, Performance &amp; Community Planning:</b> Financial assistance for tenants in the private rented sector at risk of homelessness. It is proposed that covid recovery funding is used to assist those tenants, via one-off grant payments directly to their landlords, who are struggling with covid related arrears but would otherwise be able to sustain their tenancy in normal times. The grants would be administered by the Ayr Housing Aid Centre, using detailed criteria defined by the Council.	60,000	-	-	-	60,000	Planned scheme was superseded by Scottish Government funding for this purpose. <b>Funding to be returned to Covid-19 reserve in 2023-24.</b>
<b>Policy, Performance &amp; Community Planning:</b> Community Co-ordinator for Wallacetown - The implementation of the 'Team around the Community model' is fundamental to bringing about significant change, with the introduction of a multi-agency team model with staff based in/dedicated to the Wallacetown area providing services to local people within their local area using Newton Primary	134,347	19,368	22,902	92,077	-	This funding has facilitated increased frontline partnership working in Wallacetown resulting in improved outcomes for residents. A full review of the post is scheduled for early 2024 to determine if this pilot role can contribute to the new locality model being implemented within Community Planning



Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
<p>School Community Hub as a base. The range of services involved in this model requires a high degree of co-ordination to ensure services are working in partnership, maximising outcomes for residents and progressing the priorities of the Community Planning Board. It is proposed that the level 11 post would be funded (with small flexible annual budget of £15k) for an initial 23-month period after which, if successful, additional funding would be requested from CP partners to mainstream the position.</p>						
<p><b>Policy, Performance &amp; Community Planning:</b> Financial assistance for tenants in social housing at risk of homelessness -. It is proposed that covid recovery funding is used to assist those appropriate tenants, via one-off grant payments directly to rent accounts, who are struggling with covid related arrears but would otherwise be able to sustain their tenancy in normal times. This fund would be available to Council tenants and tenants of Registered Social Landlords in South Ayrshire. It should be noted that Cosla have requested the Scottish Government set up a similar fund on a national basis but there is no clarity on whether this will happen. If the Scottish Government make such a fund available, the requested funding from SAC will be used for other homelessness prevention activities as per our Rapid Rehousing Transition Plan.</p>	120,000	-	84,179	35,821	-	<p>Funding has been used to prevent and alleviate further legal proceedings against 89 SAC tenants who had arrears attributed to either Covid related issues or with struggles to manage cost of living pressures. In all cases measures have been put in place with Housing Officer to work with tenants to ensure that rent is manageable with the remaining grant to be utilised in the near future</p>

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
<p><b>Policy, Performance &amp; Community Planning:</b> Advocacy Services for Wallacetown Residents - It is proposed that Covid recovery funding is used to commission two advocacy workers to dedicate time to the most vulnerable residents in Wallacetown who risk being further marginalised as we collectively recover from the pandemic.</p>	112,000	-	-	112,000	-	Contract awarded to Riverside Community Trust in 2023. First contract monitoring meeting due in August 2023.
<p><b>Policy, Performance &amp; Community Planning:</b> Deposit Assistance for new tenants accessing the Social Letting Service. - It is proposed the covid recovery funding is used to cover the cost of deposits for tenants accessing the SLS to allow a sustainable housing solution to be accessed quickly. The deposit would be repaid to the Council at the end of the tenancy (minus any costs incurred to the landlord) and be used again for new people accessing the service.</p>	30,000	-	900	10,000	19,100	6 tenancies have now been created and been supported by the deposit grant funding which is utilised as a revolving fund for the deposit element of the Social Letting Service. The hope is that this funding can be utilised past March 2024 on an ongoing basis to help support new tenants onto the scheme. <b>Balance of funding not required to be returned to Covid-19 reserves.</b>
<p><b>Policy, Performance &amp; Community Planning:</b> Trauma-Informed Practice Officer This proposal recommends that South Ayrshire Council employ an officer with the sole remit of embedding the principles of Trauma-Informed Practice in the work we do, and across the Community Planning Partnership. This post would be an internal secondment for 23 months with a view to delivering transformational change for the benefit of South Ayrshire's population during this period of recovery following the Coronavirus pandemic.</p>	92,315	9,403	62,535	20,377	-	Trauma Informed Officer has been in post since Jan 2022 and has facilitated significant progress towards the Council's Trauma Informed Strategic Action Plan. Funding bids currently submitted to external bodies to increase focus on staff wellbeing.

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
<b>Policy, Performance &amp; Community Planning:</b> Garden Enhancements at Newton Primary - It is proposed that recovery funding is used to purchase materials to enhance the garden to provide more opportunities for pupils to engage with the outdoors and hopefully build a lifelong affinity with nature. It is hoped that the wider community could be involved in the design and build of the enhancements	10,000	10,000	-	-	-	Outside space improvements made at Newton primary School.
<b>Asset Management &amp; Community asset Transfer:</b> 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.  - Vision for our Council estate and community and commercial buildings and assets - Strategy - how we will deliver on our vision - Outline of the 'as-is' - Identification of the 'to-be' - What we need to do to get there (action plan) including options on disposals, co-location of services, services that will operate from home - Potential costs, dependencies, risks and timescales involved	70,000	70,000	-	-	-	Cabinet approved a report on 25th April 2023 titled "Transforming the Estate". This sets out several high levels action to be completed by April 2024.
<b>Economy &amp; Regeneration:</b> Shopfront Scheme - continue the existing scheme to enable those that were not successful due	450,000	431,530	18,470	-	-	228 Applications have been completed totalling £595,177.53 (includes other funding sources)

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
to limited funds to make improvements to the shopfront						There are 62 approved applications waiting to complete to claim for the second part of the grant. (£82,997 paid and potentially a further £82,997 committed).
<b>Economy &amp; Regeneration: Local digital shopping platform</b> - Provide a local place-based rival to national shopping, home delivery and booking platforms to empower local consumers, businesses and SAC with access to local products and services that meet their needs. This would support and enhance the 'Scotland Loves Local' campaign and message.	40,000	-	-	-	40,000	Project not progressed. <b>Funding to be returned to Covid-19 reserves in 2023-24.</b>
<b>Health &amp; Wellbeing:</b> The Duke of Edinburgh's Award - The project is aimed at supporting young people who are currently at South Ayrshire secondary schools. The young people taking part in the award have faced significant barriers to accessing the Duke of Edinburgh's Award in school and in the community over the course of the past year. To complete the expedition young people have to complete training before undertaking both a practice and qualifying expedition. This proposal would allow young people to complete their expedition during the school summer holidays, wild camping on route each night and travelling to and from home using a minibus	35,653	11,679	23,974	-	-	Funding was used to increase the programme of Duke of Edinburgh's Award expeditions to support young people to complete their award. Expeditions provided young people new and exciting opportunities to explore wild places across Scotland by canoe, bike or on foot. The funding has provided 77 expedition places as well as support within school to complete the other sections of the award and expedition training.
<b>Health &amp; Wellbeing:</b> Outdoor Learning and Outdoor Activities Proposal to expand the current outdoor opportunities to ensure young people	183,427	32,123	151,304	-	-	Additional outdoor learning sessions were arranged at Dolphin House to support young people who missed out on residential and transition experiences because of Covid-19. Sessions were arranged in the community and at Dolphin House and case studies are available that

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
who missed out on a residential experience, or who are struggling to engage in learning following lockdown can be supported to engage in outdoor learning.						show positive feedback from young people, parents and staff. The residential programme was delivered to all eight secondary schools as well as the three secondary special schools within the authority with 407 young people benefitting from visits to Dolphin House. The programme was successful in engaging some of the vulnerable young people, increasing key skills and confidence and improving engagement at school. These outcomes were highlighted from consultation and feedback with school staff and testimonials from young people taking part.
<b>Health &amp; Wellbeing:</b> Levelling the Playing Field Reducing barriers for young people to access community sport and physical activity and supporting a return to club sport across South Ayrshire.	97,550	-	97,550	-	-	Funding was utilised to support a return to sport and physically activity following COVID across 3 different projects: <b>Active Communities:</b> Delivery of a range of free sport and physical activity sessions in South Ayrshire Communities. Over 1300 different opportunities delivered with over 1200 different young people and adults participating including young people from a SIMD area, those with care experience and those with additional support needs. <b>Changing Lives Through Sport;</b> funding utilised to support sports clubs and organisations to reduce barriers to participation focusing on equality, diversity and inclusion. Two Changing Lives workshops were delivered with £25,000 funding being awarded to 16 local clubs resulting in more opportunities for residents of communities across South Ayrshire. <b>Coaching &amp; Volunteering;</b> programme of support for local sports coaches and volunteers to re-establish and create new relationships as COVID restrictions started to ease, and to upskill and retrain a network of club coaches, casual sports coaches and volunteers on their return to sport. A total of 18 coach education courses were delivered and fully funded with 150+ local people taking part. This represented 23 local sports clubs and gave us the opportunity to showcase 11 different venues including the new Riverside Arena.
<b>Health &amp; Wellbeing:</b> North Ayr/River Ayr outdoor sport facilities. Proposal to develop water sport and beach volleyball opportunities to link both sides of River Ayr to Craigie campus development.	146,600	42,578	26,587	77,435	-	Beach volleyball courts completed June 2022 as a year-round facility to increase the accessibility of volleyball within the community in partnership with local volleyball clubs, Scottish Volleyball Association, UWS, Ayrshire College and local schools. A variety of programmes are now running from the courts including; Active Community sessions for

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
						<p>young people and adults, local school access as part of the pathways for National Team training in partnership with the Scottish Volleyball Association, and beach sport competition venue for schools and beach sport holiday programmes. The venue has also hosted the European Small Country's Association Event with teams from Scotland, England, Finland, Ireland and Northern Ireland taking part and was selected to host the Olympic Games qualifier event for the Women's Beach Volleyball attracting players from Poland, Czech Republic, Belgium and Scotland.</p> <p>The River Ayr water sport development is due for completion in October 2023 but ongoing partnerships with Scottish Rowing, UWS, Ayrshire College are positive regarding usage of the facility.</p>
<p><b>Health &amp; Wellbeing:</b> Craigie Park Sport for All facility development - Development of an 'Active Zone within Craigie Park to provide a 7 aside MUGA as a safe area for schools, community and local sports clubs to use. This would provide a safe area for the local schools, community and clubs to use</p>	251,614	-	-	251,614	-	<p>Project is completed and the facility is open to the public. The facility is utilised by local primary schools during the day and is part of the Active Communities programme providing a venue for free community sport sessions as well as a free recreational space for local residents. The facility will be part of a programmed showcase of the Craigie campus facilities on Saturday 12th August 2023. The project was led by PDS and the funding is to be drawn to the capital programme in 2023/24.</p>
<p><b>Sport &amp; Leisure:</b> Multi-Function Activity Space - transform the vacant café area in the Citadel into a space that provides opportunities to increase footfall, generate income and provide targeted health and wellbeing activities for our most vulnerable residents.</p>	25,000	23,427	1,573	-	-	<p>The new Multi-Function Activity Space in the Citadel now accommodates over 40 programmed health and fitness classes, providing exercise and relaxation opportunities to over 900 participants every week and over 45,000 participant sessions each year. The location and design of the room provides the ideal space to deliver a range of Yoga, Pilates and low-impact fitness classes targeted at supporting the health and wellbeing of customers.</p>
<p><b>Early Years:</b> Support for parents of babies to reduce social isolation and improve outcomes particularly early language and communication skills in areas of deprivation. A range of parent and baby classes are already available for a cost across the authority. The aim is to provide this experience free for parents in areas of</p>	48,000	13,060	23,604	11,336	-	<p>To support families with babies and young children who were finding themselves socially isolated post covid we have provided a programme of family learning opportunities in early years centres in localities across South Ayrshire with a focus on areas of deprivation.</p> <p>A range of family groups including Baby Massage, Jiggly Wrigglers, Glow Bambino and Baby Sensory ran classes which families could access for free.</p>

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
deprivation so that both parents and children in key areas benefit from the rich experiences.						This has provided opportunities for babies and young children to mix together socially and for parents to come together and meet one another. These sessions have also supported outcomes for babies and young children particularly in relation to the development of language and communication skills and supported families to further develop these at home. As the sessions have taken place within early years centres this has supported children as they transition to their funded early learning and childcare placement
<b>Education:</b> Summer Care Experienced Activity Programme - Activities led and delivered by Health and Wellbeing Team at Dolphin House, comprising of two weekdays per week over the period of the 6-week summer holiday, including residential stay option one night per week. Lunches and transport included in programme	6,050	4,181	1,869	-	-	Funding was used during 2022 to support young people who are care experienced and their families to engage in outdoor learning activities at Dolphin House. Residential and day activities at Dolphin House in partnership with Education Care Experienced Officers. Weekly visits took place throughout the holidays giving 18 families the chance to take part in a residential experience and a further 15 young people took part in day activities.
<b>Education:</b> Supporting the implementation & delivery of school-based nurture groups to support young people who experience social, emotional & behavioural needs.	65,486	24,486	41,000	-	-	This funding supported an increase in support provided to children and young people who experience social, emotional and behavioural needs in our schools and EYC settings. Children missed out on opportunities to socialise and develop life skills during the pandemic. This funding has led to an increase in training and direct support to practitioners, young people and parents/carers. Additional resource has furthermore been directed to this approach to ensure the long-term sustainability of this work and a Nurture Outreach Team is now in place.
<b>Education (in partnership with HSCP):</b> Secondary School Family First Project. Partnership between Education and HSCP to provided targeted early intervention support for young people and families to support COVID recovery.	665,000	5,637	314,205	345,158	-	Primary aim was to reduce need for Statutory Services –  45 young people and their families have been supported by the service previously. Since closing, 1 young person has been referred to SCRA with 6 young people and families (including young person referred to the reporter) have been open to locality social work. 1 young person has been re-opened to the service for additional targeted support. Support plans are in place for all young people and families, prior to ending showing what worked previously and what has been tried. 6 young

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
						<p>people have moved on to further education and 2 young people have been supported to SASKA. At point of referral, it was estimated that 97% of the 45 young people would from somewhat to highly likely require a referral to Statutory Social Work.</p> <p>3 initial assessments have been completed for the Scottish Children’s reporter by the service recommending families continue to work with Small Steps on voluntary basis and reduce the need for statutory measures on a family.</p> <p>Currently, the team are supporting 36 young people and their families – the primary cause for referral is attendance and parents struggling with behaviour. Interventions include: - diversion programme, LIAM Anxiety management, Sleep Scotland input, parental work, self-harm reduction. At point of referral, 94% of the 36 young people would from somewhat to highly likely require a referral to Statutory Social Work.</p> <p>The service utilises and supports families by signposting to existing services for additional support including Information &amp; advice hub, Thriving Communities, Penumbra and Barnardo’s. We are approved food bank voucher holders as well and can provide additional support when required.</p> <p>Group work is undertaken in Prestwick (Summer, Easter and 2nd Summer Programme) working on emerging issues within the young people at the school. Within Marr College, the group work has focussed on Cooking, Lego based emotions work and summer diversion group for young people in conflict with the law.</p> <p>Families report the benefit of someone bridging the gap between home and school. School benefit from direct link to Social Work to discuss wellbeing concerns that would not meet IRT threshold but were they require advice and guidance.</p>
<b>Housing Services:</b> Provision of resources to support homelessness prevention activity and to deal with increased service demands from homeless households because of Covid-19	220,000	40,880	114,120	65,000	-	<p>Over the course of 2022/23 the Housing Options Teams dealt with 874 homeless applications, which was up on 794 in 2021/22. 869 assessments were made in that year and the additional resources have supported this increased area of activity and allowed the team to provide appropriate levels of housing advice and information. From the approved earmarked funding of £0.065m available in 2023/24, this will continue to fund a temporary Housing Options Officer to support this</p>



Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
						activity and is helping to support funding towards the temporary Team Leader post in the Anti -Social behaviour Team.
<b>Housing Services:</b> Resources to Support the delivery of Anti-Social Behaviour Services and to increase scope to undertake developmental activity and engage more proactively with communities and other agencies.	100,000	20,329	79,671	-	-	In the 2022/23 reporting year, 491 cases of anti-social behaviour were reported, this was an increase on the 318 cases reported in 2021/22. Despite the increased number of cases, 438 of the 491 cases were resolved in the 2022/23 reporting year - equating to 89.2%. The remaining 53 cases were 'open active' cases, and all were within the timescales of locally agreed targets. The funding has supported the provision of additional staffing resources to support this activity and has allowed the Council to more effectively respond and manage cases of anti-social behaviour. In addition, the temporary post of Team Leader - Anti Social Behaviour has allowed development work with partners to be progressed, creating stronger partnership working arrangements with Police Scotland. Daily briefing meetings have been established, information sharing protocols are in place and a more pro-active approach to is being taken through the provision of joint visits to by Anti-Social Behaviour Officers and Police Officers
<b>Housing Services:</b> Financial Resources to Support Award of Grants to Owners for Mixed Tenure Capital Improvement Works undertaken or commissioned by the Council - This bid is to support the delivery of increased levels of owner engagement. This will require to be supported by the recruitment of a Housing Asset Management Officer at (Level 8), with the remainder of the funding being directed to increasing the available budget to support the award of grants to owners to increase levels of engagement and sign up to mixed tenure works.	250,000	-	-	250,000		Engagement work has taken place with owners in mixed tenure blocks for capital works that are currently underway or planned to be completed in 2023/24, and scheme of assistance grants have been agreed in principle for owners using the agreed earmarked funds of £0.250m.
<b>Neighbourhood Services:</b> Promenade and Shorefront Improvement Scheme - The project aims to improves the built asset along the promenades with	750,000	-	-	750,000	-	Initial proposals for the promenades were developed that looked at feasibility/costs, decorative lighting, structural repairs etc. The development of these plans was put on hold pending the confirmation of further capital funding included as part of the 2023/24 capital

Project/initiative details	Funding allocated £	2021/22 spend £	2022/23 spend £	2023/24 funding (Earmarking) £	Returned to reserve £	Outcomes Achieved/Benefits realised
reconstruction/surfacing, cycle paths, benches, lighting, signage and interpretation linked to each town with the promenade. This project focuses on residents and visitors alike to improve the appeal of our built assets regarding shorefronts and promenades making South Ayrshire a destination venue for people from across the UK whilst growing the local economy.						programme agreed in March 2023. The project is now recommencing and will utilise both funding streams to enhance the improvement of the promenade areas.
<b>Neighbourhood Services:</b> Neighbourhood Place Teams - This initiative is to create Place based teams to supplement the current Neighbourhood Services hit squad for until March 2023. This will enable 5 dedicated teams to cover: 1. Girvan, Maybole & Southern Villages 2. Ayr and Prestwick 3. Troon & Northern Villages 4. Wallacetown, Ayr 5. Glendoune, Girvan Intention is to utilise a participatory budgeting approach through engagement with the public as to where to target work. Encouraging the community to take ownership and ensure linkage with Place planning.	750,000	94,826	342,174	313,000	-	Enhanced environment, localised improvements, cross departmental delivery (no boundaries for projects) enhanced reputation for the Council.
	<b>5,925,883</b>	<b>938,924</b>	<b>1,862,504</b>	<b>2,568,470</b>	<b>555,985</b>	

## LACER Funding activity

Proposal	Funding allocated £	2022/23 Spend £	2023/24 funding (earmarking) £	Outcomes Achieved/Benefits realised
<p><b>Economy &amp; Regeneration – Training Skills Fund</b> - an allocation from the LACER fund to support the training and skills development of local residents to enable them to secure employment, progress in employment or secure redeployment. Up to £30,000 will be available to local training providers and employers to provide training to those in employment or seeking employment. Training should help to address labour market shortages, changes to business operations and re or up-skilling requirements because of the pandemic and will support the local economy in the recovery from COVID. Each applicant will be asked to meet set criteria within their application that demonstrates business need and how the funding will be used. Bids will be assessed against these criteria by the Council’s Economy &amp; Regeneration Service (with input and necessary approvals from Council). Successful providers/ businesses will enter into a grant agreement with the Council.</p>	600,000	-	600,000	<p>The LACER Training Grant was held pending an updated Shared Prosperity Fund investment plan submission to Council and UK Government, this was to ensure best alignment to programmes going forward. The launch of the LACER training fund programme will be reviewed following the pending endorsement of the new Shared Prosperity Fund investment plan by UK Government. The programme application, appraisal documentation and processes have been developed and reviewed in preparation for a future launch.</p>
<p><b>Economy &amp; Regeneration – Boosting Local Spend programme</b> - Glasgow City Council have disbursed over £9 million of COVID recovery funding to residents in receipt of Council tax benefits, using the ‘Scotland Loves Local Gift Card’ to distribute funds. Benefits are two-fold as it also supports Community Wealth Building ensuring spend is redistributed amongst local businesses adversely affected by the COVID pandemic; as well as providing funds to those residents most in need. In Glasgow, since the announcement was made, over 500 businesses have additionally signed up to the scheme, increasing the number of local businesses benefitting from the scheme. This proposal would see a pre-loaded Scotland Loves Local Ayrshire Gift Card with £50 per card provided to all residents in receipt of Council Tax Reduction (approx. 10,150). Concerns were raised by the group on a lack of coverage in Maybole/Girvan, however 8 businesses in Girvan have signed up and 5 in Maybole including Boots, Scotmid, Semi Chem, and ASDA as well as smaller businesses. Following the Glasgow example, this would be an incentive for more businesses to sign up. The card can also be used South Ayrshire wide. An additional proposal (viii below) would also help to increase promotional activity and engagement with local businesses to encourage them to sign up (it is anticipated by up to 500%).</p>	530,000	530,000	-	<p>A total of 9,905 x £50.00 Scotland Loves Local Ayrshire Gift Card provided to all residents in receipt of Council Tax Reduction (eligible on 13 Sept 2022). The total value loaded to cards and issued in November 2022 was £495,250.</p> <p>The comms campaign for the LACER Gift Card saw a doubling of the number of South Ayrshire businesses registered to accept the South Ayrshire Gift Card with the current number being 191.</p> <p>The comms campaign around the disbursement project was incredibly successful a has resulted in several positive press articles.</p>

Proposal	Funding allocated £	2022/23 Spend £	2023/24 funding (earmarking) £	Outcomes Achieved/Benefits realised
<p>No stigma is attached to using the Gift Card and this initiative could pave the way for other schemes to distribute funds using this mechanism e.g., Thriving Communities. Additional cards would require to be printed and this would be covered by the monies allocated (there are around 3,000 cards remaining from existing supplies). In terms of distribution, personal details are held for those benefitting from Council Tax benefits which could be passed on to the Economy &amp; Regeneration team. The proposed funding of £0.530m will be sufficient to meet the estimated cost of purchasing sufficient cards, pre-loading the cards with £50 and posting to the eligible households.</p>				
<p><b>Economy &amp; Regeneration – Economic Support Officer</b> - An Economic Support Officer targeting and engaging with harder to reach local businesses across South Ayrshire who have suffered losses because of the pandemic, to connect them with recovery and business support. This will also help the Council to better understand the needs of local businesses and ensure support can be developed and tailored to meet their needs and support economic recovery across our towns and rural areas. • Offer one to one in person and virtual contact • Promote a range of tools (e.g., Scotland Loves Local Gift Card) to aid recovery and support business growth • Explore business options, e.g., Growth, diversification • Record number and nature of businesses engaged with • Signpost products and agencies that can offer support and advice • Inform future policies and direction of travel in how to target and support industries impacted by the pandemic. This is a one-year temporary post, managed by Economy &amp; Regeneration and working across and with Thriving Communities.</p>	36,000	-	36,000	<p>Currently being advertised. Have experienced difficulty in filling post, i.e. on two separate occasions the post had been advertised and candidates recruited, however on both occasions the candidates accepted alternative employment.</p>
<p><b>Customer Services – Household Boost Fund</b> - providing grants to replace the current low income Discretionary Covid Support Grant and Fuel Poverty Grants which have been delivered using Addressing Future Needs funding. It will offer financial support to combat the increased cost of living impact for low-income households. Access to the Fund will be provided via a referral or self-application process and delivered by advisors at the Information &amp; Advice Hub (IAAH). It is anticipated that over 1,200 households would be supported in 2022/23. As well as the grant customers will be offered ongoing budgeting support provided by IAAH advisors and access to services provided by the Fuel Bank Foundation &amp; the Energy Agency.</p>	400,000	248,862	151,138	<p>A total of 1,098 households have been helped via this fund so far. £110,550 remains in budget, assuming current rates continue with on average 10 to 12 grants per week issuing around £3,500 per week to clients. If current trends continue, we should exhaust the fund in 30 weeks.</p>

Proposal	Funding allocated £	2022/23 Spend £	2023/24 funding (earmarking) £	Outcomes Achieved/Benefits realised
<p><b>Thriving Communities – NEC free travel support</b> - The Scottish Government launched the NEC Free Travel for young people up to the age of 22 years on 31st January 2022. Local authorities have been supporting the NEC Free Travel rollout through Customers Service, Education and Young Scot. Over 2300 young people have benefitted from the scheme however this is lower than the most local authority areas. To allow the NEC Free Travel scheme to reach those who are digitally excluded and ensure young people and families can benefit from the scheme, helping reduce the cost of living and encouraging free travel in and around South Ayrshire. Funding required £44,865 to recruit two level 5 Thriving Communities Assistants. These new temporary posts will be responsible for promoting the scheme and administering the process for new cards. The posts will be temporary for 9 months to allow every young person aged 5-22 years to access this offer.</p>	45,000	29,586	15,414	<p>This funding allowed two communities officers to be recruited to support the implementation of the NEC free travel in South Ayrshire. Officers facilitated drop in in schools, libraries, community events, schools and youth groups. 11, 046 now have access; to NEC free travel this equates to 57% of this cohorts population.</p>
<p><b>Thriving Communities – Social Enterprise Support</b> - programme administering £10-20k grants to allow local social enterprises to implement plans for recovery, growth and sustainability. The last Social Enterprise Census in 2019, funded by the Scottish Government, showed there were 85 social enterprises in South Ayrshire, an increase of 24 since 2015. The full impact of COVID19 on the sector locally isn't clear yet. It is difficult for social enterprises to find start up and development funding for new staff posts, improved premises, feasibility studies and marketing. Our previous social enterprise funding programme: Ambition for Social Enterprise, which ran from 2013/14 - 2015/16 provided grants of up to £15k per financial year to new or established social enterprises. Over the 3 years, a total of £410,697 was distributed via 32 grants to 23 different organisations. Funding requested £200,000 to support up to 15 organisations across South Ayrshire. The applications would be managed by an SAC Social Enterprise Officer on a rolling programme between June 22 - June 23. A panel of officer's would assess applications.</p>	200,000	200,000	-	<p>The evaluation information for the SEGAR grant is currently being collated. Funding was used to provide local social enterprises with support.</p>
<p><b>Thriving Communities – Empowering communities Fund</b> - South Ayrshire Council and our Community Planning Partners continue to support 3rd sector community groups and organisations who continue to assist low-income families impacted by the cost-of-living crisis. Over the past 18 months we have provided direct funding to groups and organisations, purchased food and essentials to support low-income families and provided advice and guidance</p>	100,000	100,000	-	<p>The cost-of-living fund supported 13 community groups and 3rd sector organisations to aid local communities in financial hardship. Funding was used for staffing costs, energy vouchers, food and other essentials. An evaluation has been carried out that includes impact statements and feedback from groups and communities.</p>

Proposal	Funding allocated £	2022/23 Spend £	2023/24 funding (earmarking) £	Outcomes Achieved/Benefits realised
for groups responding to Covid-19. Funding requested - £100,000 to administer small grants of up to £10,000 for 3rd sector groups and organisations, including community associations and community councils to help them support low-income families with the cost-of-living crisis. Funding will be used to enhance the support for families and communities to address issues such as food insecurity, fuel poverty while supporting communities to recover from Covid-19.				
<p><b>Education/IAAH – Senior Community Advisor (Peripatetic)</b> - In May 2021 approved was given to fund 3 Peripatetic Senior Advisors at Level 8 temporarily for 24 months to work in community and educational based settings, assisting with welfare benefits, money/debt advice &amp; employment. The 3 posts were filled in September 2021 with 1 FTE covering the North (Troon/Prestwick/Dundonald areas), 1 FTE covering the South (Maybole/Girvan/Daily etc), and 1 FTE covering Ayr. The role of the peripatetic senior advisors is to -</p> <ul style="list-style-type: none"> <li>• Provide an outreach service in multiple locations across the authority including home visits.</li> <li>• Provide support to clients who require additional assistance.</li> <li>• Work with schools, partner agencies, GP’s &amp; midwives in these localities and develop new relationships with Community Councils and volunteer groups to maximise access to information and advice services provided by the Hub. The remit also includes delivering educational sessions within schools to pupils and parents/carers however, the considerable demand of the service within the community has made it challenging to offer this much needed support in schools. The Information and Advice Hub are currently providing support in Newton Primary on a weekly basis which is generating in the region of 10 enquiries every week. It has been identified through education there is a need for further support across all schools to ensure harder to reach parents/carers in poverty, who have disengaged from other services, are able to access support locally. To provide this support an additional 1 x Peripatetic Senior Advisor is required in the Information and Advice Hub, funded temporarily for 12 months. Total funding required £46,967 - 1 x Level 8 Peripatetic Senior Advisor temporarily for 12 months £42,467 with an additional £4,500 for training, travel, and ICT.</li> </ul>	47,000	11.292	35,708	Operating in 8 School locations from April 2023, the post holder has supported 165 parents to make successful claims for additional benefits/support grants.
	<b>1,958,000</b>	<b>1,119,740</b>	<b>838,260</b>	

**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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Covid-19 Recovery Project and LACER funding Review
Lead Officer (Name/Position/Email)	Tim Baulk, Head of Finance, ICT and Procurement – tim.baulk@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 – (issues specific to women & men or girls & boys)	-	-

Community or Groups of People	Negative Impacts	Positive impacts
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> 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> )	<del>YES</del> <b>NO</b>
<b>Rationale for decision:</b>  <b>This report provides an update on progress and outcomes achieved following the Allocation of Covid-19 LACER funding for recovery activity within services. Members' decision on this has no specific equality implications</b>	
<b>Signed :</b> Tim Baulk  <b>Date:</b> 27 July 2023	<b>Head of Service</b>

**South Ayrshire Council**

**Report by Head of Finance, ICT and Procurement  
to Cabinet  
of 29 August 2023**

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**Subject: Treasury Management Annual Report 2022/23**

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**1. Purpose**

- 1.1 The purpose of this report is to present, in line with the requirements of the Chartered Institute of Public Finance and Accountancy (CIPFA) Code of Practice on Treasury Management, the annual report of treasury management activities for 2022/23 (as attached at [Appendix 1](#)) and seek Members' consideration of its contents.

**2. Recommendation**

- 2.1 **It is recommended that the Cabinet approves the Annual Treasury Management Report 2022/23, as attached at [Appendix 1](#).**

**3. Background**

- 3.1 The Council is required through regulations issued under the Local Government in Scotland Act 2003 to produce an annual treasury report reviewing treasury management activities and prudential and treasury indicators. This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).
- 3.2 The regulatory environment places responsibility on members for the review and scrutiny of treasury management policy and activities. This report is, therefore, important in that respect, as it provides details of the outturn position for treasury activities and highlights compliance with the Council's policies previously approved by members.
- 3.3 The Head of Finance, ICT and Procurement also confirms that the Council has complied with the requirements under the Code, to give prior scrutiny of treasury management reporting to the Council's Audit and Governance Panel prior to submitting the report to Cabinet.
- 3.4 Treasury management in this context is defined as:

***'The management of the local authority's cash flows, its banking, money market and capital market transactions; the effective control of the risks associated with those activities; and the pursuit of optimum performance consistent with those risks.'***

3.5 The Audit and Governance Panel of 28 June 2023 considered the Annual Treasury Management Report 2022/23 (attached at [Appendix 1](#)) and agreed that it be remitted to the Cabinet for approval.

#### 4. Proposals

4.1 The Treasury Management Annual Report for 2022/23 is submitted to Cabinet for approval in accordance with the requirements of the CIPFA Code of Practice on Treasury Management.

#### 4.2 *Executive Summary*

During 2022/23, the Council complied with its legislative and regulatory requirements. The key prudential indicators detailing the impact of capital expenditure activities during the year, with previous year comparators, are shown below.

<b><i>Actual Prudential and Treasury Indicators</i></b>	<b><i>2021/22 Actual £'000</i></b>	<b><i>2022/23 Actual £'000</i></b>
Capital Expenditure	<b>89,463</b>	<b>119,064</b>
Total Capital Financing Requirement (including other long-term liabilities)	399,006	484,610
PPP and Finance Lease	(95,777)	(91,951)
<b>Underlying Borrowing Requirement</b>	<b>303,229</b>	<b>392,659</b>
Gross External Debt	289,434	355,385
Under (Over) Borrowed	13,795	37,274
Cash/Investments	(72,105)	(43,155)
<b>Net External Debt</b>	<b>217,329</b>	<b>312,230</b>

4.3 The table above shows that the Council has an under-borrowed position on 31 March 2023 of £37.274m, c 9.5%. This means the Council has used some internal borrowing from cash/reserves to fund an element of its current capital expenditure requirements. It does not indicate that borrowing for the capital programme has not been undertaken; only that internal cash resource has been used as funding, opposed to external borrowing.

4.4 Although this is a prudent position in the current interest rate environment given the cost of external borrowing compared with cash investment rates, the Council's under-borrowed position is 9.49% of its overall under-lying borrowing requirement and is therefore manageable within the current strategy. The strategy for 2023/24 is expected to maintain a marginal under-borrowed position whilst closely monitoring longer term PWLB and market rates in considering new borrowing.

4.5 Other prudential and treasury indicators are included in [Appendix 1](#) to this report. The Head of Finance, ICT and Procurement also confirms that any borrowing was only undertaken for capital purpose and the statutory borrowing limit (the authorised limit) was not breached during 2022/23.

4.6 The financial year 2022/23 remained a challenging environment due to volatile interest rates with several rate increases throughout the year.

## 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 General Services

6.1.1 **Interest on Revenue Balances Held** – the Council originally budgeted to receive £0.114m in interest income (based on a return of 1.00%) to the General Fund in 2022/23. Interest rates for investment increased throughout 2022-23, with the strategy outperforming both budget and benchmark return resulting in an investment surplus.

Investment income to the General Fund out turned at £1.009m, a surplus of £0.895m. Interest was also received to the Council's Repairs and Renewals Fund, Insurance Fund and Capital Fund to the value of £0.082m.

6.1.2 **Capital Financing Costs** - the Council originally budgeted £12.747m for financing costs and expenses on debt for 2022/23. This budget consisted of £5.870m in loan principal, £6.699m in interest and £0.178m in expenses. During 2022/23, a pragmatic approach was taken when considering the borrowing requirements to fund capital expenditure. However, even with this the borrowing strategy during 2022/23 resulted in an overspend as under-noted:

	Budget £'000	Out-turn £'000	Variance £'000
Principal	5,870	5,889	(19)
Interest	6,699	8,033	(1,334)
Expenses	178	295	(117)
<b>Capital Financing costs</b>	<b>12,747</b>	<b>14,217</b>	<b>(1,470)</b>
<b>Investment income</b>	<b>(114)</b>	<b>(1,009)</b>	<b>895</b>
<b>Total Debt charges</b>	<b>12,633</b>	<b>13,208</b>	<b>(575)</b>

The borrowing strategy undertaken in 2022/23 resulted in an overall overspend to the General Services of £0.575m. This is due to the increase in interest rates throughout 2022-23 due to high inflation rates, cost of living crisis and war in Ukraine. This is discussed further in the Economic Commentary. The overall overspend was reduced due to the investment strategy overperforming.

### 6.2 Housing Revenue Account (HRA)

6.2.1 **Interest on HRA Revenue Balances Held** – the HRA budgeted to receive investment income of £0.050m on its revenue balances in 2022/23 based on achieving an interest rate of 1.00%. Like the General Fund the

investment strategy was able to out-perform both budget and benchmark resulting in a return of £0.214m in investment income a surplus of £0.164m.

- 6.2.2 **Capital Financing Costs** - the HRA budgeted £3.918m for financing costs on debt for 2022/23. This consisted of £1.356m in loan principal, £2.496m in interest and £0.066m in expenses.

	Budget £'000	Out-turn £'000	Variance £'000
<b>Principal</b>	1,356	1,349	7
<b>Interest</b>	2,496	2,376	120
<b>Expenses</b>	66	87	(21)
<b>Capital Financing costs</b>	<b>3,918</b>	<b>3,812</b>	<b>106</b>
<b>Investment income</b>	<b>(50)</b>	<b>(214)</b>	<b>164</b>
	<b>3,868</b>	<b>3,598</b>	<b>270</b>

The borrowing strategy undertaken in 2022/23 resulted in an overall saving to the HRA of £0.270m.

- 6.3 In total, net debt financing costs were overspent by £1,364m, and when added to an over achievement in interest income of £1,059m resulted in an overall deficit of £0.305m which was reflected in the Council and HRA financial position at 2022/23.

## 7. Human Resources Implications

- 7.1 Not applicable.

## 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 If the recommendations are rejected, then the Council will be non-compliant with the requirements contained in both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

## 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 Priority 4 of the Council Plan: Efficient and effective enabling services.

## 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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, and the contents of this report reflect any feedback provided.

## 14. Next Steps for Decision Tracking

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

Implementation	Due date	Managed by
No further action required	Not applicable	Not applicable

**Background Papers**    **CIPFA Code of Practice for Treasury Management in Local Authorities**

**Report to South Ayrshire Council of 3 March 2022 - [Treasury Management and Investment Strategy 2022-23](#)**

**Report to South Ayrshire Council of 17 January 2023 – [Treasury Management and Investment Strategy Mid-year Report 2022-23](#)**

**Report to Audit and Governance Panel of 28 June 2023 – [Treasury Management Annual Report 2022/23](#)**

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**Date: 18 August 2023**

**South Ayrshire Council**  
**Treasury Management Annual Report 2022/23**

**Introduction**

In accordance with the requirements of the CIPFA Code of Practice on Treasury Management in the Public Services, this report covers the following:

- Section 1 - The Council's Capital Expenditure and Financing 2022/23.
- Section 2 – The Council's overall borrowing need.
- Section 3 – Treasury Position as of 31 March 2023.
- Section 4 – The Strategy for 2022/23.
- Section 5 – The Economy and Interest Rates
- Section 6 – Borrowing Rates 2022/23
- Section 7 – Borrowing Outturn 2022/23
- Section 8 – Investment Outturn 2022/23
- Section 9 – Other Issues

**Section 1 The Council's Capital Expenditure and Financing 2022/23**

1.1 The Council undertakes capital expenditure on long-term assets. These activities may either be:

- financed immediately through the application of capital or revenue resources (capital receipts, capital grants, revenue contributions etc.), which have no resultant impact on the Council's borrowing need; or
- if insufficient financing is available, or a decision is taken not to apply resources, the capital expenditure will give rise to a borrowing requirement.

1.2 The actual capital expenditure forms one of the required prudential indicators. The table below shows the actual expenditure, how this was financed and the resulting borrowing requirement.

**Table 1**

<i>Item</i>	<i>2021/22 Actual £'000</i>	<i>2022/23 Estimate per Strategy</i>	<i>2022/23 Actual</i>
General Fund capital expenditure	66,230	128,120	90,749
HRA capital expenditure	23,233	64,208	28,315
<b>Total</b>	<b>89,463</b>	<b>192,328</b>	<b>119,064</b>
Resourced by:			
Government Grant & Other	(10,040)	(10,580)	(22,818)
Other funding identified	(20,339)	(19,128)	(23,369)
<b>Borrowing:</b>	<b>59,084</b>	<b>162,620</b>	<b>72,877</b>

1.3 The reason for the movement between planned expenditure/funding and actual out-turns for 2022/23 can be found in the General Services and HRA 2022/23 capital monitoring reports presented to Cabinet throughout 2022/23. The largest examples (by value) of reprofiling or reduction in spend being:

- ICT infrastructure and business systems projects - £2.5m
- Green Waste and Household Recycling Site – £1.7m
- Ayrshire Growth Deal - £3.8m
- Hangar Space - £1.75m
- Office and Welfare Building £1.25m
- Net Zero Projects - £0.5m
- HRA Major component replacement programme - £2.5m
- HRA External Fabric Upgrade project - £3m
- HRA New Build Housing - £18.6m
- New Leisure Centre - £21m

## Section 2 The Council's overall Borrowing Need

2.1 The Council's underlying need to borrow for capital expenditure is termed the Capital Financing Requirement (CFR). This figure is a gauge of the Council's indebtedness. The CFR results from the capital activity of the Council and resources used to pay for the capital spend. It represents the 2022/23 unfinanced capital expenditure (Table 1), and prior years' net or unfinanced capital expenditure which has not yet been paid for by revenue or other resources.

2.2 Part of the Council's treasury activities is to address the funding requirements for this borrowing need. Depending on the capital expenditure programme, the treasury service manages the Council's cash position to ensure that sufficient cash is available to meet not only the capital plans but also to manage the daily cash flow requirements of funding its revenue commitments of payroll, suppliers, benefits etc.

2.3 This borrowing for capital expenditure may be sourced through external bodies such as the Government, through the Public Works Loan Board [PWLB] or the money markets) or utilising temporary cash resources within the Council (internal borrowing).

2.4 **Reducing the CFR** – the Council's underlying borrowing need (CFR) is not allowed to rise indefinitely. Statutory controls are in place to ensure that capital assets are broadly charged to revenue over the life of the asset. The Council is required to make an annual revenue charge, called the scheduled debt amortisation as a loan repayment, to reduce the CFR. This is effectively a repayment of the borrowing need and differs from the treasury management arrangements which ensure that cash is available to meet capital commitments. External debt can also be borrowed or repaid at any time, but this does not change the CFR.

The total CFR can also be reduced by:

- the application of additional capital financing resources (such as unapplied capital receipts); or



- charging more than the statutory revenue charge. The Council's 2022/23 prudent repayment policy, (as required by Scottish Government), was approved as part of the Treasury Management Strategy Report for 2022/23 on 04/03/2022.

2.5 The Council's CFR for the year is shown below and represents a key prudential indicator. It includes PFI and leasing schemes on the balance sheet, which increase the Council's borrowing need. No borrowing is required against these schemes as a borrowing facility is included in the contract.

Full Council agreed a report in meeting of 15th December 2022 on PPP Service Concession Arrangement Flexibilities.

***Finance Circular 10/2022 (FC 10/2022) replaces the 2010 version that covered this area and permits the authority to apply a temporary flexibility for service concession arrangements entered prior to April 2022. The Circular sets out the accounting requirements and the options permitted for the recognition of repayments of the principal element of the lease component or the lease liability for the year and the temporary flexibility for SCAs entered prior to 1 April 2022.***

The reprofiling of the debt liability repayments would increase the Capital Financing Requirement (CFR) by £21.720m as of 1 April 2022. The Council has made this adjustment in the current financial year 2022/23. The increase in the CFR will continue to be reduced by the revised repayments after each SCA contract has expired until the end of the revised period. This has now been incorporated into the revised Prudential indicators as appropriate.

Based on above the Council has £91.951m of such schemes within the CFR as of 31 Mar 2023.

The undernoted table shows the Council's underlying borrowing requirement, inclusive of PPP and Finance lease arrangements, as of 31 March 2023.

**Table 2**

<b><i>Capital Financing Requirement</i></b>	<b>31 Mar 2022 £'000</b>	<b>31 Mar 2023 £'000</b>
<b><i>Opening Balance</i></b>	<b>350,157</b>	<b>399,006</b>
Add unfinanced capital expenditure	59,084	72,877
Add new OLTL obligations (PPP)	0	0
Retrospective PPP adjustment	0	21,720
PPP in year adjustment	0	2,071
Less loans fund repayment	(6,445)	(7,238)
Less PPP/ finance lease repayment	(3,790)	(3,826)
<b><i>Closing Balance</i></b>	<b>399,006</b>	<b>484,610</b>

The borrowing activity is constrained by prudential indicators for gross borrowing, CFR, and by the authorised limit. The increasing CFR position reflects the Council's capital programme expenditure in 2022/23 and the resulting borrowing requirements to fund this investment.

2.6 ***Gross Borrowing and the CFR*** - to ensure that borrowing levels are prudent over the medium term and only for a capital purpose, the Council should ensure that its gross external borrowing does not, except in the short term, exceed the total of the capital financing requirement in the preceding year (2022/23) plus the estimates of any additional capital financing requirement for the current (2023/24) and next two

financial years. This essentially means that the Council is not borrowing to support revenue expenditure.

This indicator allows the Council some flexibility to borrow in advance of its immediate capital needs 2022/23.

The table below highlights the Council's gross borrowing position against the CFR.

**Table 3**

<i>Item</i>	<b>31 March 2022 £'000</b>	<b>31 March 2023 £'000</b>
Capital Financing Requirement (CFR)	399,006	484,610
Gross External Borrowing Position (including PPP and finance Lease)	385,211	447,336
<b>Net Under/ (Over) Borrowed Position</b>	<b>13,795</b>	<b>37,274</b>

The table above shows the CFR in an under-borrowed position on 31 March 2023 of £37.274m. This means the Council has used some internal borrowing from cash/ reserves to fund an element of its current capital expenditure requirements

This is a prudent position in the current interest rate environment given the cost of external borrowing compared with cash investment rates. The current strategy for 2022/23 is expected to maintain this under-borrowed position whilst closely monitoring longer term PWLB and market rates and consideration of potentially re-financing some of the temporary loan debt with longer term

## 2.7 ***Borrowing Prudential Indicators***

- **The Authorised Limit – Table 4** - the authorised limit is the “affordable borrowing limit” required by s3 of the Local Government Act 2003. Once this has been set, the Council does not have the power to borrow above this level. The table below demonstrates that during 2022/23 the Council has maintained gross borrowing within its authorised limit.
- **The Operational Boundary – Table 4** – the operational boundary is the expected borrowing position of the Council during the year. Periods where the actual position is either below or over the boundary are acceptable subject to the authorised limit not being breached.
- **Actual Financing Costs as a Proportion of Net Revenue Stream – Table 5** - this indicator identifies the cost of capital (borrowing and other long-term obligation costs net of investment income) against the net revenue stream of the Council.

**Table 4/**

**Table 4**

<i>Item</i>	<b>2021/22 £'000</b>	<b>2022/23 £'000</b>
<b>Authorised Borrowing Limit External Debt</b>	<b>474,726</b>	<b>635,929</b>
Borrowing	289,434	355,385
Other Long-Term Liabilities	95,777	91,951
<b>Total</b>	<b>385,211</b>	<b>447,336</b>
<b>Operational Boundary External Debt</b>	<b>425,211</b>	<b>487,336</b>
Borrowing	289,434	355,385
Other Long-Term Liabilities	95,777	91,951
<b>Total</b>	<b>385,211</b>	<b>447,336</b>

**Table 5**

<i>Ratio of Financing Costs to Net Revenue Stream</i>	<b>Actual 2021/22</b>	<b>Estimated 2022/23</b>
General Services	5.48%	6.06%
HRA	10.79%	10.96%
<b>Total</b>	<b>6.15%</b>	<b>6.69%</b>

### **Section 3 Treasury Position as of 31<sup>st</sup> March 2023**

3.1 The Council's treasury management debt and investment position are organised by the treasury management service to ensure adequate liquidity for revenue and capital activities, security for investments and to manage risks within all treasury management activities. Procedures and controls to achieve these objectives are well established both through member reporting detailed in the summary, and through officer activity detailed in the Council's Treasury Management Practices.

At the end of 2022/23 the Council 's treasury, (excluding borrowing by PFI and finance leases), position was as follows:

**Table 6**

	<b>Borrowing position as of 31 March 2022</b>		<b>Borrowing position as of 31 March 2023</b>		<b>Change in year</b>
	<b>£'000</b>	<b>Average interest rate %</b>	<b>£'000</b>	<b>Average interest rate %</b>	<b>£'000</b>
<b>Long Term Borrowing</b>					
Public Works Loans Board	178,233	3.51	211,185	3.13	32,952
Market – Fixed	8,000	0.52	28,000	2.33	20,000
LOBO (Option Loans)	41,200	4.52	41,200	4.52	0
<b>Total Long-Term Borrowing</b>	<b>227,433</b>		<b>280,385</b>		<b>52,952</b>
Short Term Borrowing	62,000	0.21	75,000	2.36	13,000
<b>Total External Borrowing</b>	<b>289,434*</b>	<b>2.19</b>	<b>355,385*</b>	<b>3.09</b>	<b>65,951</b>
CFR (underlying borrowing need)	303,229		368,868		65,639
Over (Under) Borrowing	<b>(13,795)</b>		<b>(13,483)</b>		<b>312</b>
Investments	<b>(72,105)</b>	<b>0.64</b>	<b>(43,155)</b>	<b>1.35</b>	<b>28,950</b>

\* The carrying amount of loans on the Council's balance sheet as of 31 March 2023 is £356.207m. The difference between this figure and the external borrowing shown in Table 6 above is £0.823m of equivalent interest rate accounting adjustments required by the Code of Practice on local authority accounting.

3.2 **Table 7** below details the profile of the Council's loan maturity periods as of 31 March 2023.

**Table 7**

<b>Maturity analysis of Debt Outstanding on 31 March 2023</b>	<b>PWLB £'000</b>	<b>Market £'000</b>	<b>LOBO (Option) £'000</b>	<b>Temp Borrowing</b>	<b>Total £'000</b>
Maturing within 1 year	2,588	3000	3000	75,000	83,588
Maturing 1 to 2 years	1,702	10,000	0	0	11,702
Maturing 2 to 5 years	4,900	15,000	0	0	19,900
Maturing 5 to 10 years	17,519	0	7,000	0	24,519
Maturing 10 to 20 years	31,800	0	1,500	0	33,300
Maturing 20 to 30 years	14,009	0	5,000	0	19,009
Maturing 30 to 40 years	61,166	0	5,000	0	66,166
Maturing 40 to 50 years	77,500	0	9,700	0	87,200
Maturing > 50 years	0	0	10,000	0	10,000
<b>Total</b>	<b>211,184</b>	<b>28,000</b>	<b>41,200</b>	<b>75,000</b>	<b>355,384</b>

3.3 **Loans fund** - where a local authority has a Housing Revenue Account, the HRA should be reported separately from the General Fund. The reporting on the commitment to repay loans fund advances is for repayments only and does not include any interest costs. The Loans Fund balances are set out in Table 8 and Table 8(a) below:

**Table 8 – Loans Fund Advances to General Fund**

<b>Loans Fund</b>	<b>31 March 2022 (£'000)</b>	<b>31 March 2023 (£'000)</b>
Opening Balance	179,292	226,125
Add advances	52,028	62,536
Less repayments	(5,196)	(5,889)
Closing Balance	<b>226,124</b>	<b>282,771</b>

**Table 8(a) – Loans Fund Advances to HRA**

<b>Loans Fund</b>	<b>31 March 2022 (£'000)</b>	<b>31 March 2023 (£'000)</b>
Opening Balance	68,794	74,601
Add advances	7,046	3,854
Less repayments	(1,249)	(1,349)
Closing Balance	<b>74,591</b>	<b>77,106</b>

## **Section 4 Strategy for 2022/23**

4.1 Investment returns picked up throughout the course of 2022/23 as central banks, including the Bank of England, realised that inflationary pressures were not transitory, and that tighter monetary policy was called for.

Starting April at 0.75%, Bank Rate moved up in stepped increases of either 0.25% or 0.5%, reaching 4.25% by the end of the financial year, with the potential for a further one or two increases in 2023/24.

The change in investment rates meant local authorities were faced with the challenge of the investment of surplus cash for the first time in over a decade. It has increased the need for detailed cashflow projection to retain the appropriate balance between maintaining cash for liquidity purposes and taking advantage of improved investment rates.

With bond markets selling off, equity valuations struggling to make progress and, latterly, property funds enduring a difficult Q4 2022, the more traditional investment options, such as specified investments (simple to understand, and less than a year in duration) became more actively used in 2022-23.

Meantime, through the autumn, and then in March 2023, the Bank of England maintained various monetary policy easing measures as required to ensure specific markets, the banking system and the economy had appropriate levels of liquidity at times of stress.

Nonetheless, while the Council has taken a cautious approach to investing, it is also fully appreciative of changes to regulatory requirements for financial institutions in terms of additional capital and liquidity that came about in the aftermath of the Great Financial Crisis of 2008/9. These requirements have provided a far stronger basis for financial institutions, with annual stress tests by regulators evidencing how institutions are now far more able to cope with extreme stressed market and economic conditions.

## **Section 5 Economy and Interest Rates**

### **5.1 UK Economy**

Against a backdrop of stubborn inflationary pressures, the easing of Covid restrictions in most developed economies, the Russian invasion of Ukraine, and a range of different UK Government policies, it is no surprise that UK interest rates have been volatile right across the curve, from Bank Rate through to 50-year gilt yields, for all of 2022/23.

Market commentators' misplaced optimism around inflation has been the root cause of the rout in the bond markets with, for example, United Kingdom (UK), Eurozone (EZ) and United States (US) 10-year yields all rising by over 200bps in 2022. The table below provides a snapshot of the conundrum facing central banks: inflation is elevated but labour markets are extra-ordinarily tight, making it an issue of fine judgment as to how far monetary policy needs to tighten.

	UK	Eurozone	US
<b>Bank Rate</b>	4.25%	3%	4.75%-5%
<b>GDP</b>	0.1%q/q Q4 (4.1%y/y)	+0.1%q/q Q4 (1.9%y/y)	2.6% Q4 Annualised
<b>Inflation</b>	10.4%y/y (Feb)	6.9%y/y (Mar)	6.0%y/y (Feb)
<b>Unemployment Rate</b>	3.7% (Jan)	6.6% (Feb)	3.6% (Feb)

Q2 of 2022 saw UK Gross Domestic Product (GDP) deliver growth of +0.1% q/q, but this was quickly reversed in the third quarter, albeit some of the fall in GDP can be placed at the foot of the extra Bank Holiday in the wake of the Queen's passing. Q4 GDP was positive at 0.1% q/q. Most recently, January saw a 0.3% m/m increase in GDP as the number of strikes reduced compared to December. In addition, the resilience in activity at the end of 2022 was, in part, due to a 1.3% q/q rise in real household disposable incomes. A big part of that reflected the £5.7bn payments received by households from the government under the Energy Bills Support Scheme.

Nevertheless, Consumer Price Index inflation (CPI) picked up to what should be a peak reading of 11.1% in October, although hopes for significant falls from this level very much rested on the movements in the gas and electricity markets, as well as the supply-side factors impacting food prices. On balance, most commentators expect the CPI measure of inflation to drop back towards 4% by the end of 2023. As at February 2023, CPI was 10.4% and the most recent announcement on 24 May 2023 CPI reduced to 8.7% in April 2023.

The UK unemployment rate fell through 2022 to a 48-year low of 3.6%, and this was despite a net migration increase of c500k. The fact remains, however, that with many economic participants registered as long-term sick, the UK labour force shrunk by c500k in the year to June. Without an increase in the labour force participation rate, it is hard to see how the UK economy will be able to grow its way to prosperity, and with average wage increases running at over 6% the Monetary Policy Committee (MPC) will be concerned that wage inflation will prove tricky as major supply-side shocks to food (up 18.3% y/y in February 2023) and energy that have endured since Russia's invasion of Ukraine on 22 February 2022.

Bank Rate increased steadily throughout 2022/23, starting at 0.75% and finishing at 4.25%.

In the interim, following a Conservative Party leadership contest, Liz Truss became Prime Minister for a tumultuous seven weeks that ran through September and October. Put simply, the markets did not like the unfunded tax-cutting and heavy spending policies put forward by her Chancellor, Kwasi Kwarteng, and their reign lasted barely seven weeks before being replaced by Prime Minister Rishi Sunak and Chancellor Jeremy Hunt. Their Autumn Statement of the 17<sup>th</sup> of November gave rise to a net £55bn fiscal tightening, although much of the "heavy lifting" has been left for the next Parliament to deliver. However, the markets liked what they heard, and UK gilt yields have reversed the increases seen under the previous tenants of No10/11 Downing Street, although they remain elevated in line with developed economies generally.

As noted above, GDP has been tepid throughout 2022/23, although the most recent composite Purchasing Manager Indices for the UK, US, EZ and China have all surprised to the upside, registering survey scores just above 50 (below suggests

economies are contracting, and above suggests expansion). Whether that means a shallow recession, or worse, will be avoided is still unclear. Ultimately, the Monetary Policy Committee will want to see material evidence of a reduction in inflationary pressures and a loosening in labour markets. Realistically, that is an unlikely outcome without unemployment rising and wage settlements falling from their current levels. At present, the bigger rise in employment kept the International Labour Organization unemployment rate unchanged at 3.7% in January. Also, while the number of job vacancies fell for the ninth consecutive month in February, they remained around 40% above pre-pandemic levels.

Our economic analysts, Capital Economics, expect real GDP to contract by around 0.2% q/q in Q1 and forecast a recession this year involving a 1.0% peak-to-trough fall in real GDP.

The pound has remained resilient of late, recovering from a record low of \$1.035, on the Monday following the Truss government's "fiscal event", to \$1.23. Notwithstanding the pound's better run of late, 2023 is likely to see a housing correction of some magnitude as fixed-rate mortgages have moved above 4.5% and affordability has been squeezed despite proposed Stamp Duty cuts remaining in place.

As for equity markets, the FTSE 100 started 2023 strongly, rising to a record high of 8,014 on 20<sup>th</sup> February, as resilient data and falling inflation boosted earnings. But global equities fell sharply after concerns over the health of the global banking system emerged early in March. The fall in the FTSE 100 was bigger than the drop in the US S&P 500. Indeed, at around 7,600 now, the FTSE is 5.2% below its record high on 20<sup>th</sup> February, while the S&P 500 is only 1.9% lower over the same period. That's despite UK banks having been less exposed and equity prices in the UK's financial sector not falling as far. It may be due to the smaller decline in UK interest rate expectations and bond yields, which raise the discounted value of future earnings, compared to the US.

**USA.** The main comments from Federal Reserve (Fed) officials over recent months suggest there is still an underlying combative theme to their outlook for interest rates. Markets are pricing in a further interest rate increases of 25-50bps, on top of the current interest rate range of 4.75% - 5%.

In addition, the Fed is expected to continue to run down its balance sheet once the on-going concerns about some elements of niche banking provision are in the rear-view mirror.

As for inflation, it is currently at c6% but with the economy expected to weaken during 2023, and wage data already falling back, there is the prospect that should the economy slide into a recession of any kind there will be scope for rates to be cut at the backend of 2023 or shortly after.

**EU.** Although the Euro-zone inflation rate has fallen below 7%, the European Central Bank (ECB) will still be mindful that it has further work to do to dampen inflation expectations and it seems destined to raise rates to 4% in order to do so. Like the UK, growth has remained more robust than anticipated but a recession in 2023 is still seen as likely by most commentators.

## Section 6 Borrowing Rates in 2022/23

### 6.1 PWLB Borrowing Rates -

#### HIGH/LOW/AVERAGE PWLB RATES FOR 2022/23

	1 Year	5 Year	10 Year	25 Year	50 Year
<b>Low</b>	1.95%	2.18%	2.36%	2.52%	2.25%
<b>Date</b>	01/04/2022	13/05/2022	04/04/2022	04/04/2022	04/04/2022
<b>High</b>	5.11%	5.44%	5.45%	5.88%	5.51%
<b>Date</b>	28/09/2022	28/09/2022	12/10/2022	12/10/2022	28/09/2022
<b>Average</b>	3.57%	3.62%	3.76%	4.07%	3.74%
<b>Spread</b>	3.16%	3.26%	3.09%	3.36%	3.26%

PWLB rates are based on gilt (UK Government bonds) yields through HM Treasury determining a specified margin to add to gilt yields. The main influences on gilt yields are Bank Rate, inflation expectations and movements in US treasury yields. Inflation targeting by the major central banks has been successful over the last 30 years in lowering inflation and the real equilibrium rate for central rates has fallen considerably due to the high level of borrowing by consumers: this means that central banks do not need to raise rates as much now to have a major impact on consumer spending, inflation, etc. This has pulled down the overall level of interest rates and bond yields in financial markets over the last 30 years. Indeed, in recent years many bond yields up to 10 years in the Eurozone turned negative on expectations that the EU would struggle to get growth rates and inflation up from low levels. In addition, there has, at times, been an inversion of bond yields in the US whereby 10-year yields have fallen below shorter-term yields. In the past, this has been a precursor of a recession.

However, since early 2022, yields have risen dramatically in all the major developed economies, first as economies opened post-Covid; then because of the inflationary impact of the war in Ukraine in respect of the supply side of many goods. In particular, rising cost pressures emanating from shortages of energy and some food categories have been central to inflation rising rapidly. Furthermore, at present the FOMC, ECB and Bank of England are all being challenged by persistent inflation that is exacerbated by very tight labour markets and high wage increases relative to what central banks believe to be sustainable.

Regarding PWLB borrowing rates, the various margins attributed to their pricing are as follows: -

- **PWLB Standard Rate** is gilt plus 100 basis points (G+100bps)
- **PWLB Certainty Rate** is gilt plus 80 basis points (G+80bps)
- **Local Infrastructure Rate** is gilt plus 60bps (G+60bps)



Link Group Interest Rate View 20.12.21														
	Dec-21	Mar-22	Jun-22	Sep-22	Dec-22	Mar-23	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25
BANK RATE	0.25	0.25	0.50	0.50	0.50	0.75	0.75	0.75	0.75	1.00	1.00	1.00	1.00	1.25
3 month ave earnings	0.20	0.30	0.50	0.50	0.60	0.70	0.80	0.90	0.90	1.00	1.00	1.00	1.00	1.00
6 month ave earnings	0.40	0.50	0.60	0.60	0.70	0.80	0.90	1.00	1.00	1.10	1.10	1.10	1.10	1.10
12 month ave earnings	0.70	0.70	0.70	0.70	0.80	0.90	1.00	1.10	1.10	1.20	1.20	1.20	1.20	1.20
5 yr PWLB	1.40	1.50	1.50	1.60	1.60	1.70	1.80	1.80	1.80	1.90	1.90	1.90	2.00	2.00
10 yr PWLB	1.60	1.70	1.80	1.80	1.90	1.90	2.00	2.00	2.00	2.10	2.10	2.10	2.20	2.30
25 yr PWLB	1.80	1.90	2.00	2.10	2.10	2.20	2.20	2.20	2.30	2.30	2.40	2.40	2.50	2.50
50 yr PWLB	1.50	1.70	1.80	1.90	1.90	2.00	2.00	2.00	2.10	2.10	2.20	2.20	2.30	2.30

Link Group Interest Rate View 27.03.23													
	Jun-23	Sep-23	Dec-23	Mar-24	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	
BANK RATE	4.50	4.50	4.25	4.00	3.50	3.25	3.00	2.75	2.75	2.50	2.50	2.50	
3 month ave earnings	4.50	4.50	4.30	4.00	3.50	3.30	3.00	2.80	2.80	2.50	2.50	2.50	
6 month ave earnings	4.50	4.40	4.20	3.90	3.40	3.20	2.90	2.80	2.80	2.60	2.60	2.60	
12 month ave earnings	4.50	4.40	4.20	3.80	3.30	3.10	2.70	2.70	2.70	2.70	2.70	2.70	
5 yr PWLB	4.10	4.10	3.90	3.80	3.70	3.60	3.50	3.40	3.30	3.20	3.20	3.10	
10 yr PWLB	4.20	4.20	4.00	3.90	3.80	3.70	3.50	3.50	3.40	3.30	3.30	3.20	
25 yr PWLB	4.60	4.50	4.40	4.20	4.10	4.00	3.80	3.70	3.60	3.50	3.50	3.40	
50 yr PWLB	4.30	4.20	4.10	3.90	3.80	3.70	3.50	3.50	3.30	3.20	3.20	3.10	

## 6.2 Borrowing strategy and control of interest rate risk

During 2022/23, the Council maintained an under-borrowed position. This meant that the capital borrowing need, (the Capital Financing Requirement), was not fully funded with loan debt as cash supporting the Council's reserves, balances and cash flow was used as an interim measure. This strategy was prudent as investment returns were initially low and minimising counterparty risk on placing investments also needed to be considered.

A cost of carry generally remained in place during the year on any new long-term borrowing that was not immediately used to finance capital expenditure, as it would have caused a temporary increase in cash balances; this would have incurred a revenue cost – the difference between (higher) borrowing costs and (lower) investment returns. As the cost of carry dissipated, the Council sought to avoid taking on long-term borrowing at elevated levels (>4%) and has focused on a policy of internal and temporary borrowing, supplemented by short-dated borrowing (<3 years) as appropriate.

Against this background and the risks within the economic forecast, caution was adopted with the treasury operations. The Head of Finance, ICT and Procurement therefore monitored interest rates in financial markets and adopted a pragmatic strategy based upon the following principles to manage interest rate risks. Due to the increase in borrowing rates in the last two quarters of 22/23 there has been a move to more short-term borrowing. Interest rates are forecast to fall towards the end of 2024 when longer term borrowing rates may be more advantageous.

Interest rate forecasts were initially suggesting only gradual rises in short, medium and longer-term fixed borrowing rates during 2022/23 but by August it had become clear that inflation was moving up towards 40-year highs, and the Bank of England engaged in monetary policy tightening at every Monetary Policy Committee meeting

during 2022, and into 2023, either by increasing Bank Rate by 0.25% or 0.5% each time. Currently the CPI measure of inflation is still above 10% in the UK but is expected to fall back towards 4% by year end. Nonetheless, there remain significant risks to that central forecast.

## 7. Borrowing Outturn

- 7.1 During 2022/23 the Council funded part of the capital borrowing requirement in the short-term market, increasing temporary borrowing to £75.000m, in March 2023. However, additional long-term borrowing (PWLB) of £35.000m was also undertaken, taking advantage of low interest rates and gaps in the borrowing maturity profile. The Council were in an under-borrowed position of £13,795m for 2022/23. The Council has not borrowed more than, or in advance of its needs, purely to profit from the investment of the extra sums borrowed.
- 7.2 During 2023/24 focus will be on monitoring longer term rates and looking to borrow longer term to meet the CFR when appropriate and at the same time consider some short-term borrowing where rates are suitable.
- 7.3 During 2022/23 the actual borrowing and repayments of external debt transacted are shown in Table 10 below. This shows temporary borrowing being increased and longer-term borrowing being undertaken, a prudent position in the current interest rate environment. The Council's policy is to ensure that no more than 25% of long-term loans are due to mature within any financial year. The indicator for maturing debt of 22% (within one year) is 3% below the maturity limit indicator.

**Table 9**

Loan Type	Borrowed 2022/23 £'000	Repaid 2022/23 £'000	Net £'000
PWLB	35,000	(2,049)	32,951
Market Loans	0	0	0
Temporary borrowing	94,000	(81,000)	13,000
	<b>129,000</b>	<b>(83,049)</b>	<b>45,951</b>

- 7.4 **Debt Re-scheduling** – no external debt was re-scheduled during 202/23 as the average differential of 1% between PWLB new borrowing rates and premature redemption rates made early repayment of loans expensive and unviable due to the premiums that would be payable.

## Section 8 Investment Out-turn, and Policy in 2022/23

- 8.1 The Council's investment policy is governed by Scottish Government investment regulations, which have been implemented in the annual investment strategy approved by the Council on 3rd March 2023. This policy sets out the approach for choosing investment counterparties and is based on credit ratings provided by the three main credit rating agencies, supplemented by additional market data, (such as rating outlooks, credit default swaps, bank share prices etc).

The investment activity during the year conformed to the approved strategy, and the Council had no liquidity difficulties.

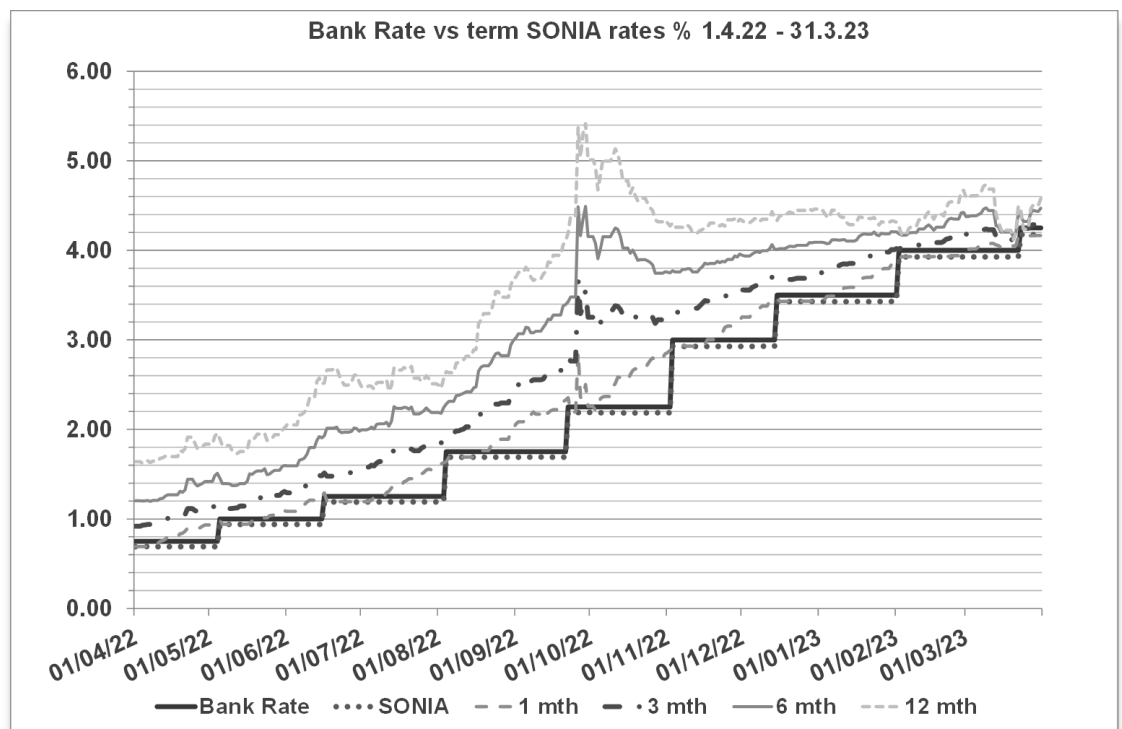
8.3 **Investment Out-turn** – the Council maintained an average balance of £74.7 of internally managed investment funds. The internally managed funds earned an average rate of return of 1.35%.

The comparable performance indicator is the average 90 day SONIA compounded rate which was 1.38%.

**Table 10**

	<b>Average Value of Investments Held</b>	<b>Rate of Return</b>	<b>Benchmark Return*</b>
Investments	£74.669	1.35%	1.38%

*\*The benchmark return used is the 90-day SONIA compounded rate of 1.3804%.*



8.4 **Investment Policy** – the Council’s investment policy is governed by Scottish Government investment regulations which have been implemented in the Annual Investment strategy approved by the Council on 3 March 2023. This policy sets out the approach for choosing investment counterparties and is based on credit ratings provided by the three main credit rating agencies, supplemented by additional market data (such as rating outlooks, credit default swaps, bank share prices etc.).

The investment activity during the year met with the approved strategy, and the Council had no liquidity difficulties.

## 8.5 Current Council Investments held on 31 March 2023

**Table 11**

Class	Type	Start Date	Maturity Date	Counterparty	Profile	Rate	Principal £000
<b>Deposit</b>	Fixed	15/08/22	14/08/23	Slough Borough Council	Maturity	2.20%	5,000,000
<b>Deposit</b>	Fixed	30/08/22	29/08/23	Slough Borough Council	Maturity	2.25%	5,000,000
<b>Deposit</b>	Fixed	05/09/22	04/09/23	London Borough Of Croydon	Maturity	2.30%	5,000,000
<b>Deposit</b>	Fixed	30/09/22	29/09/23	London Borough Of Croydon	Maturity	2.30%	5,000,000
<b>Deposit</b>	Fixed	06/02/23	05/02/24	Blackpool Borough Council	Maturity	4.10%	5,000,000
<b>Deposit</b>	Fixed	09/01/23	08/01/24	Eastleigh Borough Council	Maturity	4.75%	5,000,000
<b>Fixed Total</b>							<b>30,000</b>
Deposit	Variable	10/05/2016	-	Bank of Scotland (Call A/c)	Variable	4.25	13,155,000
<b>Call Total</b>							<b>13,155</b>
<b>Overall Total</b>							<b>43,155</b>

## Section 9 Other Issues

- 9.1 **Sources of borrowing** - Although PWLB remains a low-risk source of long-term borrowing, due to recent rate changes and the ongoing consultation with local authorities on the future of PWLB borrowing other borrowing institutions may be looked at to remove the reliance on PWLB for long-term borrowing needs.
- 9.2 **Changes in risk appetite** - The 2018 CIPFA Codes and guidance notes have placed enhanced importance on risk management. South Ayrshire Council has a low-risk appetite and as such would look at all aspects before making any changes to the current strategy and members would be made fully aware of any such changes.
- 9.3 **IFRS 16** - The implementation of IFRS 16 bringing currently off-balance sheet leased assets onto the balance sheet has had an additional delay and not now due to be implemented till 2024/25. Work will be progressing in this area throughout 2023/24 which should make future requirements easier to implement.

## 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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

### 1. Policy details

Policy Title	Treasury Management Annual Report 2022/23
Lead Officer (Name/Position/Email)	Tim Baulk, Head of Finance, ICT and Procurement – tim.baulk@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 – (issues specific to women & men or girls & boys)	-	-

Community or Groups of People	Negative Impacts	Positive impacts
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> 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> )	<del>YES</del> <b>NO</b>
<b>Rationale for decision:</b>  <b>This report presents to the Cabinet the annual report of treasury management activities for 2022/23 Their decision on this has no specific equality implications</b>	
<b>Signed :</b> Tim Baulk	<b>Head of Service</b>
<b>Date:</b> 11 July 2023	

**South Ayrshire Council**

**Report by Chief Executive  
to Cabinet  
of 29 August 2023**

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**Subject: Best Value Thematic Work in South Ayrshire Council  
2022/23**

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**1. Purpose**

- 1.1 The purpose of this report is to advise the Cabinet of the findings from Audit Scotland's recent Best Value thematic work in South Ayrshire, seek approval of the draft improvement action plan and provide a response to the matters raised at Audit and Governance Panel on 28 June 2023.

**2. Recommendation**

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

- 2.1.1 considers the draft Audit Scotland report on Best Value thematic work in South Ayrshire Council 2022/23 (attached as Appendix 1);**
- 2.1.2 notes the progress made in addressing recommendations made by Audit Scotland as outlined at Appendix 2;**
- 2.1.3 considers the matters raised at Audit and Governance Panel and proposed response outlined at Appendix 3;**
- 2.1.4 approves the draft improvement action plan included in Appendix 1 of the Audit Scotland report;**
- 2.1.5 notes that officers will present an augmented improvement action plan to the next meeting of the Best Value Working Group (BVWG); and**
- 2.1.6 requests that officers provide an update on progress against the augmented action plan to the October meeting of Audit and Governance Panel and quarterly thereafter.**

**3. Background**

- 3.1 As outlined in the Annual Audit Plan 2022/23 reported to the Audit and Governance Panel on 22 March 2023, the audit of Best Value in Councils is fully integrated within annual audit work.



- 3.2 Best Value at the Council will be assessed comprehensively over the period of the audit appointment and will include an annual evaluation of the Council's approach to demonstrating improvement in the effective use of resources and public performance reporting. Auditors have followed up findings reported previously in the Council's 2021 Best Value Assurance Report to assess the pace and depth of improvement.
- 3.3 In addition to the annual work on Best Value, thematic reviews as directed by the Accounts Commission will be undertaken. In 2022/23, the focus is on the effectiveness of Council leadership in developing new local strategic priorities following the elections in May 2022. The conclusions and judgements from this review are reported in a separate report to management and summarised in the annual audit report to Members in September.
- 3.4 At least once every five years, the Controller of Audit will report to the Accounts Commission on the Council's performance in meeting its Best Value duties. The programme of Controller reports will commence in October 2023 with South Ayrshire to be the first Council considered by the Accounts Commission in October 2023.
- 3.5 At its meeting on 28 June 2023, the Audit and Governance Panel heard from Audit Scotland, considered the draft Audit Scotland report on Best Value thematic work in South Ayrshire Council 2022/23 (attached as Appendix 1) and the draft improvement action plan included in Appendix 1 of the Audit Scotland report, and remitted them to Cabinet on 29 August 2023 for approval.
- 3.6 The Audit and Governance Panel also requested that the Best Value Working group consider the following in advance of the report to August Cabinet:
- A detailed work and action plan to support tracking of strategic priorities;
  - Leadership decision making and consultation are supported by robust evidence and rationale;
  - PI framework is fit for purpose, kept up to date, monitored, evaluated and presented/reported in different formats with particular focus on public reporting;
  - Consider how Appointments and Appraisal Panel may monitor officer performance against Best Value; and
  - BVWG to consider how they monitor contribution of Elected Members.

#### **4. Proposals**

- 4.1 The Audit Scotland draft report (attached as Appendix 1) concludes on the effectiveness of the Council's leadership of the development of the Council's strategic priorities, following the recent local government elections.
- 4.2 At exhibit 7 of the draft Audit Scotland report, they also detail their review of the Council's progress against the 2021 Best Value Assurance Report recommendations. Progress against these actions since June 2023 are outlined in Appendix 2
- 4.3 A draft improvement action plan is included at Appendix 1 of the Audit Scotland report. This sets out audit recommendations in key areas, and the Council's

response including responsible officers and dates for implementation. Progress against these actions since June 2023 are outlined in Appendix 2

4.4 Officers have also reviewed the audit report to identify any further actions to be addressed and issues which will be considered as part of further Best Value work. The Audit Scotland report was considered at a meeting of Best Value Working Group (BVWG) on 14 August 2023 and it was agreed that additional items be added to the improvement action plan included in the Audit Scotland report. An augmented improvement plan will be presented to the next meeting of the BVWG and then presented on a quarterly basis to Audit and Governance Panel. The first report will be in October 2023.

4.5 The BVWG also considered the requests made by Audit Governance Panel (as outlined at 3.6 above) and have provided the responses outlined in Appendix 3.

## **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 Not applicable.

## **7. Human Resources Implications**

7.1 Not applicable.

## **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 Rejecting the recommendations would result in reputational damage and criticism from Audit Scotland, the Accounts Commission and the Scottish Government.

## **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 Priority 4 of the Council Plan: Efficient and effective enabling services.

## 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 Martin Dowey, Portfolio Holder for Corporate and Strategic, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has also taken place with members of the BVWG, and the contents of this report reflect any feedback provided.

## 14. Next Steps for Decision Tracking

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

Implementation	Due date	Managed by
Augmented action plan to be presented to Best Value Working Group	15 September 2023	Service Lead – Performance, Policy and Community Planning
Progress report to be presented to Audit and Governance Panel on quarterly basis from October 2023	4 October 2023	Service Lead – Performance, Policy and Community Planning

**Background Papers** [Audit Scotland Best Value Assurance Report – South Ayrshire Council – October 2021](#)

[Report to Audit and Governance Panel of 22 March 2023 - Annual Audit Plan 2022/23](#)

[Report to Audit and Governance Panel of 28 June 2023 - Best Value Thematic Work in South Ayrshire Council 2022/23](#)

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**Date: 21 August 2023**

# Leadership in the development of the council's strategic priorities

Best Value thematic work in South Ayrshire  
Council 2022/23



Prepared by Audit Scotland

June 2023

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# Key messages

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- 1** The March 2023, Council Plan 2023-28 sets out the council's vision, broad priorities, and high-level outcomes. To achieve the council's priorities the leadership of the council, senior officers, and elected members, are committed to increasing the pace of change in the council.
- 2** Following the local government elections there has been a change in the council's administration and changes made to its political decision-making structure. In September 2022, there was a restructuring of the Corporate Leadership Team, and a number of changes in senior officer posts over the last year. The current Chief Executive is retiring in the autumn which will bring further change.
- 3** The [2021 Best Value Assurance Report](#) said that the council's pace of improvement needed to increase in some key Best Value areas. The council made progress with recommendations made in the report but failed to effectively measure its performance against targets for the priorities in the previous council plan to March 2023. Senior officers acknowledge this and are now focussed on developing a framework to support delivery of the new Council Plan.
- 4** In June 2023, the Council is due to discuss and approve service plans, which demonstrate how the council aims to deliver on its priorities and align its resources to these. The plans include service performance targets that will be monitored.
- 5** A performance management framework to report progress against the Council Plan targets is due to be discussed by the Council in June 2023. Reporting progress to elected members should now be a priority, to support challenge of services and focus of improvement actions. The first performance reporting on the new Council Plan is currently scheduled for November 2023.
- 6** The results of prior consultation responses were used when developing the new Council Plan priorities. The council then sought comments from citizens on the proposed priorities.
- 7** To support community priorities the council has published two Place Plans for Ayr North and Girvan. Whilst community engagement took place, and priorities have been identified for other place plans, these have not yet been approved by members and published. The Council Plan says it is taking a

place-based approach to planning services. These Place Plans therefore need to be published to demonstrate the focus for this approach.

- 8** The council approved a balanced budget for 2023/24 in March 2023 before the council's priorities were agreed. In future the council is to demonstrate in budget papers how it is aligned to the council's priorities. There is evidence of public consultation being reflected in the agreed budget.
- 9** The council has in place medium and longer-term financial plans which show an estimated gap of between £28.7 and £39.5 million by 2025/26. Given the significant financial challenges faced by the council, difficult decisions will need to be made by members on how resources are used and how services are delivered.
- 10** In October 2022 a Director of Strategic Change and Communities was appointed, whose remit includes overseeing the council's Strategic Change Programme. This is the focus for changing how services are delivered in the future. It was recognised that the current programme was unachievable and required refocus. In June 2023, a revised programme containing 11 projects is being considered by the Cabinet. Benefits tracking for each project has been developed.
- 11** There has been a gap in corporate self-evaluation of service performance at the council since the Covid-19 pandemic. There is some self-evaluation across services but more needs to be done to challenge services across the council. Plans to reintroduce a corporate self-evaluation tool need to be progressed.
- 12** The council's own overall performance taken from national benchmarking data shows an improving position over time. At April 2023, 51 per cent of national indicators were in the top two quartiles of Scottish councils, but this has fallen from 57 per cent, showing that the pace of improvement has slowed compared to others. The council's self-evaluation should include understanding and reporting its performance in relation to other councils.
- 13** The South Ayrshire Community Planning Partnership Local Outcomes Improvement Plan (LOIP) is due to be refreshed with partners later in 2023. Alignment with the Council Plan is being considered as part of this.
- 14** In the Council Plan, the commitment to reducing inequalities is expressed through its reference to 'everyone' in the community benefitting from each outcome. Equalities is a cross cutting theme to be considered when decisions are made. A new Impact Assessment approach is under development. In September, the Cabinet is to consider a paper setting out how the council will measure its success in reducing inequalities.



- 15** Sustainability, climate change and biodiversity is reflected in the council plan's cross cutting themes. The council is demonstrating good practice by setting a carbon budget. However, it is unclear how progress will be monitored on the crosscutting theme.
  - 16** Elected members and senior officers recognise that decisive and focussed leadership is needed to deliver the priorities set out in the new plan, to improve the outcomes for citizens. In doing so, a number of improvements are required to demonstrate achievement of Best Value, these are included at [Appendix 1](#) of this report. It sets out the council's response to audit recommendations made and we will report on the progress over the term of our audit appointment.
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# Scope of the audit

1. When discussing the Local government in Scotland Overview 2022, the Accounts Commission noted: “Councils are operating in a complex and increasingly volatile, unprecedented, and unpredictable environment. Strong leadership from councils is needed now more than ever, with new and returning councillors being able and willing to make difficult decisions about where and how to spend highly pressurised resources.”
2. This report concludes on the effectiveness of the council’s leadership of the development of the council’s strategic priorities, following the recent local government elections.
3. [The Accounts Commission’s Strategy \(2021-26\)](#) sets out its priorities to focus on inequalities, funding, communities, and recovery. The Code of Audit practice sets out the Best Value work required to report on these priorities.

## Code of Audit Practice 2020 Best Value reporting requirements

### Best Value reporting – extract from the Code

87. The Accounts Commission’s approach to Best Value involves reporting on individual local government bodies and thematically across the local government sector through performance reports:

- As part of their integrated wider-scope annual audit work appointed auditors use a risk-based approach to assess and report whether the audited body has made proper arrangements for securing Best Value and is complying with its community planning duties, including reporting progress against previous Best Value findings and recommendations.
- The Accounts Commission also requires the Controller of Audit to report to the Accounts Commission on each council or Integration Joint Board (IJB) at least once over the five-year audit appointment on the body’s performance on its Best Value duty. This enables the Accounts Commission to make findings for improvement where appropriate.<sup>1</sup>
- The Accounts Commission reports nationally on thematic aspects of local government bodies’ approaches to, and performance in, meeting their Best Value and community planning duties. Local government appointed auditors report locally on any such Best Value thematic work prescribed by the Accounts Commission.

<sup>1</sup> The Controller of Audit will report the first tranche of council BV reports to the Commission between October 2023 and August 2024 on Moray, Falkirk, Dundee City, Orkney Islands, South Ayrshire, Dumfries and Galloway, Clackmannanshire, and West Dunbartonshire.

**4.** This report covers the thematic aspect of the Best Value audit requirements. The Commission has directed auditors to report on the effectiveness of the leadership in the development of the council's strategic priorities.



**5.** In carrying out the work auditors have considered the following questions:

- How clear is the new council vision and its priorities?
- How effectively have the views of citizens and communities been reflected in the priorities and decisions taken by the council?
- How effectively do the council priorities reflect the need to reduce inequalities and climate change?
- How good are the delivery plans and is there alignment of financial, workforce, asset, and digital plans with the council's priorities?
- Overall, how effective has the leadership been (political and officer) in setting clear priorities and a sustainable approach to delivering them?

**6.** At [exhibit 7](#) of this report, we also detail our review of the council's progress against the [2021 Best Value Assurance Report](#) recommendations.

**7.** An improvement action plan is included at [Appendix 1](#) of this report. This sets out audit recommendations in key areas, and the council's planned response including responsible officers and dates for implementation.

**8.** The coverage of the work is in line with the expectations for council's arrangements for the seven Best Value themes in the [Local Government in Scotland Act 2003](#), [Best Value Statutory Guidance 2020](#).

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# Council vision and priorities

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The Council Plan 2023-28 sets out the council's vision, broad priorities, and high-level outcomes. In June 2023, the Council is due to discuss and approve service plans which will include performance targets. These will support meaningful assessment of the plan's outcomes and impact.

**9.** A council focused on achieving Best Value will be able to demonstrate that elected members and officers have a clear vision and priorities for the area.

**10.** [The Local government in Scotland Overview 2022](#) highlighted the pivotal role that Scotland's councils have in supporting and working with communities as they respond to the impacts of Covid-19, with a clear vision and priorities for its area key to this.

**11.** The previous Council Plan 2018-22 was approved in March 2018, with a midterm refresh approved in March 2020. In this plan the council's priorities were:

- Fair and effective leadership: leadership that promotes fairness
- Closing the gap: reduce poverty and disadvantage
- Grow well, live well, age well: Health and care systems that meet people's needs
- 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
- A better place to live: Enhanced environment through social, cultural, and economic activities.

**12.** Due to the council elections in May 2022, members agreed in January 2022 that the Council Plan 2018-22 should be extended until March 2023 to allow any new administration time to set its strategic priorities.

**13.** The council set out its new priorities in March 2023, in its Council Plan 2023-28 with its vision 'to make a difference every day'. To achieve this, its priorities, and outcomes, [exhibit 1](#), are aimed at promoting collaboration between services and partners with the plan's place-based approach looking to achieve improved outcomes and wellbeing for the council's communities, the local economy and environment. The 2023 Council Plan set out the new focus for the new council.

## **Prior council consultation responses were used when developing the new Council Plan 2023-28. The council then sought comments from citizens on the proposed priorities**

**14.** The council engaged with the Improvement Service and the priorities and outcomes identified in the Council Plan 2023-28 have been influenced by the Shaping Places for Wellbeing Programme, [Place and Wellbeing Outcomes](#). This is a joint initiative between Public Health Scotland and the Improvement Service which aims 'to improve Scotland's wellbeing by reducing the significant inequality in the health of its people while addressing the health of our planet.' Ayr is one of six project towns chosen for focussed support through the programme since 2022. Activities include local project work, local learning cohort and national leadership cohort discussions. The aim is to find new ways of working, nationally, and locally, to deliver on the Place and Wellbeing Outcomes. This programme provided a framework for the council's new plan. It is too early to identify the impact of this programme in South Ayrshire.

**15.** The council plan says that its priorities 'require the participation and meaningful involvement of those with local lived knowledge of their community.' However, when developing the new council vision, priorities and outcomes, the council did not directly consult with its communities. The council stated this was due to feedback from communities on 'consultation fatigue.' Officers therefore felt that the above programme, with input from elected members and officers as representatives of the community was the best approach to take. Feedback from previous council wide consultations with communities was also used along with Place Plans consultation to help inform the plan. While these are useful ways to gather views from the community, the Best Value guidance is clear that communities should be directly consulted in a council's strategic planning.

**16.** After the priorities and outcomes were identified, the council undertook a public online consultation on the new plan which ran from 20 December 2022 to 10 February 2023. It is not clear how the feedback from this consultation impacted on the council's plans. Work is now ongoing to develop the detailed service plans and new performance management framework due to be considered by the Council in June 2023, with the first performance reporting on the new Council Plan scheduled for November 2023.

## Exhibit 1

### Council Plan 2023-28 priorities and outcomes

Priority	Outcomes
1. Spaces and Places	<p><b>Moving around and the environment:</b> Everyone can access streets, places and spaces that are well connected, well designed, and maintained.</p> <p><b>Play, Sport and Recreation:</b> Everyone can access a range of high quality, safe, well maintained, accessible places with opportunities for play, sport, and recreation.</p>
2. Live, Work, Learn	<p><b>Education and lifelong learning:</b> Everyone benefits from high quality education and lifelong learning and is supported to learn and fulfil their potential.</p> <p><b>Work and economy:</b> Everyone benefits from a local economy that provides opportunities for people and helps our businesses flourish.</p> <p><b>Housing:</b> Everyone can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.</p>
3. Civic and Community Pride	<p><b>Pride in South Ayrshire:</b> Everyone (residents, visitors, and tourists) can enjoy attractive destinations and people are proud to live in our towns and villages and celebrate our culture and heritage.</p> <p><b>Community Engagement:</b> Everyone has the opportunity to influence and contribute to what happens in their local area.</p>

Source: South Ayrshire Council

**17.** Alongside these priorities, the plan highlights cross-cutting strategic themes. These will be considered by the council in all its decision making to ensure key national and local priorities are always considered when it is developing new policies, strategies, and initiatives. These cross-cutting themes are:

- Equalities and the Fairer Scotland Duty
- United Nations Convention on the Rights of the Child (UNCRC)
- Sustainability, climate change and biodiversity

- Our Ageing Population
- Trauma Informed Practice
- The Promise
- Best Value.

**18.** The council has committed to including the above themes in a new integrated impact assessment it is developing. It anticipates that this will encourage council services to explore where priorities overlap with its partners, allowing for a more joined up approach to tackling shared strategic challenges. The Integrated Impact Assessment approach is due to be approved by Cabinet in September 2023.

**19.** The council plan also recognises the important role that enabling services such as Finance, IT and Procurement play in contributing to the achievement of the plan's priorities and outcomes.

**20.** The vision, priority areas and associated outcomes in the new Council Plan provide a high-level strategic framework for the council. Focus is now needed from the detailed service plans. These will contain the measurable actions to which the success and impact of the plan will be measured against.

### **The Local Outcomes Improvement Plan (LOIP) is due to be refreshed. Alignment with the Council Plan is being considered as part of this**

**21.** The Council Plan says that its priorities drive collaboration between services and partners. South Ayrshire Community Planning Partnership (CPP) has two strategic themes as agreed areas of focus for the LOIP. These are:

- supporting older people to live in good health.
- closing the poverty-related outcomes gap for children and young people.

**22.** Under the strategic themes there are five supporting improvement priorities:

- reducing social isolation and loneliness
- support for people living with dementia and their carers
- improving outcomes for care experienced children and care leavers
- providing support for young people who are carers
- employability and lifelong learning.

**23.** The [2021 Best Value Assurance Report](#) (2021 BVAR) commented positively on the structure and content of the LOIP. This has helped partners to focus on the small number of improvement priorities, noted above, where joint working is



likely to be most effective, with these improvement priorities linking well into the LOIP's two wider strategic themes.

**24.** The CPP refreshed its LOIP in 2019 to reflect work on mental health issues, building safer communities and tackling violence against women. The latest annual progress report on the LOIP was published in October 2022. Work will take place during 2023 to refresh the LOIP to identify a new set of priority areas for it from April 2024 onwards. The council's revised priorities and service delivery plans are being considered when developing the new LOIP.

**Despite it being reported in the 2021 BVAR as an area for improvement, the council did not effectively measure its performance against targets for priorities in its previous plan. A performance management framework for the Council Plan targets is due to be discussed by the Council in June 2023**

**25.** The next step for the council is to clearly set out what performance it wants to achieve in its priority areas. To report effectively on its progress towards meeting its priorities, new service plans have been developed by each council service. These are due to be submitted to members for review and scrutiny in June 2023. From our review of the proposed service plans, we are pleased to see that they show the specific actions required to deliver on the priorities, with performance measures, targets, and timescales developed to help measure the Council Plan's impact.

**26.** Previously, performance against each of the priorities in the Council Plan was reported to members once a year. The council has committed to more regular reporting on progress. Service plans will be monitored by Council Leadership Team quarterly, with reports going to Service and Partnerships Performance Panel (S&PP) in quarters two and four. Elected members will also be retrained on Pentana and shown how to view real time updates on all service plans. An annual report will be produced every December for approval by Council. Any new additions to the Council Plan or completed targets removed will go to the S&PP Panel and thereafter to Council for approval.

**27.** The council's 2021 BVAR was critical of its performance management framework and reporting, including its use of key performance indicators. Targets were not assigned to these which made the monitoring of performance, and outcomes, against each priority area of the Council Plan 2018-22 difficult to determine. However, the pace of change in response to this 2021 BVAR recommendation has been slow. The council updated its performance management framework in 2022. At the time officers explained that it was considered difficult to set retrospective targets for all areas of the old Council Plan and instead focus was on ensuring the required improvements were made to the new plan.

**28.** In August 2022, the council reported its 2021/22 performance against 81 measures associated with achieving the strategic objectives from its Council Plan 2018-22 (extended until 2023). Only three of these measures had targets and so it is difficult to ascertain how performance differed from what was expected. Further performance reports were produced in November 2022 and April 2023, but they only included information on the 23 indicators that could be



reported quarterly. The April 2023 report noted that the next performance report will relate to the new Council Plan 2023-2028 and is scheduled to be presented in November 2023.

#### Action plan recommendation 1

**29.** The council's annual performance report, considered by members in December 2022, remains focused on areas of positive performance with less information about areas of poorer performance and how they will be addressed. The annual performance report is organised around the council's priorities, but the lack of a summary and dearth of targets meant it was difficult to ascertain the council's progress against its priorities. The plans for performance measures with agreed targets should allow the council to effectively monitor and demonstrate progress against its new Council Plan priorities.

### **The council should review the content of the performance section of its website to ensure its reporting is clear and balanced and meets the requirements of the new statutory performance indicator direction**

**30.** The quality of public performance reporting still has scope for improvement, particularly in relation to the accessibility of the information published on the council's website. The council does have a dedicated public performance reporting webpage, but there is a lack of up-to-date information published on this. Additionally, the performance reports lack a summary of how many indicators have improved or declined, as a whole or by priority area, making it difficult to get an overall sense of how the council is doing against each priority. The council has not yet set out how it will report performance relating to January – March 2023 and its annual performance against the former plan for 2022/23.

**31.** The Accounts Commission issued a new [Statutory Performance Information Direction](#) in December 2021 which applies for the three years from 2022/23. It requires a council to report its:

- performance in improving local public services (including those provided with its partners and communities), and progress against agreed desired outcomes (SPI 1). The Commission expects this reporting to allow comparison both over time and with other similar bodies (drawing on Local Government Benchmarking Framework and/or other benchmarking activities)
- own assessment and audit, scrutiny, and inspection body assessments of how it is performing against its duty of Best Value, and how it has responded to these assessments (SPI 2).

**32.** The council should review the content of the performance section of its website to ensure it meets the requirements of the new SPI direction.

## The council's overall performance per national benchmarking shows an improving position over time

**33.** The Accounts Commission's [Local Government in Scotland Overview 2023](#) says that councils should have a clear plan for strengthening their use of data to understand needs, make decisions and direct resources.

**34.** The council participates in the [Local Government Benchmarking Framework \(LGBF\)](#). The framework brings together a wide range of information about how all Scottish councils perform in delivering services, including the cost of services and how satisfied citizens are with them.

**35.** Due to the difficulty in assessing the council's progress based on its own performance reporting, we have considered the results of the latest LGBF data.

**36.** The most recent [National Benchmarking Overview Report 2021/22](#) by the Improvement Service was published in March 2023. This report will be considered by the council's Service and Partnerships Performance Panel in June 2023 along with council specific commentary on where improvement activity is planned or already underway.

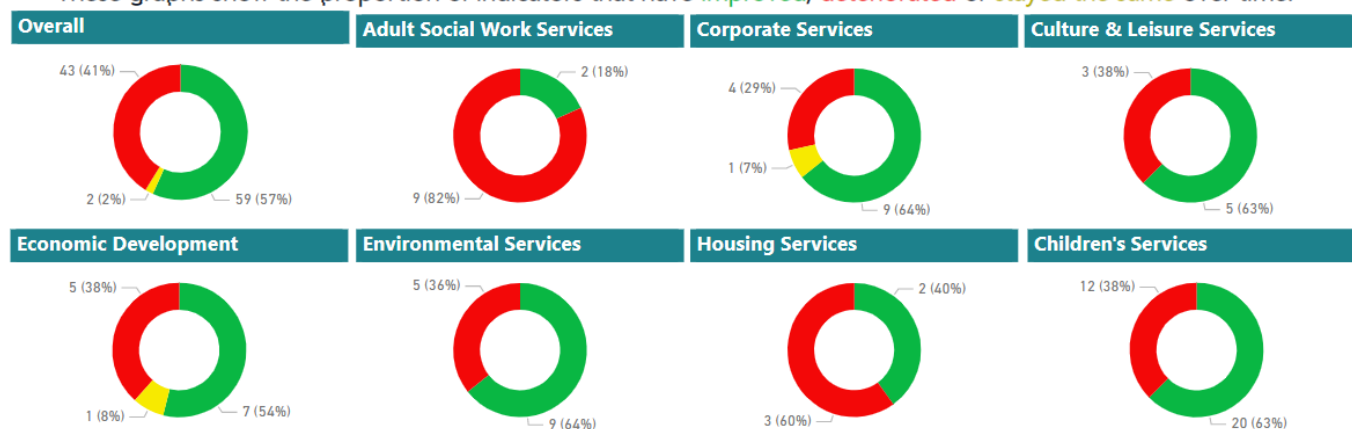
**37.** In analysing the LGBF data it is recognised that local policy choices about council services and strategic priority areas will have an impact on the results. Councils also operate in different environments and these different local factors such as levels of deprivation, population distribution, size of council area and geography affect service demand and performance. An ageing population, such as that of South Ayrshire, increases demand for social care services. Rurality can make it more difficult to deliver services cost-effectively, and deprivation and poverty have wide-ranging impacts which can affect council services.

**38.** At April 2023, [exhibit 2](#) shows the council's 2021/22 performance across services when compared with the relevant data's base year. Based on the indicators within each service area, the council shows an overall improving position over time.

### Exhibit 2

#### South Ayrshire Council LGBF results – trend since base year

These graphs show the proportion of indicators that have **improved**, **deteriorated** or **stayed the same** over time.



Source: Improvement Service – LGBF 2021/22

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**While the 2021/22 indicators reflect challenges with adult social care services, a recent inspection reported a ‘good’ assessment in all areas, with particular strengths identified in integrated working and leadership**

**39.** In line with national pressures the indicators reflect challenges with adult social care services. The council has been focussed on making improvements in the services and expect the 2022/23 indicators to reflect an improving picture in some areas.

**40.** A February 2023 joint inspection by the Care Inspectorate and Healthcare Improvement Scotland concluded a ‘good’ assessment in all areas covered, with particular strengths identified in integrated working and leadership. The report acknowledged the significant demands placed on the service due to high levels of deprivation, a growing and ageing population, and the impact of the pandemic.

**41.** Particular ongoing challenges with the number of delayed discharges are a focus for the council. South Ayrshire Council is the worst performing council for delayed discharges in Scotland and has been one of the three poorest performing councils in each of the past four years. Its average delayed rate of 179 days for 2021/22 is significantly worse than the national average (77 days) and since the base year (107 days in 2016/17) there has been a clear decline in this area.

**42.** In its January 2022 [Social care briefing](#) Audit Scotland noted that current issues experienced by the social care sector, for example workforce pressures, are being felt nationally. The council notes that workforce challenges around recruitment and retention have led to a reduction in the capacity within in-house and external care provision in care at home and care homes. This has resulted in a significant increase in the number of people and the length of time that they must wait. South Ayrshire Council has a high proportion of commissioned care (around 80 per cent). These care providers have struggled to recruit and retain staff, even more so than the council. As a result, the number of commissioned hours has fallen from 10,000 hours pre-pandemic to 6,700 hours per week. As well as working with its partners, including the South Ayrshire Integration Joint Board, in response to these issues, the council has taken the following actions:

- Establishment of a new team to review those awaiting care
- 10 additional beds in council run home
- Support from other parts of the council's workforce
- A dedicated post to improve recruitment
- A new fast track training course in partnership with Ayrshire College which includes 12 hours paid employment and guarantee of interview.

**43.** Officers have also highlighted areas of performance not covered by the LGBF, for example mental health services, where investment in work with adults with incapacity and provision of reports where people require compulsory detention is recognised as high performing by the Mental Welfare Commission.

**Housing performance has declined in three out of the five indicators but improvements in the service have been made and all indicators in this area are in the top two quartiles**

**44.** The council's Local Housing Strategy (LHS) 2017-2022 is part of the capital programme with a delivery target of 675 affordable homes over the five years of the strategy. The strategy was subsequently extended to March 2023, with a revised target of 844. Despite delays caused by the Covid-19 pandemic, the council and its partners have sustained a steady pace in affordable housing completion. The council estimates that 748 properties will have been delivered by March 2023.

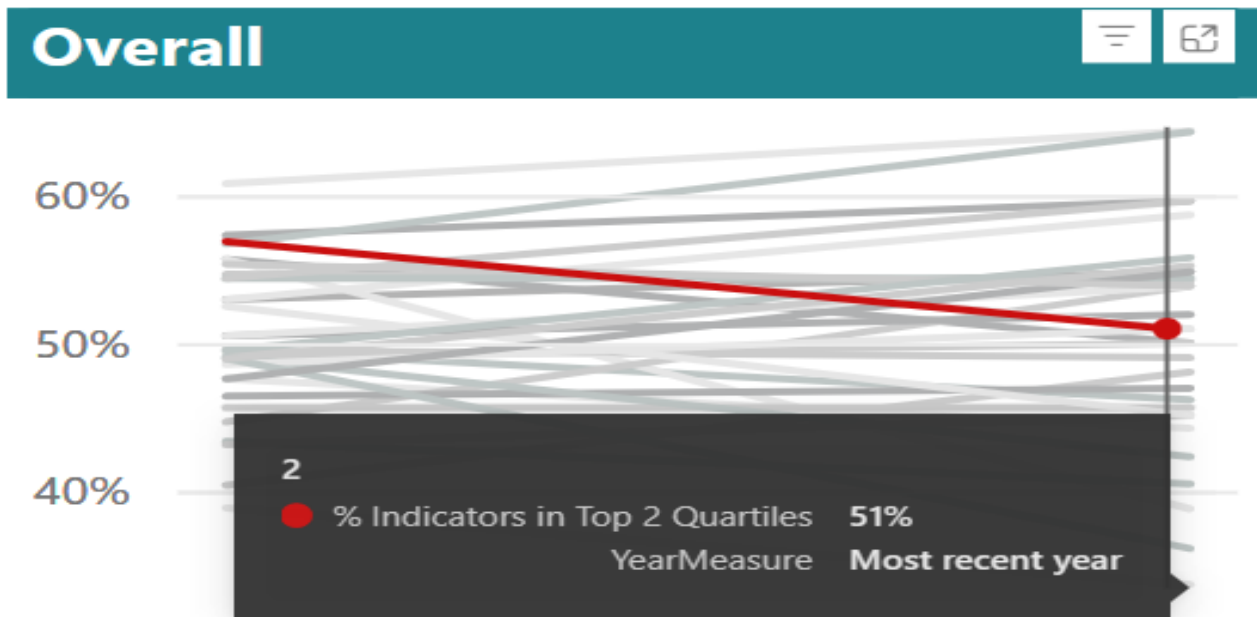
**45.** The council's new LHS 2023-28 is currently under development and is due for approval in August 2023. The LHS has taken into consideration fuel poverty, the rising living costs together with the need to improve the efficiency of homes from both a social and environmental perspective. To ensure homes are affordable, rent levels for new build properties will be set on or below the local housing allowance and new build properties will aim to be cheaper to heat through measures that will include enhanced floor and roof insulation. As well as being cheaper to run, improvements to energy efficiency will help the council meet outcomes set out in its Climate Change and Sustainable Development Strategy 2019-2024.

**46.** The council is in the top five councils in Scotland in terms of the percentage of council dwellings that meet the Scottish Housing Quality Standards and the proportion of council dwellings that are energy efficient. For all five Housing Services indicators in 2021/22, the council is in the top two quartiles nationally, up from 60 per cent in the top two when compared with the data's base year (2013/14).

**47.** Performance relating to loss of income from rent arrears and voids is strong, with both significantly below the national average.

**While 51 per cent of national indicators are in the top two quartiles of councils, this has fallen from 57 per cent, showing the rate of service improvement has slowed compared to others**

**48.** Of the 104 indicators reported in the 2021/22 LGBF data, 59 (57%) of these have improved for the council since the base year. However, the number of indicators in the top two quartiles has decreased from 57% in the base year to 51% in 2021/22 ([exhibit 3](#)). These results indicate that whilst the council's overall performance year-on-year has improved, its performance has improved more slowly than other councils over this period.

**Exhibit 3****Proportion of indicators in the top two quartiles from the base year to 2021/22**

Source: Improvement Service – LGBF 2021/22

**49.** Given the service demand and cost pressures facing councils it is unlikely that they will be able to maintain performance across all the services they currently provide. This means that councils will need to make increasingly difficult choices about what their service and performance priorities are.

**50.** South Ayrshire Council should use the LGBF data alongside its engagement with its communities to assess its local performance and priorities. The performance of the council could also be compared with neighbouring or similar councils to assess the effectiveness of its investment in priority areas and to inform and identify where improvements and better outcomes for its communities can be achieved.

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# Citizen and community engagement

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**51.** Councils, with their community planning partners, have a responsibility to ensure that people and communities can be fully involved in the decisions that affect their everyday lives. Recovery from the pandemic will require councils to work alongside their local communities. There must be a focus on getting the services people need in place as pressures and stresses escalate and impact the day to day lives of individuals and communities.

**52.** Early and meaningful engagement and effective collaboration with communities to identify and understand local needs, and in decisions that affect the planning and delivery of services should be a core part of determining a council's vision and priorities.

## **The council developed a Community Engagement Strategy in 2020, but there is no evidence of the council assessing whether it has improved community engagement**

**53.** The council developed a Community Engagement Strategy in 2020 which provides an overview of the council's approach to effective community engagement. The [2021 Best Value Assurance Report](#) (2021 BVAR) reported that this was developed to ensure a consistent approach to engagement across the council and to improve the council's assessment of the impact of engagement to inform future engagement activities. The strategy identifies ways in which the council consults with and empowers its communities and sets out an action plan to monitor progress. All actions are noted as complete, including delivering awareness raising sessions on community consultation and engagement. Although the actions are completed, the council acknowledges that improving learning and training around consultation will continue, with community engagement being a key priority within the Thriving Communities service which was approved in June 2021.

## **There was engagement with elected members, partners, and employees in the development of the Council Plan 2023-28 but no direct community engagement**

**54.** The new Council Plan 2023-28 (the Plan) was developed following consultation with elected members, partners, and employees. The "Our Council Plan Survey" detailed the three key priorities and outcomes and asked for comments and suggestions on the proposals. [Paragraphs 14 and 15](#) explain why there was no direct community engagement in developing the plan.



## **Community empowerment is reflected in the council's priorities, however improvements can be made to evidence how the results of community engagement are reflected in decisions taken by the council**

**55.** The Plan outlines three priorities, each underpinned by a set of outcomes which will help the council in identifying where priorities are being achieved. Priority three is "Civic and Community Pride" which is supported by the outcome of community engagement, where everyone has the opportunity to influence and contribute to what happens in their local area.

**56.** Following a recommendation in the 2021 BVAR, an annual log of all consultations and engagement was published on the council website in April 2023. This outlines that 51 consultations have taken place throughout 2022-23. The log provides details of each of the consultations that took place and their results. The areas covered by these consultations are wide ranging, including travel, housing, and education. Whilst publishing the results of each consultation provides transparency and feedback on the needs of citizens, the council could take this a step further by evidencing how the results of these surveys have impacted on the decisions taken by Council.

## **The council engaged with its communities in setting the 2023/24 budget**

**57.** As part of the 2023/24 budget setting process, the council published a number of videos on the council website and social media platforms to outline the budget setting process, the likely funding available to the council and the potential budget gaps. These videos were followed by a budget consultation released in January 2023.

**58.** The consultation received over 300 responses and included 18 questions, the first six of which were aimed at gathering views on specific issues that would feature in the final budget. Residents were asked their views on areas such as council tax increases, increases to current fees and charges and reductions in services. The responses have been reflected in the final budget agreed by Council on 1 March 2023. For example, the council took the decision to take a combined approach and increase council tax as well as fees and charges, however, no new charges in areas such as bin collections or electric vehicle charging facilities were introduced for 2023/24, in line with the majority of responses. Following the budget being agreed a final budget video was released explaining the decisions that had been taken.

## **Work is required to develop a Community Planning Partnership (CPP) based engagement strategy**

**59.** As part of the CPP structure, a Communities Reference Group was established to inform the process of widening community engagement within a community planning setting. In November 2022, the group held an annual community planning webinar event where twelve webinars were held providing an overview of wider community planning activity to support local communities.

These webinars included improving place and wellbeing, addressing poverty, engagement, and learning.

**60.** The Communities Reference Group has recently been refocused to become a Community Engagement Co-ordination Group (CECG) acting as the focal point for the co-ordination of collective engagement activity. Work has been taking place to develop a new terms of reference for the group and planned areas of work have been identified, such as the development of a CPP based engagement strategy that is supported by CPP partners. It is proposed that the group will co-ordinate and monitor consultation across the CPP and continue to engage with the third sector.

**The council is taking a place-based approach to planning services. Community engagement has taken place and priorities have been identified for all Place Plans but the publication of these has been slow with a lack of resource impacting on their delivery**

**61.** The Community Empowerment (Scotland) Act 2015 requires community planning partnerships to produce a locality or neighbourhood plan for each locality it has identified as experiencing significantly poorer outcomes. In South Ayrshire locality plans are known as 'place plans'. These were to be in place by October 2017.

**62.** As reported in the [2021 Best Value Assurance Report](#) (2021 BVAR), the council published Place Plans (locality plans) for Ayr North and Girvan following extensive consultation in 2019 to identify community priorities and actions for change. Following on from these pilot areas, the council committed to working with communities to improve 'placemaking' across South Ayrshire to deliver Place Plans across South Ayrshire's communities.

**63.** However, work to publish the remaining Place Plans has been slow. In late 2021 and early 2022, conversations were held across South Ayrshire to help identify priorities. This was followed by a further round of community conversations in the Summer and early Autumn 2022. These aimed to build on the priorities and identify actions that would form the basis of individual Place Plans that were due to be published by the end of 2022. Whilst the priorities have been identified for all remaining areas, these Place Plans are yet to be approved by members and published.

[Action plan recommendation 2](#)

**64.** The council is currently recruiting, on a 12-month temporary basis, a Team Leader to help develop the remaining Place Plans using the data and information from the place planning sessions. At the time of writing, the timescales for the publication of the remaining Place Plans remains unknown.

**65.** The council says it has adopted a place-based approach to its new Council Plan. To ensure the effective delivery of the outcomes associated with the plan, there is a pressing need to effectively resource this service and publish the remaining Place Plans.



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# Reducing inequalities and tackling climate change

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The commitment to reducing inequalities is expressed through a reference to 'everyone' in the community benefitting from each outcome in the Council Plan. Equalities is a cross cutting theme to be considered when decisions are made. It is not clear how the council will measure its success in reducing inequalities and this needs to be clarified

**66.** Council priorities are expected to reflect the Best Value expectations that all activity should contribute to tackling poverty, reducing inequality, and promoting fairness, respect, and dignity for all citizens, alongside a focus on sustainable development, including climate change.

**67.** Changing demographics, the pandemic and the cost-of-living crisis increase pressure on council services and people already experiencing inequality are most affected.

**68.** The Accounts Commission's [Local Government in Scotland Overview 2023](#) report highlights that the impact of the pandemic and service disruption have been felt most strongly by those already experiencing inequality. Councils have worked hard and adapted to maintain service delivery but those most in need of support are still being affected. Councils must evaluate these impacts so that recovery and renewal support those most affected and addresses inequalities to create a fairer, more socially just economy for their citizens.

**69.** The council's new priorities and outcomes, as set out in [exhibit 1](#), do not include a specific reference to reducing inequalities. Each outcome includes 'everyone,' signifying all members of the community rather than targeting specific groups, e.g. Everyone benefits from high quality education and lifelong learning and is supported to learn and fulfil their potential. One of the Community Planning Partnership's eight strategic outcomes is 'Reducing inequalities and improving outcomes'.

## [Action plan recommendation 3](#)

**70.** The council did not directly consult equality groups in the early stages of developing its new priorities and outcomes in Summer 2022. Instead, it decided to review feedback from council-wide consultations from the previous two years. As noted at [paragraph 15](#), at a later stage the council did engage more widely with its citizens and communities but there is little evidence of this influencing its priorities and outcomes. The equality impact assessment completed for the Council Plan 2023-28 notes that Moving forward we will continue our

community conversation with target groups such as, the Youth Forum, Older People's Forum, Lived Experience Forum, and Community Councils.

**71.** In June 2021, the council agreed a programme of Covid-19 recovery activity to use the additional funding available to it at that time. While no specific exercise was undertaken by the council to identify those most affected by the pandemic, bids that were agreed had to meet specific criteria, including how the proposals linked to Covid-19 and to the council's priorities. The most cited council priorities in successful bids, from the Council Plan 2018-22, were Closing the gap: reduce poverty and disadvantage and Fair and effective leadership: leadership that promotes fairness.

**72.** Examples of successful bids included:

- providing financial assistance for tenants in social housing and in the private rented sector at risk of homelessness
- supporting parents of babies to reduce social isolation and improve outcomes, particularly early language, and communication skills, in areas of deprivation by providing free parent and baby classes
- providing a dedicated community space and community worker in Glendoune, one of South Ayrshire's most deprived areas, to improve outcomes for people living in the area.

**73.** The council has confirmed that all Covid Recovery plans have been completed with some actions continuing as 'business as usual.' Changes to service delivery such as the expansion of digital access and expanded partnership working as a result of the pandemic have been subsumed into ongoing plans.

### **The Council Plan's commitment to supporting Human Rights is included in its references to reducing inequalities**

**74.** There is legislation that covers human rights. Taking a human rights-based approach is about making sure that people's rights are put at the centre of policies and practices and giving people opportunity to realise those rights. Councils can make explicit reference to the work they do to promote this or reflect it as part of their plans to reduce inequalities. The new Council Plan does not explicitly refer to human rights. The accompanying equality impact assessment does list five outcomes, from the Plan, the council thinks will have a positive impact on human rights - community engagement, moving around and the environment, education and lifelong learning, work and the economy and housing. However, no fuller explanation is provided around what the positive impact will be, and no risks are identified, or mitigation measures set out.

## **The council uses equality impact assessments that incorporate the Fairer Scotland duty and human rights considerations. It is currently developing a new integrated impact assessment approach**

**75.** The council completes an equalities scoping template for all proposals being submitted for approval by Panel or full Council. If the policy is deemed to have a high or medium relevance to equality, then a full equality impact assessment will be conducted. The council has developed detailed guidance with examples for those filling in the templates and assessments. As well as referring to protected characteristics and socioeconomic disadvantage associated with the Fairer Scotland duty, these include the need to detail how the proposed policy supports or inhibits the human rights of the communities affected by the policy.

**76.** The most recent full equality and impact assessment completed, at the time of writing, was on the Council Plan 2023-28. It is unclear whether this was conducted when the Plan was being developed or later in the process as it is not dated. No negative impacts were noted for any group or community although evidence gaps were noted around budget uncertainty and service planning. Actions to mitigate these were the development of a service planning process for the new plan and updating the performance management framework.

**77.** A working group has been established to develop a new integrated impact assessment approach, due to be submitted for approval by Cabinet in September 2023. All elements of the current equality impact assessment process are to be incorporated into the new approach that has seven cross-cutting strategic themes ([paragraph 17](#)). These themes, which include equalities and the Fairer Scotland duty, as well as the United Nations Convention on the Rights of the Child (UNCRC), will be considered by the council when it is developing new policies, strategies, and initiatives. Once the new system has been agreed, new guidance is to be issued to staff along with appropriate training. The council also plans to capture its progress on inequalities, poverty and addressing fairness issues through this new approach.

## **Sustainability, climate change and biodiversity is reflected in the council plan's cross cutting themes but it is unclear how progress will be measured.**

**78.** Around two-thirds of councils have formally declared a climate emergency, and COSLA's Blueprint for Local Government states that climate change is a 'greater threat than COVID.' The Scottish Government has recently published guidance on public sector leadership on the global climate emergency to help public bodies in leading climate action. Addressing the climate emergency and setting actions to achieve net zero will need to be a key element of councils' recovery and renewal from the pandemic.

**79.** As explained in [paragraph 17](#), sustainability, climate change and biodiversity, together, is one of seven cross-cutting themes that the council plans to include in a new integrated impact assessment by September 2023. It

is not yet clear, as this approach is still being developed, how progress on addressing climate change will be driven and how the integrated assessment will link with the council's Sustainable Development and Climate Change Strategy, due to be updated in 2024. The council has committed to spending £450,000 on addressing climate change in 2023/24.

#### Action plan recommendation 4

**80.** In the Accounts Commission's September 2022 briefing, [Scotland's councils' approach to addressing climate change](#), it was noted that plans should include greater clarity on how targets and timescales will be achieved. The reports also reaffirmed the important role that citizens will have and the need for strong partnership working. As a cross-cutting theme it is not clear how progress will be measured in the council.

**81.** The council did not formally declare a climate emergency in 2019 when other councils in Scotland did. Instead, in October 2020, the council aligned itself with the Scottish Government's targets, adopting a 75 per cent reduction in emissions target by 2030 (using 2014/15 as a baseline) and a target of net zero emissions by 2045. Like all public bodies in Scotland, the council is required to report annually on its compliance with its climate change duties. It reported in November 2022 that it had achieved a reduction in emissions of 36 per cent.

**82.** As part of the impact assessment approach, it is intended that an increased and ongoing level of climate change expertise and support will be made available to policymakers from an early stage as they develop policies. The council is adopting this approach to ensure that addressing climate change is seen by elected members and employees as an integral part of everything it does and is part of everyone's job. It does recognise that improving the carbon literacy of all elected members and members of staff requires more work and, as a starting point, has held sessions setting out the scale of the issue with them.

**83.** The council has acknowledged that the new integrated impact assessment approach will need to be resourced adequately to work well. The Accounts Commission's briefing on [Scotland's councils' approach to addressing climate change](#) recommended that councils should consider assessing whether they have sufficient capacity, skills, and knowledge to support effective decision-making on climate change and to implement the necessary actions. The council is planning to review how the climate change team is resourced and structured. In April 2023, it had two unfilled posts.

### **The council is demonstrating good practice by setting a carbon budget**

**84.** The Accounts Commission's briefing on [Scotland's councils' approach to addressing climate change](#) noted that the use of service level carbon budgets may be helpful for ensuring accountability and reducing emissions at service level.

**85.** In March 2023, the council approved its third carbon budget for the period 2023-24. The carbon budget sets carbon emission targets for each directorate

within the council, with the aim of reducing these in line with its carbon emissions target reduction. The carbon budget for 2023-24 considers the spend and trajectory the council needs to be on to meet its targets, as well as the historic carbon emissions required by individual service areas for service delivery. A ten-year projection has also been issued to budget holders to allow them to plan for longer term change projects and associated savings. Carbon budget information and how it can be developed is being considered as part of the refresh of the Sustainable Development and Climate Change Strategy.

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# Alignment of delivery plans

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The new Council Plan 2023-28 sets out the council's high-level priorities and outcomes. The council is due to approve service plans in June 2023. These plans are key to demonstrate how the council will deliver on its priorities and align its resources to these

**86.** Making the best use of public resources is at the heart of delivering Best Value. With clear plans and strategies in place, and with sound governance and strong leadership, a council will be well placed to ensure that all its resources are deployed to achieve its strategic priorities, meet the needs of its communities, and deliver continuous improvement.

**87.** In its [Local Government in Scotland: Financial bulletin 2021/22](#) the Accounts Commission acknowledged that councils are facing the most difficult budget-setting context seen for many years with the ongoing impacts of Covid-19, inflation, and the cost-of-living crisis. Councils will need to continue to make recurring savings and make increasingly difficult choices with their spending priorities, including, in some cases, changes to, or reductions in, services.

## **The council approved a balanced budget for 2023/24 in March 2023. There is evidence of public consultation being reflected in the agreed budget**

**88.** We recognise the increasingly challenging financial environment councils are operating in. Additionally, in its May 2023 [Local Government in Scotland Overview 2023](#) report, the Accounts Commission commented on the limited flexibility councils have with their funding, noting that: "An increasing proportion of funding is ringfenced or directed for national policy initiatives. While this is important to help deliver national priorities, it prevents councils from making decisions about how funds can be used at a local level, to meet local need."

**89.** The council approved a balanced budget for 2023/24 of £233.589 million in March 2023. In addition to this, the council committed £96.349 million to the South Ayrshire Health and Social Care Partnership. This balanced budget followed a final grant settlement from Scottish Government of £256.598 million. The council took the decision to increase council tax by five per cent to fund service expenditure in 2023/24.

**90.** In line with the Accounts Commission's commentary on the need for councils to undertake a review of their services and consider areas for reform, as part of its initial budget proposals, the council had plans for reducing teacher numbers in line with falling pupil rolls. However, in a letter from the Deputy Director: Workforce, Infrastructure and Digital on 9 February 2023 to all local authorities, the Scottish Government confirmed the need for councils to protect teacher numbers, pupil support staff and learning hours. This resulted in the



council removing its proposals as it would have results in withdrawal of funding and additional savings been required to compensate.

**91.** Following the budget consultation, to balance the budget and address the budget gap, and the late change in Scottish Government policy on teacher numbers, the council identified savings of £5.686 million. The 2023/24 budget also utilises £1.120 million of uncommitted reserves, and £5 million of retrospective reserves from the PPP (Public Private Partnership) Concession flexibilities agreed in December 2022.

**92.** The council's identified savings of £5.686 million is made up of a number of initiatives including service redesigns and reductions, reductions to budgets and removal of vacant posts. Whilst optimisation of service delivery is necessary, the council needs to ensure that identified savings are in line with its council priorities. Current savings proposals agreed as part of the 2023/24 budget lack direct alignment to the council priorities. The Strategic Change and Communities resource has identified savings of £1.523 million, including:

- Economy and Regeneration Team service review: £200,000
- Organisational Development and Strategic Change teams service review: £100,000
- Thriving Communities service review: £300,000.

**93.** The council's transformational change programme is discussed further at [paragraphs 106-111](#).

**94.** Budgeted service expenditure in 2023/24 includes additional investment of £10.789 million to ensure that key services, such as neighbourhood services continue to operate effectively. Much of this additional investment is to fund increased cost pressures, however some funds have been committed to provide new benefits to communities. For example, £0.250 million was committed in 2023/24, with a proposed continual investment for the next five years, in the delivery of the International Ayrshow: Festival of Flight. This aims to bring tourism and economic regeneration into South Ayrshire. Capital investment has also been committed, including £1 million in each of the 8 wards across South Ayrshire over the next four years to make infrastructure improvements to benefit communities. These investment decisions have been influenced using the information collated as part of the council's engagement with its communities as part of its place planning. The identified projects have been linked to the new Council Plan's priorities. The proposed projects will be considered by the Council in June 2023. The council has committed to regular monitoring of the projects to ensure transparency with its investment decisions.

**95.** In setting its budget the council acknowledged various inherent assumptions in arriving at budgeted figures and therefore risks, uncertainties and cost pressures that may be faced if costs change or new pressures emerge. One approach the council has taken to mitigate against such risks was the decision to set aside £2.500 million of previously uncommitted reserves as an inflation reserve. This will be held to mitigate any temporary inflation risk occurring during 2023/24 and will be drawn down if costs incurred during 2023/24 relating to inflation are above the level included in the 2023/24 budget.

**96.** Going forward, budget papers are to demonstrate how decisions and resource allocations align with the council's new priorities. At the time of setting the 2023/24 budget, the new Council Plan and corresponding service plans were still to be finalised, so this was not possible.

### **The council has in place medium and longer-term financial plans. At their next review date these should be aligned with the priorities set out in the new Council Plan**

**97.** Multi-year allocations were not included in the Scottish Government's 2023/24 budget. As such, the funding position beyond 2023/24 is particularly uncertain, with all councils working to a one-year grant settlement. Whilst recognising that this funding model makes it challenging for councils to plan and budget effectively for the medium and longer term, the development of longer-term plans is necessary to help councils plan for and deliver better outcomes and to address inequalities.

**98.** The council's Medium-Term Financial Plan (MTFP) 2023-24 to 2025-26 was updated in November 2022. The plan considers a range of scenarios and assesses the impact of known pressures on the council's finances, such as inflation, the challenging economic climate, and estimated changes to funding.

**99.** The plan outlined an anticipated budget gap of between £11.0 million and £17.2 million for 2024/25 and an anticipated cumulative budget gap of between £28.7 million and £39.5 million by 2025/26 ([exhibit 4](#)).

**100.** The purpose of the MTFP is to provide a clear direction on how the council will manage its financial resources in the short to medium term to ensure they are deployed effectively to achieve council priorities and objectives. The plan provides members with a fuller picture of the likely challenges the council will face in the coming years which should help to focus attention and inform decisions on areas of priority and non-priority spend for the council. The council has committed to updating the MTFP annually, with the next review due to take place in October 2023.

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#### **Exhibit 4**

##### **MTFP - budget gap 2023/24 - 2025/26**

<b>Scenario</b>	<b>2023/24 £'million</b>	<b>2024/25 £'million</b>	<b>2025/26 £'million</b>	<b>Cumulative three-year total £'million</b>
<b>Best case</b>	10.0	11.0	7.7	28.7
<b>Mid case</b>	14.7	13.1	10.0	37.8
<b>Worst case</b>	20.5	17.2	11.8	49.5

Source: Medium-Term Financial Plan Update November 2022

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**101.** As part of the 2023/24 budget setting, the council provided an indicative scenario-based revenue budget for 2024/25. The position reported indicated a potential funding gap of between £7.5 million and £22.2 million. Whilst the best-case budget gap scenario (£7.5 million) is an improvement on the position reported in the MTFP ([exhibit 4](#)), both the mid (£15.2 million) and worst (£22.2 million) cases show a worsening budget gap position. The council also points out that efficiencies have to be delivered from non-ring-fenced services which they estimate are now only 33% of the overall budget. The council has recognised that there remains a significant amount of uncertainty around some of the assumptions impacting on these scenarios, with inflation, ongoing pay discussions and future funding settlements all contributing to the difficulty of financial planning.

**102.** The council's MTFP links to the financial challenges, and identified areas for change, set out in its 10-year financial plan. The council's Long-Term Financial Outlook (LTFO) 2022-23 to 2031-32 was approved in October 2021 and pulls together all known factors affecting the financial position and financial sustainability of the council over the longer-term. The mid-case cumulative 10-year gap outlined in the LTFO totals £107.632 million, with best (£36.236 million) and worst (£171.492 million) case budget gaps also identified.

**103.** The LTFO outlines priority areas of change which need to be addressed over the medium-term to support the council's sustainability for future years, including:

- Change programme – progress the refreshed transformational change activity programme to redesign services
- Future operating model – consider lessons learned from the pandemic to find better ways of working to deliver sustainable savings
- Dis-invest in non-priority service areas
- Digital technology
- Reduce council asset base, including disposing of surplus assets
- Workforce planning.

**104.** While the budget gaps are challenging, the council has a proven track record in achieving savings, delivering just under £77 million in the period from 2011/12 to 2021/22 (including HSCP savings).

**105.** The Accounts Commission's [Local Government in Scotland Overview 2023](#) says that councils should be more transparent with the public about scale of service demand, the extent of backlogs and changes to eligibility criteria necessary to ration access to services and any impact this has on unmet need. In this context, demonstration of how finances are aligned with locally set priorities is important. The next update of the LTFO is due to take place in October 2023. The council has committed to updating future iterations of both the MTFP and LTFO in line with the financial environment it is operating in at the time, together with the council's priorities. This will ensure a cohesive approach to the delivery of services and outcomes for citizens.

## The council's strategic change programme is the focus for changing how services are delivered in the future

**106.** The 2021 BVAR said that relative to other council's, South Ayrshire's approach to transformation had been slow and inconsistent, lacking drive and urgency. The most recent transformation programme update was considered by the council's Service and Performance Panel in October 2022. This report included an update to the programme's benefits realisation plan and tracker. There are currently 33 projects within the scope of the programme of which 17 have benefits trackers in place. The council is planning to refocus the programme with a report going to Cabinet in June 2023. This will refine the programme to a smaller number of projects that will be tracked. Officers are working with project teams to propose benefits and baseline activity for the projects. We will monitor the council's progress with its revised programme.

**107.** Four projects have progressed to the final stage of the process - stage 4: benefits realisation - track delivery of benefits and embed project and change activity. The council anticipates a further seven will have reached this stage by the year-end.

**108.** The 2021 BVAR recommended that the council needed to assure itself that it had the capacity and skills required to increase its pace of transformation. A recent corporate restructure in September 2022 led to the recruitment of an additional Director with responsibility for strategic change together with strategic change being a focus of all the council's Assistant Directors.

**109.** The Strategic Change Programme Office is resourced, on a full-time basis, by a Project Implementation Coordinator and four Project Officers. One of the Project Officer posts is currently vacant due to two unsuccessful recruitment attempts. The 2023/24 budget includes savings requirements that could impact on the filling of vacancies in the Strategic Change Team. The council should ensure this does not impede the progress of the council's transformation programme.

**110.** As the programme progresses with delivering projects, officers from the team will be developing ways for council staff to suggest and bring forward project ideas. The use of corporate communication channels to promote examples of good practice will be considered to help publicise how officers and project teams have worked collaboratively to deliver change.

**111.** Further updates on the programme delivery and tracker will be provided to members in June 2023. As we have detailed elsewhere in this report, the council has made progress in a number of the priority areas set out in the LTFO but given the projected challenging financial environment, the pace of improvement still needs to increase. It is more important than ever that there is effective leadership, from both senior officers and elected members at the council, to drive at pace, the change needed to ensure its sustainability into the longer-term.

## The council has a twelve-year Capital Investment Programme which is refreshed each year. Significant investments are planned for children and families, communities, and economic regeneration

**112.** In its [Local Government in Scotland: Financial bulletin 2021/22](#) the Accounts Commission noted that Covid-19 and inflationary costs are having an impact on capital projects. If these issues persist, they will present risks to councils' capital programmes which form a necessary component of modernising services to deliver improved outcomes for local communities.

**113.** In October 2022, due to rising inflationary cost pressures, the council decided not to proceed with the plans for a new Ayr Leisure Centre. The initial £40.2 million budget had increased to £52 million, which was expected to further increase due to inflation. The project was therefore removed from the 2023-24 Capital Investment Programme. However due to contractual obligations, the council is still required to purchase the land and plans are yet to be established for the use of the site. The 2023-24 Capital Investment Programme has provided £3.6 million, pending the outcome of a feasibility study, for further initial works and clearance of the site, with a further £10 million to be invested in the refurbishment of the current Citadel Leisure.

**114.** As part of the 2023/24 budget setting, the council's twelve-year Capital Investment Programme 2023-24 to 2034-35 was prepared on a refresh of the previously agreed programme. This outlines a total capital investment programme of £446.957 million for the twelve-year period, with £99.145 million of this budgeted for 2023/24. Significant investment is planned for 2023/24 in the following areas:

- Children and families: £25.330 million
- Communities: £26.330 million
- Economic regeneration: £33.018 million.

**115.** The economic regeneration investment of £33.018 million includes £30.268 million towards the Ayrshire Growth Deal, a partnership between the Scottish and UK Government and East, North and South Ayrshire Councils aimed at transforming the economic prospects of the area. Over the course of the capital investment programme, there is planned investment of £143.516 million in relation to the Ayrshire Growth Deal. Progress of the current year programme is regularly reported to Cabinet and the Ayrshire Economic Joint Committee.

**116.** The South Ayrshire Way Strategic Change Programme aims to maximise the use of local assets. This includes transforming the council estate to meet the needs of the future workforce and communities, and the implementation of the Future Operating Model to develop a sustainable model of working post pandemic, which will reduce the number of buildings occupied and presents opportunities for savings and a reduction in the council's carbon footprint.

**117.** The council's commitment to its capital investment programme should contribute to its Council Plan 2023-28, specifically, its 'Live, Work, Learn' priority. On completion of the detailed service level plans, the council should ensure its capital investment programme aligns with the identified priorities areas.

### **The council has produced a new Corporate Workforce Plan. Work is now needed to embed workforce planning alongside service delivery plans to deliver service priorities**

**118.** The council developed its first corporate workforce plan in 2018, covering the period 2018-2022. The [2021 Best Value Assurance Report](#) (2021 BVAR) recommended that "the council should improve and embed workforce planning, so that service workforce plans are developed consistently across the council. The plans should include clear links to the council's priorities and to its strategic change programme."

**119.** In response to this, the council has developed a new workforce plan - Corporate Workforce Plan 2022-25. This was approved by the council in November 2022. Also in 2022, South Ayrshire Health and Social Care Partnership submitted a workforce Plan to the Scottish Government.

**120.** The council's workforce plan is comprehensive in detailing a range of workforce data and related information and although this was produced prior to the new Council Plan 2023-28, the council considers that the fundamentals of service delivery and broad workforce requirements covered by the Corporate Workforce Plan would still apply to any new Council Plan.

**121.** The plan acknowledges areas where the council has experienced recruitment challenges. Service areas such as Facilities Management and ICT are referenced. The council does state that, to a large extent, the national labour market is driving recruitment issues for certain roles, but it has taken action to mitigate this. For example, it supports several Modern Apprenticeship qualifications, with over 120 apprenticeships having commenced over the past four years.

**122.** The workforce plan also links with the council's ongoing strategic change programme. However, due to timing of the new Council Plan 2023-28, and associated service delivery plans, work is still ongoing to align workforce needs at a service level. This is being progressed through the service plans.

**123.** The council has recognised this as one of its actions in the action plan that sits alongside the Corporate Workforce Plan 2022-25. The action plan will be taken forward over the next three years to help ensure workforce planning is embedded corporately, with workforce planning being one of the priority change areas identified in the council's Long-term Financial Outlook. The action plan details ownership and timescales across a range of workforce themes. These actions are to be measured and reported back annually to the council's Service and Partnerships Performance Panel.

**Progress with the council's new Digital Strategy was paused as the new Council Plan 2023-28 was developed. The new strategy now needs to be aligned to these**

**124.** The council has in place an ICT Strategy 2021-2023 and a Digital Strategy 2019-2022. They are separate but complimentary documents and were developed to support the strategic objectives of the Council Plan 2018-2022. Going forward there will be one combined strategy, originally planned for March 2023.

**125.** Both current strategies have an action plan to be delivered over their lifecycle. A final report on the outcomes of the strategies will be provided to elected members in due course to allow visibility and scrutiny of the actions taken over this timeframe.

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# Leadership

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The past year has seen a change in the council's administration and revisions to its political decision-making structure. There has also been a re-structuring of the Corporate Leadership Team. Decisive and focussed leadership is needed to deliver the priorities set out in the new plan, to improve the outcomes for citizens

**126.** Effective leadership from councillors, chief executives, and senior officers, is key to councils achieving their objectives and providing clear strategic direction. The complex local government environment means collaborative leadership, working with partners, communities, and citizens to improve outcomes is more important than ever.

**127.** Leaders need to be skilled in effective strategic thinking, decision-making and collaborative working and able to learn lessons from new ways of working. Councillors and officers must be clear on their roles in setting the vision and planning for its delivery.

**128.** Leaders should demonstrate behaviours and working relationships that foster a culture of cooperation, and a commitment to continuous improvement and innovation. Good conduct and behaviours when working together are crucial. Working relationships between members and between members and officers should be constructive and productive. Councillors should show a commitment to agreed council priorities and work together to achieve them.

## Following the May 2022 local government elections, the council has a new administration

**129.** Following the local government elections in May 2022, 28 members representing the eight multi-member wards were elected across South Ayrshire. This includes 9 new members and 8 new portfolio holders, some whom had not been members before. The political composition is as follows:

- Conservative - 10
- Labour - 5
- Independent - 4
- Scottish National Party – 9.

**130.** In May 2022, at the first meeting of the new council, a Conservative - Independent administration was put in place succeeding the previous Labour-Independent-Scottish National Party administration who led the council in the preceding five years.

## **Given the challenging context in which the council is operating there is a need for collaboration between members if the council is to improve outcomes for its citizens**

**131.** The council's members should be willing and able to make difficult decisions about where and how to spend its resource, with a willingness and ability to embrace collaborative working within the council and with external stakeholders critical to achieving this.

**132.** The [2021 Best Value Assurance Report](#) (2021 BVAR) noted that there was a good degree of cooperation between members, despite political differences, and that members worked in the best interests of the residents of South Ayrshire. The cross-party member/officer working groups, were also cited as examples of co-operation.

**133.** The outcome of the May 2022 elections has resulted in the council operating in a challenging political environment. The political make-up of the council is finely balanced at a time when the council needs to work together to make some difficult strategic decisions. The support of all conservative and independent members is needed to pass key motions and recommendations at full council meetings, with reliance on the Provost's casting vote.

**134.** From our observation of meetings, we have witnessed robust discussions between members on key strategic items, for example in relation to the 2023/24 budget. However, we have not witnessed any instances of poor behaviour and officers have not made us aware of any required interventions to address behavioural issues amongst members. Additionally, from our review of hearings by the Standards Commission for Scotland there have been no cases, relating to the council, heard by the Commission in either 2022/23 or the prior year.

**135.** All members approved the priorities and outcomes set out in the council's new Council Plan 2023-28 and there remain several cross-party working groups in place. However, we are not aware of any meaningful cross-party collaboration on key strategic decisions having taken place since the May 2022 elections.

**136.** Members should look for opportunities for further cross-party collaboration to help in the delivery of projects crucial to achieving the council's vision and priorities as set out in its Council Plan 2023-28.

## **There remain good working relationships between the Corporate Leadership Team and elected members**

**137.** In the 2021 BVAR it was reported that there were good working relationships between members and the council's Corporate Leadership Team.

**138.** The May 2022 elections resulted in a change in administration with several first-time councillors elected. There were also changes in the Corporate Leadership Team structure and personnel. From our knowledge and understanding of the council, it seems that there are still good working relationships. The chief executive regularly meets with all political group leaders and officers worked with all parties to produce comprehensive budget



proposals. The quality of information that members receive, and ask for, is important to help inform effective decision making.

**139.** The members now need to work together to focus on making decisions to support delivery of the council's priorities. Effective scrutiny of council decisions is also a key factor in demonstrating Best Value. From our observation of Council and Panel meetings, there is a sufficient degree of relevant scrutiny and challenge by members of officers.

### **The council approved a new council structure in September 2022. The revised structure aims to provide clear leadership across the organisation and support the council in delivering its strategic priorities**

**140.** The council's 2021 BVAR recommended that 'the council should assure itself that it has the capacity and skills required to increase its pace of improvement in key aspects of Best Value, such as community planning and empowerment, financial and workforce planning, and transformation.'

**141.** In response to this, the Chief Executive was tasked with bringing forward structural revisions that better reflect the current challenges and priorities of the council. Proposals were developed by Chief Executive in November 2021 to split the Depute Chief Executive/ Director of Education role into 2 posts. The Director of Education post was created and decisions on other post delayed until after May election. This reduced the leadership capacity until a revised council structure was approved in September 2022 ([exhibit 5](#)).

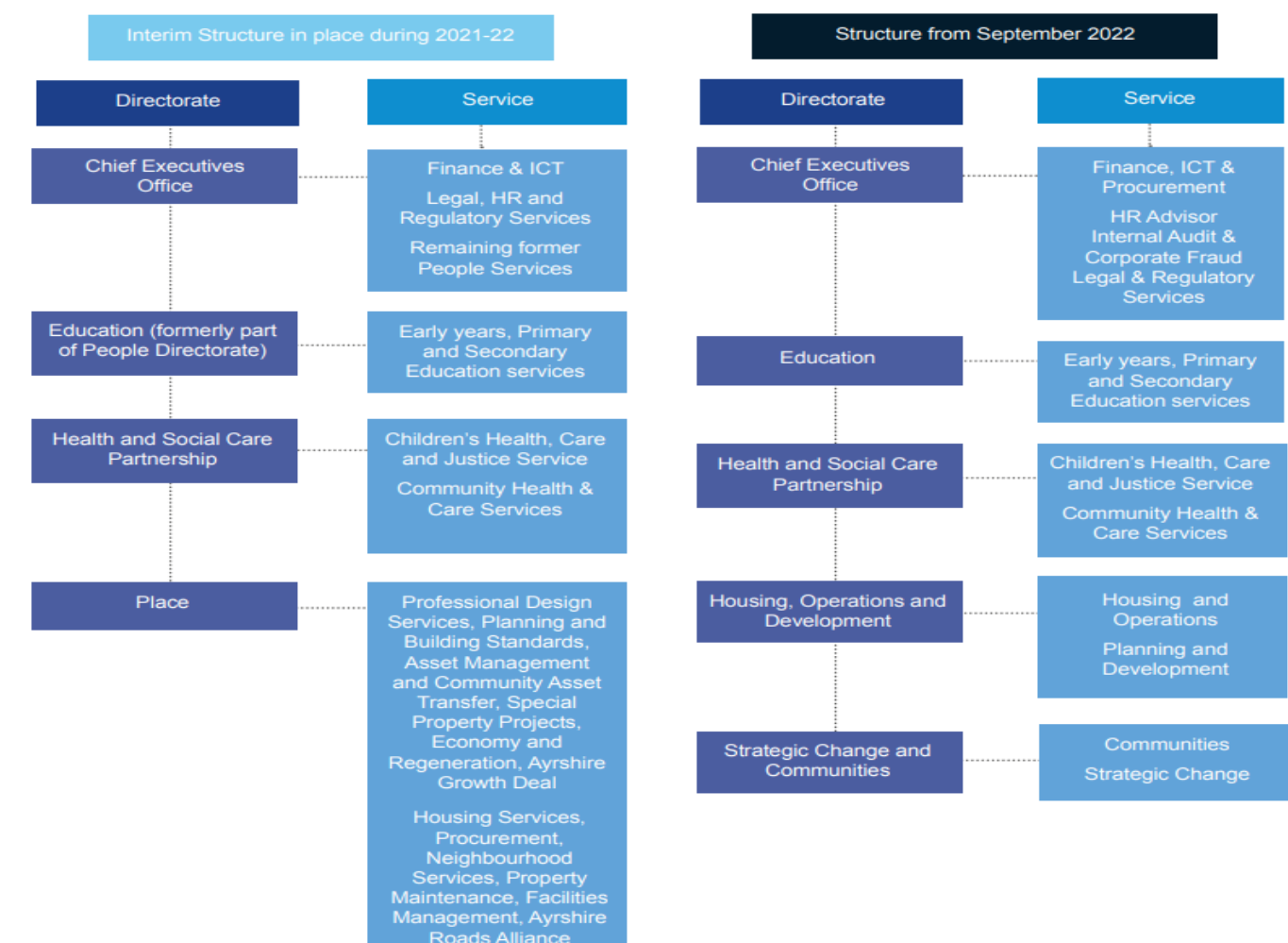
**142.** The revised structure includes an additional Director with responsibility for Strategic Change and Communities and incorporates revisions to the remits of Assistant Directors to include a focus on Strategic Change and to bring together Housing Operations and Policy. An Assistant Director of Education is also included. These changes are designed to free up strategic capacity within the Corporate Leadership Team and build overall capacity within senior leadership.

**143.** All posts requiring an appointment were filled by December 2022 and at the time of writing there are no vacancies in the Corporate Leadership Team within the council. However, the current Chief Executive is retiring in the autumn which will bring further change.

**144.** Over the course of our audit appointment, we will monitor the effectiveness of this revised structure as it is vital the council sustains its leadership capacity to achieve its objectives and drive change at the pace needed.



## Exhibit 5 Revised council structure



Source: South Ayrshire Council Annual Accounts 2021/22

## The council approved changes to its political decision-making structure in March 2023

**145.** At the 1 March 2023 meeting of the council, the administration proposed changes to the council's political decision-making structure and working groups. The following changes were proposed:

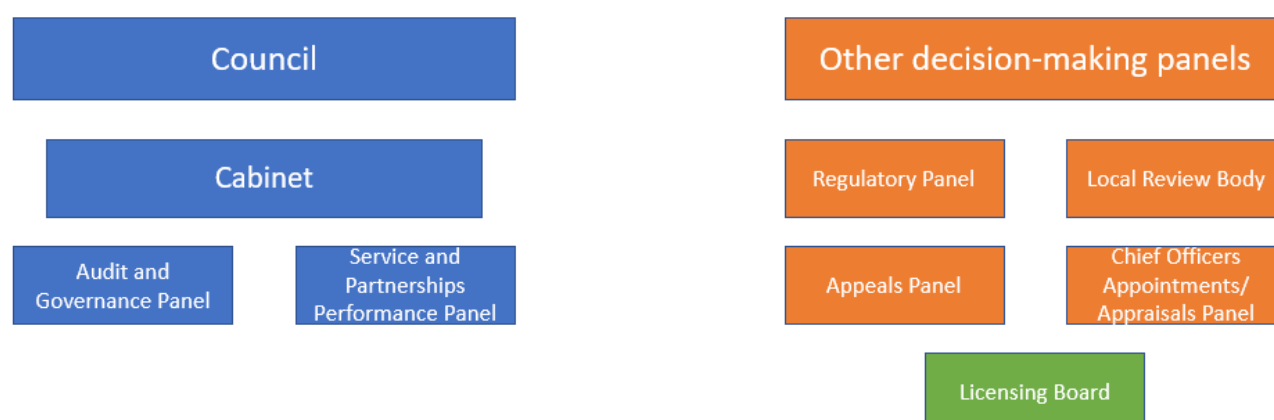
- Cabinet: creation of an additional Portfolio Holder for Developing South Ayrshire with oversight of future developments and special projects - Independent Member
- merger of the Service and Performance and Partnerships Panels - Chair (Labour Group) and increase membership to eight elected members including Chair
- membership of the new Service and Partnerships Performance Panel, to comprise members as follows: Labour (1), SNP (4) and Conservative (3)

**146.** Prior to proposing these recommendations, officers were asked by the administration to seek legal advice from King’s Counsel (KC). This advice confirmed that where the decisions on the above recommendations, which relate to the changes to the political decision-making structure or composition of working groups resulted in a tied vote, then the decision would be decided by the Provost’s casting vote. The KC confirmed this was in accordance with the council’s standing orders.

**147.** The above recommendations were agreed after a split vote of 14-14, decided by the Provost’s casting vote. Following the approval of the recommendations the council has a new political decision-making structure ([exhibit 6](#)).

## Exhibit 6

### Political decision-making structure from 1 March 2023



Source: South Ayrshire Council

**148.** The Cabinet remains the main decision-making body of the council and decisions of the Cabinet may be subject of a “Call In” for further scrutiny to the Audit and Governance Panel. Therefore, the quality of the Audit and Governance Panel is key to ensuring effective scrutiny of decisions. From our attendance at, and observation of, meetings of the Audit and Governance Panel, members understand their role, provide sufficient scrutiny and effective challenge is exercised. The Panel undertakes a self-evaluation of its performance every two years. The next review is due in August 2023, and we will consider its findings as part of our annual audit report.

**149.** It is for councils to decide on the design of their scrutiny arrangements, and these should be subject to review on an ongoing basis to ensure they remain effective. From our review of a sample of other local authorities’ scrutiny arrangements, having two scrutiny panels is not considered unusual. What is key is that the arrangements should be such that the council’s leadership can be scrutinised and held to account for its plans and performance. The council should now monitor the effectiveness of the new governance structure to

ensure that the openness and transparency of decision making, and scrutiny is maintained.

### **Appropriate governance and decision-making arrangements are in place at the council, including a structured approach to self-evaluation of its governance**

**150.** Members and management of the council are responsible for establishing arrangements to ensure that its business is conducted in accordance with the law and proper standards, that public money is safeguarded together with the monitoring of the adequacy and effectiveness of these arrangements.

**151.** The council has a local code of corporate governance. The local code follows the seven principles set out in the CIPFA /SOLACE Delivering Good Governance in Local Government: Framework 2016, with a further 21 sub-principles identified by the council to report against.

**152.** The council's Audit and Governance Panel is an important aspect of its overall governance arrangements. One of the Panel's key responsibilities is to undertake an annual review of council officers' self-assessment against the council's corporate governance framework. The most recent review (2021/22) identified that of the 21 sub-principles, 17 were effective and four were effective but some improvements were needed. The council has developed an action plan to take forward these improvements into 2022/23. We will review the council's progress with these actions as part of our work on the 2022/23 governance statement.

**153.** The local code of corporate governance, and the subsequent annual review of this of this, enables the council to monitor the achievement of its strategic objectives and to consider whether those objectives have led to the delivery of appropriate services and value for money.

### **There is openness and transparency in decision making by the council, with evidence of engagement between the council and its citizens**

**154.** There is evidence from several sources which demonstrates the council's commitment to the openness and transparency of its decision-making to set and achieve its strategic priorities:

- There is live streaming of meetings. Agendas, papers, minutes and video recordings of Council and Panel meetings are published on the council's website on a timely basis.
- The council makes its annual accounts available on its website. These include a management commentary which adequately explains the council's financial performance and use of resources for the year, and a governance statement that details its compliance with the principles set out in the CIPFA /SOLACE Delivering Good Governance in Local Government: Framework 2016.

- Its website also provides the public with access to a wide range of corporate information including details of the council's corporate plan, performance and equality and diversity reporting.
- The council has developed a new digital community engagement platform. This aims to enhance current community engagement practices through open, transparent, and democratic engagement between the council and its citizens.

**155.** Further comment on the council's engagement with its citizens and community is detailed earlier in this report.

**There has been a gap in corporate self-evaluation of service performance at the council. The plans to reintroduce a corporate self-evaluation tool need to be progressed. The council could do more to understand its performance in relation to other councils**

**156.** The Accounts Commission's [Local Government in Scotland Overview 2023](#) says councils have never faced such a challenging situation. Radical change, achieved through greater collaboration, is urgently needed if councils are to maintain services. This needs to be driven by a structured approach to self-evaluation in councils.

**157.** The 2021 BVAR reported that the council had been using the 'How Good is Our Council' (HGIOC) approach to self-evaluation since 2010. HGIOC was linked to the council's performance management framework and focused on key performance indicators. Services were continually reviewed based on inspection reports, and service reviews were triggered by performance. There had been an increased focus on self-evaluation, with training being provided to officers and members and a 'Guide to Self-Evaluation' was published in August 2019.

**158.** This changed with the pandemic, while self-evaluation has taken place in some services, there is now not a corporate approach to self-evaluation. The HGIOC Champions Group, that had been instrumental in driving the process, has not reconvened since the 2020. One of the "Delivering good governance" improvement actions agreed in June 2022, by the Audit and Governance Panel, for 2022/23, and categorised as essential in terms of priority, was to Develop new Council Plan in partnership with Elected Members and Corporate Leadership Team, which will include refreshing the Council's corporate evaluator tool 'How Good is our Council'. This had a deadline of March 2023. The council has confirmed it has postponed refreshing its corporate HGIOC approach as it awaits sufficient data to evaluate itself against from the Council Plan 2023-28.

[Action plan recommendation 4](#)

**159.** As a stop gap, service leads have been asked to undertake a short self-evaluation exercise as part of drafting their service plans by June 2023. They have been asked to consider:

- How are we doing?
- How do we know?
- What challenges will impact on the service – internal and external?
- What are we going to do now?

**160.** Every year, to help drive improvement, the council considers its performance in comparison with other councils using national benchmarking data. A report on Local Government Benchmarking Framework (LGBF) data is taken annually in June, to what is now known as the Service and Partnerships Performance Panel.

**161.** In the June 2022 report, detailed commentary was provided on the reasons for change in each of the 100 indicators. Over half of indicators had targets. Thirty-nine indicators declined in performance. Of these 39, around half detailed improvement activity that was either planned or already underway in the associated narrative.

**162.** The council compares its overall performance with previous years by setting out a total number of indicators that have improved, declined, or remained stable. It also provides comprehensive information at indicator level - the value of each indicator is compared with past years' performance and with the Scottish average and family group average.

**163.** There is scope for the council to analyse this information further by summarising how many indicators have improved, declined, or stayed the same at service level and comparing its performance to other councils in a summarised form by, e.g. setting out how many indicators for each service are in each of the four quartiles. A summary of what improvement activity is planned at service level would also help elected members track progress in how underperformance is being dealt with. Benchmarking data for 2021/22 will be considered by the Service and Partnerships Performance Panel in June 2023.

### **The council has put in place arrangements to re-introduce personal development plans (PDP) and provides a range of formal and informal training material for members**

**164.** There is no requirement in the Councillors Code of Conduct for councillors to participate in training, however members need to ensure they have the appropriate knowledge and skills to carry out their roles. The 2021 BVAR identified the need for elected members to take advantage of learning and development opportunities provided by the council and noted the need for the council to work with members to ensure they are provided with the necessary skills to carry out their roles and responsibilities.

**165.** Following the local government elections in May 2022, the council provided both newly elected and returning members with a comprehensive induction programme. This comprised of an induction handbook, welcome sessions with officers, outlining members' key roles and responsibilities as councillors, together with specific Panel-related training. A further drop-in

session for the nine new councillors was held eight months after they joined whereby, they could highlight what elements of the induction training they wanted to revisit and consider what further training opportunities they might want.

**166.** In response to the 2021 BVAR recommendation, the council has taken steps to re-introduce PDP for all members. It has used the Improvement Service's Political Skills Assessment template to assist members in identifying specific support and /or training needs. This aims to better support members to carry out their roles and responsibilities as elected members. Following the completion of identified training needs, these plans are designed to be re-visited on a rolling basis to allow the continuous development of members knowledge and skills. The council has attempted to sign up all elected members to these individual personal development plans. Good progress has been made, with most councillors completed their assessment and held initial discussions about their training needs. In addition, officers continue to discuss with elected members proposals for developing and delivering personal development activities, such as annual refreshers on the elected members code of conduct.

**167.** In addition to the PDP, the council has a schedule of briefings on topical areas that all members are invited to attend. At the February 2023 meeting of the council's Service Performance Panel a report was presented noting the briefings that had been provided to Elected Members since August 2022. The council adopts a hybrid approach to the briefings, with Microsoft Teams used to allow members to attend in person or remotely. The presentations are subsequently emailed to members following the briefing. The council has also taken steps to record and upload the briefings onto the Elected Members' area of its website to allow members to re-watch the presentation or view it at a time convenient to them.

**168.** From review of the update to Panel, on average 45 per cent of members were noted as attending the 11 briefings since August 2022. There is a need to improve the accuracy and relevance of the attendance figures. The council has acknowledged that work is needed to refine the data gathering from its training system as it is not clear if members watching the recording for the first time at a later date are counted in these figures. In addition, some members have noted that not all briefings are relevant to all members, with topic areas sometimes being more specific to certain agenda items for a particular cohort of elected members. In response to this, the council has issued questionnaires to members on what they want to see in their briefings and a request has been made to the political groups for them to provide suggestions for both briefings, and separately what they seek in relation to formal training. Additionally, senior officers for each Directorate are to provide members with the proposed briefings and training for the next 6-month period to allow a structured programme to be confirmed in advance of members returning after the summer recess. Officers will identify whether the training will be converted to a training course that is also recorded so that this can be revisited by members. This will allow members to manage their attendance at training and briefings more effectively and allow for an easier refresh at convenient times.

**169.** The briefings are a useful tool in providing members with information on topical subject areas. However, the PDP will provide a more structured

approach to member development. This will help ensure they have the skills and knowledge to provide a high standard of scrutiny and decision-making.



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# Best Value Assurance Report follow-up

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The council has made progress with all the recommendations made in its 2021 Best Value Assurance Report, but the pace of improvement has been slow in some key areas. In particular, effective measurement and reporting on progress against target outcomes, to deliver council priorities, is now key to the council demonstrating Best Value

**170.** The [2021 Best Value Assurance Report](#) (2021 BVAR) for South Ayrshire Council was published in October 2021. It reported that “public services at South Ayrshire Council perform well and residents are satisfied with the services they receive. However, the council must move faster in changing services for the future.”

**171.** The 2021 BVAR contained six improvement recommendations. In response to these recommendations, the council approved an action plan in December 2021 drafted by the Best Value Member/Officer Working Group. Each action plan point included an agreed due date and owner. Since December 2021, quarterly updates on progress against the action plan have been reported to the Audit and Governance Panel. Each update to the Panel tracks progress against the planned actions and provides the latest detail on each.

**172.** In the most recent update reported to the Panel in March 2023, management noted all actions as complete, however there is little consideration of the impact the improvement actions have had on the council and its communities. Our work in 2022/23 has considered the council’s progress in addressing the action plan as detailed at [exhibit 7](#). In our view, further work and progress is required on some of these recommendations if the council is to evidence that they have fully actioned all the 2021 BVAR recommendations.



## Exhibit 7

### Progress against 2021 BVAR recommendations

2021 BVAR recommendation	Audit Scotland view on progress
<p>1. The council should assure itself that it has the capacity and skills required to increase its pace of improvement in key aspects of Best Value, such as community planning and empowerment, financial and workforce planning, and transformation. Where appropriate, external support should be sought from other councils, or the Improvement Service, to help with focusing its areas of improvement.</p>	<p><b>Actioned</b></p> <p>Corporate restructure in September 2022 led to increased capacity in the leadership of the council.</p> <p>The council engaged with the Improvement Service to help develop its new Council Plan. The Council Plan, including its priorities and outcomes have been published. Progress will now be driven through the detailed service plans.</p> <p>Following the local government elections there has been a change in the council's administration and changes made to its political decision-making structure. The March 2023, Council Plan 2023-28 sets out the council's vision, broad priorities, and high-level outcomes.</p>
<p>2. The council should prepare both medium- and long-term financial plans. The plans should consider changes to both income and expenditure, identify budget gaps, and set out the actions necessary to address those gaps. There should also be a clear linkage to council's priorities.</p>	<p><b>Actioned</b></p> <p>The council has in place medium and longer-term financial plans. At their next review date these should be fully aligned with the priorities set out in the new Council Plan.</p> <p>We have discussed this at <a href="#">paragraphs 97 to 105</a> of this report.</p>
<p>3. The council should improve and embed workforce planning, so that service workforce plans are developed consistently across the council. The plans should include clear links to the council's priorities and to its strategic change programme.</p>	<p><b>Actioned</b></p> <p>The council has produced a new Corporate Workforce Plan 2022-25, but work is now needed to align this to service delivery plans.</p> <p>We have discussed this at <a href="#">paragraphs 118 to 123</a> of this report.</p>
<p>4. The council should make sure that its transformation work is fully aligned and integrated to its Covid-19 recovery planning work and improve its approach to its strategic change programme by:</p>	<p><b>Not actioned for the version of the Strategic change programme to June 2023. Recently actioned for the reviewed programme.</b></p> <p>Refocussed programme with action trackers is due to be discussed by the Cabinet in June 2023. The most recent update to the South</p>

**2021 BVAR recommendation**

- adding greater detail about individual projects
- setting clear timelines for each project
- developing a benefits realisation tracker to assess whether the council has achieved its aims.

**Audit Scotland view on progress**

Ayrshire Way Strategic Change Programme was considered by the council's Service and Performance Panel in October 2022. This report included an update to the benefits realisation plan and tracker. There are 33 projects within the scope of the programme of which 17 have benefits trackers in place.

The council is now planning to review the programme and focus on a smaller number of projects that will be tracked. This is due to be discussed with members in June 2023.

We have discussed this at [paragraphs 106 to 111](#) of this report.

5. The council should improve performance reporting by:

- setting targets for its Key Performance Indicators (KPIs)
- including a summary of performance against KPIs in its performance reports to members
- increasing the frequency of reports to elected members
- making performance reports more accessible to the public.

**Not actioned for the previous Council Plan. To be progressed for the new Council Plan from June 2023**

Despite it being reported in the 2021 BVAR as an area for improvement, the council did not effectively measure its performance against targets for priorities in its previous plan.

Targets for measuring progress against the new council priorities are laid out in the service business plans to be discussed with members in June 2023.

We have discussed this at [paragraphs 25 to 32](#) of this report.

6. To help them carry out their roles, including their responsibilities under Best Value, elected members should take advantage of the learning and development opportunities provided by the council. The council should continue to work with elected members to understand and address the reasons for the variable uptake of training.

**Actioned**

The council has put in place arrangements to re-introduce personal development plans (PDP) and provides a range of formal and informal training material for members.

We have discussed this at [paragraphs 164 to 169](#) of this report.

# Appendix 1

## Improvement action plan

Issue/risk	Recommendation	Agreed management action/timing
<p><b>1. Effective and timely performance reporting</b></p> <p>The council failed to effectively measure its performance against targets for the priorities in the Council Plan to March 2023.</p> <p>To help support challenge of services and focus of improvement actions, regular reporting of performance to elected members against the new council priorities is key.</p> <p>A framework is due to be discussed with members in June.</p>	<p>A balanced view of progress against the council plan priorities should be reported regularly to members.</p> <p>A timetable for performance reporting to elected members should be a priority.</p> <p>Performance reports should include details or links to planned improvement actions.</p> <p>The council should ensure it fully complies with the new Statutory Performance Information Direction.</p>	<p><b>Management response</b></p> <p>New Council Plan reporting format for Council Leadership Team reports and Service and Partnerships Performance Panel reports included in Performance Management Framework report to June Cabinet.</p> <p>Officers will review new reporting format to ensure that it reflects the Accounts Commission's Statutory Performance Information Direction.</p> <p><b>Responsible Officer</b></p> <p>Kevin Anderson, Service Lead - Performance, Policy and Community Planning.</p> <p><b>Actioned by</b></p> <p>30 August 2023.</p>
<p><b>2. Place Plans</b></p> <p>The Community Empowerment (Scotland) Act 2015 requires the publication of 'place plans'. These were to be in place by October 2017.</p> <p>The council has adopted a place-based approach to its new Council Plan. It has engaged with its communities and has identified local priorities. Due to resource</p>	<p>To ensure the effective delivery of local outcomes, the council should publish the remaining Place Plans.</p>	<p><b>Management response</b></p> <p>Ongoing dialogue with elected members on the details of the Place Plans can be used to advance place-based activity.</p> <p><b>Actioned by</b></p> <p>March 2024.</p> <p>Further work is required to align Place Plan development with localities and advance</p>

Issue/risk	Recommendation	Agreed management action/timing
<p>pressures, to date only two Place Plans have been approved by members and published.</p>		<p>participatory budgeting approaches to place via Community Planning</p> <p>Long term ambitions linked with Community Plan for 23/28.</p> <p>A restructured Regeneration team needs considered through our Economy and Regeneration Service, through which, joint work supporting a refresh of older place plans should be advanced. New structure anticipated December 2024, with ongoing Place work over new Council Plan 23/28.</p> <p>Recruitment is underway for an officer within Thriving Communities to deliver remaining Place Plans. In addition, methodologies for Local Place Plans are being progressed by Planning, in coordination with Thriving Communities and Economy &amp; Regeneration Services.</p> <p><b>Responsible Officer</b> George Hunter, Assistant Director - Communities.</p> <p><b>Actioned by</b> 31 December 2023.</p>
<p><b>3. Council Plan – cross cutting impact assessment</b></p> <p>In the Council Plan there are several cross-cutting themes, one of which is equalities. These themes are to be considered when decisions are made. A new Impact Assessment approach is under development to assist with this.</p>	<p>There should be a clear process introduced that is sufficiently resourced to ensure these cross-cutting priorities are given the necessary consideration.</p> <p>Measures should be set for monitoring progress for cross cutting themes. In particular how the council will measure that it is reducing inequalities</p>	<p><b>Management response</b></p> <p>Officers continue to develop Integrated Impact Assessment Tool including clear proposals for reporting and analysis. A report will be submitted to Cabinet for approval.</p>

Issue/risk	Recommendation	Agreed management action/timing
<p>The approach is still to be determined and it is not clear how the council will measure its success in these priority areas.</p>	<p>and addressing climate change should be laid out.</p>	<p><b>Responsible Officer</b> Kevin Anderson, Service Lead - Performance, Policy and Community Planning.</p> <p><b>Actioned by</b> 30 September 2023.</p>
<p><b>4. Approach to self-evaluation of performance</b></p> <p>There has been a gap in the council's self-evaluation of service performance at the council since the Covid-19 pandemic.</p> <p>The council need to do more to challenge how services are delivered.</p>	<p>The plans to reintroduce a corporate approach to self-evaluation need to be progressed.</p> <p>The council's self-evaluation should include an understanding of its performance in relation to other councils.</p>	<p><b>Management response</b></p> <p>Officers and members will re-establish approaches to self-evaluation across the council using How Good Is Our Council (HGIOC) to develop a framework to support ongoing evaluation for improvement.</p> <p><b>Responsible Officer</b> Kevin Anderson, Service Lead - Performance, Policy and Community Planning.</p> <p><b>Actioned by</b> 31 December 2023.</p>

# Best Value thematic work South Ayrshire Council 2022/23

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## Best Value - Action Plan 2023

### Follow-up 2021 actions identified by Audit Scotland

Report Reference	Action 2023 report	Managed By	Progress	Original Due Date	Current Due Date	Update
<p>Exhibit 7</p> <p>2021 BVAR Recommendation 4</p> <p>The council should make sure that its transformation work is fully aligned and integrated to its Covid-19 recovery planning work and improve its approach to its strategic change programme by:</p> <ul style="list-style-type: none"> <li>• adding greater detail about individual projects</li> <li>• setting clear timelines for each project</li> </ul> <p>developing a benefits realisation tracker to assess whether the council has achieved its aims.</p>	<p>Not actioned for the version of the Strategic change programme to June 2023. Recently actioned for the reviewed programme. Refocussed programme with action trackers is due to be discussed by the Cabinet in June 2023. The most recent update to the South Ayrshire Way Strategic Change Programme was considered by the council's Service and Performance Panel in October 2022. This report included an update to the benefits realisation plan and tracker. There are 33 projects within the scope of the programme of which 17 have benefits trackers in place. The council is now planning to review the programme and focus on a smaller number of projects that will be tracked. This is due to be discussed with members in June 2023. We have discussed this at paragraphs 106 to 111 of this report.</p>	Kevin Anderson	100%	20-Jun-2023	20-Jun-2023	Updated and refocused strategic change programme agreed by <a href="#">Cabinet in June 2023</a> .

Report Reference	Action 2023 report	Managed By	Progress	Original Due Date	Current Due Date	Update
<p>BVAR 2021 Recommendation 5</p> <p>The council should improve performance reporting by:</p> <ul style="list-style-type: none"> <li>• setting targets for its Key Performance Indicators (KPIs)</li> <li>• including a summary of performance against KPIs in its performance reports to members</li> <li>• increasing the frequency of reports to elected members</li> <li>• making performance reports more accessible to the public.</li> </ul>	<p>Not actioned for the previous Council Plan. To be progressed for the new Council Plan from June 2023 Despite it being reported in the 2021 BVAR as an area for improvement, the council did not effectively measure its performance against targets for priorities in its previous plan. Targets for measuring progress against the new council priorities are laid out in the service business plans to be discussed with members in June 2023. We have discussed this at paragraphs 25 to 32 of this report.</p>	<p>Kevin Anderson</p>	<p>100%</p>	<p>20-Jun-23</p>	<p>20-Jun-23</p>	<p>New Performance Management Framework aligned to the Council Plan 23-28 was approved by Cabinet in June 2023. Improving the accessibility of performance information has been carried over and is a stand-alone action in this plan.</p>



## Audit Scotland Improvement Action Plan

Recommendation	Management Response	Managed By	Progress	Original Due Date	Current Due Date	Update
1. A balanced view of progress against the council plan priorities should be reported regularly to members. A timetable for performance reporting to elected members should be a priority. Performance reports should include details or links to planned improvement actions. The council should ensure it fully complies with the new Statutory Performance Information Direction.	New Council Plan reporting format for Council Leadership Team reports and Service and Partnerships Performance Panel reports included in Performance Management Framework report to June Cabinet. Officers will review new reporting format to ensure that it reflects the Accounts Commission's Statutory Performance Information Direction.	Kevin Anderson	85%	30 August 2023		Reporting format options to be circulated to CLT. All options under development take cognisance of the Account Commission's Statutory Performance Information Direction.
2. To ensure the effective delivery of local outcomes, the council should publish the remaining Place Plans	Ongoing dialogue with elected members on the details of the Place Plans can be used to advance place-based activity.	George Hunter	55%	31 March 2024		A new officer is being recruited for Place Plans to advance remaining Place Plans/refreshing others as required.
	Further work is required to align Place Plan development with localities and advance participatory budgeting approaches to place via Community Planning Long term ambitions linked with Community Plan for 23/28. A restructured Regeneration team needs considered through our Economy and Regeneration Service, through which, joint work supporting a refresh of older place plans should be advanced. New structure anticipated December 2024, with ongoing Place work over new Council Plan 23/28. Recruitment is underway for an officer within Thriving Communities to deliver remaining Place Plans. In addition,	George Hunter	50%	31 December 2023		Work has been undertaken by the Assistant Director and relevant coordinators to consider restructure and will be presented August 23 for consideration by Director. Place Plan recruitment has identified a candidate and HR checks are progressing to appointment. Discussions to align wider activity with emerging localities approach will be key before December deadline.

Recommendation	Management Response	Managed By	Progress	Original Due Date	Current Due Date	Update
	methodologies for Local Place Plans are being progressed by Planning, in coordination with Thriving Communities and Economy & Regeneration Services.					
<p>3. There should be a clear process introduced that is sufficiently resourced to ensure these cross-cutting priorities are given the necessary consideration. Measures should be set for monitoring progress for cross cutting themes. In particular how the council will measure that it is reducing inequalities</p>	Officers continue to develop Integrated Impact Assessment Tool including clear proposals for reporting and analysis. A report will be submitted to Cabinet for approval.	Kevin Anderson	75%	30-September-2023		Paper on Integrated Impact Assessment to be presented to Cabinet in September 2023 to agree process and monitoring framework.
<p>4. The plans to reintroduce a corporate approach to self-evaluation need to be progressed. The council's self-evaluation should include an understanding of its performance in relation to other councils.</p>	Officers and members will re-establish approaches to self-evaluation across the council using How Good Is Our Council (HGIOC) to develop a framework to support ongoing evaluation for improvement.	Kevin Anderson	25%	31- December 2023		Options appraisal underway to identify suitable self-evaluation framework.

## Response to points raised by Audit and Governance Panel

Point raised from A&G Panel	Response
A detailed work and action plan to support tracking of strategic priorities.	Council scrutinised and agreed all Service Plans in <a href="#">June 2023</a> . Progress against delivery of strategic priorities will be monitored through agreed Performance Management Framework.
Leadership decision making and consultation are supported by robust evidence and rationale.	Current reporting format ensures that members are presented with information and advice on which decisions can be taken. New Integrated Impact Assessment (IIA) will encourage informed decision making on key strategic issues. Details of the draft IIA are due to be considered by Cabinet in September 2023.
PI framework is fit for purpose, kept up to date, monitored, evaluated and presented/reported in different formats with particular focus on public reporting	New Performance Management Framework (PMF) agreed by Cabinet in June 2023. The PMF details how performance against key targets will be scrutinised by the Service and Partnerships Performance Panel and the Council's Leadership Team in alternate quarters. In addition, an action to improve the public performance reporting web pages has been included in the Council's 2023 BV Action Plan and is currently in progress.
Consider how Appointments and Appraisal Panel may consider how they monitor officer performance against Best Value.	Chief Officer Appointments and Appraisal Panel are responsible for monitoring the performance of the Chief Executive. The Panel will ensure that performance against Best Value is one of the key objectives for the Chief Executive. Performance of other officers will be monitored through the Council's agreed Performance Development and Review (PDR) process.
BVWG to consider how they monitor contribution of elected members	Recognising that the delivery of Best Value is the responsibility of both officers and elected members, the BVWG have requested that awareness raising and training be arranged in the first instance for the BVWG and then rolled out to all members. The BVWG will meet regularly to consider progress in delivering Best Value and ensure that both officers and members are contributing appropriately

**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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

## 1. Policy details

Policy Title	Best Value Thematic Work in South Ayrshire Council 2022/23
Lead Officer (Name/Position/Email)	Eileen Howat, Chief Executive – eileen.howat@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 – (issues specific to women & men or girls & boys)	-	-

Community or Groups of People	Negative Impacts	Positive impacts
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> 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> )	<del>YES</del>  <b>NO</b>
<b>Rationale for decision:</b>  <b>This report advises the Cabinet of the initial findings from Audit Scotland's recent Best Value thematic work in South Ayrshire and seeks approval of draft improvement action plan. Members' decision on this has no specific equality implications</b>	
<b>Signed :</b> Eileen Howat  <b>Date:</b> 17 July 2023	<b>Chief Executive</b>

**South Ayrshire Council**

**Report by Director of Strategic Change and Communities  
to Cabinet  
of 29 August 2023**

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**Subject: Visitor Levy (Scotland) Bill**

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**1. Purpose**

- 1.1 The purpose of this report is to consider steps towards the implementation of a South Ayrshire Tourism Levy and to seek approval to conduct a consultation with key stakeholders, businesses and an assessment of the benefits, implications and costs as set out in the Scottish Governments proposed Visitor Levy (Scotland) Bill.

**2. Recommendations**

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

- 2.1.1 agrees that officers carry out further work prior to the consideration of the implementing of a Visitor Levy scheme in South Ayrshire, so as to fully understand costs and benefits;**
- 2.1.2 approves the drafting of a response to the Visitor Levy (Scotland) Bill, working with North and East Ayrshire Councils, to provide an Ayrshire response under the auspices of the Regional Economic Strategy; and**
- 2.1.3 agrees the attached draft response ([Appendix 1](#)) and that any subsequent changes will be agreed with the Portfolio Holder for Tourism, Culture and Rural Affairs prior to submission of the final response to the consultation on the Visitor Levy (Scotland) Bill.**

**3. Background**

- 3.1 Tourism in South Ayrshire currently contributes £290 million to the local economy, employing over 3500 people.<sup>1</sup> South Ayrshire is home to a wide range of accommodation and attractions for tourists and visitors, including 45 miles of spectacular coastline, internationally recognised golf courses and an impressive historical and cultural offering.
- 3.2 On 1 March 2022, the Leadership Panel approved the Tourism and Events Strategy. The vision for the strategy is:

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<sup>1</sup> STEAM REPORT For South Ayrshire Council 2011-2022

- South Ayrshire will be a premier destination of choice, with an enhanced environment through social, cultural and economic activities.
- 3.3 Since then, there has been investment in the Destination South Ayrshire website and digital app; external events funding agreed for 5 years, and a commitment to the delivery of high-profile events such as the International Ayr Show.
  - 3.4 A well- managed tourism levy could further ambitions by creating a substantial and sustainable fund in which all monies raised would be reinvested locally on facilities and services used by visitors to enhance the visitor experience and thereby offer further benefits to local communities and their economies. This would support growth within the Tourism sector for the South Ayrshire economy.
  - 3.5 The introduction of a levy has been contentious within the tourism sector, with some of the industry opposed, thinking that a “tourism tax” will impact on visitor numbers. There has however been considerable interest across the Local Authority network regarding potential income generation that could drive investment in tourism. South Ayrshire Council must explore the options to ensure we remain competitive within the wider Scottish tourism offer.
  - 3.6 On 24 May, the Scottish Government introduced the Visitor Levy Bill to parliament. The Bill aims to allow a visitor levy to be charged on overnight stays in some types of accommodation (listed in [Appendix 2](#)). This means that a certain amount of money would be paid to the local authority every time someone stayed overnight in accommodation like a hotel, bed and breakfast or holiday cottage. If this bill is passed, South Ayrshire Council would be able to decide if it wanted to introduce a charge and at what the level the charge should be implemented.
  - 3.7 The Scottish Government is carrying out a consultation on the bill until 1 September and calling for local authority views.
  - 3.8 Public perception of the levy will be critical as to how it affects visitor numbers, and as such the decision taken by East and North Ayrshire in response to the potential levy will be vital in terms of industry support (many of whom have properties in more than one council area) and visitors (who may see South Ayrshire as a more expensive option if the levy is not adopted by our neighbours).
  - 3.9 The Regional Economic Partnership has identified tourism as a key sector for growth in Ayrshire. The Scottish Government Bill allows that two or more local authorities to act jointly in a scheme. Ensuring a pan-Ayrshire approach will maximise impact and any potential benefits to the regional economy.
  - 3.10 Global Tourism Solutions UK produce a tourism economic modelling tool which most local authorities in the UK use. A further proposal of this report is to work with GTS UK to identify a clear methodology to better predict the potential income from a levy.
  - 3.11/



- 3.11 A high level estimate of possible income can be predicted by applying a 1% or 2% levy to the 2019 STEAM accommodation only economic impact for South Ayrshire.

£55, 220,000 accommodation SAC economic impact <sup>2</sup>x 0.01 levy = £552,200

£55, 220,000 accommodation SAC economic impact <sup>3</sup>x 0.02 levy = £1,104,400

\*2022 data showed a significant increase on the previous year's economic impact for accommodation. This would have been a result of increased pricing and a lift domestic overnight tourism as a result of ongoing repercussion of the pandemic affecting international travel. In the current economic climate, 2019 data provides a more realistic expectation going forward.

- 3.12 South Ayrshire Council could choose to implement a levy at any time. However, the Bill requires local authorities to produce and publicise information on how the levy will be managed and the predicted impact prior to a consultation. The Bill also requires all local authorities to give 18 months' notice prior to any implementation. As such, a levy would not come into practice anywhere in Scotland until 2026.

#### **4. Proposals**

- 4.1 To better assess the benefits and potential implications for the Council, this paper proposes that officers undertake essential scoping work on how a scheme would be implemented. This would include the views of industry but also critically consider the costs of implementation and ongoing administration of the scheme. It is proposed that this work be done in conjunction with our neighbouring local authority partners of North and East Ayrshire Council(s).

- 4.2 This would include an outline of the proposed scheme, including a statement on the objectives of the proposal and an assessment of the impact of the proposals across Ayrshire. These documents would return to Cabinet for approval prior to being publicised as part of the essential wider consultation exercise.

- 4.3 It is proposed that the Assistant Director - Communities be requested to submit a future paper to Cabinet including:

- an outline of how the proposed scheme would be delivered;
- a statement on the objectives of the proposal and an assessment of the impact/ cost details of the proposal across the wider geography; and
- findings from industry consultation.

- 4.4 A draft response to the consultation ([Appendix 1](#)) has been developed through joint work with North and East Ayrshire Council(s). Any subsequent changes to the draft response will be subject to final agreement with the Portfolio Holder for Tourism, Culture and Rural Affairs, Councillor Alec Clark.

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

- 5.1 This report proposes that officers carry out the first scoping stage of the mandatory requirements to deliver a consultation on adopting the levy in South Ayrshire. There may be wider legal implications of the introduction of a levy, and these will be considered as matters progress and included in any future Cabinet paper.

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<sup>2</sup> Based on Economic Impact Figures from STEAM 2022 report

<sup>3</sup> Based on Economic Impact Figures from STEAM 2022 report

- 5.2 There are no procurement implications arising from this report, however it should be noted that there may be procurement implications if we choose to adopt the levy. These will be explored further in consideration of next steps.

## **6. Financial Implications**

- 6.1 To consider future proposals we could work alongside external consultants who may charge between £10,000 - £20,000. However, the intention is to share this cost with North and East Ayrshire under proposals to advance jointly (to be met from current resources).
- 6.2 Should we choose to adopt the levy; South Ayrshire will incur some one-off set-up costs to develop required processes and systems to collect and remit a visitor levy. Whilst the up-front set-up and decision-making costs may need to be financed within existing budgets, it should be kept in mind that these costs could be offset against future revenues raised through a visitor levy. Further clarity is required around a technical solution for administering the collection of any levy.
- 6.3 Based on estimates provided by local authorities, a reasonable estimate of the total set-up and ongoing annual costs associated with a visitor levy is approximately £100,000 - £460,000 per local authority. These estimated costs include annual costs for staff and the IT system required to manage the Levy, though at this stage further work is required to establish the costs for South Ayrshire. Costs will be further considered and reported to Cabinet as identified and understood.

## **7. Human Resources Implications**

- 7.1 Work will be advanced by Destination South Ayrshire staff working collaboratively with officers from across the other Ayrshire authorities.

## **8. Risk**

### **8.1 *Risk Implications of adopting the proposal***

- 8.1.1 There are no risks in exploring the potential impacts and benefits of the levy.

### **8.2 *Risk Implications of rejecting the proposal***

- 8.2.1 Not exploring the income generating potential of a levy presents a significant risk. Should other areas of Scotland adopt a Levy, South Ayrshire may be at a disadvantage in terms of advancing key tourism priorities.

## **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. Though once fully understood, the implementation of any tourism levy would be subject to consideration of available options.

## 12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Priority 3 of the Council Plan: Civic and Community Pride (Outcome 1: Pride in South Ayrshire – Everyone (residents, visitors and tourists) can enjoy attractive destinations and people are proud to live in our towns and villages and celebrate our culture and heritage.

## 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 Alec Clark, Portfolio Holder for Tourism, Culture and Rural Affairs, and Councillor Bob Pollock, Portfolio Holder for Economic Development, 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 of Strategic Change and Communities will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Future report to Cabinet including an outline of how the proposed scheme would be delivered and a statement on the objectives of the proposal and an assessment of the impact	31 March 2024	Assistant Director - Communities

Background Papers: [Visitor Levy \(Scotland\) Bill](#)

[Visitor Levy \(Scotland\) Bill - Explanatory Notes](#)

**Person to Contact:** George Hunter, Assistant Director – Communities  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone: 01292 612994  
Email: [George.hunter@south-ayrshire.gov.uk](mailto:George.hunter@south-ayrshire.gov.uk)

**Date:** 18 August 2023

**SLAED Response to Visitor Levy (Scotland) Bill Consultation**

Joint response from East, North and South Ayrshire Council(s)

**1. What are your views on whether local authorities should have a power to place a levy (a type of additional charge or fee) on top of the price charged for overnight accommodation in their area?**

The Ayrshire Authorities note the widespread use of the visitor levy in other European countries and are broadly supportive of this proposal. Evidence demonstrates that it does not appear to have had a detrimental impact on visitor numbers in those places. We endorse the principle of autonomy in decision-making and the decentralisation of power to local authority level. However, the means of calculation and guidelines on scheme design, set-up and implementation need further consideration.

Currently, the cost of tourism services is borne by local residents via the Council Tax; a visitor levy will allow guests to contribute to these costs, which can be reinvested in enhancing facilities in the tourism and leisure sector.

**2. Given that the Bill is likely to result in different councils introducing a visitor levy in different ways or not doing so at all, what impact do you think the Bill will have in your area and across different parts of Scotland? For example, this could include any impact (positive or negative) on local authority finances, local accountability and flexibility, businesses, or on numbers of overnight visitors.**

Whilst supportive of the principle, the Ayrshire authorities have not reached a decision on whether they will make use of these powers and if so, how any scheme would be designed. Preliminary discussions have taken place within Ayrshire with a view to investigating the viability of a regional (pan-Ayrshire) scheme to align with the Regional Tourism Strategy.

Within Ayrshire, early estimates of additional income generated have been considered. The estimated figure offers the potential to undertake significant improvements to the local facilities used by tourists, however further analysis is required.

It should also be noted that the Councils will have to meet front-end costs in the two years prior to the introduction of the scheme. This leaves them financially exposed. Once the scheme is operating it may be some time before the costs are repaid and the scheme delivers useable proceeds. Work will continue locally to examine the cost implications for the Councils and local providers.

While a degree of local flexibility gives Councils the ability to respond to the differing needs and circumstances of their own areas, we believe that overarching national principles should underpin the operation of the scheme in order that the levy is convenient and easy to understand for visitors, many of whom will be staying in more than one part of Scotland during their visit. The Councils also believe that certain elements should be set centrally to ensure transparency for guests and to make compliance easier for businesses that operate in multiple areas of the country.

Different levies, processes and procedures could present real challenges for businesses. Businesses equidistant from a visitor attraction may fall either side of a local authority boundary, with different levies it could be more attractive a visitor. The cost for a business to implement the scheme will have to be carried by the business as it cannot be offset against the levy. This comes in addition to a particularly challenging period for the sector, following COVID, recruitment challenges, cost of living increases and the change to short term lets.

The levy has the potential to increase the gap between tourist honey pot areas (which have a large number of accommodation providers) and more disadvantaged areas (which could better use the investment). This may also happen within our own local authorities, where Councils may be under pressure to ringfence levy spend in the area in which it is raised.

**3. Do you agree with the Bill's definitions of a "chargeable transaction" and of "overnight accommodation"? If not, what definitions do you think would be better?**

The Ayrshire Authorities agree with both of the above definitions, as set out in the Bill's explanatory notes.

For providers, cost calculations may be cumbersome in terms of separating non-chargeable transactions, such as food, parking and beverages.

However, in order to prevent different interpretations of the system the authorities would like further clarity on a chargeable transaction. For example - we would like to see some guidance on what the minimum percentage of an advertised price for overnight accommodation would be classed as a "chargeable transaction". E.g. If a provider charges £80 a night, this could be broken down into parking, servicing, breakfast, marketing and only £10 for the room.

**4. What are your views on the Bill's proposal to allow councils to set the levy as a percentage of the chargeable transaction? Are there any other arrangements that you think might be better? If so, please give examples and a short description of the reasons why.**

In setting the levy, local authorities need to strike the correct balance between the price sensitivity of the tourism market and the impact of failing to invest in essential tourism facilities and services to ensure there is no undue impact on visitor numbers. We agree that a percentage charge is fairer than setting a blanket rate, which could disproportionately penalise visitors staying in budget accommodation.

In our view, councils are best placed to recognise the needs of their own local areas and take them into account when setting appropriate local rates. Against a very challenging economic backdrop, councils would not set a rate that would adversely impact on their local economies.

**5. What are your views on the absence of an upper limit to the percentage rate (which would be for councils to decide) and that it could be different for different purposes or different areas within the local authority area, but not for different types of accommodation?**

While we believe local authorities will take a sensible and pragmatic approach and would not act in a manner which would harm their efforts to regenerate their local economies, an upper limit provided by the Bill could help to offer more consistency across the country.

The ability to add a different levy for different types of accommodation could provide flexibility, particularly if a local authority is trying to encourage growth or discourage certain types of accommodation provision within its area.

We appreciate the ability to apply the levy in a seasonable and flexible manner, and to be able to raise the additional income, however this could create further administration and communication challenges.

**6. The Bill would allow councils to apply local exemptions and rebates to some types of guests if they choose to. It also allows the Scottish Government to set exemptions and rebates on a national basis where it considers it appropriate. What are your views on the Bill's proposals in relation to exemptions and rebates?**

We agree with the broad principle of applying exemptions to certain groupings, such as those staying overnight in a local area to attend hospital appointments. However, we have serious concerns about the administrative burden and challenges of how this could be managed.

**7. Do you agree with the Bill's requirements around the introduction and administration of a visitor levy scheme, including those relating to consultation, content, and publicity (Sections 11 to 15)? Are there any other requirements you think should be met before any introduction of the levy in a given area?**

The Ayrshire Authorities agree with the proposed requirements in relation to consultation, content and publicity. These will be necessary to make all affected parties aware of the changes and to allow businesses sufficient time to make arrangements.

There could be the need for support to be made available to the "liable person" as part of the 18-month set up period, ensuring that they understand the expectation of the Local Authorities and any penalties for failure to comply. This could have further cost implications for the business support teams in the councils. The Bill does not make clear whether these costs could be offset by the levy.

**8. What are your views on the Bill's requirements for local authorities in respect of records keeping, reporting, and reviewing? (Sections 16, 18 and 19)**

We have not yet considered in full the practical implications of this for local authorities. However, clarity will be required from the outset in terms of who is legally liable to ensure the efficient collection of a levy. There will be staffing

implications for local authorities, who must be given sufficient time to prepare for the introduction of a levy.

Communications to visitors and local business will be critical during this period. The Councils will look to utilise online solutions (if implemented) to minimise the administrative burden, rather than a system based on invoicing businesses which could be unwieldy and expensive to manage.

However, it should be noted that this will result in a huge duplication of work across local authorities. This is an unnecessary front-end cost. A centrally designed scheme with suitable software and systems which could then be purchased/adopted by individual local authorities would be more cost-effective.

**9. The Bill requires that net proceeds of the scheme should only be used to “achieve the scheme’s objectives” and for “developing, supporting, and sustaining facilities and services which are substantially for or used by persons visiting the area of the local authority for leisure purposes.” Do you agree with how the Bill proposes net proceeds should be used and if not, how do you think net proceeds should be used?**

All three Authorities strongly believe that the funds raised via the levy should be ringfenced to be spent on enhancing the hospitality and tourism sector in Scotland. In taking this approach, we note that improvements targeted at hospitality and tourism may have wider societal benefits (for example, in relation to infrastructure initiatives, beneficiaries may also include local residents).

Within the wider Ayrshire region, key partners and stakeholders have come together and developed the new ‘Ayrshire & Our Islands Visitor Economy Strategy’. The Strategy aims to help to deliver economic recovery with an emphasis on the natural environment, to benefit visitors’ well-being and aid social regeneration. Ideally, additional funds generated locally would be targeted towards the successful delivery of this Strategy and aligned with its priorities.

**10. What are your views on the Bill’s requirements for accommodation providers to identify the chargeable part of their overnight rates, keep records, make returns, and make payments to relevant local authorities? Are there any other arrangements that you think would be better, for example, by reducing any “administrative burden” for accommodation providers?**

The Councils will seek to minimise the additional reporting burden on tourism and hospitality businesses where possible. At the same time, most providers will already have systems in place to record numbers of visitors and visitor nights for taxation and other purposes.

As stated in answer 3 –more guidance is required to ensure that they system is not open to misinterpretation.

Where an accommodation provider operates businesses in more than one local authority, they may have to manage reporting at different levy rates to different local authorities. If they have a central booking system this becomes even more complicated.



The Councils would be keen to ensure that existing systems can be adapted rather than introducing new systems at considerable expense, which will be prohibitive for many local businesses. It is likely to be smaller businesses who do not have the requisite systems in place and who are at greatest risk from the proposals. Local authorities will require to work closely with these businesses.

**11. Do you have any comments on Part 5 of the Bill (Enforcement and Penalties and Appeals)? Are there any other arrangements that you think might be more appropriate in ensuring compliance and reducing the risk of avoidance?**

The Authorities note the regulations in relation to information notices, inspections and penalties. Local authorities will require enforcement resources in relation to the collection of a visitor levy, similar to those they already have in areas such as Council Tax and Non-Domestic Rates collection.

**12. Do you have any comments on the issues that the Scottish Government proposes to deal with in regulations after the Bill has been passed? (Set out in the Delegated Powers Memorandum) Are there any that you think should be included in the Bill itself rather than being dealt with by regulations and if so, why?**

The Authorities have no comment to make in relation to those issues and agree that it is sensible to put in place regulations which could be used flexibly to deal with circumstances which arise following the enactment of the legislation.

**13. Do you have any comments on the accuracy of the estimated costs for the Scottish Government, local authorities, accommodation providers and others as set out in the Financial Memorandum and Business and Regulatory Impact Assessment (BRIA)?**

We note the estimated total set-up cost of the visitor levy is approximately £110,000 to £480,000, with recurring annual costs estimated at between £190,000 to £500,000. Presumably, the variation in set-up costs reflects the different size and scale of tourism offer within Scottish council areas. However this would have to be further investigated at a local level to understand what is already in place and the potential benefits and economies of scale which could be achieved by delivering the scheme at a regional level.

Given current inflationary pressures across all sectors of the economy, the Scottish Government should consider the impact that these will have on costs for local authorities and businesses by the time the scheme is operational in 2026.

## Types of Accommodation included in the Bill

Types of overnight accommodation include: a) hotels, (b) hostels, (c) guest houses, (d) bed and breakfast accommodation, (e) self-catering accommodation, (f) camping sites, (g) caravan parks, (h) boat moorings or berthings, (i) accommodation in a vehicle, or on board a vessel, which is permanently or predominantly situated in one place, (j) any other place at which a room or area is offered by the occupier for residential purposes otherwise than as a visitor's only or usual place of residence.

### Examples of visitor trips and visitor levy payable across different types of accommodation<sup>4</sup>.

Scenario	Description	price	Total taxable cost	Total Visitor Levy 1%
A	A couple stay for a long weekend (3 nights) in August and stay in a hotel	£220 per room per night	£660	£6.60
B	A single person stays 2 nights in a hotel in an average priced hotel in November	£80 per room per night	£160	£1.60
C	Two couples for a short-break (4 nights) using an Airbnb rental (entire home)	£170 per property per night	£680	£6.80
D	A group of 4 backpacker's travel for a long weekend (3 nights) and use hostel accommodation on their trip	£30 per bedspace per person	£360	£3.60
E	A family of five (2 adults and 3 children) on a week holiday in April in self-catering accommodation	£775 for a weeks booking	£775	£7.75
F	A family of four (2 adult and 2 children) on a week summer holiday at a caravan site	£40 per pitch per night	£280	£2.80

<sup>4</sup> Page 18) Financial Memorandum- Scottish Government

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Appendix 3



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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

**1. Policy details**

Policy Title	Visitor Levy (Scotland) Bill
Lead Officer (Name/Position/Email)	george.hunter@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 – (issues specific to women & men or girls & boys)	-	-

<b>Community or Groups of People</b>	<b>Negative Impacts</b>	<b>Positive impacts</b>
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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>
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low
<b>Foster good relations</b> 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> )	<b>NO</b>
<b>Rationale for decision: Work is only currently investigating the impacts of a Levy</b>  <b>This report advises Cabinet of next steps in exploring any Tourism Levy. Members' decision on this has no specific equality implications.</b>	
<b>Signed :</b> George Hunter	<b>Assistant Director</b>
<b>Date:</b> 17 July 2023	

**South Ayrshire Council**

**Report by Depute Chief Executive and Director  
of Housing, Operations and Development  
to Cabinet  
of 29 August 2023**

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**Subject: Housing Capital Programme 2023/24: Monitoring  
Report as at 30 June 2023**

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**1. Purpose**

- 1.1 The purpose of this report is to update Cabinet on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 30 June 2023 (Period 3), and to agree the changes to budgets in 2023/24, 2024/25 and 2025/26.

**2. Recommendation**

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

- 2.1.1 notes the progress made on the delivery of the Housing Capital Programme to 30 June, resulting in spend of £7,262,976 or 9.50%, as detailed in Appendix 1 attached;**
- 2.1.2 approves the adjustments contained in Appendix 2 attached; and**
- 2.1.3 approves the revised budget for 2023/24 at £76,808,072, and in-year adjustments in 2024/25 and 2025/25 as highlighted in Appendix 2 attached.**

**3. Background**

- 3.1 The Housing Capital Programme for 2023/24 to 2027/28 was approved by South Ayrshire Council of 1 March, 2023 through the paper 'Housing Revenue Account (HRA) – Revenue Budget 2023/24 and Capital Budget 2023/24 to 2027/28'.
- 3.2 Adjustments were approved by Cabinet of 20 June, 2023 and incorporated into the Programme.
- 3.3 The current approved budget for 2023/24 is £76,469,402.

**4. Proposals**

- 4.1 The contract for Internal Modernisation Works to 206Nr Properties – Various Locations (H20125) which started on site on the 27<sup>th</sup> February has now completed on site.

- 4.2 The contract for 4 Nr Full and 205 Nr Partial Modernisations: Maybole, Tarbolton, Ayr, Kirkoswald (H23112) started on site on the 1<sup>st</sup> July and is anticipated to complete mid-September, 2023. The contract for 266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113) has been let and is anticipated to start on site mid-August, with completion by the end of October, 2023.
- 4.3 Surveys have been completed by the Managing Agent for the contract to 97 Nr Full Modernisations: Ayr. Surveys are currently being undertaken for the contract to 221 Nr Kitchen and Heating Replacements: Ayr Crosshill, Dundonald, Mossblown, Prestwick, Symington & Troon and surveys are planned for the contract to 328 Nr Kitchen and Boiler Replacements: Annbank, Ayr, Ballantrae, Barr, Barrhill, Colmonell, Crosshill, Dailly, Dundonald, Dunure, Kirkmichael, Kirkoswald, Maidens, Maybole, Minishant, Mossblown, Prestwick & Troon.
- 4.4 A number of 2023/24 annual programmes of work have started on site, including Addressing Dampness and Condensation, Central Heating Replacement and Replacing Double Glazed Units and Doors.
- 4.5 The project for External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr continues to progress on site and will now complete by the end of August, 2023.
- 4.6 A new contract is planned for External Fabric Upgrades to 170 Properties - Maybole and Prestwick and initial survey work has been completed and tender documentation to be prepared to negotiation through the PFH Framework.
- 4.7 Works continue to progress on site for the planned window replacement programmes for 223 addresses in Ayr and Prestwick and 82 addresses in Ayr and Girvan as part of the 2022/23 programme.
- 4.8 The planned windows programmes brought forward from 2022/23 are nearing completion. The new programme developed for Window Replacement Works for 2023/24, covering 324 Properties in Ayr, Girvan, Maybole, Monkton & Prestwick, is progressing with initial surveys undertaken and works now started on site.
- 4.9 A number of projects are being progressed under the Energy Efficiency / HEEPS ABS line. Works are significantly complete in Tarbolton due to complete by the end of May. Works have started on site in Girvan/Dailly are scheduled to be completed by December. The programme of works to Kincaidston started on site in March with anticipated completion in December. The contract for Dalmilling has also been awarded with an anticipated on site start date of October, with a completion date of March 2024.
- 4.10 The major new build programme at Mainholm in Ayr continues on site, with Phases 1 and 2 due to be handed over in August. Design and development works are ongoing in relation to the New Housing Development – Site of Former Riverside Flats, Ayr and St Ninians Primary School Site - Affordable Housing.
- 4.11 The project information contained in Appendix 1 has been broken down over the Council wards and a document showing this has been made available to Members in the Members' area (Hub) on Re-Wired (see background papers).

4.12 Appendix 2 details budget adjustments being put forward for approval by Cabinet as part of the Period 3 report. These adjustments include (a) internal re-allocations of budgets between projects in 2023/24, 2024/25 and 2025/26; and (b) reflection of grant income received in 2023/24 from Scottish Government in relation to Buy Backs.

## **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 Per Table 1 of Appendix 1, at the end of P3, actual expenditure stood at £7,262,976. Income for this period stood at £7,262,977. Based on the budget of £76,469,402, actual expenditure of £7,262,976 equates to an overall spend of 9.50% at the end of Period 3.

6.2 Proposals contained in this report, if approved, would lead to a revised 2023/24 programme of £76,808,072 with in-year adjustments to budgets resulting in a revised borrowing position.

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

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

8.1.1 There are no risks associated with adopting the recommendations.

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

8.2.1 The risk associated with rejecting the recommendations are that insufficient funds would exist in financial years 2023/24, 2024/25 and 2025/26 in relevant budget lines to complete planned Housing capital projects.

## **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 Priority 2 of the Council Plan: Live, Work, Learn.

## 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 Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and 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 Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council and Cabinet Decision Log' at each of its meetings until such time as the decision is fully implemented:

Implementation	Due date	Managed by
Process adjustments to the Housing Capital Programme	12 September 2023	Corporate Accounting - Treasury / Capital Function

**Background Papers**    **Report to Cabinet of 20 June 2023 – [Housing Capital Programme 2022/23: Monitoring Report as at 31 March 2023](#)**

**[Housing Capital Programme 2023/24 – Period 3 – Ward Analysis \(Members Only\)](#)**

**Person to Contact**    **Pauline Bradley, Service Lead - Professional Design Services  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292 612858  
E-mail [pauline.bradley@south-ayrshire.gov.uk](mailto:pauline.bradley@south-ayrshire.gov.uk)**

**Date: 21 August 2023**

**HOUSING CAPITAL MONITORING REPORT  
PERIOD 3 202/24**

Key Strategic Objective	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Detailed Project Information	2024/25 Approved Budget £	2025/26 Approved Budget £
Major Component Replacement	23,786,987	23,786,987	1,914,268	See Section on 'Major Component Replacement'	7,500,000	7,500,000
Contingencies	39,000	39,000	0	See Section on 'Contingencies'	269,000	269,000
Demolitions	1,061,733	1,061,733	7,090	See Section on 'Demolitions'	0	0
Structural and Environmental	6,230,522	6,230,522	930,144	See Section on 'Structural and Environmental'	2,349,901	2,349,901
Other Capital Expenditure	45,351,160	45,689,830	4,411,474	See Section on 'Other Capital Expenditure'	27,686,223	15,287,839
<b>TOTAL PROGRAMME EXPENDITURE</b>	<b>76,469,402</b>	<b>76,808,072</b>	<b>7,262,976</b>		<b>37,805,124</b>	<b>25,406,740</b>
CFCR	7,510,000	7,510,000	3,148,654	See Section on 'Income'	5,967,000	5,478,000
Draw on Accumulated Surplus	950,000	950,000	0	See Section on 'Income'	0	0
Borrowing	53,880,393	54,332,869	40,605	See Section on 'Income'	31,838,124	19,928,740
Reserves	0	0	0	See Section on 'Income'	0	0
Scottish Government Funding	14,129,009	14,015,203	4,074,308	See Section on 'Income'	0	0
2nd Homes Council Tax	0	0	0	See Section on 'Income'	0	0
Commuted Sums	0	0	0	See Section on 'Income'	0	0
Other Income	0	0	(591)	See Section on 'Income'	0	0
<b>TOTAL PROGRAMME INCOME</b>	<b>76,469,402</b>	<b>76,808,072</b>	<b>7,262,977</b>		<b>37,805,124</b>	<b>25,406,740</b>

<b>NET EXPENDITURE</b>	<b>0</b>	<b>0</b>	<b>0</b>
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<b>0</b>	<b>0</b>
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<b>Contingencies</b>
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<b>Approved Budget 2023/24</b>	<b>Projected to 31st March, 2024</b>	<b>Actuals at P3</b>	<b>Key Project Milestone</b>
£	£	£	

<b>2024/25 Approved Budget</b>	<b>2025/26 Approved Budget</b>
£	£

<b><u>Project Budgets 2023/24: -</u></b> <b><u>Approved at Cabinet of 20th June, 2023</u></b>
Contingencies

39,000	39,000	0	N/A
<b>39,000</b>	<b>39,000</b>	<b>0</b>	

269,000	269,000
<b>269,000</b>	<b>269,000</b>

<b>Demolitions</b>
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<b><u>Project Budgets 2023/24: - Approved at Cabinet of 20th June, 2023</u></b>
Demolition of Lockups
1 - 20 Miller Terrace & 32 - 78 Dailly Road (Even Numbers) Maybole
Demolition of Riverside Flats

214,703	214,703	0	Complete / Design & Tender
57,382	57,382	0	Complete
789,648	789,648	7,090	On Site
<b>1,061,733</b>	<b>1,061,733</b>	<b>7,090</b>	

0	0
0	0
0	0
<b>0</b>	<b>0</b>

**Structural and Environmental**

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget	2025/26 Approved Budget
£	£

<b><u>Project Budgets 2023/24: -</u></b> <b><u>Approved at Cabinet of 20th June, 2023</u></b>
<b><u>New Projects 2023/24</u></b>
External Fabric Upgrades to 170 Properties - Maybole and Prestwick
Replace External Steps - Dunlop Terrace & Coral Glen, Maybole
H22117-Stock Conditions Survey - Wallacetown Area
<b><u>Projects Carried From Previous Years</u></b>
External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr
Stabilisation Works at Main Road, Ayr
Re-roofing and External Fabric Upgrades Contract 1: 71Nr Properties Various Locations

3,227,378	3,227,378	0	Design and Tender
0	15,000	0	Legally Committed
0	1,641	1,641	Complete
2,679,944	2,393,845	928,504	On Site
375,000	375,000	0	Legally Committed
130,119	130,119	0	Complete

0	0
0	0
0	0
0	0
0	0
0	0

Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101)
<b><u>Unallocated Balance - 2023/24, 2024/25 and 2025/26 - Structural and Environmental</u></b>
Unallocated Structural and Environmental Balance

(286,099)	0	0	Complete
104,180	87,539	0	Concept
<b>6,230,522</b>	<b>6,230,522</b>	<b>930,144</b>	

0	0
2,349,901	2,349,901
<b>2,349,901</b>	<b>2,349,901</b>

Prime Oracle Budget Upload Code	Other Capital Expenditure
---------------------------------	---------------------------

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

<b>Project Budgets 2023/24: - Approved at Cabinet of 20th June, 2023</b>	
Various	Sheltered Housing Common Areas
Various	Footpaths
Various	Buy Back Properties
Various	Window Replacement Programme
Various	Environmental Improvements
Various	New Builds
Various	Advance Works / Fees / ICT

245,681	245,681	0	See Expanded Section
20,000	20,000	0	See Expanded Section
486,394	791,144	707,906	See Expanded Section
2,104,266	2,104,266	0	See Expanded Section
870,512	870,512	0	See Expanded Section
41,394,307	41,428,227	3,666,442	See Expanded Section
230,000	230,000	37,125	See Expanded Section
<b>45,351,160</b>	<b>45,689,830</b>	<b>4,411,474</b>	

0
0
800,000
0
706,839
26,179,384
0
<b>27,686,223</b>



Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone
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2024/25 Approved Budget £
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Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone
------------------------------	------------------------------------	--------------------	-----------------------

2024/25 Approved Budget £
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<b>Sheltered Housing Common Areas</b>	
H24106	Sheltered Housing Common Areas - Unallocated Budget 2023/24
H20118	Upgrading External Areas at Sheltered Housing Units
H24115	Analogue to Digital Upgrading Within SHU's

57,500	57,500	0	N/A
88,181	88,181	0	Complete / Design and Tender
100,000	100,000	0	Design and Tender

0
0
0

Prime Oracle Budget Upload Code	Other Capital Expenditure
---------------------------------	---------------------------

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

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245,681	245,681	0	
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0
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	<u>Footpaths</u>
H24107	Footpaths Unallocated Budget 2022/23

20,000	20,000	0	Concept
20,000	20,000	0	

0
0

	<u>Buy Back Properties</u>
H14101	Buy Back Properties

486,394	791,144	707,906	Ongoing
486,394	791,144	707,906	

800,000
800,000

Prime Oracle Budget Upload Code	Other Capital Expenditure
---------------------------------	---------------------------

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

<b>Window Replacement Programme</b>	
H24108	Unallocated Window Replacement Budget 2023/24
<b>2023/24 Programme</b>	
H24116	Window Replacement Programme 2023/24 - 324 Properties in Ayr, Girvan, Maybole, Monkton & Prestwick
<b>Previous Years Programmes</b>	
H22115/H23118	Window Replacement Programme 2021/22 - 397 Properties in Ayr, Coylton, Girvan, Mossblown and Troon
H23118	Window Replacement Programme 2022/23 - Batch 1 - Morrison Gardens SHU
H23121	Window Replacement Programme 2022/23 - Batch 2 - 223 Addresses in Ayr and Prestwick

15,513	15,513	0	N/A
1,200,000	1,200,000	0	On Site
587,627	587,627	0	On Site
3,267	3,267	0	Complete
185,196	185,196	0	On Site

0
0
0
0
0

Prime Oracle Budget Upload Code	Other Capital Expenditure
---------------------------------	---------------------------

Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
£	£	£	

2024/25 Approved Budget
£

H23127	Window Replacement Programme 2022/23 - Batch 3 - 82 Addresses in Ayr and Girvan

112,663	112,663	0	On Site
<b>2,104,266</b>	<b>2,104,266</b>	<b>0</b>	

0
<b>0</b>

	<u>Environmental Improvements</u>
H24109	Environmental Improvements - Uncommitted Funding 2023/24, 2024/25 & 2025/26
H19150	Supply/Installation of Eurobin Corrals - Various Locations

821,319	821,319	0	N/A
49,193	49,193	0	Complete
<b>870,512</b>	<b>870,512</b>	<b>0</b>	

706,839
0
<b>706,839</b>

	<u>New Builds</u>
	<u>Projects Under Construction</u>



Prime Oracle Budget Upload Code	Other Capital Expenditure	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone	2024/25 Approved Budget £
H19146	New Build - Mainholm	16,247,579	16,247,579	3,616,325	On Site	11,454,384
	<b><i>Projects Under Development</i></b>					
H21101	New Housing Development - Site of Former Riverside Flats, Ayr	15,308,711	15,308,711	6,174	Design and Tender	0
H23114	St Ninians Primary School Site - Affordable Housing	6,860,537	6,860,537	10,024	Design and Tender	0
H24119	New Build Housing - Feasibility Study McConnell Square, Girvan	0	0	0	Concept	

Prime Oracle Budget Upload Code	Other Capital Expenditure	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone	2024/25 Approved Budget £
H24120	New Build Housing - Feasibility Study Former Cairn PS Site, Maybole	0	0	0	Concept	
H24121	New Build Housing - Feasibility Study LDP2 Site Afton Ave, Prestwick	0	0	0	Concept	
H24122	New Build Housing - Feasibility Study LDP2 Site Aldersyde Ave, Troon	0	0	0	Concept	
H24123	New Build Housing - Feasibility Study LDP2 Site Buchan Rd, Troon	0	0	0	Concept	
H24110	New Builds - Unallocated 2024/25	0	0	0	Concept	9,725,000
H23126	New Builds - LDP2 Sites Unallocated 2023/24, 2024/25 & 2025/26	2,000,000	2,000,000	0	Concept	5,000,000
	<b><u>Completed Projects</u></b>					

Prime Oracle Budget Upload Code	Other Capital Expenditure	Approved Budget 2023/24 £	Projected to 31st March, 2024 £	Actuals at P3 £	Key Project Milestone	2024/25 Approved Budget £
H19113	Ladyland Road, Maybole	0	0	0	Complete	0
H16122	Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr)	0	32,140	32,140	Complete	0
H19148	Waggon Road, Ayr	941,097	941,097	0	Complete	0
H21102	Main Street Prestwick	0	1,780	1,779	Complete	0
H19125	Site of the Former Tarbolton Primary School	36,383	36,383	0	Complete	0



Prime Oracle Budget Upload Code	Other Capital Expenditure
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Approved Budget 2023/24	Projected to 31st March, 2024	Actuals at P3	Key Project Milestone
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2024/25 Approved Budget
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41,394,307	41,428,227	3,666,442	
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26,179,384
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	<u>Advance Works / Fees / ICT</u>
H23111	Initial Work for Future Years Projects
H04830	Central and Departmental Overheads

30,000	30,000	5,998	N/A
200,000	200,000	31,127	N/A
230,000	230,000	37,125	

0
0
0

**2025/26  
Approved  
Budget  
£**

0
0
800,000
0
706,839
13,781,000
0
<b>15,287,839</b>

**2025/26  
Approved  
Budget**

**£**

**2025/26  
Approved  
Budget**  
£

0
0
0

**2025/26  
Approved  
Budget**  
£

**0**

0
<b>0</b>

800,000
<b>800,000</b>

**2025/26  
Approved  
Budget**  
£

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	0
	0
	0
	0
	0
	0
	0
	0

**2025/26  
Approved  
Budget**  
£

0
<b>0</b>

706,839
<b>706,839</b>


**2025/26  
Approved  
Budget  
£**

8,753,500
0
0





**2025/26  
Approved  
Budget  
£**

0
0
0
0
0
0
0
0
0
0

**2025/26  
Approved  
Budget**  
£

**13,781,000**

0

0

0

Income	Approved Budget	Projected to 31st March, 2024	Income Received and Carried Forward 2017/18	In Year Income	Actuals at P3	Key Project Milestone	2024/25 Approved Budget	2025/26 Approved Budget	Special Programme Review - Additional £	Special Programme Review - Diversion £	LP Proposed Adjustment	Post LP Approved Budget	2026/27 Approved Budget	0	0	LP Proposed Adjustment	Post LP Approved Budget
	£	£	£	£	£		£	£	£	£	£	£	£	£	£	£	£
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>Funding Type</b>																	
CFR	7,510,000	7,510,000		3,148,654	3,148,654	Income	5,967,000	5,478,000			0	5,478,000	5,885,000			0	5,885,000
Draw on Accumulated Surplus	950,000	950,000	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Borrowing	53,880,393	54,332,869	0	40,605	40,605	Income	31,838,124	19,928,740	0	0	0	19,928,740	11,747,000	0	0	0	11,747,000
Reserves	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Scottish Government Funding	14,129,009	14,015,203	0	4,074,308	4,074,308	Income	0	0	0	0	0	0	3,675,000	0	0	0	3,675,000
2nd Homes Council Tax	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Committed Sums	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Other Income	0	0	0	-591	-591	Income	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL FUNDING</b>	<b>76,469,402</b>	<b>76,608,072</b>	<b>0</b>	<b>7,262,977</b>	<b>7,262,977</b>		<b>37,805,124</b>	<b>25,406,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,406,740</b>	<b>21,307,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>21,307,000</b>
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>Other Income</b>																	
Draw on Accumulated Surplus	950,000	950,000	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL OTHER INCOME</b>	<b>950,000</b>	<b>950,000</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>General Borrowing</b>																	
General Borrowing	37,452,412	37,486,332	0	40,605	40,605	Income	20,383,740	19,928,740	0	0	0	19,928,740	11,747,000	0	0	0	11,747,000
<b>TOTAL GENERAL BORROWING</b>	<b>37,452,412</b>	<b>37,486,332</b>	<b>0</b>	<b>40,605</b>	<b>40,605</b>		<b>20,383,740</b>	<b>19,928,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,928,740</b>	<b>11,747,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,747,000</b>
<b>Specific Borrowing</b>																	
Supported Accommodation for Adults With Learning Difficulties (Fort Street, Ayr)	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Travelling Persons Site	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
James Brown Avenue New Build Housing Development	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Waggon Road, Ayr	941,097	941,097	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Ladyland Road, Maybole	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Prestwick Main Street Affordable Housing	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Site of the Former Tarbolton Primary School	36,383	36,383	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
New Build - St Ninians	4,420,722	4,839,278	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
New Build - Mainholm	11,029,779	11,029,779	0	0	0	Income	11,454,384	0	0	0	0	0	0	0	0	0	0
<b>TOTAL SPECIFIC BORROWING</b>	<b>16,427,981</b>	<b>16,846,637</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>11,454,384</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>TOTAL BORROWING</b>	<b>53,880,393</b>	<b>54,332,869</b>	<b>0</b>	<b>40,605</b>	<b>40,605</b>		<b>31,838,124</b>	<b>19,928,740</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>19,928,740</b>	<b>11,747,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>11,747,000</b>
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>Scottish Government Funding</b>																	
Acquisition / Buy Back of Property	5,985,000	5,985,000	0	0	0	Income	0	0	0	0	0	0	3,675,000	0	0	0	3,675,000
Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	486,394	791,144	0	462,750	462,750	Income	0	0	0	0	0	0	0	0	0	0	0
Travelling Persons Site	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
James Brown Avenue New Build Housing Development	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Waggon Road, Ayr	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Ladyland - Maybole	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Prestwick Main Street Affordable Housing	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Site of the Former Tarbolton Primary School	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
New Build - Mainholm	5,217,800	5,217,800	0	3,611,558	3,611,558	Income	0	0	0	0	0	0	0	0	0	0	0
New Build - Barnhill	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
New Build - St Ninians	2,439,815	2,021,259	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL SCOTTISH GOVERNMENT FUNDING</b>	<b>14,129,009</b>	<b>14,015,203</b>	<b>0</b>	<b>4,074,308</b>	<b>4,074,308</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,675,000</b>
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>2nd Homes Council Tax</b>																	
Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Waggon Road, Ayr	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Ladyland - Maybole	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Prestwick Main Street Affordable Housing	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Site of the Former Tarbolton Primary School	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
New Build - Mainholm	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL 2ND HOMES COUNCIL TAX</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>Committed Sums</b>																	
Murdoch's Loan - Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL COMMITTED SUMS</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Project Budgets 2023/24 - Approved at Cabinet of 20th June, 2023</b>																	
<b>Other Income</b>																	
Sale of Local Authority Houses	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
HRA - Sale of Land and Buildings	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Efficiency & Improvement Fund - Supported Accommodation for Adults With Learning Difficulties (Citadel Place, Ayr)	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Upgrading of Door Entry System	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
Reroofing & External Upgrade to 93 properties	0	0	0	(462)	(462)	Income	0	0	0	0	0	0	0	0	0	0	0
Sac MTW for New Door Entry Systems	0	0	0	(129)	(129)	Income	0	0	0	0	0	0	0	0	0	0	0
Screen Replacement	0	0	0	0	0	Income	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL OTHER INCOME</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-591</b>	<b>-591</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Request For Budget Adjustments		Advanced/ (Carry Forward) from/to 2023-24 £	Release Back 2023-24 £	In Year Budget Amendments 2023-24 £	Additional Budget 2023-24 £	Projected 2023-24 Budget £	Proposed Revised 2024-25 Budget £	Proposed Revised 2025-26 Budget £
<b>Revised Total Budgets as approved by Cabinet of 20th June 2023</b>						<b>76,469,402</b>	<b>37,805,124</b>	<b>25,406,740</b>
1	South Ayrshire Council on the 1st March, 2023, approved the paper 'Housing Revenue Account (HRA) – Revenue Budget 2023/24 and Capital Budget 2023/24 to 2027/28', which set the Capital Programme for the five years 2023/24 to 2027/28.  Budget adjustments to the programme have been approved through: - - P12 Capital Monitoring report, approved by Cabinet of the 20th June, 2023; All adjustments approved have been incorporated into the P3 report.							
2	A number of adjustments are requested as (a) there are a number of projects where budgets are no longer required as final accounts have been settled and projects completed; (b) other projects where additional funds are required to complete works; and (c) where budgets are required to be allocated to new projects from unallocated budget lines. Adjustments requested are as detailed below:-  - 266 Nr Kitchen and Boiler Replacements: Ballantrae, Girvan, Mossblown, Ayr, Prestwick and Tarbolton (H23113); - Upgrading of Door Entry Systems; - Upgrade Works to Automatic Doors in SHU's; - Full Internal Modernisations 2020/21 - 160 Nr Properties in Ayr and Maybole (H20123); - Major Component Replacements - Unallocated. - External Fabric Upgrades to 167 Properties - Dailly, Prestwick, Troon, Symington & Ayr; - Re-roofing and External Fabric Upgrade - 93 Properties in Dundonald & Tarbolton (H20101); - Replace External Steps - Dunlop Terrace, Maybole; - H22117-Stock Conditions Survey - Wallacetown Area 2021-22; and - Unallocated Structural and Environmental Balance.			233,700		233,700	0	0
				648		0	184,117	184,117
				3,633		3,633	0	0
				(237,981)		(237,981)	(184,117)	(184,117)
				(286,099)		(286,099)	0	0
				286,099		286,099	0	0
				15,000		15,000	0	0
				1,641		1,641	0	0
				(16,641)		(16,641)	0	0
3	Further budget is required for two completed new build projects, where it was anticipated that there were no further charges and consequently, funding was returned to the programme through the P12 report. Final invoices have been received and it is requested new budget be allocated, funded through borrowing, as detailed below: -  - Supported Accommodation for Adults With Learning Difficulties (Housing Development at Fort Street, Ayr); and - Main Street Prestwick.							
					32,140	32,140	0	0
					1,780	1,780	0	0

4	Grant income of £304,750 has been received from Scottish Government in relation to Buy Back of Properties and it is requested that both income and expenditure budgets be increased by this amount in 2023/24 as detailed below: - - Buy Back Properties.				304,750	304,750	0	0
		0	0	0	338,670	338,670	0	0
<b>TOTAL REVISED BUDGET</b>						<b>76,808,072</b>	<b>37,805,124</b>	<b>25,406,740</b>
<b>Table 3A: Summary of Proposed Expenditure Adjustments by Category</b>								
		<b>Note Ref</b>	<b>Job Code</b>			<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>

## 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. FSD Guidance for Public Bodies in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

### 1. Policy details

Policy Title	Monitoring of Housing Capital Programme
Lead Officer (Name/Position/Email)	Pauline Bradley, Service Lead, Professional Design Service <a href="mailto:pauline.bradley@south-ayrshire.gov.uk">pauline.bradley@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	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No

Community or Groups of People	Negative Impacts	Positive impacts
Sex – (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children’s Rights	No	No

**3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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	No	No
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	No	No
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	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent’s education, employment and income	No	No

**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)
<b>Eliminate unlawful discrimination, harassment and victimisation</b>	Low
<b>Advance equality of opportunity</b> between people who share a protected characteristic and those who do not	Low



<b>General Duty and other Equality Themes</b> <b>Consider the 'Three Key Needs' of the Equality Duty</b>	<b>Level of Negative and/or Positive Impact</b> <b>(High, Medium or Low)</b>
<b>Foster good relations</b> 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 impact
Increase participation of particular communities or groups in public life	No impact
Improve the health and wellbeing of particular communities or groups	No impact
Promote the human rights of particular communities or groups	No impact
Tackle deprivation faced by particular communities or groups	No 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>This is an update report with no implication in relation to equalities</b>	
<b>Signed :</b> Pauline Bradley  <b>Date:</b> 1 August 2023	<b>Service Lead</b>