

**CABINET**

Minutes of a hybrid webcast meeting on 21 May 2024 at 10.00 a.m.

**Present**

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

Apologies: Councillors Stephen Ferry and Lee Lyons.

**Attending  
in County**

Hall: M. Newall, Chief Executive; K. Braidwood, Director of Housing, Operations and Development; J. Bradley, Director of Communities and Transformation; C. Caves, Chief Governance Officer; C. Cox, Assistant Director – Planning, Development and Regulation; K. Anderson, Assistant Director - Corporate Policy, Strategy and Performance; T. Burns, Service Lead – Asset Management and Community Asset Transfer; S. Rae, Manager (Learning Disability); J. Bell, Co-ordinator – Special Property Projects; A. Gibson, Committee Services Officer; and E. Moore, Committee Services Assistant.

**Opening Remarks.**

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

**1. Declarations of Interest.**

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

**2. Minutes of previous meeting.**

The minutes of 23 April 2024 ([issued](#)) were submitted and approved.

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

The Cabinet

#### **Decided:**

- (1) to note there were no overdue actions;
- (2) to approve the actions listed with a revised due date ([issued](#)); and
- (3) to note the recently completed actions ([issued](#)).

### **Corporate and Strategic.**

#### 4. **Local Outcome Improvement Plan 2024-2029.**

There was submitted a report ([issued](#)) of 9 May 2024 by Depute Chief Executive and Director of Education seeking endorsement of the new Local Outcome Improvement Plan (LOIP) 2024-29, agreed by the Community Planning Board in April 2024.

Having noted that there would now be an opportunity to look at the remit of the various portfolio holders, the Cabinet

#### **Decided:**

- (1) to endorse the new LOIP, attached as Appendix 1 to the report; and
- (2) to note the new Integrated Impact Assessment (IIA) attached as Appendix 2 to the report.

### **Corporate and Strategic/ Buildings Housing and Environment.**

#### 5. **Approvals under Delegated Authority during Period of Recess.**

There was submitted a report ([issued](#)) of 13 May 2024 by the Chief Governance Officer advising Members of matters determined under delegated authority during recess.

The Cabinet

**Decided:** to acknowledge the matters determined under delegated authority during recess.

### **Health and Social Care.**

#### 6. **Summary of Inspection Findings for Adult Services 2023.**

There was submitted a report ([issued](#)) of 9 May 2024 by the Head of Community Health and Care Services informing of the outcome of a range of inspections throughout 2023.

Having noted the Members thanks to the Adult Services staff, the Cabinet

**Decided:**

- (1) to acknowledge the outcome of the inspections carried out during 2023;
- (2) to note the key messages from the Inspection reports; and
- (3) to acknowledge the ambition to build on these solid inspection outcomes and move from 'Good to Great'.

**7. 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 items of business on the grounds that they involved the likely disclosure of exempt information in terms of paragraphs 8 and 9 of Part 1 of Schedule 7A of the Act.

**Buildings, Housing and Environment.**

**8. Sale of Former St Cuthberts Primary School, Maybole.**

There was submitted a report (Members only) of 13 May 2024 by the Director of Housing, Operations and Development seeking approval for the sale of the former St Cuthberts Primary School site, Maybole.

The Cabinet

**Decided:**

- (1) to note that the Cabinet had declared St Cuthberts Primary School surplus to requirements and approved that it be marketed for sale on 26 September 2023; and
- (2) to grant authority to the Council's Chief Governance Officer to conclude the sale subject to the agreed terms and conditions in the Addendum (confidential) to this report.

**9. 15-17 Sandgate, Ayr – Common Good Consultation.**

There was submitted a report (issued) of 15 May 2024 by the Director of Housing, Operations and Development

- (1) providing the results from the statutory Common Good consultation under Section 104 of the Community Empowerment (Scotland) Act 2015 in relation to the proposed sale of 15-17 Sandgate, Ayr to a property developer; and
- (2) having regard to the results of that consultation, to confirm its decision of 14 February 2024 to conclude the sale subject to the agreed terms and conditions contained in the Addendum (confidential) to this report.

The Cabinet

**Decided:**

- (1) to note the results of the Common Good consultation carried out under section 104 of the Community Empowerment (Scotland) Act 2015;
- (2) to agree the responses to the representations received, as outlined in Appendix 1 of the report, approve publication of the responses on the Council website and notification of those who responded to the consultation;
- (3) having regard to the outcome of the consultation, to re-confirm the decision of the Cabinet of 14 February 2024 to conclude the sale of 15-17 Sandgate, Ayr to a property developer; and
- (4) given that confirmation, to grant authority to the Chief Governance Officer to conclude the transaction on the terms offered by the property developer as contained within the Addendum (confidential) to this report and on terms to be agreed to the satisfaction of the Service Lead - Asset Management and Community Asset Transfer.

**Economic Development/Finance, HR and ICT.**

**10. Regeneration Build Programme.**

There was submitted a joint report (issued) of 13 May 2024 by the Director of Housing, Operations and Development and Director of Communities and Transformation providing an update on the Regeneration Build Programme and seeking approval for the next steps.

The Cabinet

**Decided:**

- (1) to note the progress of the Regeneration Build programme, including the indicative costings and the design proposals for Project B (Appendix 1), the work underway to refresh the Economic Impact Assessment for Project B, the Pre-letting Briefing Note for Project B (Appendix 2) and financial diligence undertaken on Company B;
- (2) to grant authority to the Chief Governance Officer, as Proper Officer, to enter into an agreement for Lease and thereafter a Lease based on the draft Heads of Terms proposed with Company B, as detailed in Appendix 3 to the report;
- (3) to note that discussions to acquire the site at Prestwick International Aerospace Park (PIAP) for Facility B were underway with landowners, Scottish Enterprise and proposals would be brought forward as soon as possible;
- (4) to approve the proposal to appoint a Design Team, via an appropriate framework, to undertake a preliminary design/costing exercise for Regeneration Build Project F;
- (5) to note progress of discussions with the Department for Levelling Up (DLUF) and agree, where confirmed by DLUF, that Regeneration Build Projects B and F replace initial proposals for the Commercial Space Round 2 LUF bid; and

- (6) to agree that the Director of Housing, Operations and Development organise a Briefing Session for Members in relation to the indicative costings and design proposals for Project B and the Chief Governance Officer will address any state subsidy issues.

**11. Consideration of Disclosure of the above confidential reports.**

**Decided:**

- (1) to authorise under Standing Order 32.4 disclosure of the report and related addendum once the sale had been concluded:-
- Sale of the Former St Cuthberts Primary School, Maybole;
- (2) to authorise under Standing Order 32.4 disclosure of the report and related addendum once commercial terms had been agreed:-
- 15-17 Sandgate, Ayr - Common Good Consultation; and
- (3) not to authorise under Standing Order 32.4 disclosure of the report:-
- Regeneration Build Programme.

The meeting ended at 10.40 a.m.