

**SOUTH AYRSHIRE COUNCIL (SPECIAL).**

Minutes of special meeting in County Buildings, Wellington Square, Ayr,  
on 4th November 2009 at 12 noon.

Present: Councillors Winifred Sloan (Provost), Eddie Bulik, Andy Campbell, Douglas Campbell, Ian Cavana, Brian Connolly, Peter Convery, Hywel Davies, Ian Douglas, Stan Fisher, Ian Fitzsimmons, Ann Galbraith, Sandra Goldie, Bill Grant, John Hampton, Hugh Hunter, Mary Kilpatrick, Elaine Little, Mairi Low, John McDowall, Nan McFarlane, Bill McIntosh, Helen Moonie, Alec Oattes, Mike Peddie, Robin Reid, Philip Saxton, Tom Slider and Margaret Toner.

Apology: Councillor John Allan.

Attending: D. Anderson, Chief Executive; J.G. Peterkin, Depute Chief Executive and Executive Director – Development and Environment; E. Howat, Executive Director – Corporate Services; K. Leinster, Head of Community Care and Housing; D. Russell, Head of Legal and Administration; C. Cox, Planning Manager; J. Cronin, Policy and Strategy Manager; D. Robertson, Public Communications Manager; C. Bradshaw, Assistant Public Communications Officer; and D. Knight, Committee Services Officer.

**1. Provost.**

The Provost welcomed Members to this special meeting.

**2. Sederunt.**

The Chief Executive called the Sederunt for the meeting.

**3. Strategic Housing Investment Plan 2010/11 – 2014/15.**

There was submitted a report (issued) of 22nd October 2009 by the Executive Director – Children and Community

(1) advising

- (a) that in 2007 the Scottish Government had introduced a Strategic Housing Investment Framework whereby all Local Authorities were required to produce an annual Strategic Housing Investment Plan (SHIP) linked to their Local Housing Strategy (LHS); and
- (b) that the Scottish Government had revised the SHIP guidance as a result of the 2007 pilot exercise and evaluation of SHIPs submitted in 2008 and that the 2009 SHIP was due for submission to the Scottish Government by 30th November 2009 and would influence the allocation of funding to the Affordable Housing Investment Programme (AHIP) for 2010/11;

## (2) indicating

- (a) that the final draft SHIP report for South Ayrshire was attached as Appendix 1 of the report and that the SHIP tables were attached as Appendix 2 of the report and set out a five year plan for investment in the provision of affordable housing;
- (b) that the focus was the Affordable Housing Investment Programme (AHIP) which was currently administered by the Scottish Government's Housing Investment Division for the Registered Social Landlord Development Programme and that the SHIP was also required to demonstrate other funding streams which complemented AHIP resources and the Council's commitment to addressing the affordable housing priorities outlined in the LHS;
- (c) that the format of the SHIP, including the investment tables, was prescribed by the Scottish Government;
- (d) that research to develop an area profiling tool for seven sub-areas in South Ayrshire had been completed in 2007 and that the profiles had been updated with available data for 2008/9 and together with the Local Housing Strategy supply the context for the SHIP;
- (e) that the SHIP programme might be subject to change to take account of windfall sites, funding availability and in response to uncertainties, generated as a result of the current market conditions, around existing sites and detailing a list of sites which could be brought forward into the programme should additional funding become available;
- (f) that the Council had submitted a proposal to the Scottish Government on 25th September 2009 for subsidy for Council new build and that the SHIP programme included two sites for Council new build in Ayr which were programmed to start on site in 2010/11, subject to an offer of funding from the Scottish Government and should further subsidy become available, additional sites could be brought into the programme; and
- (g) that the programme detailed in the SHIP had been developed in partnership with the Scottish Government's Housing Investment Division, Planning, Estates and Registered Social Landlords and that a South Ayrshire Registered Social Landlords' Forum had been established and members had been consulted through the development of the SHIP;

## (3) concluding

- (a) that the 2008 SHIP would influence the allocation of the Affordable Housing Investment Programme (AHIP) for Registered Social Landlords for 2010/11;
- (b) that the SHIP identified South Ayrshire Council's contribution to the affordable housing development programme from commuted sums and reduced level of Council Tax discount on second homes; and
- (c) that the SHIP detailed the Council's contribution towards the cost of the Council's new build programme which would come from prudential borrowing, funding from HRA surplus, Council Tax discount on second homes and contribution of land; and

## (4) highlighting that extensive consultation had taken place with the Housing Investment Division of the Scottish Government and Registered Social Landlords operating in South Ayrshire and that further consultation had taken place at the Tenants and Residents Forum and that briefings had been held for all Elected Members.

A question was raised by a Member of the Council in relation to whether the time limit on the planning consent for Ayr Racecourse had expired and the relevant Officer responded accordingly and advised that she would forward this information to the questioner.

**Decided:** having recorded their appreciation of the work undertaken in the preparation of the Strategic Housing Investment Plan by the Head of Community Care and Housing and his team, to approve the Strategic Housing Investment Plan, as detailed in Appendices 1 and 2 of the report, and to forward the Plan as this Council's response to the Scottish Government by 30th November 2009.

#### **4. Wallacetown / Newton Positive Impact Centre.**

Reference was made to the Minutes of the Leadership Panel of 11th December 2007 (Page 606 paragraph 21) when that Panel had agreed to support, in principle, the proposed use of the Russell Street Building for the development of a community-led positive impact centre as a vehicle to deliver a range of employability, learning and recreational services in Wallacetown and Newton and there was submitted a joint report (issued) of 28th October 2009 by the Depute Chief Executive and Executive Director – Development and Environment and the Executive Director – Children and Community

- (1) advising
  - (a) that following extensive consultation undertaken by ODS Consultants, the resultant feasibility study had identified the development of this facility as a key component in the regeneration of the area;
  - (b) that a Project Development Group had been established, and had overseen submission of an initial *Big Lottery Fund* application and that a positive response had been received, and the Group had been invited to progress towards securing Technical Assistance resources with a successful bid for this resource resulting in an award of £117,000, and had produced detailed specifications, a comprehensive Business Plan, financial profile etc., and that a final Big Lottery bid was currently being submitted;
  - (c) that the Group was now established as Wallacetown and Newton Dynamic (WAND), a company limited by guarantee, with charitable status to follow; and
  - (d) that the project fitted within the "*growing community assets*" area of investment and that applications to this fund required community groups to own premises and that an option appraisal, comparing new build and refurbishment options had been carried out with the conclusion of this exercise being that new build was the most viable option;
- (2) outlining the community benefits of the Council supporting this particular project;
- (3) recommending that formal agreement to transfer the property, at no cost, to this Community Group, be sought, with no other financial burden arising to the Council; and
- (4) reporting that the Estates Service advised that the sale of this site on the open market could achieve a potential capital receipt of £80,000 and that there would be a loss of annual income of £8,500 offset by the removal of repair and maintenance responsibilities.

**Decided:** having recorded their appreciation of the work undertaken on the positive impact centre by Officers, Elected Members, Wallacetoun and Newton Regeneration Forum and members of the community, to approve the proposed transfer of ownership of the Russell Street Building, Limonds Wynd, Ayr, at no cost, to Wallacetoun and Newton Dynamic (WAND), subject to the necessary approval of Scottish Ministers.

**5. Representation on the Board of the Supplier Development Programme.**

There was submitted a report (issued) of 15th October 2009 by the Depute Chief Executive and Executive Director - Development and Environment seeking approval to appoint a representative to the Board of the Supplier Development Programme, an organisation that had been established in 2006 following a 'business needs' survey which highlighted that procurement within the public sector was a high priority for small and medium-sized enterprises but also one which involved barriers when it came to engagement in the tendering process.

**Decided:** to confirm the appointment of the Enterprise Manager, Lesley Cannon, to the Board of the Supplier Development Programme.

**6. COSLA'S Executive Groups.**

There was submitted a report (issued) of 29th October 2009 by the Depute Chief Executive and Executive Director - Development and Environment advising that Councillor Mary Kilpatrick had intimated her resignation from COSLA'S Health and Well-being Executive Group and that Councillor Nan McFarlane was currently the Council's representative to the Community Safety Executive Group.

**Decided:** to appoint Councillor Nan McFarlane to COSLA'S Health and Well-being Executive Group and Councillor Bill Grant to COSLA's Community Safety Executive Group.

The meeting ended at 12.25 p.m.