

17 September 2024

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

Educational Representatives – Mr. McGuire, Pastor Gall, Rev. Gemmell, Mr. Fullard Mr. Laird and A. Ingram and L. Donnelly.

All other Members for INFORMATION ONLY

Dear Councillor

CABINET

You are requested to participate in a meeting of the Cabinet to be held **on Wednesday, 25 September 2024 at 10.00 a.m.** for the purpose of considering the undernoted business.

This meeting will be held in the County Hall, County Buildings, Ayr 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
Chief Governance Officer

B U S I N E S S

1. Declarations of Interest.
2. Minutes of previous meeting of 27 August 2024 (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(a)/

4. Education

- (a) Inspection of Barrhill Primary School and Early Years Centre: Education Scotland Report - Submit report by the Depute Chief Executive and Director of Education (copy herewith).
- (b) Additional Support Needs Education Provision – Troon Primary School – Submit report by the Depute Chief Executive and Director of Education (copy herewith).
- (c) Educational Services Standards and Quality Report 2023/24 – Submit report by the Depute Chief Executive and Director of Education (copy herewith).
- (d) Parameters for Considering Consultation on the Mothballing of Primary Schools - Submit report by the Depute Chief Executive and Director of Education (copy herewith).
- (e) Community Learning and Development Plan 2024-2027 – Submit report by the Director of Communities and Transformation (copy herewith).

5. Education/Health and Social Care.

- (a) Children's Services Plan Annual Report 2023/24 – Submit joint report by the Depute Chief Executive and Director of Education and Head of Children's Health, Care and Justice Services (copy herewith)

6. Buildings, Housing and Environment.

- (a) Annual Assurance Statement - Housing – Submit report by the Director of Housing, Operations and Development (copy herewith).
- (b) Barr Community Centre Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 and Application for Funding from the Advancing Community Assets Fund - Submit report by the Director of Housing, Operations and Development (copy herewith).
- (c) Civic Government (Scotland) Act 1982 - Taxi and Private Hire Vehicles – Submit report by the Chief Governance Officer (copy herewith).

7. Corporate and Strategic.

- (a) Integrated Impact Assessment - Submit report by the Depute Chief Executive and Director of Education (copy herewith).
- (b) Strategic Risk Management – Submit report by the Chief Governance Officer (copy herewith).

8. Finance, HR and ICT.

- (a) Treasury Management and Investment Strategy Quarter 1 Update Report 2024/25 – Submit report by the Chief Financial Officer (copy herewith).

9. Health and Social Care.

- (a) **Proposals for HSCP Administration Services Restructure – Submit report by the Director of Health and Social Care (Members only).**

10. Consideration of Disclosure of the above confidential report.

For more information on any of the items on this agenda, please telephone
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CABINET

Minutes of a hybrid webcast meeting on 27 August 2024 at 10.00 a.m.

Present
in County

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

Apology: Councillor Hugh Hunter.

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; T. Baulk, Chief Financial Officer; G. Hunter, Assistant Director – Communities; L. Reid, Assistant Director – Transformation; K. Dalrymple, Assistant Director – Housing and Operations; K. Anderson, Assistant Director – Corporate Policy, Strategy and Performance; J. Corrie, Head of Ayrshire Roads Alliance; F. Ross, Service Lead – Neighbourhood Services; M. Scott, Service Lead – Economy and Regeneration; C. Carroll, Co-ordinator (Housing Policy and Strategy); R. Kingisepp, Capital Planning Co-ordinator; A. Gibson, Committee Services Officer; and E. Moore, Committee Services Assistant.

Attending

Remotely: L. McRoberts, Depute Chief Executive and Director of Education.

Opening Remarks.

The Chair

- (1) took the sederunt, confirmed to Members the procedures to conduct this meeting and advised that the meeting was being broadcast live;
- (2) welcomed Councillors Grant and Hunter, who recently been appointed to the Cabinet and thanked Councillors Ferry and Lyons for their contribution to the Cabinet in the past; and
- (3) thanked Andrew Gibson for his role as Clerk to the Cabinet, who would soon be leaving the employment of the Council.

Variation on Order of Business.

In terms of Council Standing Order No. 13.3, the Cabinet agreed to vary the order of business as hereinafter minuted.

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 18 June 2024 ([issued](#)) were submitted and approved.

3. **Decision Log.**

Following questions from various Members of the Cabinet regarding entries within the Decision Log and having noted that the appropriate officer would provide Members with an update relating to the entry on the Sale of the Former St. Cuthberts Primary School, Maybole, following the meeting, 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. **South Ayrshire Council Parking Strategy 2020 - 2024 – Ayr Parking Consultation.**

There was submitted a report ([issued](#)) of 15 August 2024 by Director of Housing, Operations and Development presenting the Outcome Report for the 2023 Ayr Parking Consultation which set out the feedback received in relation to proposals for residents and designated parking, along with the resultant officer recommendations; and advising that the report also contained observations relating to off-street car parks and the two hours free parking initiative.

Having heard the Head of the Ayrshire Roads Alliance and following discussion, the Cabinet

Decided: to agree that the report be deferred to allow a wider car parking review to be undertaken by officers and officers to report back on the results with recommendations to Cabinet in due course.

5. **Accessible Ayr Phasing.**

There was submitted a report ([issued](#)) of 26 August 2024 by Director of Communities and Transformation providing an update on the progress of the Accessible Ayr project and seeking approval for officers to undertake Stage 4 technical design work on a phased basis in line with current funding scenarios.

Having heard Members speak in support of the proposals, the Cabinet

Decided:

- (1) to note that funding of £778,780 had been granted by Sustrans to South Ayrshire Council to conclude Stage 4 technical design work for infrastructure and regeneration works;
- (2) to agree that the funding of £778,780 was transferred to Ayrshire Roads Alliance to continue the development of the design work for the area to the South of the river Ayr, identified in Appendix 1 of the report;
- (3) to note that Ayrshire Roads Alliance would report back to the Cabinet with an update on completion of the design work and advising on the steps to complete the project; and
- (4) to note that officers would report to the Cabinet on proposed designs for the area north of the River Ayr, as identified in Appendix 2 of the report, where further funding becomes available.

Buildings, Housing and Environment.

6. **Open Space Strategy 2024 – 2030.**

There was submitted a report ([issued](#)) of 21 August 2024 by Director of Housing, Operations and Development seeking approval of the finalised Open Space Strategy for 2024-2030.

Having heard Members of the Cabinet speak in support of the Strategy; how it related to Troon; Scottish Governments funding of playparks; relationships with the community and community groups in this regard; and that work would be undertaken with the Council's Communications Team to promote the Strategy, the Cabinet

Decided: to approve the Open Space Strategy 2024-30 for South Ayrshire Council with the corrections to the Strategy advised by officers.

Buildings, Housing and Environment/ Tourism, Culture and Rural Affairs.

7. Short Term Let Licensing Policy Amendment.

There was submitted a report ([issued](#)) of 15 August 2024 by Depute Chief Executive and Director of Education seeking approval to amend the Short Term Let Licensing Policy previously agreed by Members on 30 August 2022.

Having heard Members speak in support of the report, the Cabinet

Decided: to approve the amendments to sections 5.1 and 7.1 of the Policy, as outlined in Appendix 1 of the report.

Buildings, Housing and Environment/ Economic Development.

8. Ayrshire Growth Deal Update.

There was submitted a report ([issued](#)) of 20 August 2024 by the Director of Housing, Operations and Development providing an update on the Ayrshire Growth Deal (AGD) Aerospace and Space programme and the revised management arrangements for the projects.

Having heard a Member of the Panel speak in relation to the Mangata Project and having heard the Assistant Director – Transformation in response, the Cabinet

Decided:

- (1) to note the current status of projects within the Ayrshire Growth Deal Aerospace and Space programme, as outlined in the monthly RAG report at Appendix 1;
- (2) to note the revised management and delivery arrangements for the Ayrshire Growth Deal and Regeneration Build programme, in line with recent changes to Chief Officer remits;
- (3) to agree updates to the SAC AGD Steering Group Terms of Reference, as detailed in Appendix 2 of the report;
- (4) to note the work undertaken by officers to review the Aerospace and Space programme and the ongoing communication with Scottish and UK Governments; and
- (5) to agree that the AGD Senior Responsible Officer continued discussions with Scottish and UK Governments, with activity limited so as to reduce financial risk to the Council and to bring back proposals to Cabinet as soon as practicable.

Finance, HR and ICT.

9. Budget Management – Revenue Budgetary Control 2024/25 – Position at 30 June 2024.

There was submitted a report ([issued](#)) of 20 August 2024 by the Chief Financial Officer presenting a financial overview of the General Services revenue account, Housing Revenue Account and Common Good Accounts for 2024/25, as at 30 June 2024.

Following questions from Members of the Cabinet, including the overspend reported and the concerns arising therefrom, the Cabinet

Decided:

- (1) to note the revised Directorate budgets following the budget movements, outlined in paragraph 3.3 of the report;
- (2) to approve the budget transfers, as outlined in the Directorate financial performance reports at Appendix 1 and summarised in paragraph 4.1.6 of the report;
- (3) to approve the requested earmarking of resources to be carried forward to 2025/26, as summarised in 4.1.7 of the report;
- (4) to note the projected in year over-spend of £2.319m. after earmarking; and
- (5) to require Directors/ Assistant Directors and Heads of Service to take steps to ensure that Directorate/ Services were not overspent against budget by 31 March 2025, as per section 5.3 of the Financial Regulations.

10. General Services Capital Programme 2024/25: Monitoring Report as at 30 June 2024.

There was submitted a report ([issued](#)) of 15 August 2024 by the Director of Housing, Operations and Development providing an update on the actual capital expenditure and income, together with progress made on the General Services Capital Programme projects as at 30 June 2024 (Period 3) and requesting changes to budgets in 2024/25, 2025/26 and 2026/27.

Following discussion on specific items and that it being reported that there had only been 6.46% expenditure of the Programme to date, the Cabinet

Decided:

- (1) to note the progress made on the delivery of the General Services Capital Programme to 30 June, resulting in spend of £7,381,113 or 6.46%, 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 2024/25 at £68,619,832, 2025/26 at £105,297,821 and 2026/27 at £93,976,626, as highlighted in Appendix 2 of the report.

11. Review of General Services Reserves.

There was submitted a report ([issued](#)) of 15 August 2024 by the Chief Financial Officer in relation to a review of the various committed balances currently held by the Council in General Services reserves; and recommending amounts for release back to uncommitted reserves.

Following discussion and having noted that the Chief Governance Officer would provide an update on the financial position relating to the Station Hotel, Ayr, the Cabinet

Decided:

- (1) to note the review of the General Services committed reserves position and to approve the recommended release of £0.439m. of committed funds to uncommitted reserves; and
- (2) to note the receipt of £0.448m. of funding in relation to the 2023-24 pay award that has been added to uncommitted reserves; and
- (3) to note a revised total uncommitted reserve of £5.331m., which equated to 2.11% of current planned net expenditure.

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

12. Housing Capital Programme 2024/25: Monitoring Report as at 30 June 2024.

There was submitted a report ([issued](#)) of 15 August 2024 by the Director of Housing, Operations and Development providing an update on the actual capital expenditure and income, together with progress made on the Housing Capital Programme projects as at 30 June 2024 (Period 3); requesting changes to budgets in 2024/25, 2025/26 and 2026/27 (Period 12); and seeking agreement to the changes to budgets in 2023/24, 2024/25 and 2025/26.

Following discussion relating to cavity wall insulation and the cost to bring derelict stock back into use, the Cabinet

Decided:

- (1) to note the progress made on the delivery of the Housing Capital Programme to 30 June 2024, resulting in spend of £9,747,508 or 10.44%, as detailed in Appendix 1 of the report;
- (2) to approve the adjustments, as contained in Appendix 2 of the report; and
- (3) to approve the revised budget for 2024/25 at £84,270,647, 2025/26 at £52,085,358 and 2026/27 at £26,740,621 as highlighted in Appendix 2 of the report.

13. 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 paragraphs 8 and 9 of Part 1 of Schedule 7A of the Act.

Economic Development.

14. Aerospace and Space Technology Application Centre (ASTAC) Project.

There was submitted a report (Members only) of 15 August 2024 by the Director of Communities and Transformation providing an update on progress of the ASTAC project and seeking agreement on the next steps.

Following discussion, the Cabinet

Decided:

- (1) to acknowledge progress towards developing the business case for the ASTAC Project and securing partner support;
- (2) to approve the revised and extended timeline of ASTAC Project;
- (3) to note a target date for a draft ASTAC OBC of December 2024;
- (4) to approve the appointment of an independent property surveyor to secure valuation advice for the Council's Estates team to inform any future lease or property arrangement for the project and that this work would provide valuation advice and information on market values and was anticipated to be circa £10,000 funded from AGD ASTAC budget;
- (5) to agree to the development of a formal Project Plan setting out the Change Management process for the project to be agreed with the AGD PMO that would help to facilitate the Outline Business Case (OBC) approval and that the Project Plan would include the further development of the risk register with a view to transferring commercial, financial and operation risks to partners and the de-risking of the project in terms of any financial or commercial risks to the Council;
- (6) to note that the realigning the scope of the project around skills and training at Prestwick Airport meant the project still included significant delivery risks and that the partnership model (project scope and 2 operating agreement) and all partner agreements (investment/ lease/ guarantees/ heads of terms/ etc) would all be set out in the OBC for formal agreement by the Council and thereafter Scottish/ UK Governments; and
- (7) to note the total Council spend to date at risk on the ASTAC project was £883,938.

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

The Cabinet

Decided: to agree that under Standing Order 32.4, the undernoted report remain exempt as the terms of the contract were still being negotiated:-

- Aerospace and Space Technology Application Centre (ASTAC) Project.

The meeting ended at 11.45 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))	Portfolio Holder
CAB	21/05/2024	Sale of Former St Cuthberts Primary School, Maybole	["H, O and D"]	Burns, Tom	Missives to be concluded by Legal Services - please advise when report can be released	No	03/02/2025	03/02/2025		Kilbride, Martin
CAB	23/04/2024	Heritage Proposals Submitted to the Council by Prestwick Civic Pride	["C and T"]	Hunter, George	Commence public consultation on Appendices 1 and 2	No	30/09/2024	29/10/2024	At the Cabinet meeting on the 21 May 2024, it was agreed that the current due date of 29/04/2024 be amended to 30/09/2024. Paper now due to be presented 29/10/2024.	Kilbride, Martin
CAB	12/03/2024	Financial Inclusion Projects 2024/25 and 2025/26	["SC and C"]	Hunter, George	Annual progress report presented to Service and Partnerships Performance Panel	No	31/10/2024	19/11/2024	After consideration, a number of projects are still ongoing. An annual report at the end of the financial year would be of benefit. Move to 22 April 2025.	Davis, Ian

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))	Portfolio Holder
CAB	28/11/2023	Ayrshire Growth Deal – Roads Enabling Progress Report	["H, O and D"]	Corrie, Jane	STAG Progress and approval	No	27/08/2024	31/12/2024	At the Cabinet meeting on the 27th August 2024, it was agreed that the current due date of 18/06/2024 be amended to 27/08/2024.	Pollock, Bob
CAB	30/08/2022	Ayrshire Growth Deal Aerospace and Space Programme - Update.	["SC and C"]	Hunter, George	Ensure development of Full Business Cases once the remaining project OBCs have final Scottish and UK Government Approval	No	31/08/2024	28/03/2025	Update on the AGD is being provided to Cabinet on 27th August including a change in management arrangements - actions should be transferred to Council's Economy & Regeneration Service/ Assistant Director - Communities.	Pollock, Bob

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))	Portfolio Holder
CAB	27/08/2024	Budget Management – Revenue Budgetary Control 2024/25 – Position at 30 June 2024	["CEO"]	Baulk, Tim	Action the budget transfers in the financial ledger as outlined in the Directorate financial performance reports at Appendix 1 and summarised in 4.1.6	Yes	14/10/2024			Pollock, Bob
CAB	27/08/2024	General Services Capital Programme 2024/25: Monitoring Report as at 30 June 2024	["H, O and D"]	Bradley, Pauline	Process adjustments to the General Services Capital Programme	Yes	10/09/2024			Davis, Ian
CAB	27/08/2024	Review of General Services Reserves	["CEO"]	Baulk, Tim	Record for future reporting purposes the revised committed/uncommitted resources position	Yes	31/08/2024			Davis, Ian
CAB	27/08/2024	Housing Capital Programme 2024/25: Monitoring Report as at 30 June 2024	["H, O and D"]	Bradley, Pauline	Process adjustments to the Housing Capital Programme	Yes	10/09/2024			Davis, Ian; Kilbride, Martin

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))	Portfolio Holder
CAB	27/08/2024	Accessible Ayr Phasing	["C and T", "H, O and D"]	Hunter, George; Corrie, Jane	Accessible Ayr to be transferred to ARA from August 2024	Yes	31/08/2024			Pollock, Bob
SAC	19/08/2024	Appointments to Panel	["CEO"]	Carlaw, Wynne	Make arrangements for payment of salaries to reflect decision	Yes	30/08/2024			Dowey, Martin
SAC	19/08/2024	Appointments to Panel	["CEO"]	Carlaw, Wynne	Publish details of membership of Panels	Yes	30/08/2024			Dowey, Martin
SAC	19/08/2024	Appointments to Convention of Scottish Local Authorities	["CEO"]	Carlaw, Wynne	Notify COSLA of the change of representation on Convention	Yes	30/08/2024			Dowey, Martin
SAC	19/08/2024	Representation on Outside Bodies	["CEO"]	Carlaw, Wynne	Publish updated details of representation on Outside Bodies	Yes	30/08/2024			Dowey, Martin
SAC	19/08/2024	Representation on Working Groups	["CEO"]	Carlaw, Wynne	Publish updated details of representation on Working Groups	Yes	30/08/2024			Dowey, Martin
SAC	19/08/2024	Representation on Working Groups	["CEO"]	Carlaw, Wynne	Notification of appointments to all relevant external groups and officers	Yes	30/08/2024			Dowey, Martin

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))	Portfolio Holder
SAC	19/08/2024	Scheme of Delegation	["CEO"]	Caves, Catriona	Updated Scheme of Delegation to be published and notified to employees	Yes	30/08/2024			Dowey, Martin
SAC	19/08/2024	South Ayrshire Charitable Trust	["C and T"]	Tait, Jamie	Advertising for grant applications for South Ayrshire Charitable Trust for the year 2024/25	Yes	30/08/2024			Dowey, Martin; Davis, Ian
SAC	19/08/2024	Golf South Ayrshire – Golf Development Centre at Belleisle Golf Course	["C and T"]	Mutch, Alistair	Design proposals for Golf Development Centre at Belleisle Golf Course to be progressed	Yes	31/12/2024		Update was presented to Cabinet on 19/08/24 with approval to progress	Connolly, Brian
CAB	18/06/2024	Inspection of Invergarven School: Education Scotland Report	["EDUC"]	Mulholland, Scott	Meeting to be arranged with the Headteacher 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	31/10/2024			Grant, William

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))	Portfolio Holder
CAB	18/06/2024	Inspection of Kingcase Primary School and Early Years Centre: Education Scotland Report	["EDUC"]	Mulholland, Scott	Meeting to be arranged with the Headteacher 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	31/10/2024			Grant, William
CAB	18/06/2024	Regeneration Build Project B	["CEO"]	Hunter, George	Procure a design team and contractor for delivery of Project B	Yes	05/08/2024		This project has not proceeded through AGD process.	Pollock, Bob; Davis, Ian
CAB	12/03/2024	Civic Government (Scotland) Act 1982 - Licensing of Sexual Entertainment Venues	["CEO"]	Briggs, Karen	Consultation commenced	Yes	31/08/2024		Consultation commenced on 30th August for 6 weeks. Copy sent to all councillors on 3.9.24.	Kilbride, Martin
SAC	06/03/2024	Shaping Our Future Council	["SC and C"]	Reid, Louise	Transformation Reporting and Scrutiny schedule developed	Yes	30/09/2024			Dowey, Martin

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))	Portfolio Holder
CAB	16/01/2024	North Ayr Additional Support Needs Provision	["EDUC"]	McRoberts, Lyndsay	Implement all proposals in full	Yes	20/08/2024			Grant, William
CAB	16/01/2024	Local Heat and Energy Efficiency Strategy and Delivery Plan and Consultation	["H, O and D"]	Burns, Tom	LHEES and Delivery plan laid before South Ayrshire Council and recommendations regarding the format of the Member/ Officer Working Group	Yes	27/08/2024		A report on LHEES and the consultation was approved by South Ayrshire Council on 19th August 2024. It was agreed that due to the complexity of the report a members briefing would be provided by Council officers, The date for the members briefing is the 4th November. It was also approved that a members/officers working group be established.	Kilbride, Martin
CAB	16/01/2024	Golf South Ayrshire – Golf Course Improvements	["SC and C"]	Mutch, Alistair	Provide Cabinet with design and cost proposals for an enhanced practice area at Belleisle Golf Course	Yes	19/08/2024		Update was presented to Cabinet on 19/08/24 with approval to progress	Connolly, Brian

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))	Portfolio Holder
CAB	28/11/2023	Communications Strategy 2023-28 and Communications Team Staffing Proposals	["SC and C"]	Farrell, Gillian	officers conduct a Review of the activities undertaken by the Communication Team and the evaluation of them, engage with Members and report back to Cabinet with the results of this Review within six months - addit to rec in report	Yes	27/08/2024	27/08/2024	<p>Review is complete and paper prepared for May Cabinet. At PFH request this has been delayed.</p> <p>Decision was taken to defer this paper to August due to pre- election period.</p> <p>At the Cabinet meeting on the 18th June 2024, it was agreed that the current due date of 31/05/2024 be amended to 27/08/2024.</p> <p>Paper taken to SAC Special on 19/08/2024.</p>	
CAB	23/05/2023	Aerospace and Space Technology Application Centre (ASTAC) Project	["SC and C"]	Hunter, George	ASTAC update report to Cabinet	Yes	23/08/2024		<p>ASTAC going Aug Cabinet</p> <p>At the Cabinet meeting on the 27th August 2024, it was agreed that the current due date of 30/06/2024 be amended to 23/08/2024.</p>	Pollock, Bob

South Ayrshire Council

**Report by Depute Chief Executive and Director of Education
to Cabinet
of 25 September 2024**

**Subject: Inspection of Barrhill Primary School and Early Years
Centre: Education Scotland Report**

1. Purpose

- 1.1 The purpose of this report is to inform the Cabinet of the outcome of the Education Scotland Inspection of Barrhill Primary School and Early Years Centre.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 considers the contents of the report by Education Scotland as contained in [Appendix 1](#); and
- 2.1.2 agrees that the main points for action will be addressed by the Headteacher and Quality Improvement Manager.

3. Background

- 3.1 Education Scotland inspectors inspected the school and early years centre in April 2024 and looked at some particular aspects of the school's recent work. The inspection was carried out using the full inspection model. This involves inspectors evaluating leadership of change; learning, teaching and assessment; and wellbeing, equality and inclusion across the school and early years centre, raising attainment and achievement within the school and securing children's progress in the early years centre.
- 3.2 The report for Barrhill Primary School and Early Years Centre was published on 25 June 2024.
- 3.3 The inspection of Barrhill Primary School and Early Years Centre found the following key strengths:
- The highly effective leadership of the headteacher who is supported very well by the acting principal teacher and staff. She has successfully created the culture and conditions where children and staff work very well together. They feel trusted and supported to lead and improve the life and work of the school.

- The positive relationships established by all staff across the school and nursery where there is a very strong focus on wellbeing of all. Children feel safe, supported and nurtured as a result of the family ethos that has been created.
- Staff in the nursery make highly effective use of their environment and spaces. Children benefit from the rich variety of experiences they offer through this creative environment.
- The enthusiasm and expertise of staff to develop children's skills in the expressive arts, in particular, art and design and music. As a result, children are developing well their creativity skills.

3.4 Education Scotland Inspectors agreed the following key points for action with the leadership team of the school and educational services:

- All staff should continue to raise attainment in literacy and numeracy.
- Teachers should revisit their approaches to how they assess children's learning in unfamiliar contexts. This will support further their judgements of attainment and increase greater retention of learning for all children.

3.5 The Headteacher of Barrhill Primary School and Early Years Centre will link with the Quality Improvement Manager to build on the strengths identified in the inspection report and address the key points for action.

4. Proposals

4.1 It is proposed that Cabinet notes the key strengths and points for action in the Education Scotland report and agrees to the Headteacher addressing these in conjunction with the Quality Improvement Manager.

4.2 Given the positive nature of the report there will be no further visits by Education Scotland in relation to this inspection.

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 associated risks.

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

- 8.2.1 Educational Services may be downgraded as part of the Shared Risk Assessment process carried out by the Local Area Network responsible for scrutiny if the service does not address the main points for action.

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 Two of the Council Plan: Live, Work, Learn and Outcome One: Education and lifelong learning.

13. **Results of Consultation**

- 13.1 There has been no public consultation on the contents of this paper.
- 13.2 Consultation has taken place with Councillor William Grant, Portfolio Holder for Education, 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 Depute Chief Executive and Director of Education 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
Meeting to be arranged with the Headteacher to agree a plan to address the action points contained in the report and monitor progress in conjunction with the planned programme of visits	31 December 2024	Quality Improvement Manager

Background Papers **None**

Person to Contact **Lyndsay McRoberts, Depute Chief Executive and Director of Education**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 616627
E-mail Lyndsay.McRoberts@south-ayrshire.gov.uk

Date: **17 September 2024**



25 June 2024

Dear Parent/Carer

In April 2024, a team of inspectors from Education Scotland visited Barhill Primary School and Early Years Centre. During our visit, we talked to parents/carers and children and worked closely with the headteacher and staff.

The inspection team found the following strengths in the school's work.

- The highly effective leadership of the headteacher who is supported very well by the acting principal teacher and staff. She has successfully created the culture and conditions where children and staff work very well together. They feel trusted and supported to lead and improve the life and work of the school.
- The positive relationships established by all staff across the school and nursery where there is a very strong focus on wellbeing of all. Children feel safe, supported and nurtured as a result of the family ethos that has been created.
- Staff in the nursery make highly effective use of their environment and spaces. Children benefit from the rich variety of experiences they offer through this creative environment.
- The enthusiasm and expertise of staff to develop children's skills in the expressive arts, in particular, art and design and music. As a result, children are developing well their creativity skills.

The following areas for improvement were identified and discussed with the headteacher and a representative from South Ayrshire Council.

- All staff should continue to raise attainment in literacy and numeracy.
- Teachers should revisit their approaches to how they assess children's learning in unfamiliar contexts. This will support further their judgements of attainment and increase greater retention of learning for all children.

We gathered evidence to enable us to evaluate the school's work using four quality indicators from [How good is our school? \(4th edition\)](#) and [How good is our early learning and childcare?](#). Quality indicators help schools, local authorities and inspectors to judge what is working well and what needs to be improved. Following the inspection of each school, the Scottish Government gathers details of our evaluations to keep track of how well Scottish schools are doing.

Here are Education Scotland's evaluations for Barrhill Primary School and Early Years Centre.

Quality indicators for the primary stages	Evaluation
Leadership of change	very good
Learning, teaching and assessment	very good
Ensuring wellbeing, equality and inclusion	very good
Raising attainment and achievement	good
Descriptions of the evaluations are available from: How good is our school? (4th edition) Appendix 3: The six-point scale	

Quality indicators for the nursery class	Evaluation
Leadership of change	very good
Learning, teaching and assessment	very good
Ensuring wellbeing, equality and inclusion	very good
Securing children's progress	very good
Descriptions of the evaluations are available from: How good is our early learning and childcare? Appendix 1: The six-point scale	

A more detailed document called Summarised Inspection Findings (SIF) will be available on the Education Scotland website at: [Details | Find an inspection report | Find an inspection report | Inspection and review | Education Scotland](#)

What happens next?

We are confident that the school has the capacity to continue to improve and so we will make no more visits in connection with this inspection. South Ayrshire Council will inform parents/carers about the school's progress as part of its arrangements for reporting on the quality of its schools.

Judith Reid
HM Inspector

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	Inspection of Barrhill Primary School and Early Years Centre
Lead Officer (Name/Position/Email)	Lyndsay McRoberts, Depute Chief Executive and Director of Education – lyndsay.mcroberts@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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO
Rationale for decision: An Equality Impact Assessment is not required on this occasion as this report is asking for elected members to note the outcome of the inspection	
Signed : Lyndsay McRoberts Date: 4 August 2024 Depute Chief Executive and Director of Education	

South Ayrshire Council

**Report by Depute Chief Executive and Director of Education
to Cabinet
of 25 September 2024**

**Subject: Additional Support Needs Education Provision –
Troon Primary School**

1. Purpose

1.1 The purpose of this report is to seek Cabinet's approval:

- 1.1.1 of a proposal paper relating to the creation of an Additional Support Needs (ASN) education provision within Troon Primary School; and
- 1.1.2 for Educational Services to issue the proposal paper for statutory, public consultation, in accordance with the Schools (Consultation)(Scotland) Act 2010.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the proposal paper attached as [Appendix 1](#);
- 2.1.2 requests that the Depute Chief Executive and Director of Education issues the proposal paper for public consultation, and;
- 2.1.3 requests that the Depute Chief Executive and Director of Education provides a follow up report to Cabinet on 18 February 2025, on the outcome of the consultation for consideration and a decision.

3. Background

- 3.1 Educational Services currently operate three supported ASN learning centres situated within mainstream primary schools which offer a high level of support to young people who have significant additional support needs.
- 3.2 Demand for placements within these centres has increased year on year with almost all primary centres now working at capacity. Educational Services ASN learning centres are situated in Girvan, South Ayr and North Ayr. This results in vulnerable young people, who reside in the north of the authority, having to endure a lengthy taxi journey to and from school each day.

- 3.3 Through a falling roll and space subsequently becoming available at the school, Educational Services have identified two rooms within Troon Primary School that could be converted into ASN classrooms for the 2025/26 school session commencing in August 2025.
- 3.4 In accordance with guidance under the Schools (Consultation)(Scotland) Act 2010, the requirement to publicly consult on such proposals is required where a local authority wishes to *'vary arrangements for the constitution of a special class in a school other than a special school.'*
- 3.5 If the proposed public consultation is successful, creating an ASN learning facility within Troon Primary School would not only create additional capacity within our school estate for young people with significant additional needs, but would also facilitate education closer to home for relevant pupils living in the North of South Ayrshire.
- 3.6 Troon Primary School has a planning capacity for 483 pupils. The projected pupil roll for the 2024/25 school session at the school is 302 pupils, or 63% of the available capacity. This number is down 7 pupils from the 2023/24 school session and down over 70 pupils from the 2019/20 roll of 374. This has created an opportunity for two classrooms within the school to be converted into an ASN facility that could accommodate up to 20 young people, depending on their particular needs.
- 3.7 Proposed alterations to the school to support an ASN facility would include a new, dedicated, secure ASN play space and support accommodation, such as a sensory room and quiet room, not currently available at Troon Primary School.

4. Proposals

- 4.1 A copy of the proposal paper is attached as [Appendix 1](#). This contains an Education Benefits Statement relating to the proposed creation of a two classroom ASN Learning Facility within Troon Primary School.
- 4.2 Should the recommendations of this report be approved, this proposal document will be issued for consultation in accordance with the Schools (Consultation) (Scotland) Act 2010, and made available to all stakeholders as prescribed by the Act, including Parents, Carers and Pupils. Under the guidance of the Act, a public meeting on the proposal will also be held.
- 4.3 Subject to Cabinet's approval, the consultation will run from 01 October 2024 to 20 November 2024, with the public meeting taking place in the assembly hall of Troon Primary School on the evening of Thursday 24 October at 7pm.
- 4.4 A report on the outcome of the consultation will be submitted to the Cabinet meeting of 18 February 2025 for consideration and a decision.
- 4.5 The outcome of the consultation will also include a report from Education Scotland on the educational aspects of the proposal.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements and reflect appropriate advice.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 While there are no financial implications from undertaking a public consultation, should the recommendations of this report be approved, and should the outcome of the subsequent public consultation lead to a decision being taken to create an ASN learning facility at Troon Primary School, the capital cost of making the alterations required will be funded from the Schools Refurbishment Budget for financial year 2025-26, as approved in the Council's Capital Investment Programme: Expenditure 2024-25 to 2035-36.
- 6.2 Any change in the school's revenue budget, due to an increased roll will be managed as part of the annual, Council wide roll adjustment exercise, in accordance with the approved Devolved School Management Scheme (2024), when all school budgets are adjusted to reflect actual increases or decreases in their rolls. This would also take account of other education factors and efficiency measures managed through the Council's agreed budget process.

7. Human Resources Implications

- 7.1 While there are no human resources implications from undertaking a public consultation, should the recommendations of this report be approved, and should the outcome of the subsequent public consultation lead to a decision being taken to create an ASN learning facility at Troon Primary School, any change in the school's staffing entitlement, due to an increased roll, will be managed as part of the annual, Council wide roll adjustment exercise, in accordance with the approved Devolved School Management Scheme (2024).

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*

Insert one of the following statements:

- 8.2.1 The risks associated with rejecting the recommendations are that placements within the Council's primary school based ASN facilities are almost at capacity, while demand for placements increases year on year. There is also no such provision in any school North of Heathfield Primary School, resulting in young people who reside in the North of the local authority having to undertake a lengthy taxi journey to and from school each day. These taxi journeys come at a significant cost to the Council and Educational Services ASN transport budget has been overspent in recent 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 2](#). Should the recommendations of this report be approved, a full Equalities Impact Assessment would be undertaken as part of the follow up report to Cabinet on the outcome of the consultation process.

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 Two of the Council Plan: Live, Work, Learn and Outcome One: Education and lifelong learning.

13. Results of Consultation

- 13.1 Should the recommendations of this report be approved, the outcome of the subsequent public consultation exercise will be reported to the Cabinet meeting of 18 February 2025 for consideration and a decision.
- 13.2 Consultation has taken place with Councillor William Grant, Portfolio Holder for Education, and the contents of this report reflect any feedback provided.
- 13.3 Consultation has taken place with Ward 1 Elected Members, Councillor Kenneth Bell, Councillor Craig MacKay, Councillor Bob Pollock and Councillor Philip Saxton. 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 Education 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>
Issue the proposal paper at Appendix 1 for public consultation	1 October 2024	Depute Chief Executive and Director of Education

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Provide a follow up report to Cabinet on the outcome of the consultation process for consideration and a decision	18 February 2025	Depute Chief Executive and Director of Education

Background Papers **None**

Person to Contact **Lyndsay McRoberts, Depute Chief Executive and Director of Education**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone: 01292 616627
E-mail: lyndsay.mcroberts@south-ayrshire.gov.uk

Date: **17 September 2024**



Educational Services – September 2024

A PROPOSAL PAPER

Proposed Establishment of Additional Support Needs Learning Provision at Troon Primary School

The following schools are affected by this proposal paper;

Troon Primary School

This document has been issued by South Ayrshire Council's Cabinet, for consultation under the Schools (Consultation) (Scotland) Act 2010

1. Purpose of the paper

- 1.1 This proposal paper is being published in accordance with the requirements of the Schools (Consultation) (Scotland) Act 2010. Following approval of this document by South Ayrshire Council's Cabinet on 25 September 2024, the Council is now seeking views from interested individuals and parties on the school proposals that are explained in this document.

2. The Proposal

The proposal is:

- 2.1 to establish an Additional Support Needs (ASN) learning facility within Troon Primary School (Barassie St, Troon KA10 6LX), and;
- 2.2 that the proposed, two classroom, ASN education provision at Troon Primary School will take effect on the completion of alteration work to the school, which would be completed in the summer of 2025, for the new school session starting on Wednesday 20 August 2025.

3. Background

- 3.1 To ensure the success of an inclusive approach to education, the Council deploys significant resources directly to schools where staff work together to employ creative and flexible approaches in meeting learning needs.
- 3.2 The Council has a responsibility to discharge its obligations in relation to education legislation, as prescribed in both the Standards in Scotland's Schools etc. Act 2000 (2000 Act) and the Education (Additional Support for Learning) (Scotland) Act 2004 (2004 Act). The 2004 Act places duties on local authorities to provide additional support where needed, to enable young people to benefit from their education.
- 3.3 A young person with additional support needs is defined under the terms of the 2004 Act as follows: A child or young person has additional support needs for the purposes of this Act where, for whatever reason, the child or young person is, or is likely to be, unable without the provision of additional support to benefit from school education provided.
- 3.4 ASN placements in schools are based on nationally agreed pupil teacher ratios and capacities for special schools and bases. The Council is responsible for agreeing and setting the capacities for all schools in consideration of available space, staffing ratios and the needs of pupils within the space.
- 3.5 The Scottish Negotiating Committee for Teachers (SNCT) agreement (Appendix 2.9) outlines the maximum class sizes for special schools and units, as detailed below. The physical size of a room and non-physical factors such as class size limits and timetabling limit capacity:

Class sizes for Special Schools and Units

Additional Support Needs rising from:

Moderate learning difficulties - 10

Profound learning difficulties – 10**

Severe physical impairment - 8

Severe learning difficulties - 8

Significant hearing impairment - 6

Significant visual impairment - 6

Language and communication difficulties – 6

Social, emotional and behavioural difficulties – 6

Note: ** This figure applies where teachers are complemented by support staff and councils are recommended to apply an adult/pupil ratio of 1:2.5.

4. Education in South Ayrshire Council

- 4.1 Education provision within South Ayrshire is currently delivered through 8 secondary schools, 41 primary schools, 2 special schools and integrated specialist provision within a number of schools for children and young people with additional support needs. Early Years provision is delivered through 35 Council operated early years centres and a number of partnership centres.
- 4.2 South Ayrshire Council's annual Educational Services Standards and Quality Report confirms the commitment to provide a positive learning environment that motivates children and young people. Improving the school estate is central to our Vision, Values and Purpose.
- 4.3 A high quality of learning and teaching is delivered in South Ayrshire, and this has been highlighted in many school inspections carried out by Education Scotland. During session 2022/23 Education Scotland resumed inspection visits to schools following a suspension during the Pandemic. All South Ayrshire schools visited by inspection teams during the last two academic sessions received positive feedback with learning and teaching rated as either good or very good.
- 4.4 The Scottish Government and South Ayrshire Council are fully committed to improving the school estate in South Ayrshire. Significant improvements have already been made since the publication of the Scottish Government's vision document "Building Better Schools" in 2009, with a large number of new schools being built, modernised or extended in recent years.

- 4.5 In the last seven years alone the Council has built new education facilities for Ayr Academy, Invergarven School, Queen Margaret Academy, Ayr Grammar Primary, the Prestwick North Education Campus, Sacred Heart Primary in Girvan and the Maybole Community Campus, which is the new home of Carrick Academy, St Cuthbert's Primary and Culzean Primary and Early Years Centre.
- 4.6 The next new build project underway is for the replacement of Girvan Primary School, Early Years Centre and ASN education provision, which is due for completion in 2026.
- 4.7 To continue this work and to highlight the commitment to improving the school estate, over the next decade the Council will invest more than eighty-five million pounds in our school buildings.
- 4.8 As part of this ongoing modernisation strategy for schools, Educational Services consider the suitability of the school estate, including capacity pressures brought from an increasing demand for ASN placements within schools, which have risen considerably in recent years, with almost all primary school ASN provision facilities now working at capacity.

5. Details of Existing ASN Provision in SAC Operated Primary Schools

- 5.1 Educational Services currently provide specialist ASN provision from three mainstream Primary Schools, with ASN bases located in the South of the authority at Girvan Primary School, and from two central locations in Ayr, at Doonfoot Primary School and Heathfield Primary School. There is currently no integrated ASN education provision in any primary school in the North of the authority.
- 5.2 Doonfoot Primary School's ASN education facility has had a number of adaptations in recent years to improve accommodation and increase capacity. This has resulted in an additional ASN classroom being created within the school, delivering more bespoke provision for the sensory needs of young learners, and increasing the ASN capacity from 24 pupils to 30 pupils.
- 5.3 A similar public consultation, undertaken by Educational Services in 2023/24, led to the relocation of the specialist ASN facility at Dalmilling Primary School in Ayr, to nearby Heathfield Primary School. This relocation increased the capacity of ASN provision from 30 pupils to 40 pupils and was required due to the anticipated increase in mainstream roll at Dalmilling Primary School, from the impact of new housing, and the use of temporary huts to accommodate mainstream classes, as ASN education provision at the school increased.
- 5.4 While the capacity of ASN education provision at Girvan Primary School has remained stable in recent years, the forthcoming project to replace the school with a brand-new building, due for completion in 2026, will include much needed improvements in sensory accommodation and increase in capacity from 30 pupils to 32.

- 5.5 The table below details the current capacity of the three primary school ASN bases and their projected roll for the 2024/25 school session:

Location	ASN Provision Capacity	ASN Roll 2024/25
Doonfoot Primary School	30	30
Heathfield Primary School	40	35
Girvan Primary School	30	15

- 5.6 These three ASN learning facilities, situated within mainstream primary schools, offer a high level of support to young people who have significant additional support needs. However, as they are currently only situated in Girvan, South Ayr and North Ayr, this results in Educational Services having to provide many young people who reside in the North of the authority, a lengthy taxi journey to and from school.
- 5.7 The current need, therefore, to consider the proposed establishment of an ASN learning facility in the North of the authority comes from requirements both on the capacity of provision across Educational Services ASN provision, and from the geographic inefficiencies of the current provision.

6. Details of the Proposal to establish an ASN learning facility within Troon Primary School

- 6.1 Troon Primary School is a non-denominational school for primary-aged children and young people. The school serves a catchment area in central Troon and provides education for primary-aged children in mainstream education.
- 6.2 Troon Primary School was originally opened in 1908 and has recently undergone extensive construction work to refurbish and increase accommodation. The school was extended in 2017 with a brand-new hall, providing state of the art sport and dining facilities, replacing old modular, detached out-buildings which were no longer fit for purpose. The school now has a planning capacity for 483 pupils.
- 6.3 The condition of the Troon Primary School building has been assessed in 2023/24, in accordance with Scottish Government guidelines on the education estate, and is considered to be Satisfactory. It has been given a B rating which means the building is performing well and generally supports the delivery of services to children and the community.
- 6.4 The suitability of the present school building has also been assessed using the Scottish Government's guidelines. The school has been given a 'Good' A rating for suitability, indicating that it is performing well and operating effectively.
- 6.5 The projected pupil roll for the 2024/25 school session at Troon Primary School is 302, which is 63% of capacity and seven pupils less than the 2022/23 school session. The school roll has been in decline for the past five years, peaking most recently at 374 in 2019/20, and from being as high as 442 in 2000/2001.

- 6.6 Currently there are no proposed new housing developments, or land allocated for housing in the catchment area, which would have any significant impact on the roll of Troon Primary School in the near future.
- 6.7 There is sufficient space within Troon Primary School to establish a two-classroom ASN provision for up to **twenty** young people of primary age with additional support needs, from throughout South Ayrshire. An area of the school, on the ground floor, has been identified for proposed alterations to create a modern and bespoke ASN learning facility.
- 6.8 The establishment of an ASN learning facility within Troon Primary School will both increase the capacity of specialist education provision across South Ayrshire, as well as ensuring that young people with significant additional support needs, and who reside in the North of the authority, can access education closer to home.
- 6.9 As well as the proposed alterations to two of the school's classrooms, accommodation to support other accessible and sensory requirements would be included in proposed internal alterations, while externally, a dedicated, secure play space would be created for young people with additional support needs within the school grounds.

7. Educational Benefits Statement of the Proposal

- 7.1 The vision for the proposed establishment of an ASN learning facility within Troon Primary School is that it will be a modern learning centre for children and young people with additional support needs which will enhance learning experiences and outcomes.

- (1) What will be the impact on children and young people from any affected schools?

The proposal will ensure that young people attending the new facility will have access to a bespoke learning environment, designed specifically to meet the wide range of learner's needs. Learning spaces will incorporate sensory and quiet zones which will allow young people the space and privacy to regulate their emotions without leaving the learning zone. The provision will create a safe, nurturing environment, benefitting also from a safe and secure outdoor play space.

The proposal will not affect young people currently attending ASN education provision at the Council's other primary school based ASN facilities, as Educational Services does not propose any necessary relocation of existing pupils from other facilities, to the new provision.

There will be no impact for mainstream children at Troon Primary School as the school has sufficient capacity to accommodate classrooms dedicated to ASN education provision without impacting on mainstream education at the school.

(2) How will the proposal impact on future learners?

This proposal will ensure that future learners in the proposed ASN education facility located in Troon Primary School will have access to modern accommodation, facilities and resources which can best support their learning needs. They will have access to classrooms and resources that enable them to fully participate in all areas of the curriculum. The learning experiences gained will contribute fully to a broad curricular programme progressing to a senior phase of learning that will ensure the reaching of their full potential and their transition into a long-term sustainable destination.

The establishment of an ASN learning facility within Troon Primary School will ensure that young people with significant additional support needs, and who reside in the North of the authority, can access education closer to home, without the need to travel unnecessarily in lengthy taxi journeys to and from school.

(3) What is the community impact of the proposal?

South Ayrshire Council places a strong emphasis on school/community partnerships. Troon Primary School already has an excellent relationship with its parents and the wider community and the alterations to the school will provide them with opportunities to build on this further. The specialist facilities will help encourage greater use of the school, particularly by parents of young people with additional support needs. It is envisaged that the new classrooms will become an active and vibrant addition to the learning and activities across the whole community.

(4) What is the impact of the proposal on other children and young people in the Council area?

The establishment of an ASN learning facility within Troon Primary School will allow the Council to be better placed to meet the needs of young people requiring specialist education provision in South Ayrshire. The proposal is to establish a modern and fit for purpose, 2 classroom ASN education facility, increasing the capacity of Stage 4 education provision in the North of the authority, in line with increasing needs for such education. Creating additional capacity for ASN learning provision will positively impact on young people who reside in the North of the authority and may have had to be transported for their specialist education elsewhere, throughout South Ayrshire.

(5) Are there any other likely effects of the proposal?

The rooms proposed for the new provision are an existing learning space, dedicated to music provision and an existing staff room. These facilities will be relocated to elsewhere within the school, with space dedicated to music either equivalent or enhanced. Owing to the school having a planning capacity for 483 pupils and a projected roll of 302 for the

forthcoming 2024/25 school session, it is not anticipated that the proposal will cause any operational issues. All of this will be discussed through consultation with the Troon Primary community and other stakeholders.

- (6) How does the authority intend to minimise or avoid any adverse effects that may arise from the proposal?

The Council has a good history of working with staff, parents, children and young people and the wider community, to identify and overcome issues relating to major proposals such as the establishment of specialist education provision. All stakeholders will be given an opportunity to inform and participate in the development of the proposed project.

Pupils and the families of young people currently attending Troon Primary School, as well as the families of young people in Early Years education, who will attend the school in the near future, will have the opportunity to provide their views on the proposal as part of activities associated with the public consultation process.

As proposed works will take place during the school summer break, it is not anticipated that building works associated with the proposal will have an adverse effect on school operations. Any early commencement of works, or delays to completion, will be managed and risk assessed appropriately.

- (7) Summary of benefits which the authority believes will result from implementation of the proposal:

- (a) Young people and the community will benefit from a better-quality learning and teaching environment at Troon Primary School that meets the needs of learners in the 21st century through purpose-built learning spaces that take account of Curriculum for Excellence, the sensory curriculum, moving and handling and the development of life skills and transitions to employment, education or further training.
- (b) The proposed ASN education facility at Troon Primary School will be bright, stimulating and a safe environment for learning and teaching, designed specifically to meet the needs of children and young people with additional support needs.
- (c) The learning environment will support the education and emotional needs of children and young people with additional support needs by ensuring that quiet, safe and calm areas are available within each learning setting.
- (d) Young people with additional support needs will benefit from direct access to a dedicated, secure outdoor play space specifically for the ASN learning facility.
- (e) The community will benefit from a learning hub which is specifically designed to meet the needs of children with additional support needs.

- (f) Children and young people will benefit from increased confidence and a sense of being valued sufficiently to merit a significant investment in their learning.
- (g) The establishment of an ASN learning facility within Troon Primary School will ensure that young people with additional support needs, and who reside in the North of the authority, can access education closer to home, without the need to travel unnecessarily in lengthy taxi journeys to and from school.

8. Transport

- 8.1 Transport to a new ASN learning facility within Troon Primary School will be provided to pupils with additional support needs in accordance with the Authority's guidelines on Additional Support Needs transport, and a dedicated drop off area for ASN transport will be established. Current transport arrangements for existing pupils at the school would not be affected by this proposal.

9. Staffing Implications

- 9.1 The implications for employees arising from this proposal are that any required relocation of staff across the authority to support the proposal will be implemented in accordance with agreed national and local SNCT/JNCT circulars (teaching staff) or the Council's Framework for Managing Workforce Change (School Assistants and support staff). Any change of location required will involve full consultation and discussion with individual employees and relevant trade union representatives.
- 9.2 The basic staffing entitlement for Troon Primary School will continue to be set in accordance with the Council's approved, Devolved School Management Scheme (2024) and agreed national and local SNCT/JNCT circulars.

10. Financial Implications

- 10.1 The capital budget for the proposed alterations are not known at present, however, the cost of making any proposed alterations required to Troon Primary School will be funded from the Council's 'Schools Refurbishment Programme' budget for financial year 2024-25 and 2025-26, as approved in the Council's Capital Investment Programme: Expenditure 2024-25 to 2035-36.
- 10.2 School revenue and staffing budgets within South Ayrshire Council are calculated in accordance with the approved Devolved School Management Scheme (2024).

11. Consultation Process

- 11.1 This proposal is being issued for consideration under the Schools (Consultation) (Scotland) Act 2010 and the following stages are covered by the Act.

12. Consideration by Cabinet with the responsibility for Education

- 12.1 The decision to publish this proposal document and follow the consultation procedures set out in the Schools (Consultation) (Scotland) Act 2010 was taken by the Council's Cabinet on 25 September 2024.

13. Consultees and distribution of the Proposal Document

- 13.1 The proposal document will be published on the Council's web site at www.south-ayrshire.gov.uk/consultations with the opportunity for any member of the public to respond to the consultation electronically, either online or by email. Copies of the proposal document will also be made available to the consultees listed below, free of charge, as prescribed by the Act.

- The Parent Council of Troon Primary School
- The Parents and Carers of young people attending Troon Primary School
- Relevant children and young people currently attending Troon Primary School
- The Parents and Carers of young people expected to attend Troon Primary School within 2 years of the date of publication of this proposal document
- The teaching and support staff at Troon Primary School
- The Trade Union representatives of the above staff
- The Community Council
- The Community Planning Partnership
- Local Elected Members
- The Constituency MSP
- List MSP's for the area
- The Constituency MP
- Religious representatives associated with Troon Primary School
- The Chief Executive, NHS Ayrshire and Arran

Physical copies of the proposal document will also be placed in:

- Troon Primary School, Barassie Street, Troon
- Troon Municipal Buildings, Ayr Street Troon, and
- South Ayrshire Council County Buildings, Wellington Square, Ayr.

14. Length of Consultation Period

- 14.1 The consultation process will begin with a press release to appropriate local media outlets by Tuesday 01 October 2024 and will cease on Wednesday 20 November 2024. This allows for a consultation period in excess of 30 school days, as required by statute.

15. Public Meetings

- 15.1 The following public meeting has been arranged at which Officers from the Council's Educational Services will be available to explain the proposal and offer an opportunity to attendees to ask any questions, state their views or raise points of clarification.

- **Troon Primary School, Barassie St, Troon, KA10 6LX - Thursday 24 October 2024 - 7.00pm**

- 15.2 A note of the views expressed at the public meeting will be recorded as part of the consultation process.

16. Involvement of Education Scotland

- 16.1 A copy of the proposal paper and the date of the public meeting have been sent to Education Scotland, who are responsible for inspection and review of schools. Education Scotland will also receive a copy of any relevant written representations that are received by the Council from any person during the consultation period or, if Education Scotland agree, a summary of them. Education Scotland will also receive a summary of any points made to the Council at the public meeting that will be held and, as available (and so far as otherwise practicable), a copy of any other relevant documentation. Education Scotland will then prepare a report on the educational aspects of the proposal no later than 3 weeks after the Council has sent them all representations and documents mentioned above. However, for the avoidance of doubt, the 3 week period will not start until after the consultation period has ended. In preparing their report, Education Scotland may visit the affected schools and speak to staff, children and young people, Parents and Carers and other people as they consider appropriate.

17. Note on Corrections

- 17.1 If any inaccuracy or omission is discovered in this proposal document either by the Council or any person, the Council will determine if relevant information has been omitted or, there has been an inaccuracy. It will then take appropriate action which may include the issue of a correction or the reissuing of the proposal paper or the revision of the timescale for the consultation period if appropriate. In that event, relevant consultees and Education Scotland will be advised.

18. Preparation of the Consultation Report

- 18.1 After following the consultation process described above the proposal will then be reviewed by Educational Services, taking into account the Education Scotland report, written representations received, and oral representations made by any person at the public meeting. A consultation report containing the information required by Section 10 of the 2010 Act will be prepared. The report will include a record of the total number of written representations made during the consultation period, a summary of the written representations, a summary

of the oral representations made at the public meeting, the Council's response to the Education Scotland report as well as any written or oral representations it has received, together with a copy of the Education Scotland Report and any other relevant information, including details of any alleged inaccuracies or omissions and how these have been dealt with. The report will also contain a statement explaining how it complies with the requirement to review the proposal, in light of the Education Scotland report, and representations (both written and oral) that the Council has received.

- 18.2 The consultation report will be published on the Council's website and made available for further consideration for a period of 3 weeks. The publication of this report is required under the consultation legislation but is not available for comment or further response.

19. Decision

- 19.1 This report will be submitted to a future meeting of the Council's Cabinet for consideration and Elected Members will decide whether or not to implement the proposal in whole or in part. The decision may be subject to the Council's scrutiny process.

20. Responding to the Proposal

- 20.1 Interested parties are invited to respond to the proposal online, through the Council's consultation web site;

www.south-ayrshire.gov.uk/consultations

by email, to the following dedicated email address;

TroonPS.Consultation@south-ayrshire.gov.uk

or by written submission to the Depute Chief Executive and Director of Education, South Ayrshire Council, Wellington Square, Ayr KA7 1DR.

Responses must be submitted no later than Wednesday 20 November 2024.

21. Data Protection Act 2018

- 21.1 Those submitting a response should note that personal information i.e. name, address and contact details will not be made available publicly. Only staff involved in the management and administration of the consultation exercise, including Education Scotland and the Elected Members of the Council will be given access to that information. An anonymised summary of the responses will be published on the Council's website for information.

22. Other Languages

- 22.1 This document can also be made available in other formats languages.

Text only versions of this publication are available in Polish, Chinese and Urdu.

For further Information please contact:

0300 123 0900

Dostępna jest wersja tej publikacji w języku polskim, zawierająca wyłącznie tekst.

Aby uzyskać więcej informacji, proszę skontaktować się z:

0300 123 0900

本出版物還有純文字中文版。

有關更多資訊，請聯絡：

0300 123 0900

اس اشاعت کے نسخہ کا صرف متن اردو زبان میں دستیاب ہے۔
مزید جانکاری کے لیے براہ کرم درج ذیل پر رابطہ قائم کریں:

0300 123 0900

Do you know anyone who is registered blind or has a visual impairment?

**If you do and you think that they would like a larger print version or an
audio cassette version of the text contact Council staff on:**

0300 123 0900

Lyndsay McRoberts,
Depute Chief Executive
and Director of
Education, County
Buildings
Wellington square
Ayr
KA7 1DR

**Proposed Establishment of Additional Support Needs Learning Provision at Troon
Primary School**

RESPONSE FORM

This form can be completed online at www.south-ayrshire.gov.uk/consultations or sent to the
above address no later than Wednesday 20 November 2024.

Name		Address	
-------------	--	----------------	--

Please place an X in the appropriate box below which indicates your preferred response.

Troon Primary School

Parent/Carer

☐

Staff

☐

Young
person

☐

Other

☐

Other (please state) _____

Summary of proposal *(Please refer to the proposal document for full details)*

It is proposed that, from August 2025, a two classroom Additional Support Needs (ASN) learning facility is established within Troon Primary School, Barassie St, Troon KA10 6LX.

Do you agree with the proposal to establish a two classroom
Additional Support Needs (ASN) learning facility within Troon
Primary School from August 2025?

Yes

☐

No

☐

No
preference

☐

Please use this space for any additional comments

Data Protection Act 2018. Your response may form part of the report to the Council for consideration and therefore the details of your response may be made available for public inspection. Your personal details (name, address and contact details) will not be made available.

**South Ayrshire Council
Equality Impact Assessment
Scoping Template**

1. Policy details

Policy Title	Additional Support Needs Education Provision – Troon Primary School
Lead Officer (Name/Position/Email)	Lyndsay McRoberts, Director of Education lyndsay.mcroberts@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	n/a	n/a
Disability	n/a	n/a
Gender Reassignment (Trans/Transgender Identity)	n/a	n/a
Marriage or Civil Partnership	n/a	n/a
Pregnancy and Maternity	n/a	n/a
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	n/a	n/a
Religion or Belief (including lack of belief)	n/a	n/a
Sex – (issues specific to women & men or girls & boys)	n/a	n/a
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	n/a	n/a
Thematic Groups: Health, Human Rights & Children's Rights	n/a	n/a

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	n/a	n/a
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	n/a	n/a
Material Deprivation – being unable to access basic goods and services i.e. financial products	n/a	n/a

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)	n/a	n/a
Socio-economic Background – social class i.e. parent's education, employment and income	n/a	n/a

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

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

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO
Rationale for decision: The report requests approval to undertake a public consultation only. Should the outcome of the public consultation lead to a further report being taken to Cabinet, seeking approval to create an ASN learning facility within Troon Primary School, a full equalities impact assessment will be carried out.	
Signed: Lyndsay McRoberts Date: 19 August 2024	
Title: Depute Chief Executive and Director of Education	

South Ayrshire Council

**Report by Depute Chief Executive and Director of Education
to Cabinet
of 25 September 2024**

**Subject: Educational Services Standards and Quality Report
2023/24**

1. Purpose

- 1.1 The purpose of this report is to seek Cabinet approval for the Educational Services Standards and Quality Report, which covers academic session 2023/24.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the Standards and Quality Report 2023/24 (Appendix 1);
- 2.1.2 notes the progress by Educational Services and the collective efforts of all staff across the service over the past year; and
- 2.1.3 agrees the publication of the report and plan in line with the Education (Scotland) Act 2016.

3. Background

- 3.1 The Education (Scotland) Act 2016 amended the Standards in Scotland's Schools etc Act 2000 and places a duty on each local authority to prepare and publish an annual local Improvement Plan to set out how services and schools will continue to improve and a Standards and Quality Report detailing progress towards meeting improvements linked to the National Improvement Framework and local priorities.
- 3.2 The Educational Services Standards and Quality Report fulfils South Ayrshire Council's statutory obligations in this regard. It sets out clear links to the National Improvement Framework (NIF) Priorities and the South Ayrshire Council Children's Services Plan.
- 3.3 The Standards and Quality Report provides a summary of the progress and key achievements of Educational Services for academic session 2023/24.

4. Proposals

4.1 Members are asked to:

- 4.1.1 approve the Standards and Quality Report;

- 4.1.2 acknowledge the efforts of staff who have demonstrated a strong professionalism and commitment in supporting children and families; and
- 4.1.3 agree that the Standards and Quality Report is published on the Council's website for members of the public and other stakeholders; the report is made available in other languages should it be requested; the report is made available on the intranet site for staff; a small number of copies are printed and are made available to members in the members library.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements. The preparation and publication of this Standards and Quality Report fulfils our legal obligations in the Education (Scotland) Act 2016.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 The report will be published electronically, any costs associated with printing or providing the report in alternative languages will be met within existing Educational Services budget.

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 risks associated with rejecting the recommendations are breach of the Council's statutory duty to prepare and publish information in line with the Education (Scotland) Act 2016. It may also impact on the reputation of the council.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 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 Two of the Council Plan: Live, Work, Learn and Outcome One: To provide quality education and lifelong learning.

13. Results of Consultation

- 13.1 Consultation has taken place and the report and plan reflect the feedback and comments.
- 13.2 Consultation has taken place with Councillor William Grant, Portfolio Holder for Education, 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 Education 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 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>
The report and plan will be uploaded to the Council website and sent to Scottish Government	30 September 2024	Quality Improvement Manager
The report will be made available to staff via The Core	30 September 2024	Quality Improvement Manager

Background Papers **None**

Person to Contact **Lyndsay McRoberts, Depute Chief Executive and Director of Education**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone: 01292 616627
E-mail: Lyndsay.mcroberts@south-ayrshire.gov.uk

Date: 17 September 2024

Educational Services Standards and Quality Report 2023-24



Our vision and ambition:

Achieving excellence and equity and support for all learners to achieve their potential regardless of their circumstances



Foreword from Councillor William Grant Education Portfolio Holder

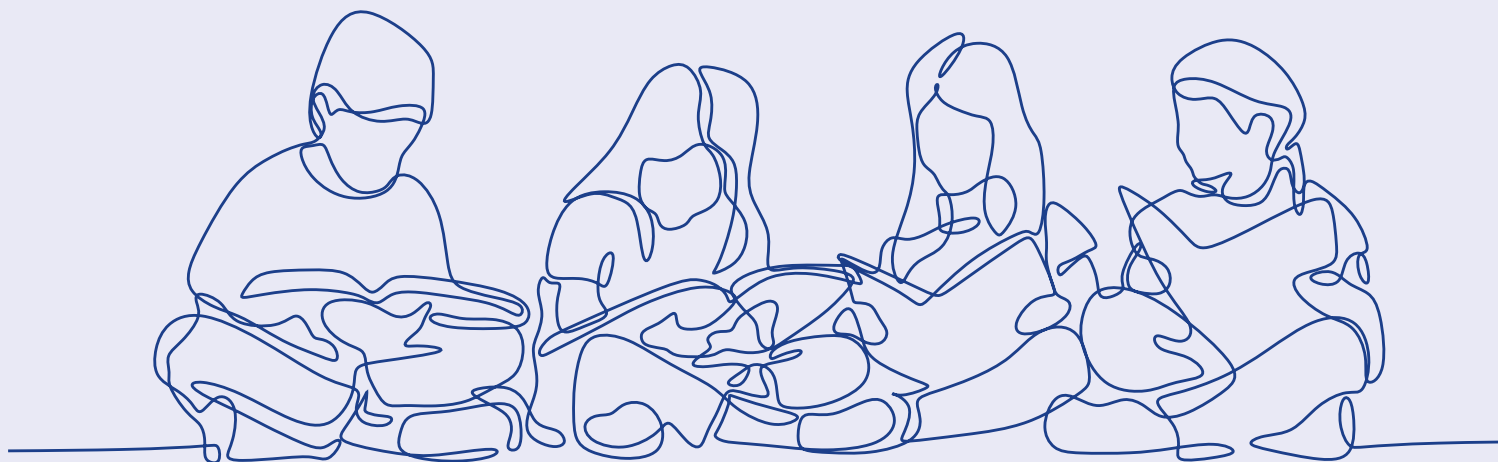


It is my great pleasure that I endorse the Education Services Standard and Quality Report for session 2023/24. I am delighted that 2023/24 proved to be another successful year for Education Services and this report provides an opportunity to reflect on and celebrate the difference being made across all of our early years centres and schools. I am very proud of the achievements of our children and young people and grateful for the efforts of all staff across the service that are working to secure progress for our children and young people.

We have maintained or improved on our already high standards and this report is evidence of the range and quality of experiences our children and young people have across South Ayrshire. The examples in this report are by no means exhaustive and further information on how well all our establishments are performing can be found in their own Standard and Quality reports on school websites.

Our young people are the future of South Ayrshire, and we are committed to ensure that we provide the highest quality of education for each and every one of them. I am confident that continuing to work in collaboration with young people, parents and carers, staff and partners, we will continue to make a difference for our communities in South Ayrshire.

Councillor William Grant
Education Portfolio Holder



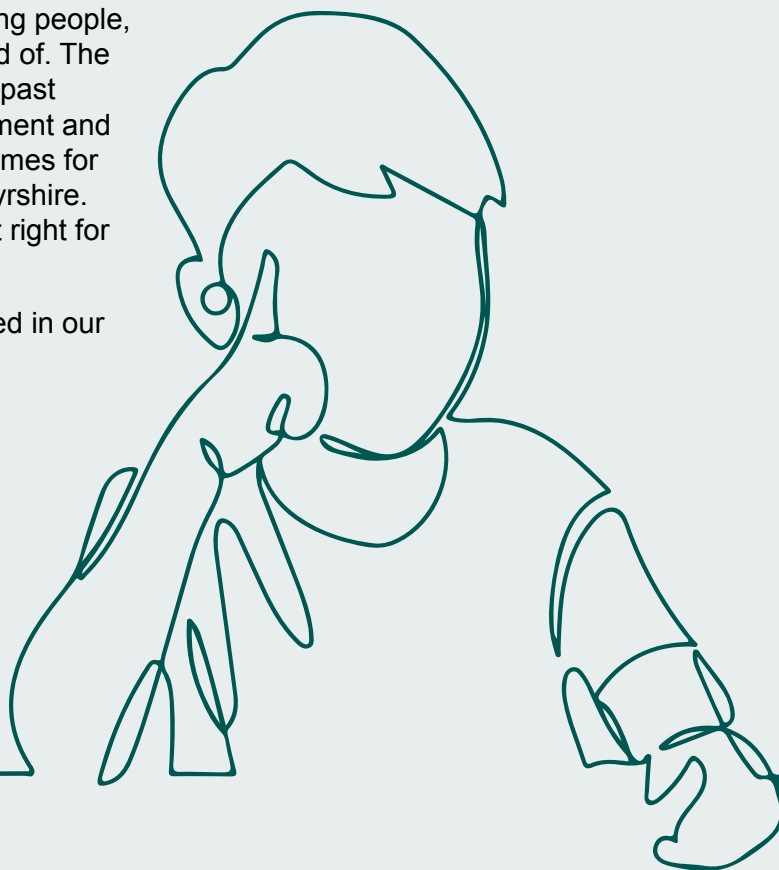
Introduction from Lyndsay McRoberts Depute Chief Executive and Director of Education



I am delighted to be able to present another very successful Standards and Quality Report for South Ayrshire's Education Services for session 2023-24. The achievements of our children and young people, evidenced in this report, are a team effort, involving the young people themselves, their parents and carers, our dedicated staff and our partners. Throughout this report you will see examples of the outstanding achievements of our children and young people supported by our dedicated staff. The passion and commitment for learning is evident across all of our schools and early years centres and our young people, staff and communities have much to be proud of. The report evidences our improvements over the past year but we continue to plan further development and improvements to ensure even stronger outcomes for all our children and young people in South Ayrshire. Collectively we are working towards getting it right for every child.

Thank you to everyone who has been involved in our journey so far.

Lyndsay McRoberts
Depute Chief Executive and
Director of Education



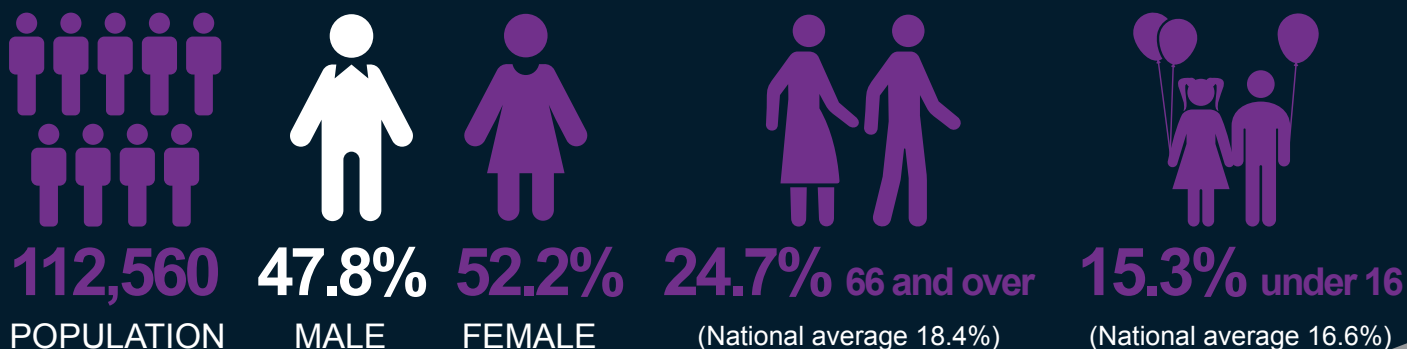
About South Ayrshire

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%.

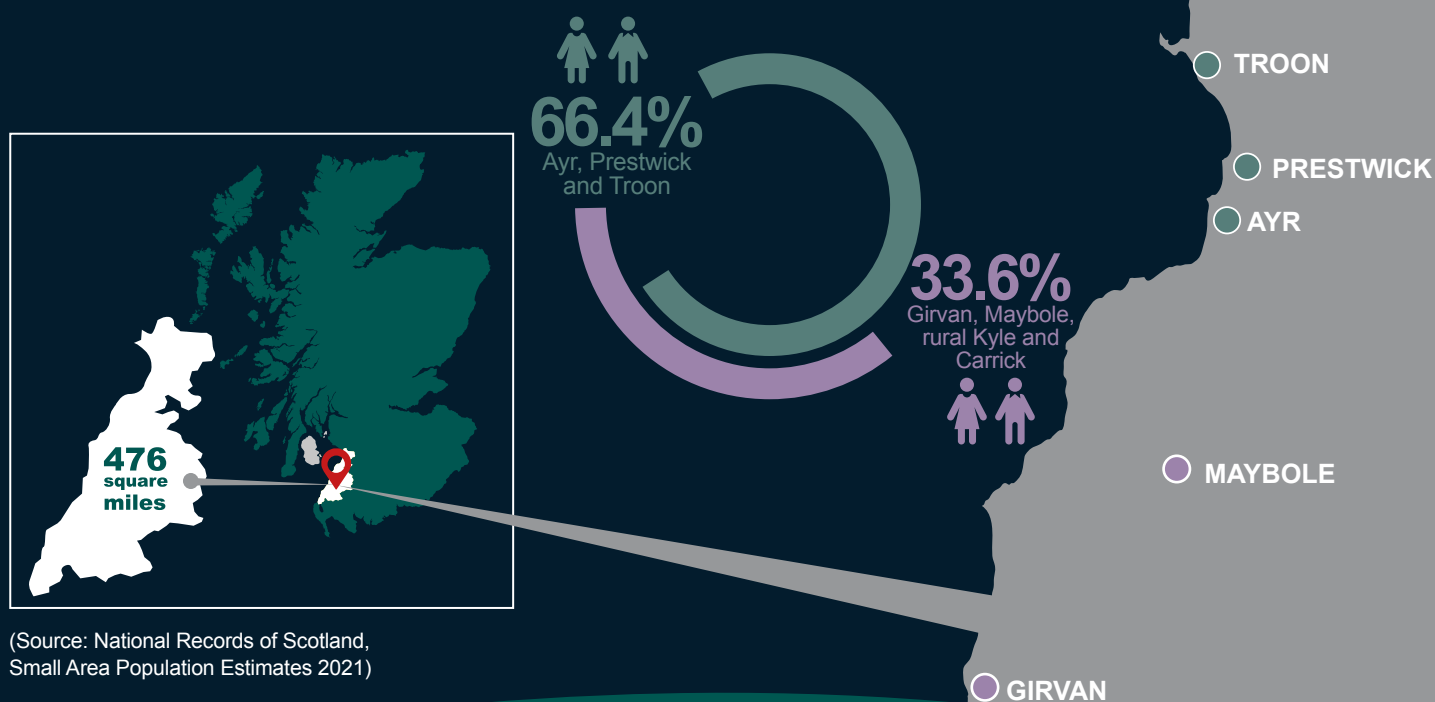
The projected change in South Ayrshire is not evenly spread across the different age groups. The number of children aged 0-15 years is projected to decrease by 17% and our working age population by 14%. The

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)



About The Council

Elected Members

CONSERVATIVE 10

SNP 5

LABOUR 5

INDEPENDENT 7

ALBA 1

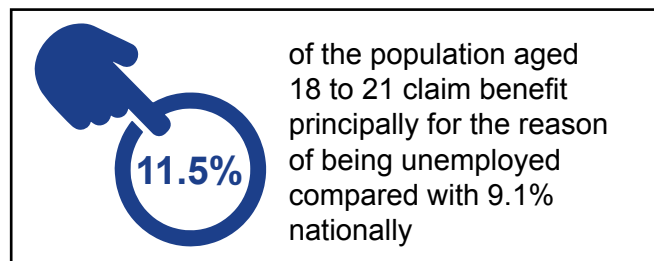
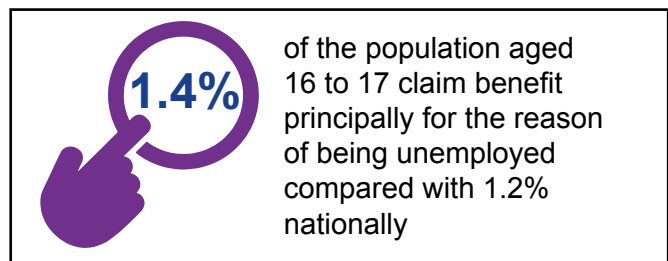
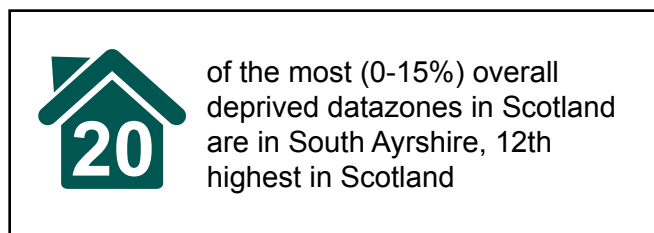
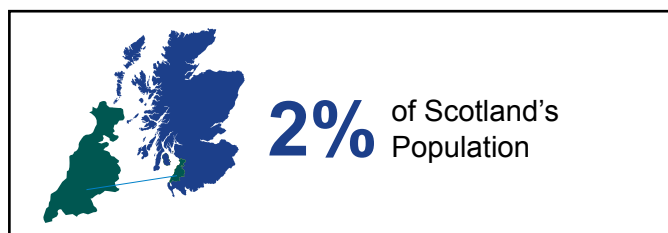


Staff



4,971 full-time equivalent
(as at 31 March 2024)

Overview of South Ayrshire



About Educational Services

Vision

- Excellence through raising attainment and improving outcomes: ensuring that every child and young person achieves the highest standards in literacy and numeracy, as well as the values, attitudes, knowledge and skills necessary to shape a sustainable future as successful learners, confident individuals, responsible citizens, and effective contributors.
- Achieving equity: ensuring every child and young person has the same opportunity to succeed, no matter their background or shared protected characteristics, with a particular focus on closing the poverty related attainment gap.

Education Services Priorities

- Engaged and Included
- Outstanding Learning, Teaching and Assessment
- Developing our Curriculum
- A self-improving Service



Primary Schools
(7,769) children



Secondary Schools
(6,206) young people



Specialist schools (104 children and young people)



Supported learning centres in mainstream schools)



Early Years centres



Funded providers



Out of school care offices



Holiday clubs



FTE Teachers employed in South Ayrshire (2022 census)



hours of support provided by support staff including classroom assistants, librarians, administration and others



Campus Police Officers



early year practitioners including seniors

Care experienced children

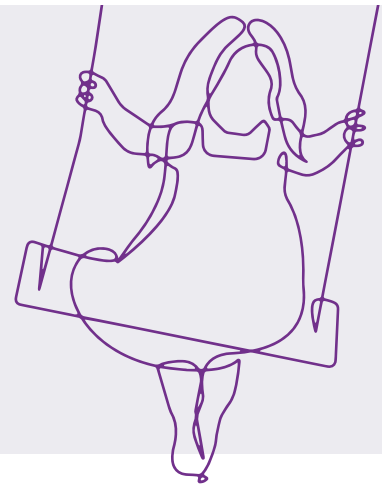
During the 2023-24 school session 508 care experienced children and young people were registered with and attended a South Ayrshire school, early years centre or early years partner centre. Of this figure, 60 were looked after at home (12%), 181 away from home (36%), and 241 recorded as previously looked after (53%).



Child Protection

As at 31st July 2023, there were 43 children listed on the Child Protection Register in South Ayrshire Council. This represented 2.1% of Scotland's population of children on the Child Protection Register at this date. This is an increase of 95% from the 22 children recorded on 31st July 2022.

Source: <https://www.gov.scot/publications/childrens-social-work-statistics-scotland-2021-22/documents/>



Quality of Leadership

Supporting School Improvement through Collaborative Improvement Visits and School Inspection

Session 2023- 2024

Supporting school improvement is a key role within education services. One aspect of improvement is through Collaborative School Improvement visits and external scrutiny and inspection by Education Scotland.

Collaborative School Improvement Visits

The programme for School visits is set out in the Key dates letter issued in June prior to the start of the new school session. The Collaborative School Improvement visits focused on QI 2.3 Learning, teaching and assessment. Peer school staff are part of the team.

During this period 10 collaborative school improvement visits were carried out.

Early Years	Primary	Special	Secondary
Wallacetown Space Place	Heathfield Kincaidston Kirkmichael Muirhead Dailly Monkton	Invergarven	Marr

Alongside the Collaborative School Improvement Visits the following schools received inspections by Education Scotland

	1.3 Leadership of Change	2.3 Learning, teaching and assessment	3.1 Ensuring Wellbeing Equity and Inclusion	3.2 Raising attainment and achievement
Muirhead Primary School		Good		Good
Muirhead Early Years Centre		Good		Good
Kingcase Primary School	Very Good	Good	Very Good	Good
Kingcase Early Years Centre	Very Good	Good	Very Good	Very Good
Barrhill Primary	Very Good	Very Good	Very Good	Good
Barrhill Early Years Centre	Very Good	Very Good	Very Good	Very Good
Sacred Heart Primary (Short Model, SM)		Good		Good
Invergarven Special School (SM)		Very Good		Very Good
Girvan Secondary School (SM)		Good		Good

A man with dark hair, wearing a blue crewneck sweater, stands in a brightly lit school hallway. He is smiling slightly and looking towards the camera. In the background, other students and classroom furniture are visible but out of focus.

Summary

Head Teachers and central staff know schools well. There is a clear correlation between the Collaborative School Improvement Visits, school's self-evaluation and the outcome of inspections.

The profile of evaluations from inspection is strong across the service. The central team will provide appropriate support, guidance and CLPL to take forward identified areas for improvement.

Leadership programme across the Local Authority

We continue to offer Leadership Development Programme (LDP)1 and LDP2 – both were oversubscribed this session indicating a desire among staff to progress their leadership skills.

Staff uptake on Education Scotland Professional Learning such as Headship etc

- 4 candidates completed Into Headship
- 5 candidates currently participating in Into Headship (final submission 5th August)
- 2 In headship
- 5 Excellence in Headship
- 2 Excellence in Headship stretch
- 2 Educator leadership programmes
- 18 Middle leaders leading change
- 4 Connected and collaborative systems leadership
- 9 aspiring middle leaders.

Awards



Our new Prestwick North Education Campus, which opened last session, is worthy of mention once again as the building achieved a prestigious award in November 2023, winning first place in the 'Pupil/Student Experience' category at the Learning Places Scotland Awards 2023, in Glasgow. The Campus was up against tough opposition for the award, with the likes of Glasgow and Edinburgh Universities also in the running, however, the judging panel was most impressed with the agile nature of the learning spaces at the Campus which support group, peer to peer and individual learning. The judges also appreciated the use of natural daylight throughout the building, which promotes a healthy learning environment.



**South Ayrshire Reads
TOPA Team of the Year**



The Public Sector Transformation Awards

Education and Health and Social Care Partnership
were finalists in the iESE Public Sector Transformation
Awards 2024 for the work on Belmont Family First.



Brass players took part in a workshop day with internationally renowned Tenor Horn soloist Sheona White.

In partnership with Ayr Arts Guild, over 200 children and families attend concerts by BBC Scottish Symphony Orchestra and the Orchestra of Scottish Opera in Ayr Town Hall.



Woodwind players took part in a workshop day which was offered in partnership with the Royal Conservatoire of Scotland.

Instrumental Tuition

Free Instrumental tuition is offered to young people in P4-S6 across all primary and secondary schools in strings, woodwind, brass, percussion, voice, guitar and highland bagpipe. 1,404 pupils received individual/small group tuition and a further 736 pupils in primary schools took part in whole class instrumental music projects.

Further musical development is supported through authority groups. These free after school activities give young people the opportunity to experience the enrichment of live performance and to participate in cultural activities. These included: Junior String Orchestra, Intermediate String Orchestra, Senior String Orchestra, Symphony Orchestra, Cello Army, Junior Concert Band, Intermediate Concert Band, Senior Concert Band, Big Band, Percussion Ensembles, Pipe Band, Chamber Choir and Ukulele Orchestra, and over 500 young people took part in rehearsals and concerts.

Young people from across all secondary schools took part in the local finals of our Young Musician of the Year Competition and the winner performed at the national finals in the Royal Conservatoire of Scotland. South Ayrshire Brass Ensemble were runners up in the National Brass Ensemble of the Year category and Belmont Academy Woodwind Ensemble were awarded first place in the National Open Ensemble of the Year category.





This year over 1,500 children took part in class music-making projects led by freelance musicians funded by Creative Scotland. Projects take place in all primary and ASN schools. These experiences help children develop musical skill, and they have told us they “enjoy taking part, it is the favourite time of the week” and that it makes them feel “happy”. Over 270 Early Years practitioners and class teachers have taken part in our professional learning programme and 39 schools have borrowed sets of musical instruments, giving a further 5,500 children and opportunity to develop their skills, knowledge, and confidence.

Partnership working

In partnership with Live Music Now Scotland, we were one of 5 projects across the UK to secure funding from the Paul Hamlyn Foundation Teacher Development Fund. Through this funding, 65 children across 4 schools have benefited from sustained music residencies with musicians.



School Modernisation Programme 2023-24

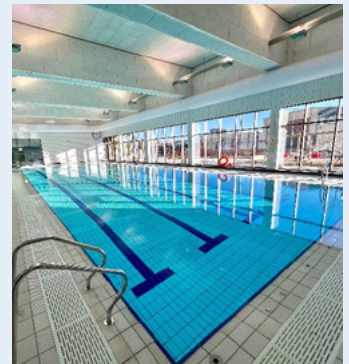
Educational Services modernisation agenda for schools and Early Years Centres continued to make excellent progress in the 2023-24 academic session, with the completion and commencement of a number of projects, demonstrating the Council's commitment to investing in our education estate and a determination to provide our young people with the best learning experience.

Over the next decade, our investment in the school estate will exceed eighty-five million pounds, further modernising our schools and education facilities. This will include the construction of a brand-new replacement building for Girvan Primary School, with works expected to commence in 2025.

Completed Projects

The opening, in August 2023, of the Council's ambitious Maybole Community Campus, brought together Carrick Academy and St Cuthbert's Primary School as well as the new Culzean Primary School and Early Years Centre, which was formed from the merger of the former Cairn and Gardenrose Primary Schools.

All Maybole schools now co-exist in one state-of-the art, shared education facility, which is also home to the new Maybole swimming pool, along with community leisure facilities, a sports pavilion, Maybole's new Police office and two, full-size all-weather sports pitches.



The £60m shared Campus is the largest education construction project that South Ayrshire Council has undertaken to date and will be completed in the summer of 2024, when all landscaping, play and parking facilities are finalised. An official opening ceremony for the Campus will take place later in the year.

Further underlining the Council's commitment on the sustainability of our school estate, the Campus benefits from the latest renewable

energy technologies. Running purely on electric power, the Campus is powered by energy-efficient air source heat pumps, solar panels capturing the sun's rays, and a turbine harnessing the power of the wind, converting all of this into electricity for the schools and community facilities. Modern construction techniques and materials ensure the building is highly insulated and contributes both to the Council's ambitions energy targets, as well as those targets set by the Scottish Government, who part-funded the project.

Major alteration works took place again at Kyle Academy last session with the refurbishment of the school's library, ground floor ICT suite and multi-purpose Learning Lab, along with a refresh of the school's foyer and entrance accommodation. The work is contributing to the ongoing, phased modernisation of what is now the Council's oldest Academy building. All work was handed over in August 2023.



Improvements and expansion at Doonfoot Primary School continued last session with a brand new, two-classroom extension formed in the upper school. As well as creating two new classrooms and creating much needed space for learning and teaching, the school's ICT suite was also fully refurbished and modernised to reflect the changing needs in delivering this crucial subject. Work on the extension commenced in June 2023 and was completed in January 2024.



Following the opening of the purpose-built Struthers Early Years Centre last year, conversion of the previous nursery space, within the main school building, was completed in August 2023. The school has to expand to cope with ambitious housing development in the catchment area and conversion of this former nursery space included the formation of a new lower school classroom, general-purpose room and refurbished toilet facilities.



Following on from an amazing project last session to transform the computing technology department at Girvan Academy, the final phase of these works, comprising the formation of one further additional ICT classroom, were completed in October 2023, truly making the academy's technology department the envy of the school estate.

Coylton Primary School also benefitted from the refurbishment of their open teaching area, now refreshed and made more flexible through the down taking of a fixed, and dated, ICT suite which has been removed to provide much needed break out space to support learning and teaching.

The quality of learning and teaching at Dundonald and Straiton Primary Schools was also improved in the last school session with acoustic baffling works undertaken to mitigate excessive noise in their open-plan teaching environments. The impact of these projects has been extremely well received by teaching staff and pupils alike.

One major Early Years projects completed during last session was the wholly re-modelled Space Place EYC which benefitted from an extension and refurbishment including extensive internal alterations and upgraded external play spaces. These works were completed in June 2023. Works were also completed last summer at Wallacetown EYC, with the formation of a new main entrance, reception and office accommodation, improving access to the building.



Projects Due to Commence

Works will continue to progress on several school construction projects over the next session, with the largest project taking place in the summer of 2024 as major alterations take place at Heathfield Primary School to convert three classrooms and supporting accommodation into a dedicated Extended Learning Facility for young people with Additional Support Needs. Subject to a full public consultation in 2023, the project progressed due to a growing requirement for specialist education places across the authority and the need for more modern learning facilities which will enhance the learning experiences and outcomes at all stages of education. Due for completion in August 2024, the works comprise a full refurbishment and alteration of existing classrooms in the school, along with the creation of a sensory room, two quiet rooms, new accessible changing space and a dedicated, secure play area in the school grounds, as well as improved parking. When this work is complete, proposals are in place to further enhance the accessible facilities at the school through construction of an accessible multi-use games area. With the generous support of the Cruyff Foundation, the school's 'Cruyff Court' will be the first of its kind in Scotland. Work on the court is expected to be completed by the end of 2024.

Accommodation at the Council's **Southcraig School** will also be expanded in the summer, increasing the capacity of the Additional Support Needs provision by converting spaces in the school to form two new classrooms. This will take place along with the replacement of all accessible hoists in the school and some major re-roofing works.

Doonfoot Primary School will see further works completed in the summer of 2024, to upgrade facilities at the school in accommodating the impact of new housing in the catchment area. This next phase of work comprises a full re-development of the school car park, footpaths and external security fences. To facilitate easier flow of traffic, and create a safer environment for pupils and staff, a new access point to the school will be formed, allowing a one-way system to be put in place. Dedicated accessible parking will be increased and the overall number of spaces in the car park will rise from thirty-seven currently to sixty-nine once complete.

Dailly Primary School will also be subject to similar works this summer with a project to convert unused land at the rear of the school into a car park with sixteen spaces. This is a project jointly led by Educational Services and the Dailly Community Council which will help to alleviate parking and congestion in the village's main street. Along with the new car park the school's Early Years Centre will also benefit from a project to install a canopy over the outdoor play space and improve play and external storage facilities.

Another project with a focus on improving outdoor space for our young people, and their play-based learning, is work that is planned to take place in the summer of 2024 to create a covered play area with canopy for the lower school at **Annbank Primary School**. The project will also involve creation of some much-needed additional office and meeting space for staff. **Kirkmichael Primary School** will also benefit from

increased staff accommodation with the creation of an additional office for the beginning of the new 2024/25 session.

At **St Patrick's Primary School**, work will take place in the summer break, to convert an unused Audio-Visual Room into two pupil changing rooms, a project that was led and championed by the school's pupil Rights Respecting Group. Nearby **Dundonald Primary School** will benefit from a redecoration, over the summer, of the school's gym hall. This will improve the facilities and bring them up to a more modern standard.

The start of a phased programme of major alterations at **Dalmilling Primary School** also commences this summer, with the demolition of the now unused, former Cherry Tree Nursery building, and the removal of temporary classrooms in the school playground. These works combined will create space and pave the way for an extension of the school's gym hall and dining facilities, to ensure that targets on pupils receiving two hours of physical education every week can be met, while corresponding increases in the eligibility of our young people receiving free school meals, as part of the Scottish Government's Universal Free School Meal expansion, place a challenge on existing facilities. Additional work at the school this summer include the conversion of a former open space into two, flexible general-purpose rooms.



Future Years Projects in Design

While the construction works are underway for the new school session coming, plans are already in place for the continued modernisation of the school estate into 2025/26 and beyond.

As well as an extension of the gym and dining facilities at Dalmilling Primary School, plans are being developed for the creation of a new front entrance to the school which will include work to create additional office space, meeting rooms and support accommodation for the school.

Struthers Primary School will be extended once more to accommodate pupils arising from the major housing development in North-East Troon. Construction of a four-classroom extension will commence in 2025 and will include a new school library, covered play area for the upper school, a new classroom garden along with a multi-purpose open area, general purpose space and new toilets. Similar work at Monkton Primary School is also expected to progress in 2025.

The rolling programme of expansion works at Doonfoot Primary School will continue when the new car park is complete and next year will include alterations to the upper-

school's Additional Support Needs base, and refurbishment of the lower school toilets.

Girvan Academy will benefit from alterations to classrooms and other spaces on the school's first floor, along with a joint community sponsored project to refurbish the school theatre and make this more suitable for school and community use.

Our early years accommodation also continues to expand with multiple projects progressing on improving play facilities at our EYCs, taking place as construction of the brand-new facility for Troon PS Early Years Centre progresses, through conversion of the Troon Library building to create the larger nursery that the school requires.

And finally, due for completion in 2026, the next new-build school project the Council is progressing with, is the £32m replacement of the existing Girvan Primary School. The design brief has now been subject to consultation with all key stakeholders and will be subject to public consultation and a Planning application later in 2024, before a contractor is appointed to undertake the works, commencing in 2025.

Priority 1

Engaged and Included in South Ayrshire, we want all of our children and young people to be engaged and participate in an inclusive education system that values the unique contributions of all our learners.



School Attendance

In this session, our ongoing efforts to improve school attendance are centred around three key areas: policy, practice, and processes. We mainly focused on enhancing our approaches to tracking and monitoring attendance in our Secondary schools. By effectively scrutinising and utilising our data, we can identify early warning signs and implement well-planned support, positively impacting attendance rates. This year, our attendance in primary schools was 93%, up 1% from session 2022-23. There was also a significant increase of 6% for children looked after at home. In our secondary schools increased by 2%, up from 85% in 2022-23 to 87%. There were also significant increases of 3 and 13 % for young people living in quintile 1 and for those who are looked after at home respectively.

Attendance (%)				
Primary	2020-21	2021-22	2022-23	2023-24
Percent total absence - all pupils	95	92	92	93
Percent total absence - Quintile 1 - most deprived	93	89	90	90
Percent total absence - Home	92	91	82	88
Percent total absence - Away	97	95	95	94
Percent total absence - Previously	89	89	89	89

Attendance (%)				
Secondary	2020-21	2021-22	2022-23	2023-24
Percent total absence - all pupils	91	86	85	87
Percent total absence - Quintile 1 - most deprived	88	81	79	82
Percent total absence - Home	82	71	54	67
Percent total absence - Away	93	89	87	87
Percent total absence - Previously	84	78	75	76

Introducing our Family First Forums has enabled us to target support for learners with emotional-based school avoidance and persistent or chronic school non-attendance by re-engaging them with learning using a multi-agency approach with colleagues from the Health & Social Care Partnership and Thriving Communities.

Many of our schools attended the Sharing Good Practice event in March, held at Dumfries House and organised by the SWEIC. Schools from North, South, and East Ayrshire and Dumfries and Galloway presented themes of engaging learners, managing data, and preparing for inspection concerning attendance and safeguarding.

In May, we held a successful 'sharing good practice' event for our Secondary Guidance teams and Deputy Head (Pupil Support Coordinators). This event allowed us to look inward at practice, leading to improvements in attendance across our schools, and outwards, learning from work in another local authority and Regional Improvement Collaborative. We engaged with all Senior Leaders throughout the session to ensure that messages were consistent and clear.

We are proud to have launched a Promoting Attendance strategy and toolkit, a product of our collective efforts. This toolkit was created in collaboration with the Educational Psychology Service and the Attendance Working Group, which includes representatives from both Primary and Secondary schools. It is designed to support schools with effective interventions that ensure pupil voices and families are included when tackling persistent non-attendance at school.

Our central leadership team have completed training on the 'Quality Improvement methodology' by Education Scotland's Attainment Advisors. This training equips them with the necessary tools to support schools in future sessions, demonstrating our unwavering commitment to continuous improvement and dedication to providing the best support possible to improve attendance.

Throughout the session, we have been planning a multi-media campaign that will air in August 2024 at the start of the new school session. This involved recording a radio advert that will feature on West FM throughout the month as learners return to school after the summer break. The advert was written and performed by South Ayrshire learners. Our Every Learner, Every Day campaign will also feature adverts on local bus shelters, YouTube, Facebook, Instagram, and Google Ads. Learners from our Primary and Secondary schools will appear in transit shelter adverts throughout the local authority and in video shorts promoting school attendance and the importance of every learner attending school every day. We believe this campaign will have a significant impact on our attendance rates.



We have collaborated with Groupcall and our ICT Team to develop a system to improve attendance data intelligence. This new tool will allow schools to analyse attendance data from the whole school to individual learners and create bespoke groups categorised by many different organisers. This new tool will roll out across August and September during the new session.



Exclusions

Exclusions are managed by schools and analysed by the authority on a termly basis. No school excludes young people lightly and considerable involvement of wider services is considered before such a measure is used. The Virtual Head Teacher and her team support schools to avoid care experienced children and young people from being excluded.

In Primary, exclusions are 3.3 per 1,000 children. There were no exclusions of looked after or previously looked after children.

Exclusion incidence per 1,000 pupils

Primary	20-21	21-22	22-23	23-23
Incidents per 1,000 pupils (actual)	1.9	1.8	*	3.3
Rate re Quintile 1-most deprived	*	*	*	*
Incidents per 1,000 pupils-all looked after(LA)	0	0	0	0
Incidents per 1,000 pupils previously LA	*	*	0	0

*disclosure rules have been applied for confidentiality reasons where values less than 5 are suppressed, or where values would allow calculations of small numbers.

In secondary, exclusions have decreased by 6.7 per 1000. Exclusions of young people in decile 1 has decreased by 16.1 per 1000. Exclusions of previously looked after young people has also had a significant decrease of 41.7 per 1000.

Exclusion incidence per 1,000 pupils

Secondary	20-21	21-22	22-23	23-23
Incidents per 1,000 pupils (actual)	30.2	28.2	32.7	26
Rate re Quintile 1-most deprived	53.5	44.5	58.2	42.4
Incidents per 1,000 pupils-all looked after(LA)	116.1	*	*	*
Incidents per 1,000 pupils previously LA	113.9	118.8	133.8	92.1

Support for young people and families experiencing difficulty

During session 23/24 work has progressed to implement the Family First model of support across South Ayrshire. The Family First model allows the needs of South Ayrshire's children to be met through a joined-up, collaborative approach to children's services.

Integrative practice within and across agencies is key to locality working, and with this in mind the Family First approach uses a tiered approach to intervention in order to plan for individual children, young people and families at the earliest opportunity. Putting Families First and working alongside local families, our GIRFEC approach helps us to identify the support each child or young person needs to help to improve their wellbeing.

The Family First model has been implemented across 8 clusters, organised by the 8 secondary schools and their associated Primary schools – Ayr, Belmont, Carrick, Girvan, Kyle, Marr, Prestwick and Queen Margaret.

The Family First aim is to enable our clusters to further improve outcomes for young people and collaborate effectively with colleagues deployed locally to work with them.

The key priority is to have the right staff in place for support being delivered. Support for our Family First model includes Education, Health and Social Care Partnership, Health, Thriving Communities and Third Sector agencies and organisations.

During year one of the cluster model our focus was on 3 key priorities improving attendance, reducing exclusions and supporting transition. These areas are local and national priorities and are the key focus for all our schools.

The positive impact of this approach can be seen particularly in phase 1 and 2 schools where the model is more established. Cluster Forums have identified key themes within their communities and are working collaboratively to plan initiatives and events to respond to the needs of the community. Planned events include a family event for P3 – S3 pupils which showcase the local supports through a services market place and includes workshops for families providing information on a variety of themes, a community safety day to provide

education and supports for children and young People and a number of workshops to plan summer activities for children and young people based on their interests. Clusters are also utilising the Forum to further support transition arrangements from P7 – S1.

The Forums have enabled partners to have an increased understanding of different services' roles, encouraged collaborative community planning and provided a collegiate space to share knowledge and skills in order to plan tailored interventions for families.

Our Cluster Forums also respond to individual need through referrals from schools. Currently 26 children and young people are being supported by Family First. Multi-agency personalised plans are in place and are leading to increased engagement and attendance.



During session 23/24 schools across South Ayrshire have adopted the updated guidelines on Staged Intervention and Inclusive Practice. A programme of information sessions and training on the use of these guidelines has ensured there is a consistent approach to identifying and recording additional support needs across South Ayrshire Schools.

Early Years Family Learning Team

In session 2023-24 all families in our EYCs have been offered at least two blocks family learning using the evidence-based Peep Learning Together Programme which values and extends what parents/carers already do to support their child's learning in everyday life and contributes to narrowing the attainment gap. Sessions have been offered to families indoors, at the beach, in the park or as part of Forest School. The team have run around 540 sessions of family learning which have been attended by over 700 families. We have been visited by delegates from the Peep organisation who have observed and joined some of our groups to share what the team offers to families in South Ayrshire and find out more about our model for family learning and its success.

Alongside the universal offer targeted work has included Solihull 'Being a Parent' with smaller groups in some EYCs supporting relationships between children and their parents. In a few centres this has led to parents continuing to meet up after the groups is completed to support one another.

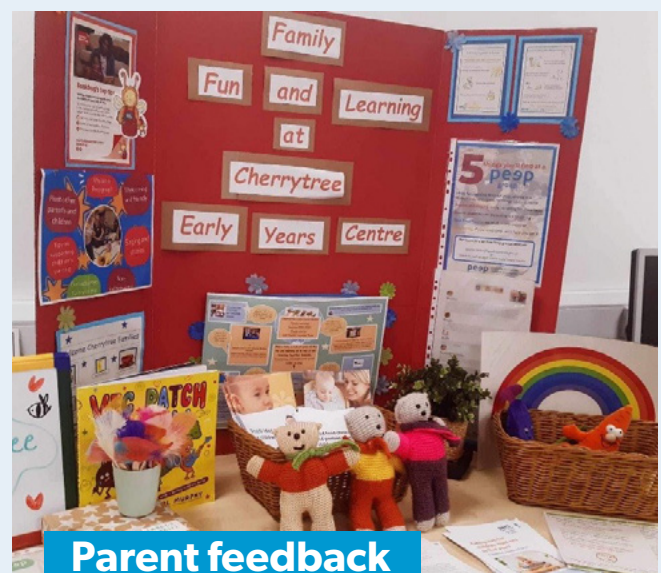
This session the team have worked with the Ayrshire Dietetic Health Improvement team, Peep and colleagues from North and East Ayrshire to develop and pilot a new Peep programme, 'Fun with Food' which will be shared nationally. The aim was to establish a universal approach to improving child healthy weight by enhancing existing Peep nutrition sessions which aim to contribute to reducing inequalities in the prevalence of obesity and young children who are overweight living in Ayrshire. The programme has provided families in Ayrshire with guidance on healthy eating and has encouraged young children to explore food and enjoy positive experiences relating to food, nutrition, and healthy eating.



Intergenerational Peep has been piloted with Hillcrest Care Home in Girvan with positive feedback from children, families and residents who all valued working together across the generations. This work was highlighted as part of Hillcrest's recent TOPA award for Outstanding Customer Focus. Our approaches to intergenerational Peep have been shared nationally through the Peep Champions group.

One member of the team was invited by the Scottish Book trust to be part of the panel choosing the books to be included in their free bags from children from birth to P1.

The team led a successful bid to widen the use of Peep to support families in South Ayrshire through the Scottish Government Families Learning Together Programme. This programme will extend the use of Peep to families with younger children before they arrive in an EYC and provide training and support to different groups both local authority and third sector who work with families.



Parent feedback

'I feel that we talk about our day more and what we've done and learned. The sessions are fantastic.'

'It's a lovely opportunity for parents to join in with their child's learning and development.'

'Peep has supported her language and vocabulary, it has developed a lot in recent weeks.'

Support for our neurodiverse children, young people and families

Child and Adolescent Mental Health Services (CAMHS) Ayrshire and Arran adopted the National Neurodevelopmental Specification for Children and Young People on August 1st 2023. From this date only, those young people with a co-occurring mental health need will be accepted on the CAMHS pathway.

Following work from the Pan Ayrshire Extreme Team, a multi-agency group including representatives from Education and the Health and Social Care Partnership was created within South Ayrshire to consider new pathways for young people and to help ensure support was available when needed.

In April 2024 a test of change was initiated within Prestwick and Marr cluster with referrals received from schools and GP practices within this area. To date 16 young people and families have been presented for consideration by the group. Supports offered have included School Counselling Services,

Children and Families Disability Team, Educational Psychologist, Autism Outreach Team, Audiology referral, support from NEST and Autism Ayrshire. In July 2024 the group will widen the test of change to include young people from the Carrick and Girvan cluster of schools.

Early feedback from parents and schools regarding the support pathway has been positive.

The South Ayrshire Autism Outreach Team continues to support children, young people, families and schools. In session 23/24 118 young people were supported by the team. Support from the team ranges from consultation with staff, training, 1-1 work with young people, group work, support for transition and support for families. The Outreach team works closely with the Educational Psychology Department who also provide support for young people and schools.



Involving children and families in decision making

During the past 18 months Education and Thriving Communities have been engaging with over 700 young people including primary age pupils from p5- p7 and secondary pupils in S1-6 as well as pupils in our specialist provision and representatives from the virtual school, our care experienced pupils and young people from our LGBTQ+ community, looking at issues that affect young people as well as their thoughts and ideas in respect of a Youth Council. Below is an outline of consultations carried out with our young people over the past 18 months.

- National Discussion December 2022
- MSYP Launch - November 2023
- Youth Voice Residential
- Have Your Say Survey June – Oct 2022
- Children's Services Plan Consultation February 2024
- Roadshow – Youth Council Jan-March 2024 (168)
- Question Time Event 2023
- Community Council Prestwick Feb 2024

Updates to our Management Guidance for Staged Intervention and Inclusive Practice highlight the importance of involving children and families in decision making and sets expectations for this. The document states the need for the involvement of children and families before and during a Team with the Family meeting, therefore ensuring their views are not only sought but also enacted.

Care experienced children and young people

In 2023-24 the Virtual School has supported over 60 young people across the authority, with different levels of support.

Support has varied across the status of young people this year, as follows:

- 4 young people in kinship care
- 18 young people Looked After at Home
- 12 young people Looked After Away from Home
- 9 young people Previously Looked After
- 7 young people living in our Children's Houses in Ayr
- 10 young people have successfully transitioned to Employability and Skills or further education
- 5 young people have successfully phased their support from the Virtual School, however continue to keep in touch with staff

Operational support from the virtual school has included transition from primary to secondary school, eight young people have transitioned as well as supporting two young people who did not attend school, to now attend on a full-time basis. It has mostly provided social and emotional support to young people. The Welfare Officers within the virtual school are trained in LIAM, Sleep Scotland and Trauma Informed Practice level 3; which has been implemented in supports across the year.



There has been a successful and fun family residential at Inverclyde Sport Centre as well as various outdoor learning days taking place at Dolphin House and in our local environment. Children and young people have

sustained support and contact with the team during all school holidays and families have benefited from support, advice and signposting from the team.

Strategically the Virtual School has taken responsibility for South Ayrshire's Skills

Academy this year, where almost all young people who attend have experience of care. The young people who have attended have all gained qualifications at level 3, 4, 5 and almost all have achieved 1 level 6 qualification. We have also worked in partnership with Health and Social Care Partnership(HSCP) to support a funded programme by Corra Foundation to explore and research barriers to our learning environment and community for our learners with experience of care. The outcome of this research will inform and shape supports for schools.

Each secondary school continues to promote a care experienced lead teacher, who is responsible for tracking, monitoring and championing each young person with experience of care, ensuing equity and promoting attainment at all levels.

The Virtual School Head Teacher continues to track and monitor authority level attainment, exclusions and works closely with Inclusion staff around attendance.

We have created a Virtual School Pupil Council, including eight pupils from across various schools, all with experience of care. The Pupil Council meet fortnightly to discuss matters of importance to them. They have met with the UNCRC Lead in South Ayrshire to discuss areas of development and are working on what they feel would improve educational experiences in schools.

2024-3-24 has involved work around the strategic implementation of The Promise, with close working with colleagues from HSCP and housing. The Education Promise Award is being rolled out across schools and has an aim to be completed by all schools by June 2025.





**RIGHTS
RESPECTING
SCHOOLS**

UN Convention of Rights of the Child

The implementation of children's human rights has been incorporated within South Ayrshire Council and school improvement planning. Delivering rights work had been the responsibility of a Quality Improvement Manager but in 2022 South Ayrshire Council appointed a Children's Rights Development Officer part time, which was increased to a full time UNCRC and Equalities Officer (Strategic Lead) 1-year position in 2023. The UNCRC is a priority on all service plans within the authority and there are 3 main strategy groups working on the development of youth participation, youth voice and implementation of the UNCRC Children's Rights Act.

The Strategic Lead attends national meetings and shares information through weekly e-mail bulletins to school contacts. Information is also shared through the authority fortnightly bulletin and monthly professional learning newsletters. A Rights Authority Steering Group has been established to work on priority issues. An authority Glow online information 'Tile' has been created to support the sharing of children's human rights resources and Rights Respecting Schools (RRS) accreditation information. The Strategic Lead is supporting the training of RRS assessors and working with the Thriving Communities Team and services across the authority to

build a wider strategy for the development of youth voice, and a Youth Council within the authority.

Professional learning sessions have been organised and delivered to early years, primary and secondary staff. Professional learning conversations have been organised to support staff with their UNCRC learning and RRS accreditation journeys. Bespoke sessions have also been delivered to individual schools and clusters. At these sessions, school staff have been involved in evaluation activity of their whole school to consider the various practices and opportunities that they offer children and young people. This has allowed them to link their existing good practice to children's human rights under the UNCRC. This forms part of their self-evaluation process in relation to rights and identifies next steps for their improvement journey. Across the Regional Improvement Collaborative, work has started to develop and build a team of RRS assessors. This will support sharing of learning and resources and with a view to creating a wider RRS Accreditation Assessor's network.

All South Ayrshire Council schools are part of the RRS accreditation journey. As of August 2023, 22% of schools were accredited, and 70% of schools are within the accreditation timeframe. A further 8% of schools will accredit at Silver before the end of the school year. School contacts across the sector returned a survey which identified that 60% felt that their rights knowledge was very good and 40% satisfactory. All schools gave positive examples of how rights were implemented across the curriculum and how pupil's views were gathered. Of children and young people surveyed, almost all strongly agreed or agreed that they felt safe within schools, and most felt that staff consider how they learn best, that their views were listened to and considered, and that they were treated equally. This feedback highlights how having a clear strategy and a dedicated post has had a positive impact.

Priority 2

Outstanding learning, teaching and assessment In South Ayrshire, we want all of our children and young people to experience the highest quality learning and teaching in our schools. We are committed to ensuring a relentless focus on learning, teaching and assessment at the heart of all that we do.



- Improve quality and consistency of learning, teaching and assessment across all our EYC and schools
- Improve quality and consistency of play-based learning approaches across early level and beyond
- Improve our approaches to the teaching of reading across our EYC and schools
- Improve our approaches to the teaching and assessment of writing across our EYC and schools
- Improve the range of outdoor experiences across our EYC and schools
- Improve our approaches to differentiation/adaptive teaching in our classrooms ensuring we meet the needs of all our learners
- Ensure all our staff have access to a comprehensive professional learning offer that supports our continual drive for improvement
- Improve the quality and consistency of our approaches to using digital learning



Learning, Teaching and Assessment

This session has seen the introduction of the South Ayrshire Learns(SAL) Team. This has been made up of 2.8FTE development officers who have been line managed by a Quality Improvement Manager. The development officers have supported schools in a range of ways from offering general training, training bespoke to schools, team teaching, modelled lessons. This support/training given has included anything relating to learning and teaching and has included things like play based learning, improving pedagogy and equity and adaptive teaching.

Overview of SAL activity

	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
Management teams			L&T conference The value of play (K Scott) Observing Play (K Scott)	Planning for play (K Scott)		Coaching for success	Block play overview			Teaching reading in a play-based learning environment	
Class teachers			L&T conference Setting up a play environment	Literacy rich play environments Numeracy rich play environments Sustainable play environments		IPE (Girvan area) IPE (Ayr area)	IPE (Girvan area) IPE Ayr area) Introduction to block play Block play in upper primary (3 sessions)		Supporting additional support needs in a play-based learning environment	Supporting additional support needs in a play-based learning environment	
NQT's			Teaching reading in a primary classroom			Literacy drop in		Preparing for interview	Professional enquiry groups	Professional enquiry groups Outdoor learning	Professional enquiry groups
School assistants							Supporting play			Supporting play	

In October we ran a learning and teaching conference. Gavin Oates opening the conference.

This was a half day conference (with half of all primary school teachers in the morning and half in the afternoon). It was based at Prestwick North Campus and staff all attended a keynote from Gavin Oates – it was called Be the Milk which was basically reinforcing that they are needed, and they are a fantastic resource.



There were then 34 workshops ranging from MTV, to preparing your class for external scrutiny, to how to set targets with pupils, to nurture friendly classrooms. It was attended by over 500 staff and all feedback was very positive.

Recent collaborative review visits and inspections have all been graded as good or above for Q12.3.- Learning ,Teaching and Assessment.

There has been a full programme of CLPL offered and attendance has been high with many sessions oversubscribed.

The Improving Pedagogy and Equity programme was run in the Girvan Area and Ayr Area. Both were well received with news of the positive impact spreading leading from requests from individual schools asking for the programme to be run in session 2024/25 with their full teaching staff. We have 4 schools signed up for this model for next session.

All Newly Qualified Teachers participated in a professional enquiry relating to learning and teaching this session. The initial input was delivered by one of our principal teachers of pedagogy. There were 10 groups with each group supported by a teacher from our authority. The presentations on completion were of an extremely high standard.





Play-based learning approaches

Play-based learning continues to expand and improve across the local authority. Support and training are available.

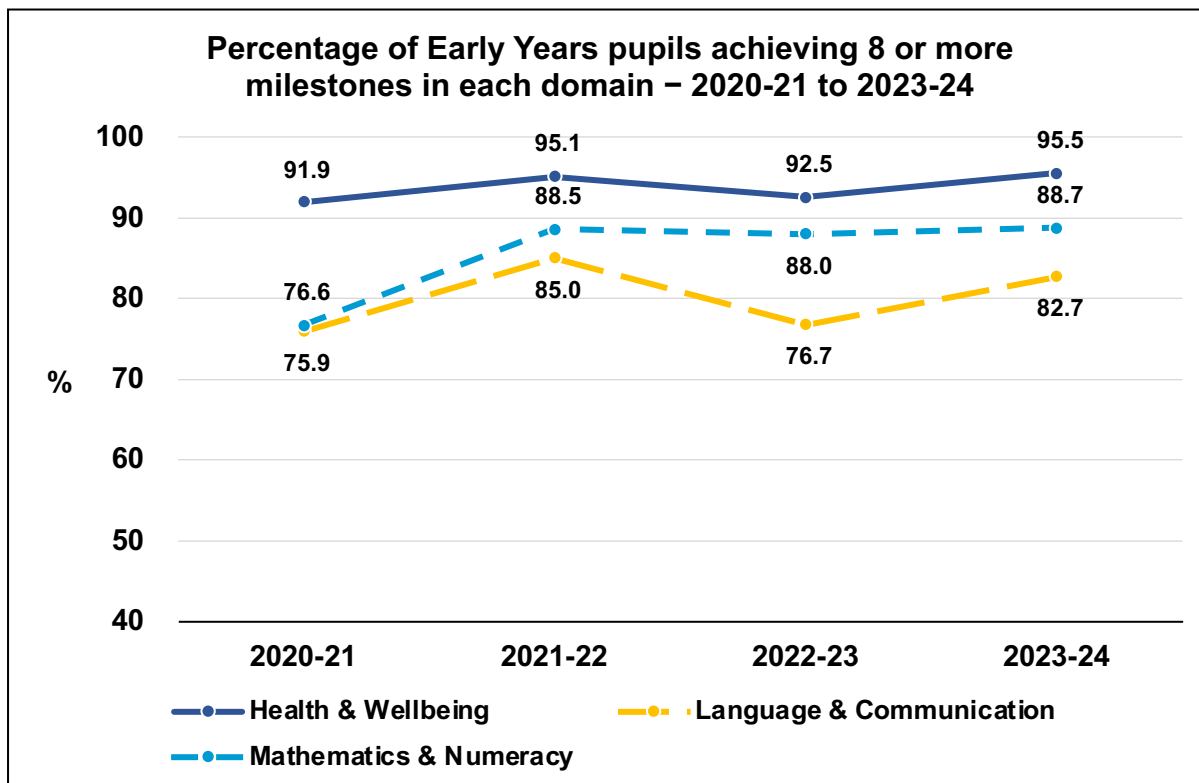
Please see page 51 for details on Creativity within Early Years and Block play.

In a recent survey completed by all primary schools 100% of schools reported play-based learning in their P1 classrooms

The following percentages of primary schools in our authority currently offer play-based learning:

Primary 1 - 100% | Primary 2 - 100% | Primary 3 - 55%

Play based learning was reported positively in all Primary inspections this session.



This session has seen improvements in all 3 areas. Most significant being in language and communication with an increase of 5.6%

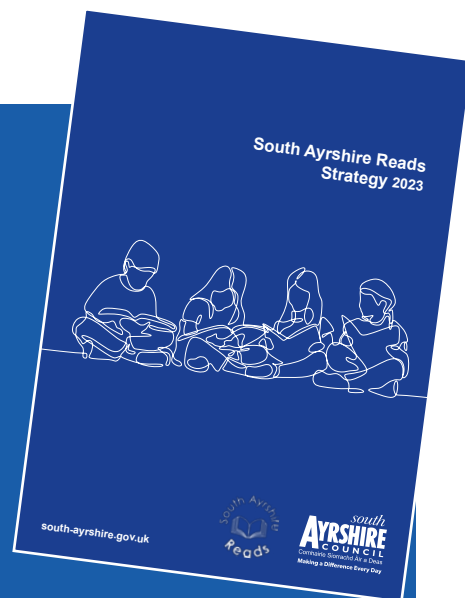
Teaching of Reading

South Ayrshire Reads

South Ayrshire Reads is an ambitious, focused, long-term plan to effectively develop the reading skills of all learners in a consistent, sustainable way through high-quality pedagogy. The strategy prioritises relevant professional learning designed to help all education staff implement best practice through a culture of shared knowledge, collaboration and enquiry.

In the first year the SAR team offered a range of professional learning founded in the research and evidence of Science of Reading to support pedagogy and understanding of phonological awareness, phonics and fluency. In year 2 the team will continue to support our Phase 1 schools to embed the science of reading into their reading curricula while supporting our Phase 2 schools to implement these approaches.

We have also supported all our primary schools in South Ayrshire to develop their reading practices whether through professional learning or digital and physical reading resources. You can read more about the strategy [HERE](#)



Professional Learning for Primary Education Colleagues

As a result of the Professional learning sessions planned, created and delivered by the South Ayrshire Reads team, all education staff across South Ayrshire have had the opportunity to develop their knowledge and understanding of the Science of Reading. The impact of our first Universal offering led to an increase in staff awareness of the Science of Reading and has resulted in, almost all primary schools being represented at further optional sessions. Almost all practitioners in attendance indicated that their confidence levels have increased significantly when explicitly teaching phonological awareness, phonics and fluency. Almost all practitioners who attended worked within a primary setting.



Assessment

In order to achieve consistency and equity in reading assessments across South Ayrshire, all phase 1 schools were trained and supplied with research and evidence-based materials to drive the teaching of learning of phonics and fluency. This has led to the introduction of robust and reliable assessments to measure oral reading fluency and phonics acquisition. These measures have been a key feature in measuring the impact of teaching and learning of phonics and fluency. This has provided and encouraged all phase 1 schools to analyse and make effective use of the data to impact the attainment gap. This approach will be implemented in our Phase 2 schools during 2024-2025.



CLPL for School Assistants and Support for Learning Teachers

In collaboration with the central ASFL (Additional Support for Learning) teachers and inclusion team, professional learning sessions were planned, delivered and offered to all school assistants across South Ayrshire to build confidence and knowledge of teaching and learning of neurodivergent learners. Almost all attendees have increased knowledge, understanding and confidence to support neurodivergent learners in reading. This led to bespoke support and further professional learning focused on specific school and demographic needs. This has been a key feature in collective efficacy and school improvement.

Reading Schools Accreditation

In our aim to become Scotland's first Reading Authority we have collaborated with The Scottish Book Trust to deliver events which support individual school Reading Schools accreditation. The SBT Accreditation supports schools to develop and celebrate a positive whole school reading culture. 34 of our 50 schools have been accredited or have started their journey. Two of our schools – Annbank Primary and Prestwick Academy - were awarded Gold Reading



School status this year and their reading teams have been instrumental in supporting other schools begin the journey.

Ayr United Football Club Partnership

Education have established a partnership with Ayr United Football Club to support the South Ayrshire Reads strategy. There are eight partnership schools who received two visits from club players across the school year. Visits were tailored to the needs of the schools and include whole-class assemblies, reading stories to classes or working with small groups. On each visit the club provides free tickets for forthcoming games to all children and families in the school.

In September, the club hosted a launch event for the ambassador schools. Three children from each school were invited and enjoyed talking to football players about their reading and having photos taken. The club then invited two children from each school to participate in a 'takeover' day on match-day at the club. Children were given experience of all match-day jobs such as ticket sales, flag-bearing, stadium announcing and post-match interviewing and analysis.

We are looking forward to developing the partnership to ensure as many children have the opportunity to be motivated and inspired by the Ayr player reading ambassadors.



Communication Friendly Environments

As a result of the Communication Friendly Environment priority created and delivered collaboratively by colleagues from Educational Psychology, the Autism Outreach Team, Education and Speech and Language Therapy, all education staff across South Ayrshire have had the opportunity to develop their knowledge and understanding of the approach. This has been prioritised in identified establishments where this collaborative approach has created heightened awareness and increased practitioner confidence amongst staff as they actively engage with the accreditation pathway. All identified establishments (14 EYCs, 11 primaries, 2 secondaries and 1 specialist provision) have engaged in the launch delivered collaboratively by key partners involving professional learning specifically designed to support and guide all stakeholders.



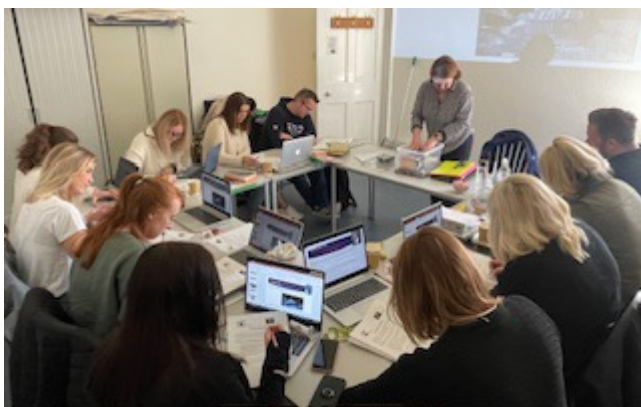
Partnership with Ayrshire College

In August 2023, we consulted with the lecturers at Ayrshire College which resulted in the planning of creating and delivering training to all students studying HNC Early Education and Childcare. The aim is to ensure students have a shared understanding on how to provide high-quality literacy experiences in practice. All students participated in various workshops which provided them with an increased awareness of how to implement high-calibre experiences. This has been effective when planning literacy experiences when out on placements. We look forward to continuing our relationship with Ayrshire College next year and beyond.



Teaching and Assessment of Writing

Developing Confidence and Skill in Writing Course



We launched our first Confidence and Skill in Writing course aimed at primary practitioners with at least three years teaching experience. The course took place across the school year in the form of 8 in person sessions including a Saturday morning writing workshop at Rozelle House in Ayr and 1 online session to plan for year 2. The course is designed to develop teachers as confident and skilled writers who can use their new and existing knowledge and skills to support learners and colleagues.

All participants in the course reported they had improved their own writing and practice of teaching writing; all participants also reported being more confident and motivated to teach writing.



Strategic Working Group

In response to Head Teacher interest, we established a working group tasked with taking a strategic look at writing across South Ayrshire. The group is made up of two primary head teachers, a principal teacher of English and primary level practitioners with a particular interest in writing. Members of this group have assumed leadership responsibility to lead specific short-life working groups looking at writing pedagogy and the science of writing; learner progression; the teaching, learning and assessment cycle and, moderation. We have created an action plan to support the improvement of writing pedagogy and attainment across South Ayrshire which will be launched at the start of academic session 24-25.

Attainment: Achievement of Expected CfE Level or Better (%)

Percentage of P1, P4, & P7 pupils combined achieving at Expected CfE Level or better – 2017-18 to 2022-23

	2018-19	2020-21	2021-22	2022-23	2023-24
Reading	85	76	79	82	85
Writing	81	71	73	78	80
Listening and talking	88	83	86	89	91
Literacy	80	68	71	77	79
Numeracy	84	77	80	83	85

All measures continue to show a pleasing increase of 2/3 %.

Percentage of S3 pupils achieving at Expected CfE Level or better – 2017-18 to 2022-23

	2018-19	2021-22	2022-23	2023-24
Reading	92	87	88	91
Writing	92	86	87	91
Listening and talking	93	88	88	91
Literacy	91	85	86	91
Numeracy	90	84	90	94

In S3 all measures improved. They are now in-line with or above pre-pandemic results.

Deprivation-related attainment gap for P1, P4, & P7 pupils combined achieving at Expected CfE Level or better – 2020-21 to 2023-24

		2020-21	2021-22	2022-23	2023-24
Reading	Quintile 1 - most deprived	69	68	75	77
	Quintile 5 - least deprived	83	88	89	91
	Attainment gap	14pp	20pp	15pp	14pp
Writing	Quintile 1 - most deprived	60	59	69	71
	Quintile 5 - least deprived	81	85	89	89
	Attainment gap	21pp	25pp	21pp	19pp
Listening and talking	Quintile 1 - most deprived	77	78	83	86
	Quintile 5 - least deprived	91	92	94	95
	Attainment gap	14pp	14pp	11pp	9pp
Literacy	Quintile 1 - most deprived	56	57	68	69
	Quintile 5 - least deprived	78	83	87	88
	Attainment gap	22pp	26pp	20pp	19pp
Numeracy	Quintile 1 - most deprived	70	72	76	75
	Quintile 5 - least deprived	86	90	92	92
	Attainment gap	16pp	18pp	16pp	17pp

The attainment gap has reduced in all literacy measures. There has been a small increase of 1pp in numeracy.

Deprivation-related attainment gap for S3 pupils achieving at Expected CfE Level or better – 2018-19 to 2023-24

		2018-19	2021-22	2022-23	2023-24
Reading	Quintile 1 - most deprived	84	78	76	88
	Quintile 5 - least deprived	97	94	93	94
	Attainment gap	13pp	16pp	17pp	6pp
Writing	Quintile 1 - most deprived	83	76	76	87
	Quintile 5 - least deprived	97	93	93	94
	Attainment gap	15pp	17pp	18pp	7pp
Listening and talking	Quintile 1 - most deprived	83	78	77	87
	Quintile 5 - least deprived	97	94	94	95
	Attainment gap	14pp	16pp	17pp	8pp
Literacy	Quintile 1 - most deprived	81	75	75	86
	Quintile 5 - least deprived	97	93	93	94
	Attainment gap	16pp	18pp	18pp	8pp
Numeracy	Quintile 1 - most deprived	82	71	83	91
	Quintile 5 - least deprived	96	92	95	97
	Attainment gap	14pp	21pp	12pp	5pp

There has been a pleasing reduction in the attainment gap in all measures in S3.

Deprivation-related attainment gap in leavers achieving Literacy and Numeracy at SCQF levels 4–6, 2018-19 to 2022-23

	2018-19	2019-20	2020-21	2021-22	2022-23
Quintile 1 - most deprived	82.7	86.9	85.6	83.1	82.0
Quintile 5 - least deprived	94.4	97.5	97.2	97.9	96.5
Attainment gap	12pp	11pp	12pp	15pp	15pp
SCQF Level 5 or higher					
Quintile 1 - most deprived	50.0	51.4	61.0	42.0	54.1
Quintile 5 - least deprived	81.0	89.0	88.9	82.1	83.5
Attainment gap	31pp	38pp	28pp	40pp	29pp
SCQF Level 6					
Quintile 1 - most deprived	12.4	14.8	12.8	7.3	5.9
Quintile 5 - least deprived	49.7	51.5	47.0	41.0	39.5
Attainment gap	37pp	37pp	34pp	34pp	34pp

The gap has remained the same at SCQF level 4 and 6 but has improved by 11pp at level 5.

Attainment gap between Care Experienced and all P1, P4 & P7 pupils combined achieving at Expected CfE Level or better

		2020-21	2021-22	2022-23	2023-24
Reading	Care Experienced	42	45	65	66
	All pupils	76	79	82	85
	Attainment gap	33pp	34pp	16pp	18pp
Writing	Care Experienced	37	35	59	62
	All pupils	71	73	78	80
	Attainment gap	34pp	38pp	19pp	18pp
Listening and talking	Care Experienced	54	61	71	80
	All pupils	83	86	89	91
	Attainment gap	29pp	25pp	18pp	11pp
Literacy	Care Experienced	35	33	56	59
	All pupils	68	71	77	79
	Attainment gap	34pp	38pp	21pp	20pp
Numeracy	Care Experienced	42	49	64	59
	All pupils	77	80	83	85
	Attainment gap	35pp	31pp	19pp	26pp

Attainment gap between Care Experienced and all P1, P4 & P7 pupils combined achieving at Expected CfE Level or better

		2018-19	2021-22	2022-23	2023-24
Reading	Care Experienced	73	57	45	65
	All pupils	92	87	88	91
	Attainment gap	19pp	31pp	43pp	27pp
Writing	Care Experienced	73	51	40	67
	All pupils	92	86	87	91
	Attainment gap	19pp	35pp	47pp	24pp
Listening and talking	Care Experienced	75	57	49	65
	All pupils	93	88	88	91
	Attainment gap	18pp	31pp	39pp	27pp
Literacy	Care Experienced	71	49	38	65
	All pupils	91	85	86	91
	Attainment gap	20pp	6pp	48pp	26pp
Numeracy	Care Experienced	71	58	55	65
	All pupils	90	84	90	94
	Attainment gap	19pp	25pp	35pp	29pp

The gap in S3 reduced significantly in all measures-on average 15.8pp

It is pleasing to see that our hard work and commitment in this area has had a positive impact on care experienced pupils.

Languages



“The Scottish Government’s policy, [Language Learning in Scotland: A 1+2 Approach](#), is aimed at ensuring that every child has the opportunity to learn a modern language (known as L2) from P1 until the end of the broad general education (S3). Additionally, each child is entitled to learn a second modern language (known as L3) from P5 onwards.”

Education Scotland

Live Lessons

We launched our French and Spanish monthly live lessons on MS Teams aimed at P6 and P7. More than 20 Primary schools attended each session between September 2023 and June 2024. The aim was to support teachers in the delivery of L2 and L3, improve transition to Secondary schools and to upskill classroom teachers with the possibility to teach follow up activities in class. Our survey revealed that all pupils and teachers benefitted from these lessons and that all teachers would recommend colleagues to attend next session.

New Planners

New Primary School planners have been created this year from P1 to P7 in both French and Spanish. Our 1+2 development officer worked in collaboration with 3 other teachers to create sequences of lessons, activities and projects that fully embrace the 7 principles of curriculum design. Involvement in competitions or projects with outside agencies was promoted and embedded in the planners. This is still work in process but the feedback from classroom teachers has been very positive, especially in terms of skills development in second level.

Language Ambassadors

Four secondary schools participated in sending senior language ambassadors to their cluster Primary schools in order to deliver languages lessons. All students involved felt this improved their leadership skills and confidence.

Early years to P1/P2

Several EYC and Primary schools asked for support in the delivery of L2 in EYC or P1/P2 class. Our 1+2 development officer offered a three-week block of lessons to model activities and encourage the use of HeadStart Language. All teachers felt empowered to take this forward themselves and pupils showed great enthusiasm for their language learning.



British Sign Language (BSL) Training Course

Ayrshire Deaf Education Service delivered five in-person professional learning sessions supported by digital resources to teach classroom teachers basic communication skills using BSL as well as basic vocabulary. The course is designed to help teachers support pupils in our care who are deaf but also to start bringing BSL in the curriculum. All participants felt this was effective in terms of their ability to support deaf or hearing-impaired pupils and their families.

Euroquiz 2024 Heats and Finals

More than 100 Primary 6 pupils took part in the South Ayrshire heats for the annual Euroquiz competition. Glenburn Primary were the overall winner of the South Ayrshire heats and competed against other schools in the final in Edinburgh in June this year. The Euroquiz competition has been running since 1993 and is organised by The Scottish European Educational Trust. Pupils compete in four rounds, testing their knowledge of geography and history, languages, European affairs, and general knowledge.



Gaelic Language Learning (GLL)

CLPL for Teachers

We launched our first in-house CLPL training sessions for primary teachers. This was delivered in Kincaidston Primary school across the year in 6 in person sessions. The sessions have been developed to equip staff with entry level Gaelic and a series of lessons, so they are confident to deliver Gaelic language learning in the classroom. We plan to offer this again in 2024-2025.

Gaelic Choir

We have expanded our Primary School Gaelic choirs this year- as a pilot we started a Gaelic choir in Kincaidston last year and this has been expanded to include Muirhead this year. Part of the Kincaidston choir performed at the 1+2 Languages Festival in May and the Muirhead choir performed in March alongside the Ayrshire Fiddle Orchestra in a fundraising event for Troon Rotary Club. Next steps include starting a choir at Ayr Grammar Primary school and working alongside East and North Ayrshire in a combined Gaelic Christmas concert to be held in Kilmarnock in December 2024.



Dundonald Castle and Primary School Collaboration

This year we developed a working relationship between Dundonald Primary School and Dundonald Castle on a project based on outdoor learning and nature studies in Gaelic.

“Whit’s in a Name” Project and Exhibition

Ainmean Àite ann an Siorradh Àir a Deas (Place names in South Ayrshire) was a series of lessons about how Gaelic is rooted in the topography of South Ayrshire and that most of the Primary Schools in SAC have a Gaelic root. Schools were invited to create a piece of artwork that reflected the meaning of the place name. These artworks were then displayed as part of an exhibition in the Cutty Sark Centre in May 2024. More than a thousand people visited the exhibition and left positive comments in the visitor’s book. The 1+2 Languages team are looking forward to developing a project and exhibition for next year relating to the 80th anniversary of the end of WW2.

Celebrating Diversity through Language and Culture

We launched our first 1+2 Language Festival this year celebrating diversity in languages in South Ayrshire. We had a Gaelic input from Kincaidston Primary (who led a workshop), Coylton Primary



(workshop on weaving with Gaelic language), Dalmilling Primary (Scots and Makaton), Troon Primary and Marr College (Spanish and French) and Grammar Primary (Ukrainian). We also had input from Ayrshire School for the Deaf. An invited audience of parents and other were treated to a short concert and a series of workshops led by pupils to share language learning experiences. The team look forward to offering this again in 2024-2025.



Outdoor Experiences

The outdoor learning plans produced by the outdoor learning officer in session 2023/24 have been used widely across our primary schools.



Schools have been supported to take outdoor learning beyond their school environment into the local community and the plans produced have supported this. Moving forward schools will be encouraged to study a comparison i.e. if they studied a woodland area this session they will be encouraged to study urban or beach next session.

School Aged Childcare

Our out of school childcare service applied for and was awarded funding from Scottish Government as part of the Inspiring School Age Childcare fund. The award was used to enhance current provision for 4 local authority services and 1 private provider. The fund has provided access to high quality outdoor shelters where children can play and learn in all weathers as well as outdoor seating, tables, picnic benches, mud kitchens. The addition of outdoor blocks, storage for loose parts has provided children with the opportunity to be creative and use their imagination.

The nature of the fund, location of the cabins and storage of resources has meant that school staff and children have also benefitted, raising the profile of out of school provision in the authority. We continue to work in partnership with school leaders to develop out of school childcare services.



"At our out of school hours childcare the children have benefitted greatly from the new equipment. We can see they are enjoying a sense of ownership in their new enhanced play space.They love the loose parts play in this outdoor environment; we see them sharing and exploring, making decisions in their play."



Differentiation/Adaptive Approaches

We have worked with our attainment advisors this session to produce and deliver an 8-session adaptive teaching programme for schools. Doonfoot and Dalmiling were the pilot schools and these sessions were delivered by Nicola Henry from Education Scotland. The South Ayrshire Learns team (SAL) then took this on and worked with Ayr Grammar, Muirhead Primary and Struthers Primary. We were visited by Gillian Hamilton, Interim Chief executive Education Scotland who was interested in our work. Mrs Hamilton meet with pupils who were able to talk about the positive impact for them on the professional learning their teachers had received.



Digital Learning

As part of South Ayrshire's Digital Transformation programme, the main focus for South Ayrshire schools and early year centres this year has been the migration to cloud-based storage. This change requires a shift in teaching and learning approaches which will allow continuous improvement and consistency in the use of digital to enhance the education experience.

Central to this has been the extensive training and support provided to equip all staff with the skills and knowledge to confidently integrate these digital tools into classroom practice and ensure more standardised and effective use of technology across our schools.

In addition, we have fostered a culture of collaboration and innovation among our staff by creating online communities of practice. These communities provide a platform for sharing experiences, exchanging ideas, and collaborating on digital learning projects. By encouraging peer support and knowledge sharing, we have enabled colleagues to learn from one another and stay updated on the latest advancements in digital education.

The second cohort of Promethean Experts successfully completed the course and join the growing community of skilled practitioners supporting colleagues to maximise the functionality offered by the Promethean ActivPanels available in all teaching spaces in South Ayrshire schools.



The Digital Schools Award is a national award to promote, recognise and encourage a whole school approach to the use of digital technology. This year Invergarven School and Kirkmichael Primary School were successful in achieving the award joining the other 10 schools awarded.



The new, Equitable Creative Coding Award promotes the current Scottish policy agenda surrounding digital technologies and computing science. South Ayrshire were one of two local authorities to pilot this new award and both Prestwick North EYC and Alloway Primary School were successful in achieving the award.





NCSC CyberFirst is a comprehensive program designed by the UK's National Cyber Security Centre to inspire and develop the next generation of cyber security professionals. All secondary schools within South Ayrshire Council have been recognized with CyberFirst School status, making it the first local authority in the UK to attain this distinction. This includes Girvan Academy who were the first school in Scotland to achieve Gold status.



Staff professional learning

We continue to produce a monthly CLPL bulletin with sections for authority training, SWEIC training and external training i.e. Education Scotland, Barnardo's etc)

In May 2024 we surveyed all schools with a need's analysis for next session. We are currently working on our offer for CLPL based on this need's analysis.

Priority 3

Developing our Curriculum in South Ayrshire, we will ensure that our children and young people benefit from an ambitious curriculum that helps them gain the knowledge, skills and attributes needed for life in the 21st century.



- Increase opportunities for children and young people to develop knowledge, understanding and skills for life within a global society
- Improve opportunities within our curriculum to develop creativity skills
- Improve opportunities for progression within STEM subjects, taking advantage of the opportunities within the Ayrshire Growth Deal
- Improve learner's experiences within the PSE curriculum in secondary schools
- Improve the confidence and capacity of schools to develop their curriculum in line with national expectations and within their unique context
- Maintain and where possible improve upon already high positive destination figures especially for our most vulnerable learners

Developing knowledge, understanding and skills for life in a global society

Both Holmston Primary School and Marr College planned and implemented an interdisciplinary project from 'Daydream Believers' called Solarpunk Island. This innovative educational experience allowed pupils to engage in a hands-on, project-based learning activity. The challenge was to design and create a sustainable island neighbourhood from scratch, emphasizing harmony with nature and self-sufficiency.

During the challenge all pupils took part in collaborative learning. All tasks were completed in groups and each group member had a role to play, both within their group, and within the class. Pupils learned through trial and error that the journey to a solution is as important as the destination. They were empowered to explore, innovate, and take risks. This approach not only fostered confidence but also allowed pupils to develop skills such as negotiation, persuasion, and resilience. The pupils embraced this mindset and enjoyed exploring and testing multiple ideas and solutions before coming together to agree on how to move forward.

This experience offered pupils a supportive and encouraging learning environment where they felt safe to express their ideas and where mistakes were seen as learning opportunities rather than failures. As a result, teachers saw a significant transformation in many pupils. Those who might usually be too shy to speak out in class were confident enough to present their ideas and solutions to their peers, and by the end of the experience were able to stand in front of their peer group to present their final design.

Our primary teachers who delivered the experience at Holmston said:

"Our Solarpunk experience has taken us on an exciting journey getting to know our class and their interests in learning! The learning experiences for our pupils have been huge ranging from science and filtering water to some deeper self-evaluation of their own skills and qualities!

Our practice has been more pupil led, both in their choices and our evaluations of what is required for the next steps in their learning. We have been able to 'step out' of the usual comfort zones in approaches to teaching and learning which has been both challenging and exciting."

Teachers involved in delivering the project at Marr College said:

"I enjoyed working with pupils in a more informal setting with less focus on pace as opposed to developing skills."

"We liked the opportunity to make skills more explicit to pupils. We don't always feel we are good at doing this in day-to-day lessons."

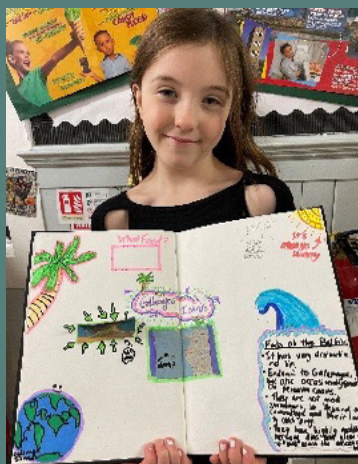
"The variety of challenges and work for the pupils to go through was a strength, it's good to see them having to think on the spot and come up with new ideas and concepts".

"The pupils were a lot more engaged than if they were attending their timetabled class in the subject".

All staff at Marr College felt that the experience was worthwhile for the students and would like to see it as a regular part of the S2 curriculum.

The introduction of the 'Solarpunk Island' project has brought a new dimension to interdisciplinary learning, integrating various subjects into a cohesive learning experience. The positive feedback from both young people and their teachers highlights the success of this approach in making learning more engaging and empowering educators to innovate in their teaching methods.

Photos from the Solarpunk Island experience at Holmston Primary:



Photos from the Solarpunk Island experience at Marr College



Innovative Schools Projects (ISPs)

The established Innovative School Projects (ISPs) programme, funded by DYW Ayrshire, continues to be a key feature across secondary schools in supporting young people to develop knowledge and skills in a range of contexts. Courses running across schools include:

- Barista
- Childcare
- Food & Drink
- Rural Skills

Over session 23-24, both Invergarven and Southcraig schools have introduced new barista and horticulture projects. The facilities, resources and training associated with the funding means that the children and young people in these schools are able to develop skills associated with their individualised learning targets.



Teacher Industry Link Experiences

Labour Market Information (LMI) and ongoing engagement with employers, has identified a need to bring more real-world experience and examples into the classroom. In May 2024, with the support of Ayrshire Chamber of Commerce and during the exam leave period, maths, science and design & technology teachers visited GE Caledonian, Merck and Ryanair. They engaged with industry staff regarding the skills and knowledge that young people require to be successful. Industry staff shared examples of where particular subject disciplines are used within their business. Teaching staff were able to take this back to school to share with colleagues and support curriculum development.

Developing creativity skills within the curriculum

Creativity in Early Years Conference

Over 300 early years staff attended the Creativity in Early Years conference during the October in service day. Staff had the opportunity to attend a range of workshops delivered by national and local experts including mindfulness, woodwork, animation, language and communication, realising the ambition and nurturing mathematics. Practitioners in South Ayrshire also shared their creative approaches to the curriculum. Keynotes were delivered by Lynn McNair on Froebel and Daniel Spry on Block Play. Very positive feedback was received and our early years centres have shared their learning on creativity this session.



'The creativity learning conference was well organised with a variety of workshops that supported different learning across the early years. This supported my team to go to different workshops, we will then share learning from today and work as a team to improve areas we feel will support our practice and early years'.

'What a thought provoking and well-planned event. A great opportunity to network and share practice as well as hearing from great speakers. Thank you'.

'Really great in-service programme. Loved having the choice of workshop, practitioners could follow their interests. Speakers were all very knowledgeable and inspiring'.

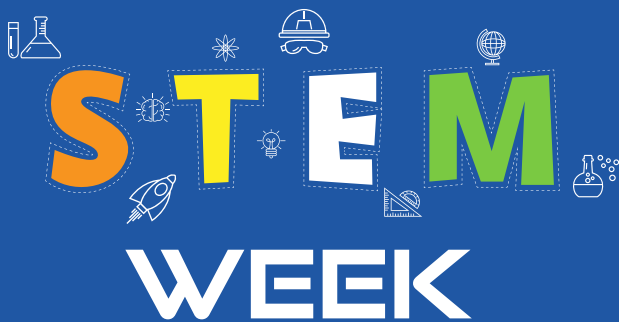
'Really enjoyed today, learned a lot of knowledgeable ways to use creativity within the setting. Lots of different workshops which was good for a different variety of learning'.

Block Play in Early Years

A cohort of 20 practitioners from local authority settings and funded providers participated in block play in early years delivered by Daniel Spry. Over six sessions practitioners explored the potential of block play, developmental stages, environment, role of the adult, learning beyond building, storytelling and STEM. Participants undertook a research project and shared their findings with the group. Practitioners reported that they can see the positive impact on children as they develop their skills in communication and language, engagement, cooperative play, problem solving and how block play supports children with additional support needs. Feedback from practitioner 'I felt the time spent using the blocks and creating with other practitioners was very valuable. Having the opportunity to see and experience block play through the eyes of a child was fantastic. It has really made me think about how I present block play to children and to consider if I give them enough thinking time to be creative'..... 'It gave me the tools to reinvent and develop our block play area, expanding it and adding materials to enhance play'.



Progression within STEM subjects supported by the Ayrshire Growth Deal



@PRESTWICK AIRPORT

In September 2023, in advance of the Air Show, 700 S2 pupils attended a STEM week hosted at Prestwick Airport. The purpose of this was to raise awareness of STEM related industries and jobs with a specific focus on the aerospace industry. Army and Navy STEM teams worked with groups to develop their communication and problem-solving skills. A collaboration of local aerospace companies created a range of engaging learning activities which developed pupils' knowledge of the aerospace industry and potential pathways into employment.

THE INTERNATIONAL
AYR SHOW
FESTIVAL OF FLIGHT



PEO

Session 23-24 saw an expansion of the Schools/Ayrshire College partnership to include an additional Performing Engineering Operations (PEO) course. The SCQF Level 5 course was jointly delivered by College and School staff in response to the skills demands of the aerospace and engineering industries. 15 senior phase pupils from across 7 secondary schools successfully achieved the award and are now well placed to progress on to College or into employment through a modern apprenticeship route.

DEC

Kyle Academy and Marr College piloted the Design Engineer Construct (DEC) course in session 23-24. This was delivered in partnership with Hub South West who supported and facilitated the industry engagement element of the course. Pupils undertook a site visit in September and had opportunities to engage with industry staff working in roles such as Site Manager, Civil Engineer and Architect. Classroom activity focussed on the use of industry standard software for pupils to design their own eco-friendly building. 35 pupils successfully achieved the SCQF Level 5 Award.



SAC Futures

On Wednesday 7th February the second annual South Ayrshire Futures event in partnership with DYW Ayrshire was held at Ayr Racecourse. More than 50 local businesses, employers and education providers had the opportunity to meet with over 700 young people, parents/carers and teachers to highlight the wide range of employment and training opportunities available within South Ayrshire. Feedback has been very positive following the event and we are now looking to build upon this success to increase partnership working across our schools.

PSE curriculum in secondary schools

In September 2023, a PSE steering group was established to review and revise the secondary PSE curriculum. The group consisted of a Quality Improvement Officer and a Guidance teacher from each of our eight secondary schools. The group surveyed the views of their guidance colleagues and reviewed national reports to establish the key concerns for our young people in secondary school. The Quality Improvement Officer attended the 'Healthy' sub-group meetings as part of the Children's Services Plan, to share concerns with stakeholders.

The steering group then created a standardised PSE overview for the S1-S3 year groups which were shared with the 'Healthy' group and sent to a wider group of stakeholders. All health and social care partners now have a

clear understanding of the key themes being delivered in each school across the school year. This has started to facilitate better communication and collaboration between schools and external agencies. Input from health and social care partners will now help ensure that the PSE curriculum remains relevant to the real-world challenges pupils face, incorporating up-to-date information and best practices.

The establishment of a steering group to review the PSE curriculum has led to a more standardized and cohesive curriculum for S1-S3 across our secondary schools. The collaboration with health and social care partners ensures a comprehensive approach to delivering key themes, enhancing the support network for pupils.

Schools confidence and capacity to develop their curriculum

During session 23-24, over 40% of our leaders (Head Teachers, Depute Head Teachers and Early Years Managers) attended Professional Learning which was co-created and implemented with colleagues from Education Scotland. The professional learning event, which was delivered over six sessions, served as a platform for leaders to gain insights into effective curriculum design and learner pathways. Attendees had space and time to increase their own knowledge, understanding and professional confidence. They were able to build networks to support innovation, exchange knowledge and share learning. The event supported collaboration across sectors, within settings and with partners. All attendees reported that the event has given them the confidence to develop a curriculum which is relevant for every learner in the context in which they live and learn. They also reported being able to build on the strengths of communities and partners and identify appropriate approaches to evidence impact of their curriculum change.

Participant Feedback:

"This has been one of the most valuable and enjoyable professional learning programmes I have been involved in over the past few years. From the first session in September, I was inspired to have the courage and confidence to innovate our curriculum taking account of our local opportunities and partnerships. This really helped me prepare for our inspection in February which was positive and partnerships and learners experiences were recognised as examples of good national practice - so thank you as without the inspiration and clarity from this course I might not have had the courage to be brave and take forward what I believe in."

The high level of satisfaction among participants indicates a successful transfer of knowledge and skills, which will influence curriculum practices positively across the represented schools and centres.



Session 1 of Curriculum Design Professional Learning

Partnership Working to Address Skills Gaps

Throughout the session, central education team staff have been working across industry sectors and with a range of partners to develop a strategic approach that addresses the identified skills and labour gaps across Ayrshire. The Ayrshire Skills Group meets regularly and is a key driver in making improvements in this area. On a more sector specific basis, the Prestwick Aerospace Organisational Group (PAOG), is looking at the skills gaps that exist within the aerospace sector. Central team staff have worked closely with schools to pilot and embed courses from across the SCQF catalogues. These include National progression Awards (NPAs), wider achievement awards and industry standard work-based learning qualifications.

Raising awareness of the local labour market continues to be a key focus. In advance of parents' information and options evenings, a presentation on Labour market Information (LMI) was developed to be shared with parents/carers, school staff and young people. This highlighted the growth areas and opportunities within the Ayrshire economy and also covered the proposed impact of the Ayrshire Growth Deal (AGD).

Percentage of pupils in S4, S5, & S6 achieving SQA National awards, South Ayrshire & Virtual Comparator, 2019-20 to 2023-24†

	2019-20		2020-21		2021-22		2022-23		2023-24	
	SA	VC	SA	VC	SA	VC	SA	VC	SA	VC
	SQA National awards by end of S4									
5 or more awards at SCQF level 3 or better	92.4	87.1	94.5	85.2	92.7	84.9	93.1	84.1	90.9	-
5 or more awards at SCQF level 4 or better	86.4	82.9	89.0	81.5	86.4	81.4	87.7	80.4	82.2	-
5 or more awards at SCQF level 5 or better	52.3	51.3	50.2	48.9	44.4	46.9	41.4	44.4	40.5	-
	SQA Highers by end of S5									
1 or more awards at SCQF level 6 or better	64.0	62.0	65.9	64.4	58.8	60.2	56.5	57.9	56.5	-
3 or more awards at SCQF level 6 or better	43.6	42.7	44.5	44.0	40.5	40.1	36.5	37.7	32.7	-
5 or more awards at SCQF level 6 or better	20.0	21.2	20.9	21.0	19.5	18.9	17.2	18.6	16.7	-
	SQA Advanced Highers by end of S6									
1 or more awards at SCQF level 7	24.7	22.0	25.3	25.3	23.9	23.3	23.9	22.1	18.0	-

*SA vs VC maximum for any given year/metric highlighted in bold italic

† 2023-24 figures preliminary estimates per SEEMiS BI (Insight publish quality assured results along with Virtual Comparator in September)

Percentage of Looked After school leavers achieving SQA National awards, South Ayrshire & National, 2018-19 to 2022-23

	2018-19		2019-20		2020-21		2021-22			
	SA	Nat	SA	Nat	SA	Nat	SA	Nat	SA	Nat
1 or more awards at SCQF level 3 or better	94.4	84.4	81.1	87.2	85.7	87.0	95.2	91.0	90.9	89.9
1 or more awards at SCQF level 4 or better	72.2	73.5	62.2	73.1	81.0	74.9	76.2	82.3	68.2	81.4
1 or more awards at SCQF level 5 or better	33.3	39.5	40.5	42.1	38.1	43.8	57.1	53.4	54.5	49.8
No young people	36	1,047	37	1,011	21	1,045	21	1,068	22	1,012

*SA vs VC maximum for any given year/metric highlighted in bold italic



Positive destinations

In February 2024 Scottish Government published figures on the percentage of school leavers (June 2023) who moved on to a positive post-school destination. In South Ayrshire, 98.1% of school leavers progressed from school into a positive destination. This is very slightly below the figure from February 2023 (98.6%) and sees South Ayrshire placed 3rd of the 32 local authority areas. The national average is 95.9%. 96.4% of young people living in our most deprived areas progressed to positive destinations.

	+ve destinations	% Employed	% Further Education	% Higher Education	% Training	% Voluntary Work
South Ayrshire	98.1	22.3	28.8	38.8	8.0	0.2

Priority 4

Self-improving service
In South Ayrshire we
will ensure that strong
leadership and self-
evaluation practice is
a core feature of work.
We will analyse and
learn from a range of
data, supporting and
challenging our schools
to drive improvement.



- Improve our approaches to self-evaluation across Education Services
- Review and revise our current school improvement model
- Improve our approaches to leadership development for middle leaders
- Improve how we analyse and use data to support improvement

Self-evaluation across Education Services

Revised model of secondary school improvement visits which now take place in term four, following the February Insight release. This allows schools to share their progress over the session and set new targets and aims for the next academic session.

New collaborative improvement model implemented to support school improvement across primary schools. (see below)

Development of school improvement/inspection support programme for all schools to access throughout the session. Using the expertise of our Associate Assessors, a programme has been developed to support schools in their preparation for HMIE inspection and with their ongoing improvement activity. Led by an experienced HT who is also an Associate Assessor, HTs and SLTs are supported with various aspects of school improvement.

Implementation of the Education Scotland Self-evaluation for continuous improvement programme. All HTs completed the programme through a series of HT meetings with support provided on using data and evaluative writing.

Engagement with ADES work on 'what makes a good education authority' has enabled us to revise our current self-evaluation activities within Educational Services. Working with a new self-evaluation framework, we are working to develop a calendar of activities to support this work over next session. Linking with our quad partners will provide a 'critical friend' approach to self-evaluation for the service going forward.

This session two key documents were developed and implemented to improve self-evaluation and quality assurance approaches in yearly years centres. Managers and practitioners have benefitted from training and mentoring in using 'A framework for Mentoring, tracking and Quality Assurance in

the Early years' and 'A Framework for Self-Evaluation approaches'. This has increased understanding and confidence, helped to share practice and ensure centres have more robust approaches in place to support continuous improvement.

Following the expansion of early learning and childcare and the significant increase in new staff there was a need to ensure a consistent understanding of the curriculum. As a result, 'A framework to support Curriculum in the Early Years' has been developed to ensure staff have access to training and tools to improve their understanding of the curriculum and key elements of providing high quality learning and teaching in the early years.

All Schools and EYC completed a needs analysis and self-evaluation around professional learning early in the session, this information allowed the development of a strategic approach to CLPL planning for session 2024/25 across Educational Services.



School Improvement Model

Following extensive consultation with HTs and Central Officers on the school improvement model and building on the work developed through the Self Evaluation for Continuous Improvement (SECI) sessions delivered by the Education Scotland Attainment Advisor in session 2022/23.

Building on the experience of our primary school Education Scotland Associate Assessors and Quality Improvement Team. CLPL sessions were delivered on the features of high-quality learning and teaching for those HTs involved in the new visit model. This ensured that all visits were conducted in line with the principles set out for the new school visit model and focussed on the impact of the school's work on improving learning, teaching and assessment.

Collaborative Improvement Visits were introduced through a series of pilot programme visits. Feedback has been considered as the model evolved and a final version of the model was agreed by HTs and DHTs in Term 4. This new model will form the basis of all Collaborative Improvement activity in 2024/25 with 5 primary schools and 1 standalone EYC to be visited.

Secondary school visit programme was adapted following consultation to align attainment visits to support improvement planning. The model continues to involve peer HTs and has ensured a focus on the work of each school on raising attainment and achievement alongside specific tracking of improvements in attendance and outcomes for care experienced young people. All 8 secondary schools participated in this programme of self-evaluation activity alongside an additional focussed 2 day visit to 1 secondary school.

Next steps for this work will be to embed the new visit models in early years, primary and special schools to support effective practice sharing, secure continuous improvement through self-evaluation and to broaden the range of senior school leaders involved.

Leadership development for middle leaders

A range of opportunities were developed in session 2023/24 to improve approaches to leadership development for middle leaders in South Ayrshire. These included:

- Over 40 aspiring middle and senior leaders have participated and completed the Leadership Develop 1 and 2 programmes for aspiring Principal Teacher and Depute Head Teachers.
- Middle and Senior Leaders across Early Years, Primary and Secondary sectors are engaged in the Pedagogy, Policy and Place research programme with the University of the West of Scotland. This programme is developing enquiry led research opportunities in a number of fields of study with a focus on impact of teacher and school leadership on outcomes for children and young people. This programme will continue throughout 2024/25.
- Coaching programme for middle leaders has supported 13 school and middle leaders to develop their capacity to coach and mentor staff. Staff have noted improvements in the quality of the PRD discussions and clearer approaches to accountability to support school improvement.
- Increasing numbers of staff involved in Education Scotland Middle and Senior Leaders programmes during 2023/24.



- DHT Network re-established for Primary and Special Schools to ensure that all middle and senior leaders are involved in the development of policy and practice in South Ayrshire. The network ensures access to ongoing professional learning and aligns to opportunities provided to headteachers.
- A series of workshops have taken place to support practice and understanding of approaches to improving attendance in secondary schools. Almost all secondary Principal Teachers of Guidance and Depute Head Teachers have engaged in opportunities to engage with evidence-based practice on attendance and the role that middle leaders can play in driving forward improvements in this area.
- The Strategic Equity Fund (SEF) has built middle leadership capacity in the development of Communication Friendly Environments (CFE) alongside Speech and Language Therapy services. 28 establishments have begun their CFE journey with 8 achieving their Learning Environments accreditation. There has also been a significant focus on the development of the South Ayrshire Reads programme across all Phase 1 schools with Phase 2 rollout underway.

In addition to the programmes developed for middle leaders further development work has been undertaken to support the role of senior leaders in South Ayrshire. This has involved:

- Consultation with senior leaders on service and national priorities and the establishment of new models of engagement with senior leaders in 2024/25. This includes the establishment of HT Professional Learning Conferences alongside well-established networks for senior leaders.
- Ayrshire Chamber of Commerce Business mentoring programme developed in partnership with South Ayrshire Council. This pilot programme has paired 7 HTs/Managers with experienced senior leaders from industry to develop thinking on approaches to leadership. Following a successful pilot this work will be continued and expanded into 2024/25.
- Senior School Leader Induction Programme has been refined and developed to support the role of DHTs and HTs across all schools. Following initial consultation in Term 4 further rollout of the CLPL programme and guidance information will take place in early 2024/25.





Using data to support improvement

- Development of Primary School data packs which have been developed to give a complete picture of the progress of each primary school across South Ayrshire. This will support HTs and SLTs with improvement planning
- Implementation of our 'closing the gap' data base. All schools have access to data for literacy and numeracy and can use the database to identify areas for development and work with other schools across South Ayrshire on common areas.
- Engagement with ADES networks looking at sharing of ACEL and stretch aim data across four comparator local authorities. Work will be developed next session where these quads will work together on data analysis and support and challenge around good practice.
- Work to develop new approaches to the use of data around attendance. Development of a new attendance database (using Power Bi) to support schools in using a range of data to improve attendance within their establishment. This work has helped inform the development of a local strategy 'every learner, every day' and ensures that resources are appropriately targeted where the greatest impact will be seen.
- Initial CLPL given on the revised BGE Improvement Tool which will link with a planned programme of CLPL for HTs on developing strategies for raising attainment in Primary schools.
- Improvements made in the use of data to support improvement for care-experienced children and young people including the development of tracking and monitoring approaches across all secondary schools.



The South West Educational Improvement Collaborative (SWEIC) is one of six Regional Improvement Collaboratives (RICs) across Scotland, and is made of four local authority areas: Dumfries and Galloway, and North, South and East Ayrshire. Alongside Education Scotland, they strive to facilitate collaborative working to secure excellence and equity in education.

Our [SWEIC Delivery Plan](#) for 2023-24 aligns the broadly similar priorities of all four local authorities, aligned to national agreements such as [The Promise](#), and [The Morgan Report](#), identifying our priorities for the coming year.

Regional Lead Officer & Strategic Lead Officers Group:

The Regional Lead Officer convenes and chairs a monthly meeting of the Strategic Lead Officers. The Strategic Lead Officers are the senior officers with responsibility for education in each of the four local authorities and the Education Scotland Senior Regional Advisor. The SWEIC Quality Improvement Manager attends these meetings and reports on progress.

Workstreams:

Officers with lead responsibility for specific aspects of the SWEIC plan have formed workstreams with appropriate membership from all four local authorities as well as relevant staff from Education Scotland and other strategic partners. Each workstream is led by a quality improvement officer, seconded to progress the activities as outlined in the delivery plan.

OECD Schools + Network

The OECD Schools+ Network was launched in Paris in May 2023 and aims to connect and empower schools to share innovations and build evidence towards achieving quality education, equity and well-being.

Meeting the challenges of the 21st Century means that schools need to play a more central and active role in leading improvements in education. Schools+ will bring together major education networks to put schools at the centre of education design. Schools+ participants will unite around three core objectives:

- Foster exchange between networks: to provide a space for education networks to learn with and from each other on the leading practices to support schools.
- Scale up learning and innovation: to advance schools' knowledge by identifying and sharing school innovations and facilitating co-creation and evidence generation on common challenges.
- Inform policy, research and practice and the global education debate: to leverage schools' innovations and expertise to better inform education policy across countries.

As a 'network of networks', Schools+ will bring together education experts, school leaders and teachers from across the globe to respond to common challenges and inspire advances in classrooms, schools and policies.

Between 2023 and 2025, Schools+ participating networks will join forces to examine new approaches to classroom practice and will:

- **Create connections** within a new Global Community, providing opportunities for peer-learning and exchange, as well as shaping the global learning agenda.
- **Gather schools in a learning circle**, to co-create practical solutions to pressing common challenges and co-develop new resources that help set global standards.
- Collect and showcase **schools' promising practices** in an open online platform that synthesises and disseminates new school-level evidence, innovation and learning.
- **Shape the global education conversation** and policy through a new Schools' Outlook Report and a Global Schools' Council.

The first cohort of schools to participate in the Schools Learning Circle and contribute to the creation of the Toolbox of Effective Classroom Practices is comprised of representatives of over 140 schools, and some 40 countries, representing about 124,000 students.

SWEIC schools make up 64% of schools participating from Scotland and 45% of those participating from UK. These are:

Organisation	Learning & Teaching Focus
Wallace Hall Academy	Classroom Interactions <ul style="list-style-type: none"> • Collaboration • Discussion and dialogue • Questioning • Explanations and elaboration
St Patricks Primary, Troon	Cognitive Engagement <ul style="list-style-type: none"> • Ensuring a good level of challenge • Multiple perspectives • Practice opportunities • First-hand experiences • Meaningful, real-world contexts
Moffat Academy Carrick Academy	Formative Assessment <ul style="list-style-type: none"> • Learning goals • Eliciting student thinking • Feedback • Aligning to student thinking
Muirkirk Primary <ul style="list-style-type: none"> • The Barony Campus • Robert Burns Academy • Hillside School • Lochnorris Primary • Cherry Trees ECC 	Social Emotional Support <ul style="list-style-type: none"> • Fostering a nurturing climate • Student-student relationships • Teacher-student relationships • Explicitly teaching and practising skills (e.g., metacognition)



Chapters and Final report

There have been five global meetings so far in the network with the last meeting being hosted by Denmark. The final report is due to be released next Spring with a high-level event, but to build interest, OECD will release the five thematic chapters on pedagogy one-by-one from November. Feedback from the various meeting milestones events are being integrated into these chapters which is:

- **Rephrased active ingredients as decision questions:**
 Structuring: Considerations for structuring the practice and ensuring it can work for all students.
 Students: Considerations on the role of students in the practice and their levels of agency.
 Teacher: Considerations on the role of the teacher in the practice and the types of support they provide.
- **Tangible insights from your rich examples on how to respond to these in real-time teaching**

Hub

The contents of the report will also be available online in the new S+ Hub. This will make the contents available in an engaging and dynamic way. So, in writing the report, there is also the developing of an online, open-access resource for other schools.

Inspiring Practices

The network received a very interesting set of 54 'initial ideas' from participating schools on inspiring practices. These have helped to refine a final template for the inspiring practices.

In terms of taking these forward, the OECD have developed a template and example and shall be sharing these later in June. Inspiring practices will be available in the Hub. A select few may also be included in the final report as illustrations.

Phase II from September

From September the network will be looking to enlarge the amount of expertise from schools that we draw upon. We are going to start a second phase with a group of schools who will offer a second perspective on the Toolbox by adding additional expertise. They will be asked to provide comments in the Online Hub, and invited to share their own inspiring practices too.

SWEIC shall reach out to further schools to be part of this review as OECD aim to make this the biggest global mobilisation of school's professional knowledge yet.



@SW Connects Success – Virtual School

@SW Connects attended The MJ Achievement Awards 2024 (UK local governments), on Friday, 21st June 2024 at the Park Plaza, Westminster Bridge, London. They were shortlisted for the Digital Transformation category among eight other finalists and were declared winners on the day. Judges were impressed by the effective digital delivery model for qualifications across all secondary schools in Dumfries and Galloway, East Ayrshire, North Ayrshire and South Ayrshire Councils. The embedded existing technology which brought about real change in broadening the curriculum to meet future needs. Learning through @SW Connects addressed inequity of subject choice in rural areas where resources prevented offering a range of Advanced Highers in all schools. They acknowledged that analysis showed that schools with a limited offer had proportionately higher numbers of children from poorer households. This collaboration has designed a sustainable digital solution, with results and pupil evaluation comparing well to class-based teaching. Overall they were impressed with the commitment to improving outcomes for learners.

@SW Connects was also shortlisted as finalists in the Digital Impact category at the LGC Awards 2024 – Wednesday 12th June 2024, Grosvenor House Hotel, London, where we received a 'highly commended' recommendation from the judging panel.

Cohort 3 (2023-24) with 118 pupils have now completed the courses and examinations with no issues from exam diet reported.

The new Cohort 4 (2024-25) has begun on 3rd June with practical science subjects – AH Physics and Chemistry blended model being run for the first time by @SW Connects –this is a pilot project.

The following Subjects and Students are detailed below for the academic session 2024/25:

Subject	No of Students	LA	Count of LA
History AH (USA)	30	Dumfries & Galloway	99
Politics Higher	28	South Ayrshire	59
Modern Studies AH	22	East Ayrshire	30
History AH (Germany)	21	North Ayrshire	26
Maths AH Section 2	20	Grand Total	214
Maths AH Section (1)	20		
Graph Com AH	15		
Physics AH	15		
Chemistry AH	15		
English AH Section (2)	14		
English AH Section (1)	14		
Grand Total	214		

**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	Educational Services Standards and Quality Report 2023/24
Lead Officer (Name/Position/Email)	Lyndsay McRoberts Depute Chief Executive and Director of Education lyndsay.mcroberts@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
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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES
	NO
Rationale for decision: An Equality Impact Assessment is not required on this occasion as this report is asking for elected members to note the outcome of the inspection	

Signed : Lyndsay McRoberts - Depute Chief Executive and Director of Education

Date: 21 August 2024

South Ayrshire Council

**Report by Depute Chief Executive and Director of Education
to Cabinet
of 25 September 2024**

**Subject: Parameters for Considering Consultation on the
Mothballing of Primary Schools**

1. Purpose

- 1.1 The purpose of this report is to seek the Cabinet's approval on setting operational parameters for Educational Services to progress consultation on the 'mothballing' of a primary school, when the number of catchment area pupils has fallen below an agreed level.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the criteria and parameters for primary schools to be considered for mothballing (as outlined at item 4.1); and**
- 2.1.2 approves the proposed management process to be followed by Educational Services when schools are being considered for mothballing (as outlined at item 4.2).**

3. Background

- 3.1 'Future Activity Proposals' approved at Council on 29 February 2024, within the [Administration Budget Proposals](#), include a commitment from Educational Services to undertake a review of the school estate, in order to improve educational provision.
- 3.2 Over the next three years Educational Services will look to review the current school estate with a view to improving the educational provision and realising efficiency savings. This will include consideration of school mergers, closures or mothballing.
- 3.3 The term 'mothballing' is used within Scottish Government guidelines, when referring to a temporary decision to close a school, where the roll has fallen to either a 'very low level,' or zero. Rather than closing a school, mothballing provides local authorities some flexibility, and the opportunity to reopen the school, should circumstances change. There is no legal process for mothballing.
- 3.4 The Scottish Government has issued [Statutory Guidance](#) under the Schools (Consultation) (Scotland) Act 2010, which deals with the issue of mothballing:

- 3.4.1 **Para 63.** *'In considering alternatives to closure, authorities may choose to consider 'mothballing' a school (or a stage of education or a nursery class at a school). This is a temporary closure which does not lead to a consultation under the 2010 Act. It is only appropriate in very restricted circumstances. When a school roll falls very low, the authority and/or community may consider that the school is not presently viable but do not wish to close it immediately because there is a reasonable prospect that the number of pupils in the area will increase such that it should be re-opened in the future.'*
- 3.4.2 **Para 64.** *'It is vital that this flexibility to close a school for a temporary period is not used to undermine the requirements under the 2010 Act to consult on all school closure proposals. Mothballing is only appropriate for a temporary period and should be subject to regular review, at least annually, against the same requirements which led to the original decision to mothball the school (or stage of education). The maximum length of its duration is likely to depend on the location of the school and the desirability of maintaining capacity to re-open a school there, but it is unlikely that it should exceed 3 years in areas that are not very remote. The condition of the school building and cost of maintaining the mothballed provision will also be relevant.'*
- 3.4.3 **Para 65.** *'A school can be mothballed where the school roll has fallen to zero and continues to be zero. It may also be appropriate where the roll or potential roll is very low and the authority considers the only other option to be closure. However, in circumstances where a school is mothballed rather than closed and some children and young people remain in the catchment area, this decision should be taken in consultation with the parents involved, and the possibility should be raised as early as possible, in order to ensure that families can understand the options open to them. Mothballing should not be a way of denying parents' access to the statutory consultation process required under the 2010 Act and if the majority of parents oppose mothballing, it would be appropriate to move to statutory consultation on closure as soon as possible.'*

3.5 In considering the mothballing of primary schools with very low rolls, educational concerns are as relevant as any financial efficiencies taken into account. While it may seem that having fewer pupils in a class would allow a teacher to provide more one-to-one attention with learners, when it comes to our young people's learning experiences, classes with low pupil numbers can have disadvantages. These disadvantages are further compounded when we have a single class school, potentially with only one or two children at each year stage. Some of the problems commonly associated with teaching a small group of pupils are:

- 3.5.1 **Fewer Activity Options.** Some curricular activities require a minimum number of participants. Activities such as small group projects, group discussions, or peer to peer learning activities, are much harder to implement in a small class because there are fewer pupils to divide into groups, limiting options for our young people. Other options, such as large-scale games, may be impossible in single small settings because there are not enough pupils to allow for game play, or due to the wide variation in the age and physical development of the pupils, potentially making an activity unsafe;

- 3.5.2 ***Lack of Diversity.*** A smaller class is less likely to represent a diverse cross section of society. Pupils benefit from being members of diverse classes because they have the opportunity to hear viewpoints that differ greatly from their own. While some small classes do have a diverse array of members, many are relatively homogeneous in nature and, as such, do not offer our young people the opportunity to learn in a diverse setting;
- 3.5.3 ***Attendance Issues.*** While one or two pupils being absent from a large class does not pose a significant problem, having several absent pupils can be challenging in a small class. If there are only three or four pupils in a class, two missing pupils represent a much larger percentage of the class population, making it more difficult for the teacher to continue with planned lessons. This will also significantly impact on the class dynamics and learning experiences of children in the single class setting, with the likely consequence that a learner may be the only pupil at a particular stage. Thereby having no other pupil to share their learning experience with and benefit from those interactions; and
- 3.5.4 ***Pupil Anxiety.*** Some pupils enjoy the support of peers associated with being a member of a large class, without the pressure of being the focus of learning and teaching. These pupils can be uncomfortable in the spotlight and may prefer to blend in with their classmates as they move through the process of learning. For pupils of this nature, small classes can be challenging as, with the reduced pupil numbers, they do not have the same opportunity to mix in with a peer group.

4. Proposals

- 4.1 Educational Services propose the following criteria and parameters for considering the mothballing of a primary school. Where a primary school roll has **15** or less catchment area pupils, as reported in the annual pupil census (September), the Depute Chief Executive and Director of Education can consider this school for mothballing, subject to an assessment that confirms that the number of catchment area pupils is unlikely to increase above 15 within the next 2 years.
- 4.2 Although a statutory consultation is not required, as mothballing is deemed to be a temporary closure of a school, Educational Services propose that, following the annual pupil census, when a primary school roll falls into this category, and prior to the enrolment exercise for the next academic session taking place, the Depute Chief Executive and Director of Education will arrange to:
- 4.2.1 consult with affected parents, parent councils (if established) and other families who reside within the defined primary school catchment area, to discuss the position with them;
- 4.2.2 discuss the position with those staff who work in the primary school being considered for mothballing;
- 4.2.3 identify an alternative catchment school which will subsume the mothballed school's catchment area on a temporary basis; and
- 4.2.4 prepare a report for Cabinet on the outcome of the consultation exercise and to make recommendations.

- 4.3 Educational Services propose that, following consultation on the mothballing of a school, should any decision be taken to progress with mothballing, this would take place from the start of the next academic session. Support will be provided, however, to those parents who may wish to move their children to the alternative catchment school earlier than the start of the next school year, including with regards to assessing school transport entitlement.
- 4.4 In the circumstance that the mothballing of a school is approved by Cabinet, and to achieve efficiency savings on building maintenance, insurance and utilities, Educational Services propose that mothballed primary schools will be maintained on a 'wind and watertight' basis only, pending their future outcome.
- 4.5 Educational Services propose that, prior to the annual enrolment exercise, where a primary school has previously been mothballed and is currently, temporarily closed, targeted emails will be sent to all families living in the catchment area, supported by Council communications, providing parents and carers with the opportunity to register young people into P1 of the mothballed school, or transfer any P2-P7 pupils.
- 4.6 Educational Services propose that to re-open a mothballed school, the school must enrol a minimum of **16** pupils, through the annual registrations exercise, before a re-opening would be considered.
- 4.7 Regarding the future outcome of any mothballed primary school, Educational Services propose that the Depute Chief Executive and Director of Education will prepare a report for Cabinet on the future options for any school that has been mothballed for a period of 2 years. Where, in this circumstance, Educational Services are considering permanent closure of a mothballed school, Cabinet approval will be sought in the same report, on undertaking the required Statutory Consultation.

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 While there are no financial implications from agreeing parameters for considering the mothballing of primary schools, should the recommendations of this report be approved, and should the outcome of any future pupil census result in a mothballing consultation taking place, the subsequent report to Cabinet on the outcome of that consultation (as per 4.2.4 above), will include full details of the efficiency savings that could be achieved, relating to staffing and property costs.

7. Human Resources Implications

- 7.1 While there are no human resources implications from agreeing parameters for considering the mothballing of primary schools, should the recommendations of this report be approved, and should the outcome of any future pupil census result in a mothballing consultation taking place, the subsequent report to Cabinet on the outcome of that consultation (as per 4.2.4 above), will include full details of any required relocation of staff, and that those relocations will be implemented in

accordance with agreed SNCT/JNCT circulars (teaching staff) or the Council's Framework for Managing Workforce Change (School Assistants and Support Staff).

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 risks associated with rejecting the recommendations are that Educational Services 'Future Activity Proposals,' approved in the [Administration Budget Proposals](#) at Council on 29 February 2024, will not be achieved.

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](#).

9.2 The report requests approval only on setting operational parameters and a management process for consultations on the mothballing of a primary school. Should the recommendations of this report be approved, and should the outcome of any future pupil census result in a mothballing consultation taking place, the subsequent report to Cabinet will include a full Equalities Impact Assessment.

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 Two of the Council Plan: Live, Work, Learn and Outcome One: Education and lifelong learning.

13. Results of Consultation

13.2 Consultation has taken place with Councillor William Grant, Portfolio Holder for Education, 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 Education 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>
Follow the proposed management process, in advance of the annual enrolment exercise, if any schools are being considered for mothballing	31 December 2024 (for the 2025/26 school session)	Depute Chief Executive and Director of Education

Background Papers [South Ayrshire Council – 29 February 2024 – General Services Revenue Budget 2024-25 and Capital Investment Programme 2024-25 to 2035-36 – Proposals of the Conservative and Independent Members](#)

Person to Contact Lyndsay McRoberts, Depute Chief Executive and Director of Education
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone: 01292 616627
E-mail: lyndsay.mcroberts@south-ayrshire.gov.uk

Date: 17 September 2024

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	Parameters for Considering Consultation on the Mothballing of Primary Schools
Lead Officer (Name/Position/Email)	Lyndsay McRoberts, Depute Chief Executive and Director of Education – lyndsay.mcroberts@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	n/a	n/a
Disability	n/a	n/a
Gender Reassignment (Trans/Transgender Identity)	n/a	n/a
Marriage or Civil Partnership	n/a	n/a
Pregnancy and Maternity	n/a	n/a
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	n/a	n/a
Religion or Belief (including lack of belief)	n/a	n/a
Sex – (issues specific to women & men or girls & boys)	n/a	n/a

Community or Groups of People	Negative Impacts	Positive impacts
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	n/a	n/a
Thematic Groups: Health, Human Rights & Children's Rights	n/a	n/a

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	n/a	n/a
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	n/a	n/a
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	n/a	n/a
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	n/a	n/a
Socio-economic Background – social class i.e. parent's education, employment and income	n/a	n/a

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

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

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	YES NO
Rationale for decision: The report requests approval only on setting operational parameters and a management process for consultations on the 'mothballing' of a primary school. Should the recommendations of this report be approved, and should the outcome of any future pupil census result in a mothballing consultation taking place, the subsequent report to Cabinet will include a full equalities impact assessment	
Signed : Lyndsay McRoberts Depute Chief Executive/ Director Date: 2 July 2024	

South Ayrshire Council

**Report by Director of Communities and Transformation
to Cabinet
of 25 September 2024**

Subject: Community Learning and Development Plan 2024-2027

1. Purpose

- 1.1 The purpose of this report is to seek approval from the Cabinet to approve the new CLD Plan 2024-2027.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 approves the new Community Learning and Development Plan 2024 – 2027; and

2.1.2 notes the progress made by the CLD Partnership during 2021-2024.

3. Background

- 3.1 In June 2012 the Scottish Government issued the CLD Strategic Guidance. While directed at Community Planning Partnerships (CPPs) and recognising the vital role played by a wide range of organisations and services, the guidance clearly identifies a lead role for local authorities **‘to provide clear leadership and direction, and to drive the action needed to ensure we maximise the contribution of CLD partners in the reform of public services’**.

- 3.2 This expectation was formalised by The Requirements for Community Learning and Development (Scotland) Regulations 2013 [CLD Regulations](#) which place a legal requirement on local authorities to fulfil this role. The CLD Regulations support the achievement of the following policy goals:

- To ensure communities across Scotland – particularly those which are disadvantaged – have access to the CLD support they need;
- To strengthen coordination between the full range of CLD providers, ensuring that CPPs, local authorities and other providers of public services respond appropriately to the expectations set by the CLD Strategic Guidance;
- To reinforce the role of communities and learners in the assessment, planning and evaluation processes, enabling them to shape CLD provision; and

- To make the role and contribution of CLD more visible
- 3.3 The CLD Regulations place a duty on local authorities to secure the delivery of community learning and development in their area, working with other CLD providers and communities. The regulations state that local authorities must publish a plan every three years setting out:
- what action it and its Partners intend to take to provide CLD over the period of the plan;
 - how delivery will be coordinated by the local authority;
 - what needs have been identified but will not be met during the relevant three years.
- 3.4 In South Ayrshire, the CLD Partnership is responsible for the development, management and monitoring of the CLD Plan. The Partnership includes representatives from South Ayrshire Council, Voluntary Action South Ayrshire (VASA), Health and Social Care Partnership, Community Planning Partnership, Department for Work and Pensions (DWP), Skills Development Scotland (SDS) and Ayrshire College.
- 3.5 In September 2021 South Ayrshire Council's Leadership Panel approved the [CLD Plan 2021-2024](#)
- 3.6 On 13 June 2023 the [CLD Plan Mid-Term Progress Report](#) was presented and approved at Service and Partnerships Performance Panel.
- 3.7 From 2 to 4 October 2023 HM Inspectors visited South Ayrshire and carried out a progress visit of Community Learning and Development and progress made against the CLD Plan 2021-2024.
- 3.8 The HM Inspectors progress report is published on Education Scotland website [Education Scotland CLD Inspection South Ayrshire](#).
- 3.9 On 5 December 2023 ,Graeme Dey, MSP announced in Parliament that there would be an independent review of Community Learning and Development. The review took place between December 2023 and June 2024 and the findings from this review were published on 18 July 2024 [Learning for All for Life \(www.gov.scot\)](#).
- 3.10 The timing of the publication meant that the findings from the review could not be included in the new CLD Plan 2024-27, however the CLD Partnership have agreed to consider the recommendations over the next twelve months and if there are any changes or updates required to the new CLD Plan 2024 – 2027 it will be brought back to the Cabinet.
- 3.11 On 14 February 2024, the [Cabinet](#) approved for the CLD Partnership, led by Officers from Thriving Communities, to consult on a new CLD Plan 2024 – 2027. The consultation sought the views of CLD practitioners, learners, partner organisations and community representatives. Face to face engagement sessions took place along with online surveys as part of the consultation process.

- 3.12 Following the engagement and consultation the partnership agreed the following priorities;
- Adult and Family Learning – Improving Outcomes For Adults and Families;
 - Financial Inclusion – Supporting our Families to Progress;
 - Youth Work – Improved Outcomes For Young People; and
 - Community Development – Supporting Our Communities To Thrive.
- 3.13 Workforce Planning was also identified as a priority and inline with the CLD guidance there will be a specific action plan developed to support Workforce Planning.
- 3.14 The CLD Partnership agreed that following approval of the Plan at the Cabinet, an action plan will be developed to support the priorities set out in the Plan.
- 3.15 Progress of the new Plan will be reported through Pentana, and a Mid-term Report will be reported to Service and Partnerships Performance Panel.

4. Proposals

- 4.1 The Cabinet is asked to
- 4.1.1 approve the new draft CLD Plan 2024 - 2027 (Appendix 1), developed by the CLD Partnership;
 - 4.1.2 approve the CLD Partnership to develop an action plan that supports the priorities set out in the new plan. Progress will be reported via Pentana and to the Service and Partnerships Performance Panel;
 - 4.1.3 acknowledge the findings from the national review of CLD [Learning for All for Life \(www.gov.scot\)](https://www.gov.scot) and agree for the CLD Partnership to provide updates via the Members' Bulletin on this review should it impact activity locally; and
 - 4.1.4 recognise the progress made during the previous Plan 2021-2024 (Appendix 2).

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements and in particular the Requirements for Community Learning and Development (Scotland) Regulations 2013 which require a local authority to publish a CLD Plan every three years
- 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 risk implications from adopting the recommendations in this report.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 The risks associated with rejecting the recommendations are that we are not complying with the CLD Regulations.

9. Equalities

- 9.1 The proposals within this report have been assessed through the EQIA scoping process. The CLD Plan was also one of areas of work where the Integrated Impact Assessment has been piloted (Appendix 3).

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - The proposals in this report represent a qualifying plan, programme, policy or strategy for consideration for SEA. However, it has been determined by South Ayrshire Council that the proposals are unlikely to have significant environmental effects; the CLD plan is therefore exempt from the SEA process and can be pre-screened out.

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 Community Learning and Development Plan 2024 - 2027 contributes to each of the priorities within the Council Plan.

13. Results of Consultation

- 13.1 The results from the consultation and the process that has been followed are included in the CLD Plan 2024 - 2027
- 13.2 Consultation has taken place with Councillor William Grant, Portfolio Holder for Education, 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 Communities and Transformation 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
Publish CLD Plan 2024 - 2027	1 October 2024	Assistant Director - Communities
Develop an action plan for the new CLD Plan 2024 - 2027	1 November 2024	Assistant Director - Communities
Report progress of the CLD Plan to Service and Partnerships Performance Panel	1 February 2026	Assistant Director - Communities

Background Papers **Report to Leadership Panel of 21 September 2021 - [Community Learning and Development Plan 2021-24](#)**

Report to Service and Partnerships Performance Panel of 13 June 2023 – [Community Learning and Development \(CLD\) 2021-2024 Plan \(Mid-Term Progress Report\)](#)

Report to Cabinet of 14 February 2024 – [Community Learning and Development Plan 2024-2027](#)

[The Requirements for Community Learning and Development \(Scotland\) Regulations 2013](#)

Person to Contact **Jamie Tait, Service Lead – Thriving Communities**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone: 01292 559398
Email: Jamie.tait@south-ayrshire.gov.uk

George Hunter Assistant Director Communities
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone: 01292 612994
Email: George.hunter@south-ayrshire.gov.uk

Date: 17 September 2024

South Ayrshire Community Learning & Development Partnership Plan 2024 - 2027



Foreword

As Portfolio Holder for Education, I am delighted to introduce you to South Ayrshire's Community Learning and Development Plan for 2024-2027, which forms part of our statutory responsibilities outlined in the requirements for CLD (Scotland) Regulations 2013.

In South Ayrshire, CLD plays a crucial role in breaking down the barriers faced by individuals, ensuring learners, families and communities reach their full potential, improve their life chances and raise their aspirations. This is developed and delivered through youth work, lifelong learning and community development.

The previous CLD plan, published in 2021, was very ambitious during a backdrop of economic challenges along with the Covid-19 pandemic. I am delighted with the progress made and the positive feedback from Education Scotland during their 'Progress Visit' in 2023.

I am equally pleased that this new plan builds on those achievements and demonstrates our commitment in South Ayrshire to creating Thriving Communities while also focusing on addressing inequalities.

This plan recognises the economic challenges facing our communities in South Ayrshire and the role the CLD Partnership has in supporting children, young people and adults.

There is a focus on improving outcomes for our children and young people through our youth work approaches. There is a clear commitment to closing the poverty related gap by supporting education outcomes with a focus on attendance and positive destinations on leaving school.

Through the introduction of the UNCRC and the recently published Children's Service Plan we must ensure children and young people are at the heart of decision making in South Ayrshire.

The plan also sets out our commitment to promoting family learning and ensuring local support is available for families. This will ensure our families have opportunities to thrive while also supporting age friendly communities across South Ayrshire.

I believe this plan assists South Ayrshire Council and our Community Planning Partners to continue supporting our communities by building capacity.

Finally, I would like to thank everyone who has helped shape this plan and priorities. Through our ongoing engagement and consultation with communities we will ensure CLD resources are targeted at those most in need in our communities.



Councillor William Grant
Children & Young People Portfolio Holder
South Ayrshire Council

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Introduction

The main purpose of this 3-year CLD Plan (2024 – 2027) is to support the coordination of all CLD provision in South Ayrshire and the contributions of the CLD Partnership are acknowledged and play a significant role in achieving outcomes identified in South Ayrshire’s Local Outcome Improvement Plan (LOIP).

Although progress has been made over the past few years, CLD Partners recognise that we must continue to manage resources effectively and efficiently moving forward to support our communities.

This plan commits the CLD Partnership to ensuring CLD support exists in South Ayrshire to support our most disadvantaged individuals and communities.

The plan recognises that CLD support is offered through the third sector, uniformed organisations, registered charities and statutory organisations and we continue to strengthen the relationships across these sectors.

Our Commitment:

- We will coordinate the provision of CLD through the CLD Partnership and support priorities through the Youth Work Network, Learning Community Partnerships, Community Planning Participation and Engagement Group and Local Employability Partnership (LEP).
- We will support the Community Planning Partnership Strategic Delivery Partnership priorities, adding value and additionality to the CPP.
- Share joint ownership of the plan in relation to the actions, delivery and evaluation.
- We will share resources, data and/or staff and work collaboratively to identify the needs of our communities.
- We will create and support workforce development opportunities across the CLD Partnership.

Jamie Tait
Service Lead Thriving Communities
Chair of South Ayrshire CLD Partnership



CLD Partnership

In South Ayrshire the CLD Partnership is made up of representative from South Ayrshire Council, Police Scotland, South Ayrshire Community Planning Partnership, NHS Ayrshire & Arran, Ayrshire College, Voluntary Action South Ayrshire (VASA), Health & Social Care Partnership (HSCP), Department for Work and Pensions (DWP) and Skills Development Scotland (SDS).

The purpose of the CLD Partnership is:

- To oversee compliance for the CLD (Scotland) Regulations 2013 through the development, implementation, monitoring and evaluation of the 3-year plan 2024 – 2027 and update to reflect any changes as required.
- To delegate key functions of the CLD Plan to meet priorities and monitor progress between partners to ensure improved outcomes for learners, families and our communities.
- To respond appropriately to feedback from Inspections including School Inspections, CLD Education Scotland Inspections as well as other organisations e.g. Children's Services Inspection, Best Value reports etc.
- Review the quality and effectiveness of CLD activity in line with Education Scotland's self-evaluation framework 'How Good is the Learning and Development in Our Community?'
- Develop an effective workforce development plan for staff, partners and volunteers to ensure they are upskilled to the level required and have the skills, confidence and training required to deliver provision to our local communities and respond to identified needs.
- Represent CLD Partnership at Community Planning Partnership SDPs
- Represent South Ayrshire at the South West CLD Network.
- Ensure that leadership for CLD is effectively provided by South Ayrshire Council's Service Lead for Thriving Communities.

“ We have developed an effective workforce development plan for staff, partners and volunteers to ensure they are upskilled to the level required. ”



What is Community Learning & Development?



CLD is the field of professional practice in Scotland which includes youth work, community-based adult learning, family learning, and community development. CLD practice enables people of all ages to identify their own individual and collective goals, to engage in learning and take action to bring about change for themselves and their communities. CLD is a key element of the education sector in Scotland.

CLD should empower people, individually and collectively, **to make positive changes in their lives and their communities, through learning.** The principles that underpin practice are:-

- *empowerment* - increasing the ability of individuals and groups to influence matters affecting them and their communities;
- *participation* - supporting people to take part in decision-making;
- *inclusion*, equality of opportunity and anti-discrimination - recognising some people need additional support to overcome the barriers they face;
- *self-determination* - supporting the right of people to make their own choices; and
- *partnership* - ensuring resources, varied skills and capabilities are used effectively. The purpose and principles are embodied in the competences and ethics for CLD practice as set out by the CLD Standards Council for Scotland

Community Learning & Development in South Ayrshire

Within South Ayrshire Council, CLD is part of the Thriving Communities Service which incorporates Employability, Health & Wellbeing, Community Safety and Community Engagement.

CLD Practitioners from the local authority and the third sector work with adult learners, young people, families (through Parent & Child Together programmes), ESOL learners and community groups to empower them to improve their life chances through learning, personal development and active citizenship.



We work with a wide range of partners to achieve this, both at a local operational level and through our Strategic Partnerships. These partnerships include the Community Planning Partnership (CPP), including Children's Services, Community Safety, Financial Inclusion, Population Health as well as the CLD Partnership, Local Employability Partnership (LEP) and Community Planning Participation & Engagement Group.

CLD provision, by its definition, is targeted to those most in need and resources are deployed in localities identified through Community Planning and SIMD data to address identified needs. CLD Partners strive to develop the resilience and ambition of individuals and communities to combat the effects of economic factors which cause deprivation and inequality, ensuring that barriers to achieving better life chances are identified, understood and overcome.



National Context

The Government's National Performance Framework sets out the strategic objectives for all public services, including those delivering CLD. Within this, CLD's specific focus should be:-

Improved life chances for people of all ages, including young people in particular, through learning, personal development and active citizenship

Stronger, more resilient, supportive, influential and inclusive communities

These priorities are incorporated in the CLD Strategic Guidance for Community Planning Partnerships which was published in June 2012.

In September 2013, the Scottish Government implemented legislation placing a legal requirement on local authorities to publish a 3-year plan outlining how they intend to deliver CLD provision to local communities in partnership with Community Planning Partners (CPP).

The "Requirements for Community Learning & Development (Scotland) Regulations" set out the following priorities:

- To ensure communities across Scotland – particularly those that are disadvantaged – have access to the CLD support they need.
- To strengthen coordination between the full range of CLD Providers – ensuring that CPPs, local authorities and other providers of public services respond appropriately to the expectations set by the CLD Strategic Guidance.
- To reinforce the role of communities and learners in the assessment, planning and evaluation processes, enabling them to shape CLD provision.
- To make the role and contribution of CLD more visible.

This new CLD Plan for 2024-2027 demonstrates our key objectives and priorities for the next 3 years, continuing the work established throughout the last plan and building on its successes, whilst ensuring we meet the required objectives set out in South Ayrshire's Local Outcome Improvement Plan 2024 – 2029, South Ayrshire Council Plan 2023 – 2028, Health and Social Care Strategic Plan 2021-31, South Ayrshire Children and Young People's Services Plan (2023 – 2026) and South Ayrshire Child Poverty Strategy (2024 – 2029).



National Policy

The national policy objectives below are key policy areas where CLD practice continues to have a significant impact on the most vulnerable learners and communities across Scotland:

- Raising Attainment
- New Scots Refugee Integration Strategy
- ESOL
- Curriculum for Excellence
- Community Empowerment
- Family Learning
- Employment and Skills
- Mental Health Support
- Developing the Young Workforce
- UNCRC and Youth Participation
- Tackling Child Poverty
- Getting it right for every child (GIRFEC)
- Keeping the Promise
- Volunteering
- Learning for Sustainability



Independent Review

The Minister for Higher and Further Education; and Minister for Veterans announced on 5 December 2023 an independent review of CLD provision across Scotland. The independent review of CLD seeks to better understand the extent to which CLD is delivering positive outcomes for some of Scotland's most vulnerable learners. In doing this, the review will consider how the CLD sector:

- Effectively and consistently measures outcomes delivered through CLD and reports this across the sector. This includes data on the CLD workforce, engagement opportunities and outcomes for learners.
- Delivers positive outcomes and improved life chances for marginalised and vulnerable learners in communities, in the context of wider education reform and public finance constraints.
- Maintains a strong and suitably professionalised CLD workforce equipped to deliver high quality outcomes for learners in a reformed education system.

Throughout the development of this CLD Plan, we acknowledge the ongoing review. Depending on its outcomes, we may need to conduct further consultations and update this plan accordingly.



Local Policy & Priorities

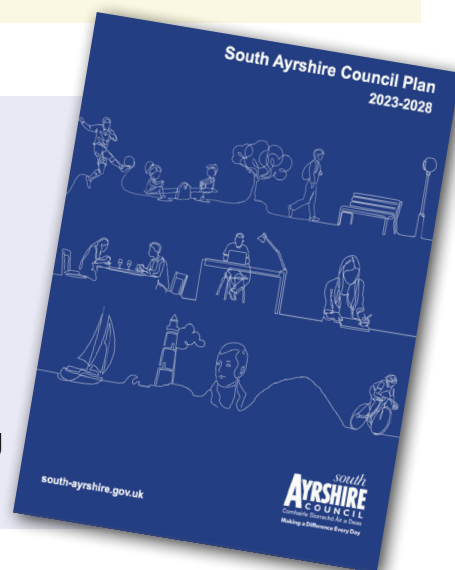


The Local Outcome Improvement Plan (LOIP 2024 – 2029) for South Ayrshire [Local Outcomes Improvement Plan \(south-ayrshire.gov.uk\)](https://south-ayrshire.gov.uk) outlines a range of key priorities that underpin the delivery of the CLD Plan, ensuring an effective collaborative approach to CLD in South Ayrshire.

The LOIP has two high-level outcomes focused on Place and Wellbeing, under which several key [priority areas](#) are incorporated, including Children's Services, Community Safety, Population Health, Sustainability and Financial Inclusion and Growth.

In addition to the LOIP, in 2023 South Ayrshire Council also published their [Council Plan 2023-28](#).

South Ayrshire's Council Plan (2023 – 2028) [SAC Council Plan 2023-28 - v4 Feb 2023 for panel.pdf \(south-ayrshire.gov.uk\)](#) has three overarching priorities - Spaces and Places; Live, Work and Learn; and Civic and Community Pride with supporting outcomes. The Council's priorities and outcomes place an emphasis on the connection between our places and the wellbeing of our communities and environment.



The priorities and outcomes identified have been influenced by the Places and Wellbeing Outcomes, a joint initiative between Public Health Scotland and the Improvement Service, aimed at recognising the important effect our places have on the wellbeing of our communities and environment.

Recognising the role of CLD SAC has a specific action to consult, develop and publish a new CLD Plan within their strategic plan 2023-2028.

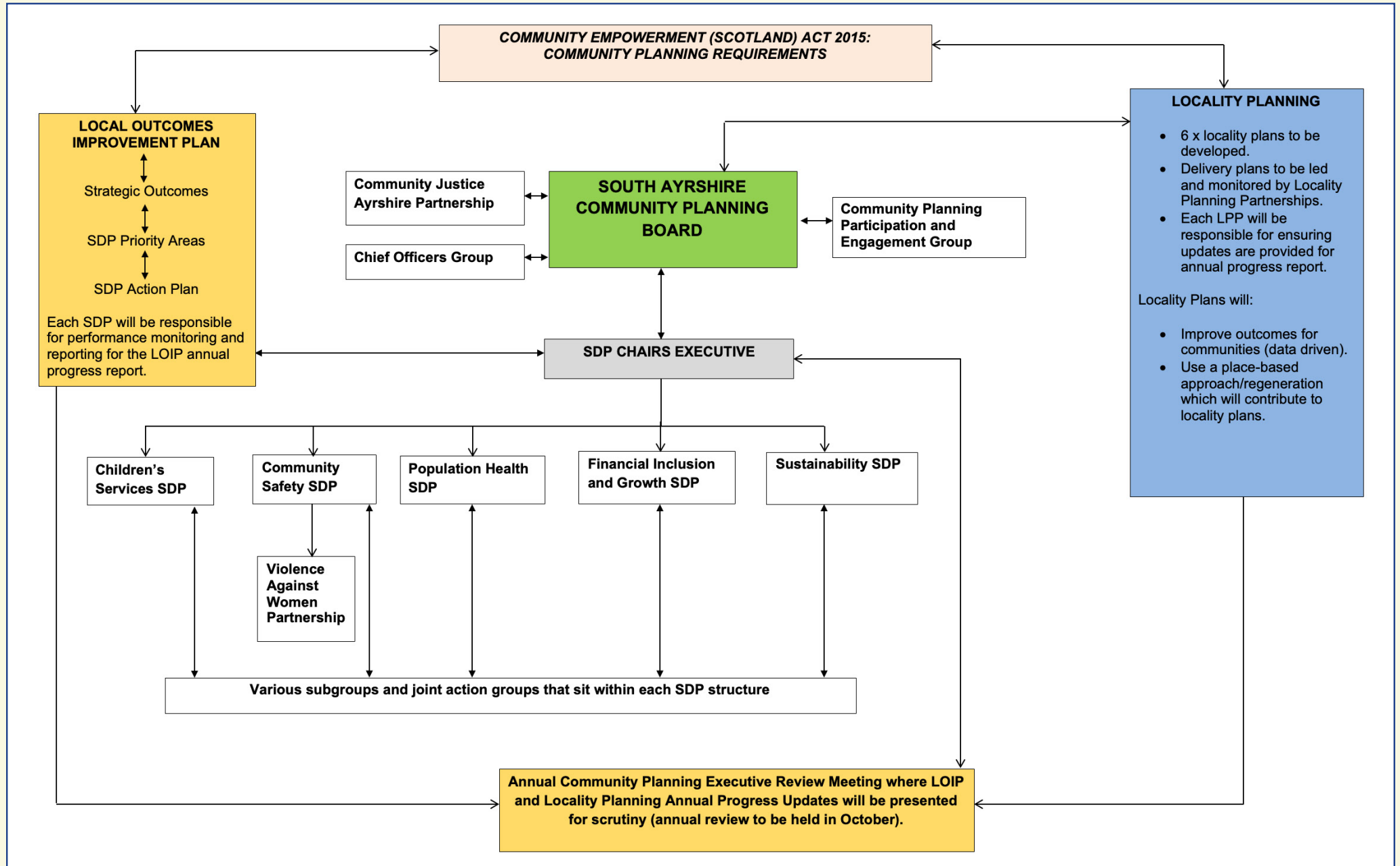
CLD activity is embedded within and supports Community Planning priorities and will continue to contribute to these priorities throughout the lifetime of the plan. Our Annual Progress Report will provide an update to the key strategic delivery partnerships on the progress made on the actions contained in this plan. The SDPs have developed action plans linked to their key priority areas which are:

Children's Service | Community Safety | Financial Inclusion | Population Health | Sustainability



Voluntary Action South Ayrshire (VASA) lead on the Community Planning Participation and Engagement Group which supports the CPP with wider local community engagement and participation.

Local Outcomes Improvement Plan



Child Poverty

The Child Poverty (Scotland) Act 2017 (the Act) sets out highly ambitious poverty mitigating related targets to be achieved by Community Planning Partnerships by 2030. In 2022 the Scottish Government produced a new Delivery Plan [Best Start, Bright Futures: tackling child poverty delivery plan 2022 to 2026](#).

The plan recognises the significant contribution partners have made toward tackling child poverty since the Act was introduced but highlights the strategic challenges that have emerged over the past few years including the pandemic and the cost-of-living crisis.

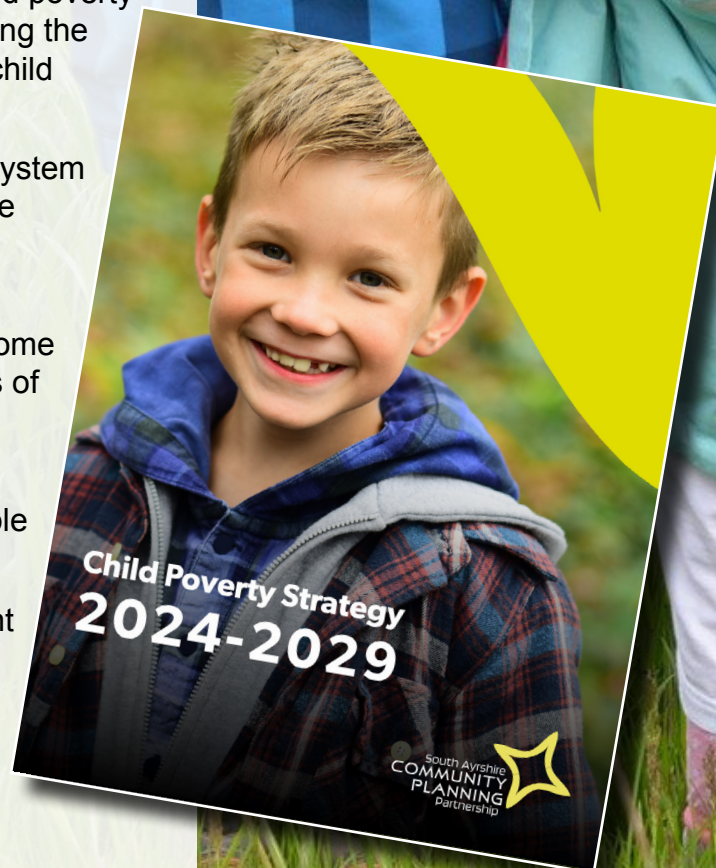
The key drivers that impact on child poverty have been stated within the Act's Delivery Plan as:

1. Income from employment
2. Cost of living
3. Income from social security and benefits in kind

South Ayrshire Council's Community Planning Partnerships [Child Poverty Strategy 2024-29](#) provides an insight into child poverty in South Ayrshire as well as identifying the following priorities to help to tackle child poverty across South Ayrshire:-

- Priority Area 1 - A child poverty system in South Ayrshire that delivers the best possible outcomes for our communities
- Priority Area 2 - Coordinated income maximisation following principles of proportionate universalism
- Priority Area 3 - High quality, flexible, accessible, and affordable education and childcare.

Community Learning & Development will play a key role in supporting priorities, ensuring a strategic and impactful approach to addressing child poverty across South Ayrshire.



Integration Joint Board Strategic Plan

South Ayrshire Health and Social Care Partnership (HSCP) Integration Joint Board Strategic Plan (2021-2031) is a ten-year vision for integrated health and social care services with the vision of 'empowering our communities to start well, live well and age well'.

The HSCP developed the 'Wellbeing Pledge' reflecting the notion of two parties (public services and the community) contributing to a common goal:



'Team Around' the Locality is an ongoing development enabling the operational implementation of the ambitions set out in the IJB Strategic Plan and other key strategic objectives. Services within HSCP have developed their own strategies to deliver on the strategic priorities.

Mental Health & Wellbeing

Mental wellbeing has close ties with people's lifestyles and behaviours. Financial security, employment, and location are influences that often have a bearing on these choices. We will support the mental health and wellbeing of our communities with a focus on prevention and early intervention. We aim to provide access to support and learning that promotes positive mental health. We will work to enhance financial literacy and employment opportunities to reduce the socio-economic factors impacting mental wellbeing. Our goal is to create supportive networks that empower people to make healthy lifestyle choices and have support available when needed. Our comprehensive approach ensures that mental health considerations are integrated across the work of the CLD Partnership.



Ageing Well

South Ayrshire has a significantly higher proportion of older people than East and North Ayrshire. To ensure that we support individuals as they grow older to live as independently and fully as possible, our CLD Plan aligns with the [Ageing Well Strategy](#) [Ageing Well - Health and Social Care Partnership](#) (south-ayrshire.gov.uk). This strategy promotes Age Friendly Communities and identifies key priorities for ageing. By integrating these priorities into the work of CLD, we are committed to creating environments where older people can thrive.

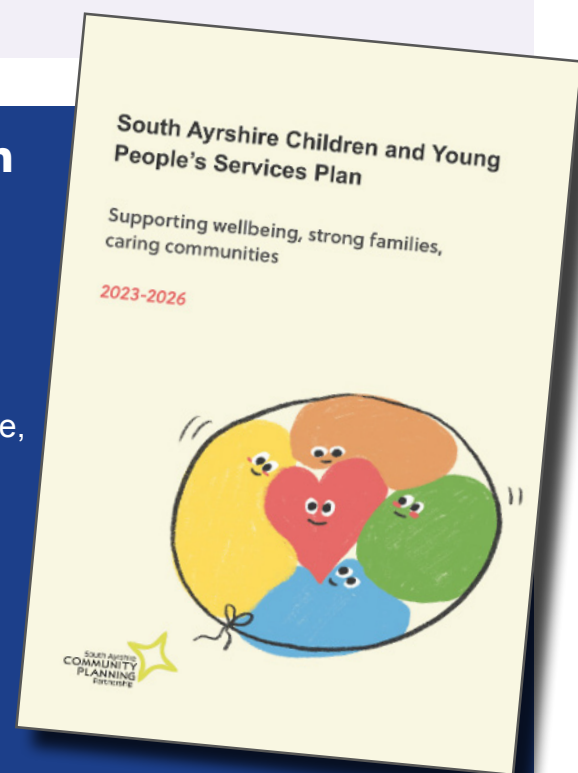
The CLD Plan aligns with the strategic vision of the HSCP, supporting communities to live and age well by fostering well-being, resilience, and lifelong learning. Through strong local relationships and partnership work, the CLD Partnership will continue to support HSCP priorities. CLD will remain a key partner in developing and shaping future plans and priorities, including the Mental Health and Suicide Prevention Strategies.



Children Services & Young People Plan

The Children and Young People's Services Plan (2023-2026) [South_Ayrshire_Children_and_Young_Peoples_Services_Plan_2023-2026.pdf](#) (south-ayrshire.gov.uk) sets out a shared vision, priorities and aims for the wellbeing of children, young people and families in South Ayrshire. Central to this are six interconnected priorities: The Promise, Families, Included, Voice, Healthy and People. Each priority underlines our commitment to delivering integrated, effective and caring services in our communities. Thriving Communities are represented across each of the thematic priority groups and will continue to lead the development of specific areas such as Voice. Our dedication to The Promise and our Young Carers furthers our commitment to creating supportive and caring communities where every child can achieve their full potential.

Our CLD Plan demonstrates our commitment to improving outcomes for children and young people are aligned to and contribute to our Children and Young Peoples Service Plan.



Childrens Rights (UNCRC)



The United Nations Convention on the Rights of the Child (UNCRC) is the global “gold standard” benchmark for children’s rights and sets out the fundamental rights of all children. This plan embraces a right-respected approach, ensuring that children’s voices, rights, and needs are at the heart of our decisions and the delivery of our CLD priorities. We are committed to embedding the principles of the UNCRC throughout our support, fostering an environment where every child is heard, respected, and supported to achieve their full potential.

Community Learning & Development are a key partner in supporting the Family First model which has been launched in South Ayrshire. The Family First model is built around South Ayrshire’s eight educational clusters, organised by our eight Secondary Schools in South Ayrshire including their associated primary schools. A Family First ‘Support Around Schools’ approach brings key partners together into teams within their community areas, alongside families to improve outcomes in three key areas:

- School attendance
- Supporting pupils who are at risk of exclusion
- Improving transitions

This collaborative approach aims to meet the specific needs of children and families in South Ayrshire through early intervention and integrated services, prioritising the wellbeing of each child through a GIRFEC approach.



Summary

In summary, in developing this plan, we have taken cognisance of all the relevant local policies and priorities as well as the feedback and consultation results from learners, stakeholders, partners, practitioners and the community as well as a range of relevant national policies and guidance to produce a plan to meet the key priorities for the communities in South Ayrshire based on need.

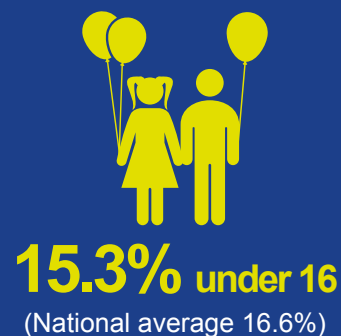
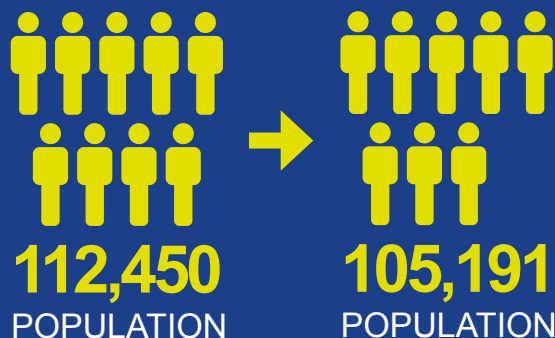


The CLD Partnership will maintain strategic responsibility for the development, monitoring and evaluation of the three-year plan. This plan has been approved by South Ayrshire Council Cabinet and will be endorsed by South Ayrshire's Community Planning Partnership Board.

An annual progress report will be submitted to the Service and Partnership Performance Panel. While the CLD Partnership oversee the plans implementation, specific actions to support priorities will be allocated to the Youth Work Network, Learning Community Partnership, Community Planning Participation and Engagement Group and the Local Employment Partnership (LEP). The Children Services Priority Groups and the Community Planning SDP's will also contribute to CLD priorities.

South Ayrshire Overview

Between 2021 and 2043 the population of South Ayrshire is projected to decrease from 112,450 to 105,191. This is a decrease of 6.9% which compares to a projected increase of 1.7% for Scotland as a whole.



58.6%

of the population are working age (16-64) compared with

63.8% Nationally



26.1% 65+

(National average 19.6%)



11.9% 75+

(National average 8.7%)

By 2043 it's estimated the number of people 75+ years will have increased by 35% from

13,664
people in 2021 to
21,040



In 2021, South Ayrshire had the 4th highest dependency ratio in Scotland

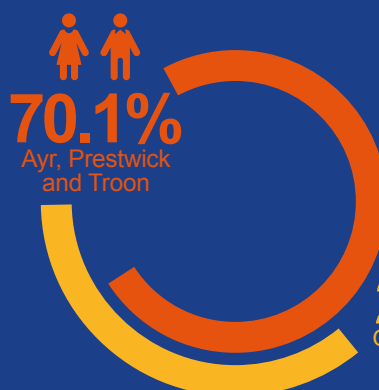


South Ayrshire has 7 datazones in the top 5% most deprived vigintile



In 2022, there were 56,453 dwellings in South Ayrshire.

95.5% were occupied dwellings which is slightly less than national rate of **95.7%**



29.9%
Girvan, Maybole,
rural Kyle and
Carrick



● TROON

● PRESTWICK

● AYR

● MAYBOLE

● GIRVAN

(Source: National Records of Scotland, Small Area Population Estimates 2021)

Further supplementary data can be found in appendix one.

Consultation and Engagement Process

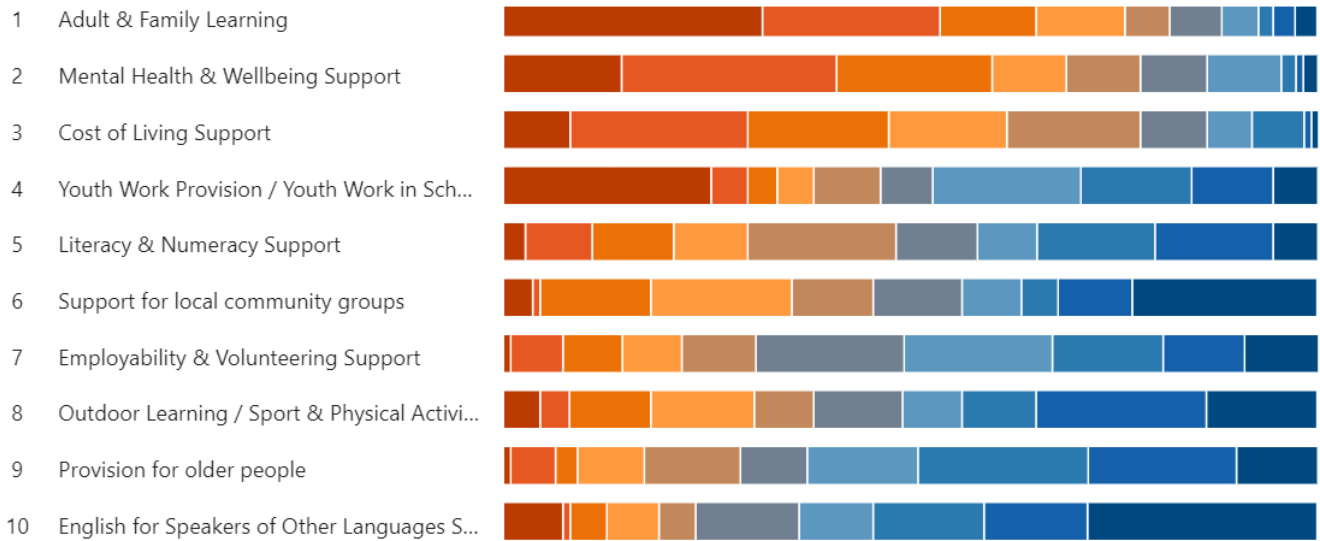
In developing the Community Learning & Development 2024 – 2027 Plan, a consultation and engagement exercise was undertaken with the community, partners and the workforce. Workshops took place with the CLD Partnership and other relevant partners.

The survey posed key questions such as identifying priorities for CLD over the next 3 years, understanding the impact of CLD activities on individuals, uncovering any barriers to participation and asked for information on areas for development and improvement.

Within the learner survey we asked what our priorities should be over the next 3 years and asked them to ranked from 1 – 10 (1 being the highest priority and 10 being the lowest)

ID	Choice	1st	2nd	3rd	4th	5th	6th	7th	8th	9th	10th
1	Adult & Family Learning	34	24	13	12	6	7	5	2	3	3
2	Mental Health & Wellbeing	16	29	21	10	10	9	10	2	1	2
3	Cost of Living	9	24	19	16	18	9	6	7	1	1
4	Youth Work	28	5	4	5	9	7	20	15	11	6
5	Literacy & Numeracy	3	9	11	10	20	11	8	16	16	6
6	Community Capacity/ Support for Local Groups	4	1	15	19	11	12	8	5	10	25
7	Employability & Volunteering	1	7	8	8	10	20	20	15	11	10
8	Outdoor Learning/Sport & Physical Activity	5	4	11	14	8	12	8	10	23	15
9	Provision for Older People	1	6	3	9	13	9	15	23	20	11
10	English for Speakers of Other Languages	8	1	5	7	5	14	10	15	14	31

Priorities



Our Priorities

1st September 2024 – 31st August 2027

In developing our shared priorities for the next 3 years, we reviewed the feedback from the various consultations we carried out with learners, partners and staff. Additionally, consultation sessions were held with CLD Partners and staff and it was recognised the overarching importance of mental health and ageing well. Consequently, we are committed to integrating mental health and ageing well support through all aspects of CLD work and have set out the following priorities for the plan:-

1. Adult & Family Learning – Improved Outcomes for Adults & Families

Adult Learning happens in a variety of places, in a range of ways, and for any number of reasons. We want to deliver programmes that are relevant and accessible to our communities. We want all learning to be lifelong, life-wide, and learner-centred.

Recognising the critical role of family learning, we believe that involving entire families in the learning process enhances educational outcomes, strengthens family bonds, and fosters a culture of learning within the community. We will deliver high-quality, effective adult and family learning provision that meets the needs of our communities at times and places that suit them.



2. Financial Inclusion – Supporting our Communities to Progress

South Ayrshire Council and CLD Partners are committed to addressing social and economic inequalities by supporting those who are most vulnerable. The Local Employability Partnership (LEP) create a fair, inclusive, sustainable economy through employability, learning and volunteering by ensuring our services are designed and delivered around the needs and aspirations of those accessing our services at a local level.

We will facilitate access to community spaces where individuals can take part in learning opportunities that will develop skills and confidence for further education, volunteering and employment as well as providing numeracy support.



3. Youth Work Provision – Improved Outcomes for Young People

CLD aims to empower and support young people to improve their life opportunities and chances so as they can plan for a better future. We believe that every young person should have the opportunity to realise their potential whatever their life circumstances and will work collectively to provide our young people with the skills, confidence and resilience required to achieve the very best they can be. We will deliver high quality effective youth work provision which meets the needs of our young people at a time and place which suits them.



4. Community Development – Supporting our Communities to Thrive

Community Development is a pivotal function of CLD. It involves a deliberate and structured approach aimed at collaborating with specific groups united by location, interests, affiliations, or identity to actively participate in community decision making. Our goal is to encourage communities to voice their preferences for meeting their needs and to influence service delivery aiming to empower communities to take charge and expand their choices in daily living.

We will support communities by raising awareness of funding opportunities and work with relevant partners who can assist communities to take forward actions that are important to them. By connecting communities with resource and expertise, we aim to ensure that they have the financial and strategic support needed to achieve their goals and help them to thrive.



Workforce Development

The Strategic Guidance for Community Planning Partnerships on CLD emphasises the importance of workforce development and effective leadership over the next three years.

This plan recognises that CLD in South Ayrshire is provided by a range of staff and practitioners, including qualified paid staff, unqualified staff, part-time staff, and volunteers from both the statutory and voluntary sectors.

Over the past few years, various workforce development opportunities have been provided including supporting staff to complete their CLD professional qualification, Education Scotland provided a Professional Learning Programme looking at self-evaluation, evaluative writing, improvement actions and improvement planning.

We worked with partners and delivered joint training, partnership development opportunities, inputs at team meetings and sharing resources. Locally we will continue to support and promote CPD opportunities including opportunities for staff to gain the CLD professional qualification and enhance promotion of the CLD Standards Council.

The introduction of Youth Work Modern Apprentices has been positive and something the partnership will continue to support, while exploring other opportunities. The partnership is committed to 'growing our own' workforce in South Ayrshire to support community wealth building.

The CLD Partners do however recognise workforce challenges including reduced budgets, resources and challenges recruiting staff in our rural areas.

To support the implementation of the new 3-year CLD Plan, the CLD Partnership will develop an updated workforce development plan. This plan will focus on identifying training needs and providing CPD opportunities. We will ensure adherence to the standards and ethics of CLD practice and will raise awareness of the CLD Standards Council for Scotland. Additionally, we will ensure that staff undergo robust induction programmes, providing them with comprehensive support to seamlessly integrate into their roles.

We are committed to the design and delivery of a right-based, trauma responsive offer of training for our workforce. We need to ensure that our multi-agency workforce is skilled, nurturing and connected to positively impact on the well being of children, young people and families.



Unmet Need

South Ayrshire is an area with pockets of significant economic and social issues. In a time of reduced budgets and staffing levels, coupled with an increased demand for services the Community Learning & Development partnership acknowledge that it is inevitable that some community needs will remain unmet.

Equalities

South Ayrshire Council (SAC) Integrated Impact Assessment process has been followed during the various stages of the CLD Plan. The Integrated Impact Assessment (IIA) incorporates a range of cross-cutting themes including: 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 Services; Health and Wellbeing, Rurality and The Promise.



Summary detailing how this plan was developed:-

Date	Activity
14th February 2024	Cabinet Approval to consult on new CLD Plan
22nd April 2024	CLD Partnership update and feedback opportunity on consultation process/timeline.
May – July 2024	Consultation period with staff, partners, volunteers and learners
11th June 2024	Update on consultation with Third Sector and Community Planning Participation and Engagement Group Partners
12th July 2024	Extended CLD Partnership workshop
17th July 2024	Thriving Communities Leadership Team Feedback
23rd July 2024	Issue Draft CLD Plan for feedback
21st August 2024	Pre- ELT Deadline
28th August 2024	ELT Deadline
4th September 2024	Portfolio Holders



Glossary of terms/key national indicators used in the plan:-

CLD – Community Learning and Development

KPI – Key Performance Indicators

COSLA – Convention of Scottish Local Authorities

CLDMS – Community Learning and Development Managers Scotland

LOIP – Local Outcome Improvement Plan

SDP – Strategic Delivery Partnership

CPP – Community Planning Partnership

SDS – Skills Development Scotland

DWP – Department for Work and Pensions

ESOL – English for Speakers of Other Languages

HSCP – Health & Social Care Partnership

CPD – Continuing Professional Development



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south
AYRSHIRE
COUNCIL
Comhairle Siorrachd Àir a Deas
Making a Difference Every Day

South Ayrshire Community Learning & Development Partnership 3 Year Plan

September 2021- August 2024

End of Plan Report



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Introduction

We are delighted to introduce you to the Community Learning and Development (CLD) Partnership end of plan report. In September 2021, we published our 3-year plan CLD which set out our priorities for the CLD Partnership and agreed an action plan to meet these priorities and support our communities in South Ayrshire.

In South Ayrshire the CLD Partnership is made up of representative from South Ayrshire Council, Police Scotland, South Ayrshire Community Planning Partnership, NHS Ayrshire & Arran, Ayrshire College, Voluntary Action South Ayrshire (VASA), Health & Social Care Partnership (HSCP), Department for Work and Pensions (DWP) and Skills Development Scotland (SDS).

Over the past three years, we have made significant progress in supporting individuals, families, and communities facing various barriers to reaching their full potential, improving their life chances, and raising their aspirations. Our efforts have been focused on key areas including Youth Work, Adult & Family Learning, English for Speakers of Other Languages (ESOL), Employability, Volunteering, Community Empowerment and Community Engagement. In this report, we highlight the substantial work carried out under each of these priority areas.

Our CLD partnership and associated Learning Community Partnerships has been key in addressing the diverse needs of our community, ensuring that our support is inclusive, impactful and we have created environments where individuals and communities have the opportunity to thrive.



Priority 1

Youth Work - Improving Outcomes for Young People

Our Thriving Communities team aim to empower and support young people to improve their life chances and opportunities so as they can plan for a better future. We believe that every young person should have the opportunity to realise their potential whatever their life circumstances. We work collectively to provide our young people with the skills, confidence and resilience required to achieve the very best they can. Our Youth Work takes place in a variety of settings including community centres, schools, youth cafés and on the street.

Key Youth Work Data:

Number of young people engaged by youth work theme:

	2023/24	2022/23	2021/22	2020/21
Holiday Programmes	422	778	298	158
Community-based Youth Work	1263	968	613	390
Work in schools	412	376	125	206
Total	2097	2,122	1,036	754

Background information:

	2023/24	2022/23	2021/22	2020/21
Care Experienced	59	58	61	14
Young Carers	29	13	49	7
SIMD 1-3	893	1,104	500	260
Referred Group	147	119	103	134
Outwith target group	969	828	323	340
Total	2097	2,122	1,036	755

Learner Hours by theme:

	2023/24	2022/23	2021/22	2020/21
Holiday Programmes	3755	6,931	1,977	1,488
Community-based Youth Work	19,484	15,182	14,911	3,683
Work in schools	6,567	9,453	3,528	4,548
Total Hours	778	31,566	20,416	9,719

Learning Outcomes:

	2023/24	2022/23	2021/22	2020/21
Positive Relationships	388	494	362	106
Safe and Welcome	403	512	376	113
Have a Say	376	466	346	100
New Experiences	361	467	343	103
Skills and Knowledge	357	429	318	106
Better Informed Decisions	343	440	328	78
Positive Futures	358	459	358	107
Total number completed	404	513	378	113

Work Accreditation:

	2023/24	2022/23	2021/22	2020/21
Hi5! Award	88	184	18	9
Dynamic Youth Award	53	76	30	21
John Muir Award	29	17	27	15
Saltire Award	57	95	42	21
Youth Achievement	0	2	0	0
Duke of Edinburgh - Bronze	11	3	8	5
Duke of Edinburgh - Silver	0	6	0	0
Princess Trust Achieve L4	1	3	0	0
Princess Trust Achieve L3	2	10	0	0
SQA Personal Development	0	0	12	6
Total Awards Completed	241	396	137	77

Thriving Communties

Through the ‘Have Your Say’ and ‘Social Media’ survey and further focus groups, Community Planning partners now have an improved and shared understanding of how young people wish to have their voice heard, communicated and how information should be shared.

The consultation highlighted that young people would prefer to be part of local youth voice groups to engage in youth voice relating directly to their community/ area they live in.

As a result Thriving Communties have set up various local Youth Voice Groups and through these platforms young people’s views and opinions are better heard to empower and support in advocating issues that affect their lives



The groups take place in the following localities:

**Ayr North | North Carrick | Glendoune |
Plans are in place for Prestwick and Troon and Ayr South**

The local Youth Voice Groups are open to young people aged 11 years up, to informally meet every fortnight with a mix of fun interactive activities to support building relationships and opportunities to have a say and influence within their communtiy.

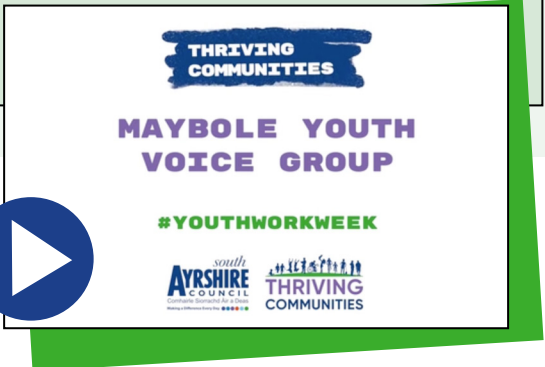
Young people participating so far have been involved in developing new facilities in their area (local Skate Parks), planning and fundraising for the local youth acitivites availbe in their area, planning South Ayrshire wide events or local fun days and part of research and having a say on the refrubishment of local Youth Centres.

The North Carrick Youth Voice Group was involved in the development of the new Skate Park in Maybole. The young people created and carried out a consultation with over 300 young people across North Carrick and collated and presented the results. Construction has now finished and the final design was directly informed by young people. The group are now planning a Graffiti Art project and launch event.

This group have also contributed towards South Ayrshire wide events such as Bounce and Question Time.



Click here to
view video



Youth Work Summer Programmes

Over the past 3 years, Thriving Communities have delivered Holiday Programmes which were designed to support disadvantaged families and young people during the school holidays by providing healthy meals and enriching activities. All activities were free of charge, accessible and offered young people and families exciting new experiences which were rooted in opportunities for informal learning. People who engaged in programmes often tried and enjoyed new things they would not otherwise have taken part in, such as trips, STEM and drama. There were positive signs that our Holiday Programmes helped to improve socialisation and confidence, with most young people and their parents reporting they felt more confident because of participating in activities.



Key Strengths:

- Place-based approach to identifying and addressing need
- Effective partnership working
- Fun, healthy and free educational activities
- Communities were stakeholders in the programme
- Effective engagement with young people and families who are amongst the most vulnerable in our communities

Youth Work Holiday Programme data:

	2023/24	2022/23	2021/22	2020/21
Holiday Programmes	422	778	298	158

Click here to
view video



South Ayrshire Youth Awards 2024

The South Ayrshire Youth Awards took place on 17th April 2024 to recognise and celebrate the achievements of local young people aged 11 to 25 years across South Ayrshire.

The planning and delivery of the awards was completely youth led, with 100 young people from local youth clubs participating in a survey to vote on the theme/categories and entertainment.

The youth led planning group included 18 young people, including youth volunteers and members from locality groups who designed the nomination form, category descriptions, invites and decorations.

The ceremony was a fun and vibrant experience for the 80 young people who attended the event. The locality youth voice groups made an amazing effort with designing the neon themed decorations and co-hosted and presented the awards to their peers.

Young people were recognised across a variety of categories including volunteering, mental health and wellbeing, community service, skills and development, digital and arts and culture.



The feedback from partners, elected members and young people was extremely positive. There was a wide representation of young people across South Ayrshire demonstrating the impact that young people have in our communities.

Young people's comments:

“It was the best day I had in a long time.”

“I loved it so much – I had to talk – I was petrified – everyone is so kind.”

Youth Voice Youth Council and Youth Strategy

Our Voice Group, partnered with young people have been pro-active in identifying and taking action to overcome structural and individual barriers to participation within Youth Voice.

Data and information gathered from the 2022 'Have Your Say' Survey and further focus groups identified existing and emerging needs to review priorities to improve opportunities for young people. In order to make decisions at a strategic level and have a voice and influence in services that affect young people.

Between 2023 to early 2024 there have been a range of interactive consultation events and roadshows to gather views of children and young people.



This approach has ensured there was a variety of accessible settings to gather views of young people to help shape the new Youth Council and Youth Participation Strategy that will be published in 2024/25.

Activities delivered were fun and interactive to suit the needs and styles of young people participating.

Tour of Parliament and First Minister's Questions

In April 2023 a total of twenty young people had the opportunity to visit the Scottish Parliament, observe the First Minister Questioning, and meet with local MSP Siobhan Brown. Young people represented a wide range of Youth Voice Groups such as North Carrick Youth Voice, Young Carers, Champions for Change and Queen Margaret Academy Rights Committee. This was a new experience for many, a chance to see democracy in action and to witness first-hand the power of speaking up and being heard. Young people listened to debates around poverty, misogyny and tackling youth violence. Young people also recorded their Rights Respecting School Award evidence with the backdrop of the Parliament. "This was an unforgettable experience to see key decisions taking place and it was great to meet other young people from other Schools and groups" *QMA pupil*.



The newly established Youth Council is informed and developed together with 700 local young people, with young people having a say on the final representation members and of the election process. Young people are involved in all steps from the final decisions of the setup to the delivery of the promotion and selection through a democratic vote.

The Youth Council expression of interest opens in May 2024, with a ballot and celebration following. Through partnership and collaborative working this new approach will ensure the voices of young people influence service design across services.

Bounce Festival

In August 2022 Thriving Communities hosted the first ever youth work festival for young people in South Ayrshire, 'Bounce Festival 22'.

The main aim of the event was to provide local young people aged 10 to 16 with an opportunity to engage and enjoy a wide range of positive activities, including live music, entertainment, street food, health and wellbeing workshops and a Youth Voice consultation.

Thriving Communities recognised that engagement levels of young people aged 10 to 14 were lower than expected in our Childcare Hubs when compared to that of young people aged 5 to 10. Anecdotal evidence suggested that older young people were reluctant to participate due to the large age gap and their differing needs hence why we created, developed and delivered #BounceFestival22!

Since 2022, we have continually built on the success of Bounce Festival, engaging over 300-year people each year. Young people from as far as Ballantrae to Dundonald attend the event with transport and support being provided by Thriving Communities staff.



Detached Youth Work

Working closely with colleagues across Thriving Communities and Police Scotland, we have continued to develop our Detached Youth Work offer across South Ayrshire over the past 3 years.

Our role is to deploy skilled Youth Workers to engage positively with young people in their local community to challenge their attitudes and actions in an attempt to alleviate antisocial behaviour and support critical discussion around alcohol consumption, personal safety, and drug use. Detached Youth Workers respond quickly to emerging themes by facilitating informal issue-based inputs on the street. It's also a great opportunity for us to build relationships with young people who aren't engaged in traditional youth work provision and support them to make informed choices.

Areas targeted by youth workers are directly informed by local data and trends.

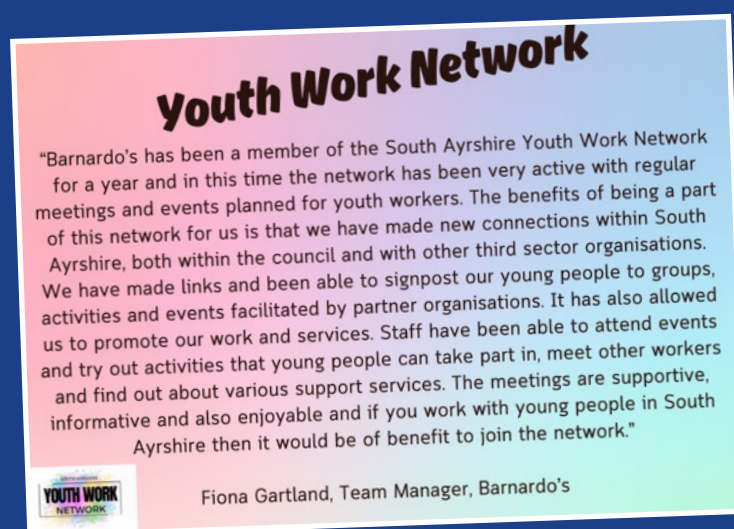
Youth disorder has fallen by 14% in 2022/23 from the previous year.

We have delivered a total of 101 detached youth work sessions on Friday evenings in 2022/23.



Youth Work Network

In August 2022, we set up our Youth Work Network with the intention of bringing local youth work organisations together. The network provides partners supporting youth work for young people aged 8-18 in South Ayrshire with an opportunity to engage with other practitioners, plan collaboratively, develop their skills, knowledge and practice and inform local and national youth work strategy. The group also supports the planning and delivery of South Ayrshire wide events, identifies staff training needs, champions innovative practice and highlights youth work funding opportunities. Over the next year, we are excited to see the network grow and develop and plans are at an advanced stage to create a Network Small Grants Programme! The networks continue to meet between 6-8 times a year and all the meetings are in person and take place in the evening. We agreed to have an alternative chair to share responsibility of leading the group with partners. This group feeds into the wider South Ayrshire Youth Services Strategic Group. The South Ayrshire Youth Work Network currently has 45 member organisations including South Ayrshire Council – Thriving Communities; Uniformed Youth Groups; Girvan Youth Trust; The Ark; VASA; Room 60; Champions Board; South Ayrshire Befrienders; South Ayrshire Young Carers Centre; LGBT Youth Scotland; The Gaiety and Voluntary Youth Work Groups.



The Weekender Diversionary Youth Work Programme

We devised an aspirational diversionary programme targeted at young people of secondary school age involved in anti-social behaviour and underage drinking on Friday evenings and during the weekend. The programme has a focus on off-site activities which offer young people new experiences and opportunities to participate in exciting activities, out-with our centre-based provision. Young people have been identified through targeted local youth club provision, street work and discussions with other key partners. This initiative complements our TAYP (Targeted Approach Young People) project which is usually facilitated during the school day.

Local MATAC reports/youth incident reports highlighted that ASB and underage drinking have been an issue across Ayr and that there was a need for positive alternatives at targeted weekend times. This data informed the basis of the format and times of the programme, helping to meet this need.

The programme offered free recreational activities which enhanced the social and emotional wellbeing of the young people engaged. All of the young people who completed the evaluation recorded that they had built positive relationships on the programme. For example, one young person said they had "made new friends." All of the young people also recorded that they had gained new experiences. This is important as it can help the young people develop self-confidence/communication skills in working with others whilst engaging them in positive diversionary activities. The feedback from the young people involved in the programme captures the impact and how the activities have helped them make better choices at weekends.

Alongside this, quantitative measures show that the programme offered 265 learner hours of positive youth engagement at targeted evening and weekend times along with 20 young people registered from our targeted group.

An important contributing factor to the success of the programme was the partnership work with Ayr Academy Pupil Support Department.



By working closely with the school department, the young people who were most vulnerable were able to be identified, many of which were not known to the Thriving Communities service. After the young people were identified, our staff were able to link in with the young people on a weekly basis to build up relationships with them. This helped enable the participation of the young people in the programme.

one young person said the programme has helped them by

“stopping them making bad decisions” while another said, “it’s stopped me getting drunk and getting in trouble.”

The Targeted Approach to Young People (TAYP)

The TAYP programme is delivered by South Ayrshire Council Thriving Communities Team, and aims to engage young people who are involved in, or on the periphery of antisocial behaviour/crime in the community, or who are not engaging at school in the normal manner.

TAYP is an activity-based initiative, including outdoor activities focussed on challenging young people whilst building confidence, self-esteem and teamworking skills. This is followed up with ongoing support to enable the young people to engage in additional activities and established youth work activities in their local community, further education and employment opportunities.

A range of agency inputs aimed at stimulating discussion around a variety of issues relevant to young people are also included as part of this programme. These include issues such as antisocial behaviour and its impact on the community, drug and alcohol misuse, addictions/recovery, sexual and mental health, knife crime and domestic violence. This work has been supported by representatives from a range of agencies and departments including, Community Learning and Development, NHS, Police Scotland, South Ayrshire Women's Aid and Recovery Ayr.

This reporting period saw the continuation of TAYP Xtra programme developed in conjunction with Kyle Academy. South Ayrshire Alcohol & Drugs Partnership funding helped support this longer-term engagement with 4 young people that the school had referred due to increased support needs. This engagement will continue into its third year, with the aim of supporting young people involved through to positive destinations at the end of 4th year.



Success Story - Ryan Clowes

"Although from South Ayrshire from the age of 8 – 15 years I had lived in a children's unit in East Ayrshire and attended school in Glasgow. My social worker thought it would be a good idea to start to reintroduce me to other young people from South Ayrshire in a group setting and suggested I might like to join the care experienced Duke of Edinburgh award group at the Domain Youth Centre.

At first I was not sure about this as I did not know anyone but the group leader rang me up and explained that it was a new group, all care experienced, and a lot of the young people did not know each other. I decided to give it a go.

At the first session I met the other eight young people and have not looked back. All of them were really friendly and over the next two years I built strong friendships. At the weekly group sessions we completed tasks for our section awards and went out on practice hill walking sessions as training for our expedition section.

Over the two years I learned new skills and together took on the challenges of our expedition. I have now completed my Bronze and Silver awards and have enrolled for my Gold award.

The confidence I gained from taking a chance and meeting new people made it a lot easier for me to go to college last year and I have now moved back to South Ayrshire to live with my grandmother and be nearer my new friends."

YOUTH WORK IN SCHOOL

Braehead Fun Friday's



The Fun Friday's project was developed following discussions with Braehead Primary School who had identified a reduction in attendance and engagement of Primary 7 pupils on Friday afternoons.

CLD staff identified an opportunity to deliver a learning offer to promote meaningful engagement and participation to the whole class of 26 pupils, which also aligned to the Curriculum for Excellence area of Health and Wellbeing.

A 12-week programme involving 4 weekly workshops was devised and included: outdoor learning, STEM, expressive arts and crafts, and cooking. The project was planned to take place in the nearby Lochside Community Centre to help young people feel more engaged in their local community by utilising community spaces. The class would be allocated to the 4 different workshop groups to allow more individual support and relationship building and would rotate around the workshops every 3 weeks. Young people were also offered the opportunity to complete the Youth Scotland Hi5 Award.

Nearly all young people reported that Fun Fridays became a much-anticipated part of their week. The class teacher reported an increase in pupil attendance on a Friday for the duration of the Fun Friday's Programme. She stated that she feels this was because the children were looking forward to their workshops on Friday afternoon! The pupils have demonstrated that they have learned new skills and strengthened their relationships with each other and youth work staff. This project also helped them to feel more connected and engaged within their local community.

Thank you for making our Fridays fun. You guys made us excited for school. Thank you.

Thank you. I have really enjoyed all the activities and have been able to learn with them.

Thank you for taking the time out of your day to do these fun activities. These past few Fridays have been the best!

Thank you for having us every Friday, it has been the best and thank you for the time for my class. You made me try new things and it helped me as I am now cooking at home.

Two local youth clubs (Lochside and the Domain Youth Centre) had 10 pupils from the Fun Friday Project sign up and attend their youth clubs due to the young people and staff being able to build positive relationships. All 26 pupils completed their Hi5 award and gained a certificate.

Please scan the QR code to watch our Fun Friday video!





FRIDAY NIGHT FITBA

Girvan Football Club (GFC) approached Thriving Communities regarding issues of littering and vandalism within the stand area of their football park. They were very keen to try and address these issues and were prepared to assist in any way they could. A meeting took place in the autumn of 2021 and an initial partnership was established with Thriving Communities, GFC, and the Campus Police Officer where the initiative of Friday Night Fitba was born.

Friday Night Fitba' was run on Friday nights, when anti-social behaviour was at its highest from 7pm to 9pm at Hamilton Park in Girvan (GFC's ground) on the all-weather floodlight pitch. Thriving Communities provided a coach, youth worker and project lead. The initiative ran successfully through the winter months from October to March with average nightly attendances of 25.

Throughout the project the partners negotiated access to the clubs portacabin and served hot drinks and biscuits to young people not only taking part in the football but that were coming into the football grounds. Additional partners also became involved including Community Sports Hub and Girvan Youth Trust.

This preventative approach to ASB has paid dividends with a 22% drop in youth related anti-social behaviour on Friday nights in Girvan since the initiative began in 2021. There has also been follow-up activity, with 3 of the partners implementing additional programmes. The partnership also re-invigorated an annual Summer Cup football tournament which takes place at the end of June as part of the town's Civic week celebrations. With this partnership, GFC is replaced with Girvan Youth Football Club (GYFC) as the tournament takes place on Victory Park.

This initiative would not be able to run without a partnership approach. In March 2024 the initiative was nominated for a National Youth Work Award and made it to the final. In June 2024, at the awards ceremony in the Hilton in Glasgow, the initiative won the National award for "Inclusion and Prevention". This award was sponsored by a national Scottish initiative called No Knives Better Lives. Our coaches are young people themselves and enjoyed their moment on the red carpet, celebrating their success as if they had just won the Summer Cup!

Priority 2

Mental Health & Wellbeing – Building Healthier Communities



The gardening and allotments projects engaged ESOL and Multiply learners to support health & wellbeing by taking learners out of their traditional learning environments and into open-air spaces in their localities.

The aim of the allotment project was to develop language and numeracy skills using sustainable teaching and learning strategies. Multiply funding allowed the creation of an enterprise opportunity, where the women used their prior knowledge to grow vegetables. These vegetables could then be used or sold within the community. Numeracy skills were enhanced by weighing produce, budgeting to buy starter plants, and handling money, enabling the women to feel confident when selling their produce at the local farmers market.

From a language perspective, this was a great opportunity to expand contextualised language relevant to the project. The women benefited from recognising the names of vegetables in English, negotiating which vegetables to grow, and feeling empowered to know this was their project.

The allotment project also provided the women with a space to use their prior skills and knowledge. Most of the women had grown their own vegetables in their home countries, so they felt confident and happy to demonstrate this knowledge. The allotment

became their wellbeing corner, where they felt confident, relaxed, and part of the community. They contributed their knowledge and, in turn, learned English language skills while having the opportunity to make sustainable food choices for their families.

The allotment was a drop-in and fluid experience over the summer months, often including children and extended family members. Learners used the space independently of staff, dropping by to water plants, assess growth, and use the green space as they wished. Formal class attendance exceeded 20 learners weekly.

The summer of 2023 saw an overhaul of the outdoor space and flexible, drop-in attendance at the allotment. This flexible approach respected childcare and other commitments during the holiday period and allowed outdoor work to be the focus.

ESOL and Multiply staff embedded and reinforced allotment numeracy and language work in the indoor class setting. Joint facilitation formed a curriculum basis that captured various elements of the outdoor work. Worksheets and reflective practice allowed language learning to be centred around tools, plants, foods, seasons, and similar topics. Multiply input consolidated work around measurements, volume, distance, space, time, and basic calculations.

LEARNER PROFILE



Iqra Zeshan, from Pakistan, was referred by her health visitor to the all-women's group in March 2022. At the time, she had three small children and felt quite isolated due to her limited English language skills. She joined the ESOL provision and quickly made friends with the other women. Gradually, her English language skills improved, and she participated in various wellbeing activities such as Zumba and Walk and Talk sessions. As her confidence grew, she volunteered to help at the monthly ESOL Chat Café.

Iqra was also involved in the production of the ESOL recipe book. She contributed by writing and compiling her own recipe for Chicken Biryani. The recipe book was published and has become a valuable resource for our CLD cooking classes. By March 2023, Iqra was ready to progress into other CLD provisions while continuing her

ESOL classes. She was referred to the PACT group at St John's Primary School in Ayr. With increased confidence, she now attends other CLD programmes and participates enthusiastically, often alongside her children.

Iqra is particularly enthusiastic about the allotment project. She frequently checks on the allotment and encourages her children to water the plants. She has shared that she sometimes visits the allotment to sit in the wellbeing area, enjoying some time for herself. Keen to grow her own vegetables, Iqra appreciates the opportunity as she does not have a garden, similar to many women involved in the project. She continues to benefit from our local CLD provision and feels confident to engage in additional projects.



The group also produced a video, please see link below:-



Say It Out



The Say It Out Loud Award supports local young people to develop meaningful programmes, activities and resources that are well matched to learner needs. Young people taking part in the award have a say on sufficient decisions relating to improving mental health support available within their school; this includes creating key initiatives to reduce barriers felt by local young people.

All young people participating gained valuable skills to set up Mental Health Wellbeing (MHWB) Committees within their School/Community and to become MHWB Ambassadors. Effective foundations have been laid to support MHWB Ambassadors to gather views of their peers and identify key areas to

lead programmes and shape the MHWB action plans and policies.

Through the use of evaluations and consultations majority of young people participating within the SIOL award reported an improved understanding and awareness of their rights, felt their rights are respected and supported, and are participating in positive opportunities to build friendships and join new groups. Video evidence reported that the role of Mental Health Ambassadors have helped young people feel more comfortable to talk about their feelings/concerns, increase understanding of their feelings/emotions, improve knowledge of support available and feel calmer in school environments and hall ways.



15 Primary Schools and 5 secondary schools registered with SIOL Award taking a whole school approach in order to promote mental health effectively.

9 Schools achieved and evidenced meeting the needs of the 8 principles of the Scottish Government Whole School Approach to Mental Health and Wellbeing.

5 Schools completed level 2 of the Award and working towards level 3 (2 Primary and 2 Secondary)

Occupational Health, Safety & Return to Work Services

SALUS is a pan-Ayrshire project that aims to support people back with health barriers back into employment.

The Working for a Healthy Economy initiative was launched in May 2021 to support Ayrshire residents who cannot contribute to the economy fully due to poor health.

Teaming up with NHS Salus, Working for a Healthy Economy provides individuals immediate contact with a health professional who can assess their circumstances to better manage any new/existing health conditions.

This support is fully funded by the Ayrshire Growth Deal with no charge to individuals or local businesses. Working for a Healthy Economy can support people who are in employment and also people who are unemployed.

Over the next five years, the AGD team hope to support around 7,500 Ayrshire residents. By offering an integrated Ayrshire health & employability support service, 4629 unemployed individuals and 2871 employees with the aim of at least 25% securing sustainable employment and at least 85% retaining/safeguarding employment.

SALUS has supported the following individuals from 2021 – 2024:-

Project Year	Referred	Engaged
2021/2022	169	101
2022/2023	279	150
2023/2024	290	153
April to 24/06	47	19



Priority 3

Employability & Volunteering - Support Our Communities to Progress



South Ayrshire's Local Employability Partnership (LEP) is a well-established partnership and has clear links to local strategic plans, including Community Learning and Development plan and South Ayrshire's Volunteering Strategy 2021.

The LEP is made up of representative from South Ayrshire Council, Skills Development Scotland (SDS), Ayrshire College, Department for Work and Pensions (DWP), Ayrshire Chamber of Commerce & Developing Scotland's Young Workforce (DYW), NHS and Voluntary Action South Ayrshire (VASA), as the Third Sector Interface.

The LEP are fully committed to improving volunteering, training and employment opportunities for young people and adults and lead the planning, decision-making and implementation of volunteering and employability provision across South Ayrshire to ensure individual needs and labour market demands are met.

The LEP ensures local data informs decisions and reflects service delivery priorities to make best use of resources that maximises value for participants whilst contributing to local and national policy ambitions.

In line with the Scottish Government's No One Left Behind and UK Government's Shared Prosperity Fund priorities the LEP ensure there are real, meaningful, work experience and training opportunities available.

Thriving Communities and LEP Partners develop and deliver a range of and employability programmes that help residents of South Ayrshire gain skills, confidence and access to support to help them achieve their employment goals, relevant to the local labour market.

We recognise the benefits of volunteering in a participants' learning and employability journey and utilise the knowledge, expertise and reach of the third sector, via VASA, in the design and delivery of services.

A wide range of programmes are offered that are tailored to meet the needs of individuals with enhanced support provided for care experienced young people and young carers, those who require specialised supported employment, parents from priority family groups and ex-offenders.

Our focus is on the impact service delivery has on participants with emphasis on progression through the employability pipeline. There are robust monitoring and tracking systems in place allowing the LEP to report on the outcomes of all participants.

Main Objectives:-

- To reduce levels of child poverty by supporting parents from the priority family groups to increase their income from employment;
- To reduce inequality in the labour market by supporting those further from the labour market to increase their income from employment.
- Ensuring employability support is embedded within a wider range of services that wrap-around the individual, including building relationships with various stakeholders and partnerships locally
- Employability support is embedded within a wider range of services that wrap-around the individual; developing place based, integrated offers of support for participants- especially parents, in line with Best Start, Bright Future ambitions.
- Build relationships with various stakeholders and partnerships locally, including Child Poverty Leads



- To increase the number of local people engaged in volunteering opportunities.
- To work with Volunteering Engaging Organisations to create a diverse range of volunteering opportunities to suit all.
- Increase the number of young people registering for Saltire.
- Encourage Volunteering Engaging Organisations to work towards best practice standards

School Leaver Destination Report (SLDR)

Over the past three years South Ayrshire have been in the top four councils across the country for the number of young people progressing to a positive destination on leaving school (SLDR)

- **98.1%** 2022/23 (Published Feb 24) surpassing national average 95.9%
- **97.3%** (Follow Up Report Published 18 June 2024) national average 92.8%
- **98.6%** 2021/22 (Published Feb 23) surpassing national average 95.7%
- **96.9%** (Follow Up Report Published August 23) national average 93.5%
- **98.3%** 2020/21 (Published Feb 22) surpassing national average 95.5%
- **97.6%** (Follow Up Report Published June 2022) national average 93.2%

Participation Measure

Reports on the number of 16 – 19year olds participating in education, training or employment. Since 2022 Thriving Communities have had a real focus on ensuring young people aged 16-19years are supported into further education, training or employment and the work of the team since 2022 is reflect in the undernoted data:

- Published data (August 23) notes South Ayrshire's rate of **96.6%** surpassing the national average of 94.3%
- Published data (August 22) notes South Ayrshire's rate of **93.7%** surpassing the national average of 92.4%
- Published data (August 21) notes South Ayrshire's rate of **91.8%** which was just below the national average of 92.2%

Tailored Jobs

Since 2021 Thriving Communities have created **14 tailored, part-time jobs**. These jobs were specifically created for people with additional support needs who are ready to progress into the world of work. Thriving Communities work with colleagues across the council to create job opportunities specifically designed to suit each individual person's circumstances. The jobs are designed around the skills, interests, and capabilities of the person, and supported throughout by a dedicated Thriving Communities Officer.



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Evolve Programme

The Evolve Programme offers parents 6months paid employment within the local authority or with 3rd sector organisations, giving them the experience of fair and flexible employment and enhancing the prospects of permanent employment to suit their individual needs around parental responsibilities. Since 2021 **74 parents** have taken part in the Evolve Programme.

Employer Recruitment Incentive (ERIs)

Over the last 3 years Thriving Communities have supported 137 local businesses to take on an individual through a permanent contract of employment.

Employer Recruitment Incentives play an important role in not only supporting local businesses but supporting individuals to gain sustainable employment.

Modern Apprentices

South Ayrshire Council offer Modern Apprentices to young people aged 16 to 19, or up to 29yrs for people who are care experienced/young carer and/or have an additional support.

Whilst completing their apprenticeship the MA works towards the relevant work-based qualification. Modern Apprenticeships are available at a variety of levels, all mapped to the Scottish Credit and Qualifications Framework (SCQF) and accredited by the Scottish Qualifications Authority (SQA).

From 2021 Thriving Communities have supported **187 MAs** in a range of occupational areas including the recruitment of our first Adult Craft Trade Apprenticeships within Property Maintenance.

South Ayrshire Council	Care Experienced MAs	National Average
2020-21	12.5%	1.7%
2021-22	12.7%	2%
2022-23	5.5%	2.1%

Stats show Thriving Communities have well surpassed the national average over the last 3years

Please scan the QR code to hear about Lauren's journey into employment.





It has been a long journey to try and get local people once more engaged in volunteering post COVID. VASA have worked using different methods including road shows, social media and by attending events to promote volunteering.

Over the last three years:-

- Over 700 people have been interviewed looking to volunteer
- 918 local people have received a South Ayrshire Volunteer Award
- 683 young people have signed up for a Saltire award
- Young people have volunteered 18,892 hours
- 19 Saltire Summit awards have been achieved
- 842 individual volunteering opportunities have been advertised – in most cases each individual opportunity requires in excess of 5 volunteers.
- 4 organisations have achieved Volunteer Friendly
- 2 Organisations have achieved Investors in Volunteers
- 1 intergenerational event took place

South Ayrshire Volunteer Awards

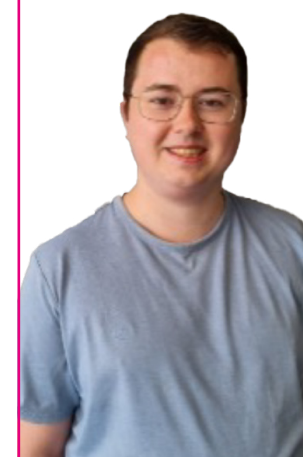
An amazing army of volunteers were honoured on Thursday 6th June 2024 for their tireless work across South Ayrshire. To celebrate the 40th Anniversary of National Volunteers' Week, Voluntary Action South Ayrshire (VASA) hosted the South Ayrshire Volunteer Awards event in Ayr Town Hall to say 'thank you' to the local heroes who step up to support people in communities across South Ayrshire.

More than 500 nominations were received, with each nominated volunteer receiving an award certificate. Volunteers were nominated by 31 local and national organisations. Around 200 volunteers attended the awards ceremony, where they enjoyed refreshments, a light buffet, entertainment, and a round of applause as their names were read out in a roll of honour.

This year's awards also recognised and valued not only the organisations offering volunteering opportunities but also the significant contributions made over long periods. In commemoration of the 40th Anniversary of National Volunteers' Week, the awards highlighted the achievements of thirteen organisations that have been operating in South Ayrshire for forty years or more. The event underscored the vital role that volunteers and organisations play in fostering strong, supportive, and vibrant communities in South Ayrshire.



Darren's Journey



Darren was referred to VASA for volunteering by the Carers Centre in Ayr in February 2024. He had not previously volunteered, and was interested in gaining more experience in the community and building his confidence. Darren has additional support needs and had previously had some difficulty finding opportunities to volunteer independently.

Darren came into VASA with his mum, Diane, and met with Sarah. They had a chat about Darren's different interests and support needs, and shortlisted some ideas of voluntary opportunities based on Darren's passion and interest for healthcare. Darren was supported by VASA to prepare for volunteer interviews, and after a few visits to different organisations, he was successfully placed with St John Scotland as a CPR volunteer. At the volunteer induction meeting, Darren's mum, Diane, was inspired to also sign-up as a volunteer. Both Darren and Diane are ecstatic about their volunteer placements and look forward to the opportunity to share CPR knowledge with the next generation in local schools and academies.

Intergenerational Event



The Age Without Limits Action Day was an event which sought to contest the often adverse and stereotypical depiction of older individuals which can be prevalent in our society. Belmont Academy volunteers joined forces with South Ayrshire's Ageing Well Champions Board to bring together a mix of over 50s and S2 pupils.

The day was filled with activities and dialogues, bringing together over 70 individuals to participate in walking football matches, 'new tech' demonstrations, craft activities, a Trishaw demonstration from Cycling Without Age, and even enjoying a showcase of historic and retro items from local library collections.

The day ended with stimulating debates on ageism, a fun game of Beetle and a certificate of participation for everyone present. All young people at the event received a Saltire Award for their voluntary contribution to the day.

The event was a great success and fostered connections that might not have occurred otherwise thanks to the efforts of volunteers spanning various generations.

Health & Wellbeing



Thriving Communities offer a variety of volunteering opportunities and programmes to support young people and adults to develop skills for life and employment. The Active Schools Leadership Academy begins with the Junior Coaching Academy in P7 and offers opportunities through leadership in sport, dance and ambassadorial roles through to S6. Young people will volunteer their time to complete a range of qualifications and support the delivery of sport and physical activity across schools and communities, they will also receive the Saltire Award to acknowledge their contribution as volunteers.



There is a placement programme in place to support students from Ayrshire College, UWS and other FE/ HE establishments out with South Ayrshire providing the environment and opportunities for students to satisfy their course requirements and progress to other volunteering opportunities in schools and across South Ayrshire communities. Each placement is varied to provide each student

with the best experience in addition to real time work experience to help support and influence future career paths. Dolphin House routinely provided day and residential placement opportunities for pupils attending school within South Ayrshire, Scottish and International students studying at Moray House and beyond, and volunteers via The Outdoor Partnership and Project Search. (infographic / case study attached plus figures in chart below).

Young people taking part in The Duke Of Edinburgh's Award will complete their volunteering section which can be anywhere between 3 and 18 months depending on the level of the award. Volunteering opportunities often include support to local communities for social action, within local organisations such as youth groups or sports clubs, or within charitable organisations.



Targeted support to individuals and groups to access volunteering opportunities across the full team are provided via Employability's Workout programme, Project Search, Family First referrals and via other internal and external partnerships as required.

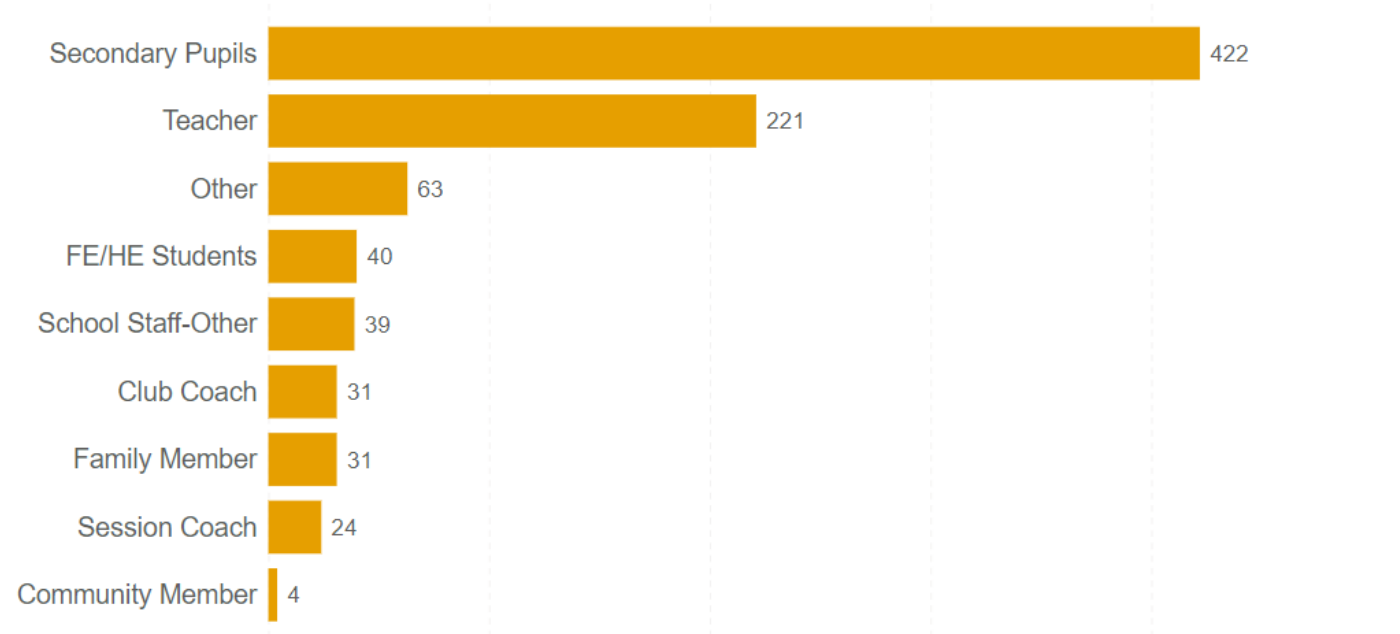
Thriving Communities provide a wide range of volunteering opportunities for adults to volunteer as sport and physical activity coaches, event support, expedition leaders with the Duke of Edinburgh's Award, Cycling Without Age and Walking for Health Leaders. The team offer a range of coach education and training opportunities to volunteers such as National Governing Body Awards, first aid training, walk leader training, safeguarding, CLPL for school staff and ongoing mentoring and support. (152 volunteers took part in training opportunities during 22/23 in addition to 35 current qualified walk leaders)

An annual Sports Awards is held to recognise and celebrate the contribution volunteers make to a huge variety of sport and physical activity provision across South Ayrshire.



The total number of volunteer opportunities within the Active Schools programme reported to Sport Scotland in 22/23:-

Number of deliverers by type



Priority 4

Adult & Family Learning - Improved Outcomes for Adults & Families

Adult Learning happens in a variety of places, in a range of ways for any number of reasons. We continue to develop and deliver programmes that are relevant and accessible to our communities. We want all learning to be life long, life wide and learner centred. We aspire to establish adult learning as a route into community involvement and personal empowerment. CLD, will facilitate the development of digital skills that adult learners in the community may need, to access all opportunities to further learning, employability, or involvement in their community. We continue to cultivate digital confidence in parents, to ensure that each child thrives in their home, social and school environment.

Over the course of the past 12 months, the local authority has delivered a range of interventions to improve outcomes for adults and families. Some of our achievements are noted below:

- 258 programmes delivered over the last 3 years
- 37% learners highlighting an improvement in their skills
- 75% participants have increased knowledge
- 23% people have improved their employability outcomes
- 340 accredited learning places were delivered between 2021 - 2024
- In addition, the use of Social Media channels, course bulletins, and posters/flyers as well as open day events and consultations continue to be utilised to increase awareness of opportunities available to our local communities.

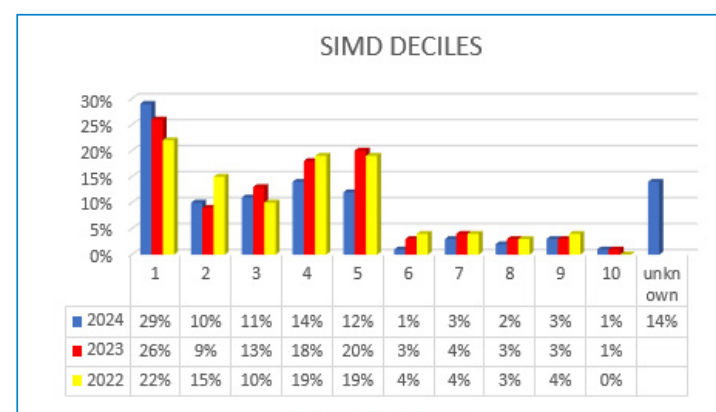
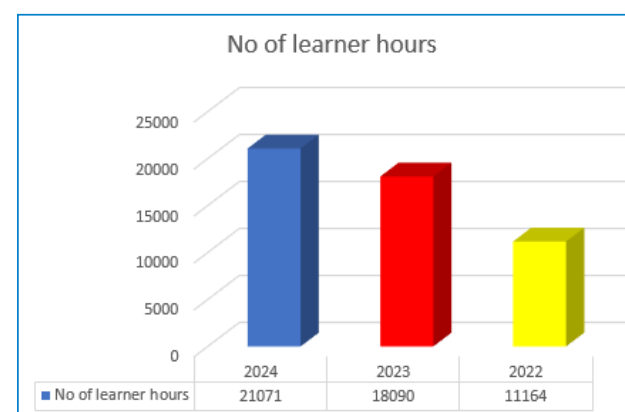
In addition to the above, these stats below demonstrate the impact our work is having on learners:

Learner Hours

These learners took part in 50,324 learning hours which included the SWAP programme and HNC Childhood Practice courses in Girvan as well as South Ayrshire wide adult literacies and ESOL provision. Over the three year period 113 family learning programmes were delivered involving 479 parents.

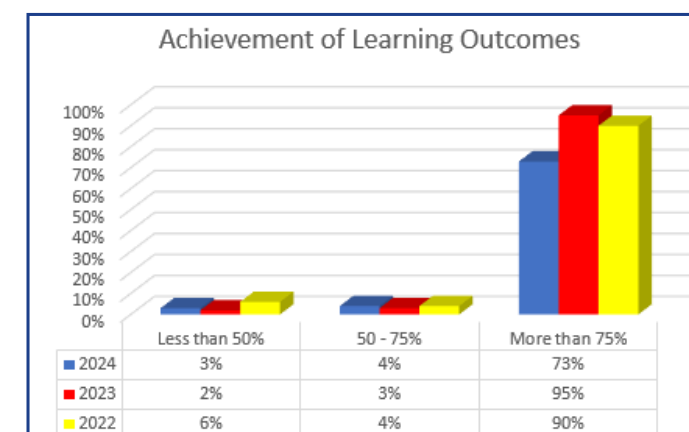
SIMD Data

Between 2021 – 2024, 47% of learners resided in the Deciles 1 - 3 and 83% resided in Deciles 1 – 5. This demonstrates that learning programmes are targeted at the areas of greatest need.



Learners Achieving Learning Outcomes

Of the learners completing the programmes, 92% of learners achieved more than 75 % of learning outcomes.

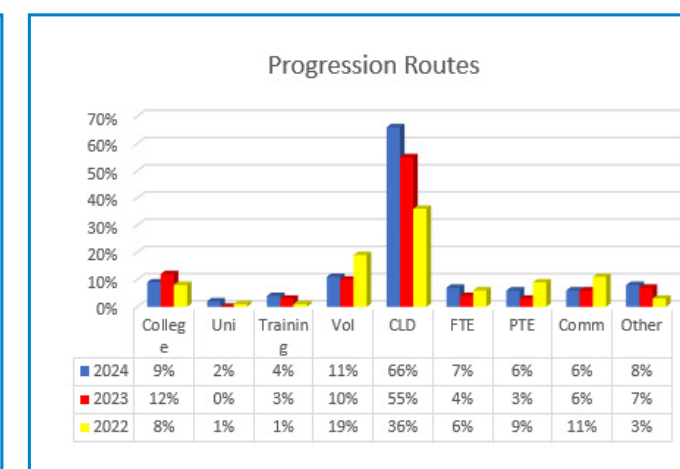
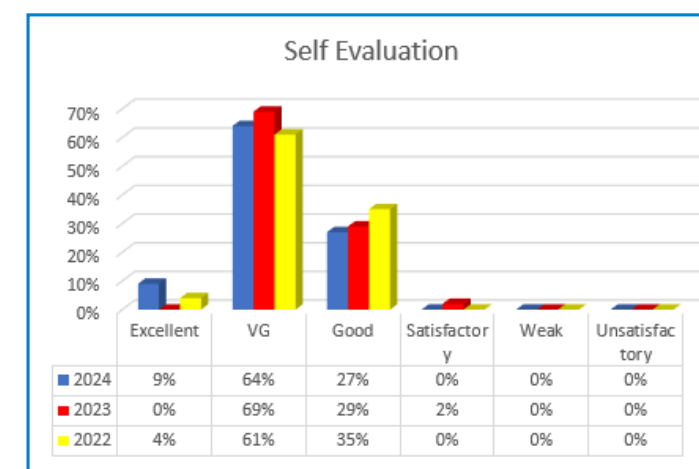


Overall Learning Experience

Learners rated their overall learning experience highly. 99% of all learners, rated their Learning Experience as Very Good or Good.

Self Evaluation

Using Quality Indicator 5.1 (Delivering the learning offer with learners) from the How Good is our Learning and Development in our Community framework, key workers evaluated all work carried out in South Ayrshire as very good or good.



CBAL Annual Report 21-24 - Key Stats

Number of programmes	258
Family Learning programmes	113
Number of learning places	3066
Hours of learning	50,324
Numbers completing	2752
Accreditation	38%

Learner Progression:

College	167
Uni	12
Training	48
Volunteering	204
CLD	903
FTE	85
PTE	86



Community Based Adult Learning Recovery Fund

The Scottish Government provided a Covid-19 recovery investment for community-based adult learning (CBAL) to support local adult learning recovery needs in the financial year 2021/22. The investment was issued to VASA with the expectation that they collaborate with South Ayrshire Council's adult learning and CLD leads. Together, through the Employability and Lifelong Learning Partnership, we agreed how the investment could best support local adult learning needs as identified in our CLD plan.

Our CBAL Recovery Fund met the following outcomes:

- Adult learners shaped and informed decisions on the diverse opportunities and support they needed to help them recover from the impact of COVID-19 and re-engage in learning.
- Increased engagement, re-engagement and support for adult learners and communities who needed it most, including those disproportionately disadvantaged by COVID-19.
- Increased access to face to face learning opportunities with a focus on supporting educational, social and emotional recovery and renewal.
- Increased digital inclusion through the development of digital skills and the improvement of digital infrastructure for learning.
- Improved support for adult learners' mental health and well-being.
- Increased opportunities for adult learners to improve their health and well-being.
- Stronger social connections between adult learners, their communities and wider networks to tackle isolation and loneliness.
- Improved partnership working across providers which supports the delivery of education recovery and renewal.
- Improved outcomes for adult learners through, for example, the achievement of qualifications and the provision of positive pathways that build confidence and develop skills for learning, life and work.

Please scan the QR code to watch our videos on Adult Family & Learning support:-



SCAN HERE



SCAN HERE



Key Achievements

- 12 people successfully gained Food Hygiene certificate and are now able to use community kitchen for events in community and support local Food Pantry
- 11 successfully completed course and now able to support community events as first aiders
- 12 local people attended NHS "I CAN COOK" course
- 36 learners noted they had improved family learning support
- 6 families with complex needs participated in an intensive family engagement programme and benefited from having positive family interaction where peer support was evident - 1 child who hasn't been to school for a significant period was supported by his parent to start to try attending for two hours - 1 care experience family reported better communication with the young person - 2 families reported they had a good family experience that they have not experienced before
- 66 Industry recognised certificates gained by learners through the REHIS, Emergency First Aid courses and Bar Licence
- Improved employment situation - 12 learners; Improved volunteering situation - 29 learners
- Learned new knowledge - 29 learners; Gained Skills - 23 learners
- Improved Mental Health & wellbeing - 23 learners
- 14 community volunteers gained First Aid in the Workplace certification
- On the practical kitchen skills course 4 of the group gained their first SQA qualification with 4 others achieving their first qualification at SCQF Level 6; 2 were able to continue their employment as a result of passing both exams and 1 gained new employment at a higher rate of pay (previous employment at minimum wage)

Pathway to a career in Early Years A Partnership Approach

In February 2020 we piloted a SWAP – Access to Childhood Studies course delivered by Ayrshire College in The Carrick Opportunities Centre in Girvan.

Through the pilot 10 students started the SWAP – Access to Childhood Studies course delivered by Ayrshire College in The Carrick Opportunities Centre in Girvan. SWAP is the Scottish Wider Access Programme aimed at supporting adult learners into Higher Education and is specifically designed for adults who are returning to education after a gap, and who have the motivation and ability to go on to study at university or for a higher-level qualification at college. Students were drawn to this course as it was local, and it worked around school hours. Due to covid restrictions a large part of the course was delivered online with students being supported to do so with access to laptops and online support. As restrictions began to ease the students returned to face to face learning one day a week whilst the rest of the course was delivered online. This wasn't easy for students, but they supported each other and worked hard to complete the course.

On successfully completing the SWAP programme, Ayrshire College delivered a 'Preparation for Childhood Studies course. This course supported the SWAP learners in preparing for an HNC course. Five of these students progressed on to the HNC Childhood Studies course and another 8 learners joined.

All 13 students have successfully passed the course and are now fully qualified Early Years' Practitioners. The students described this course as "life changing" and said that if it weren't for this course, they would either be unemployed or working in a job that they didn't enjoy, and which was unfulfilling. The students are very grateful for the support that they received from Ayrshire College staff and South Ayrshire Council's Thriving Communities team who supported learners from the start of their journey and continue to do so as they now progress into employment. Students had the opportunity to go on a placement to gain

experience and to build their confidence one student said that "placement has given me a vast amount of knowledge and experience". The students have grown throughout this course in many ways with one student saying, "this course have given me the confidence to believe in myself for the first time ever." Elizabeth Lyon the lecturer for the course has said "I am thrilled at the hard work, determination and commitment the students have shown and I am so proud of their success throughout this educational journey".

One student is furthering their learning and is moving on to university to Study Primary Teaching and feels that this course has giving them the confidence to progress on to university. All other



students have signed up to South Ayrshire Council's Thriving Communities Employability and Skills programme where they will receive support to secure a career in Early years.

The course has continued for new cohorts throughout the period of this plan due to the success of the initial pilot. Through delivering more courses further progression routes have been identified with a number of people successfully gaining a place at the University of the West of Scotland to study Childhood Studies.

Literacies



The Adult Literacies team of 6 Literacies Development Officers continue to deliver critical programmes to adults looking to improve their reading, writing, spelling, numeracy, and IT skills.

We are currently working with 28 learners registered with the service

As part of the Ageing Well focus in South Ayrshire we have been delivering support to sheltered housing units across localities

For those learners who, for a variety of reasons, have not been able to attend our groups, we provide one to one tuition. This has very much been learner led and has been taught to a variety of needs, levels and interests.

Each learner has a bespoke programme of work designed to tackle exactly the literacy issues they face whether that is budgeting, reading official letters, measuring and weighing or simply reading for pleasure.

Learners are paired with their own tutor and meet throughout Thriving Communities localities.

We have delivered 12 bespoke training sessions for Literacies and ESOL volunteers and currently have over 70 active volunteers on our database. Many of the current volunteers have moved into sessional employment in the Literacies/ESOL team. They have benefitted from workforce development and have been supported in achieving the PDA ITESOL at Ayrshire college and more recently at Dundee.

ESOL (English for Speakers of Other Languages)

Thriving Communities are currently supporting 119 active learners across South Ayrshire. Tutors have supported small groups or provided one to one support to people to help build confidence, improve their chances of employment and at the same time, integrating into the community. Thriving Communities have worked with 15 different linguistic profiles over the period of the plan.

Thriving Communities have provided pre-literacies programmes up to and including SCQF Level 4 with accreditation at Levels 1, 2 and 3 (SQA approved support arrangement with Ayrshire college)

The ESOL programme has seen significant engagement and expansion:-

- **Ukrainian Cohort:-** The Ukrainian learners have transitioned from hotel accommodations to social housing. Many of these learners require support for IELTS and equivalence of Ukrainian qualifications for professional purposes. Collaboration with Skills Development Scotland facilitates these needs, with structured evening sessions to support higher-level accreditation.
- **Separated Children:-** Access to mandatory education supports wider learning needs and



linguistic development for separated children. Due to the increased demand from the Ukrainian crisis, the English as an Additional Language (EAL) offer in schools is limited. Thriving Communities have provided ESOL support to initially 9 children, this number has risen to 23. The objectives for this group include language development, socialisation, and integration

- **Community Interpreting Course:-** South Ayrshire has pioneered the development and delivery of an accredited SCQF Level 5 Community Interpreting course, a first in Scotland. This initiative, in collaboration between South, North and East Ayrshire with WEA and Fife College, has produced six community interpreters who now support language, settlement, and integration efforts across various services.



Learner Profile

Ali was referred to South Ayrshire CLD ESOL provision by the local EAL department in September 2023. He came under the category of a young unaccompanied person. He was separated from his country in Africa and his family. Ali was 16 and did not understand any English. This disadvantaged Ali at school, as he was placed in the year relevant for his age but he did not have the required language skills to immerse himself in the school curriculum.

Ali was placed at Kyle Academy where the EAL department gave him language support within the school environment. However, he needed exposure to everyday reading and writing, along with contextualised speaking and listening opportunities. In September 2023, he started attending the ESOL community classes at the Wallace Tower, Ayr. This provision follows an ESOL methodology and targets literacy gaps which most separated children encounter.

Ali started to learn the alphabet, sounds of letters, symbols, how to write on lines and copy accurately. He soon progressed onto reading simple texts and writing basic sentence structures.

Within class Ali offered peer support to other young people. He has gained confidence and has decided to leave school to allow him to attend a full time ESOL course at Anniesland College in August 2024. He has commented how the ESOL CLD Wednesday sessions have helped him and he wishes he had had longer sessions rather than the 1.5 hours once a week.

The team have made substantial progress in delivering adult literacies and ESOL programmes, responding adeptly to the challenges posed by fluctuating learner numbers and diverse community needs. Continued collaboration and innovation will ensure the sustained impact of these initiatives.

Priority 5

Community Empowerment & Engagement – Supporting our Communities to Thrive

A key role for CLD practitioners is Community Engagement. Over the past 12 months, we have supported and encouraged our communities to share their views on how their needs are best met and influence how services should be delivered, which has given communities the power to make and share decisions on how services are delivered. We have made significant strides to improve placemaking and create local place plans by listening to our communities, empowering them to take control and enable greater choices in how they lead their day to day lives.

We have made progress in supporting our local Community Councils to flourish. We have 23 active Community Councils being supported by Thriving Communities Officers from South Ayrshire Council. The Community engagement team have delivered a range of supports including:-

- Carrying out a contested election in 7 areas. This included issuing 19,000 ballot papers and overseeing the counting process
- Delivered Link officer training, facilitated for TC staff
- Finalised the new Scheme of Establishment and Guidance for Community Councils
- Delivered training for new and existing Community Councillors – 6 sessions, afternoon and evening in Troon, Ayr and Girvan as well as upskills Community Council office bearers from various community councils to support independent panels processes for complaint panels.
- Processed all Admin Grants/Accounts
- Finalised dissolved Community Councils who never established after the elections
- Worked with Community Councils to ensure they had an updated Constitution
- Consultation with 2 Community Council areas regarding a change to boundaries
- Consultation with Community Councils' regarding amendments to the Scheme for Establishment.

Thriving Communities have been supporting Community Councils to develop Community-led action plans.

Since Sep 2023, Thriving Communities has been:

- Developing surveys based on 'How Good is Our Place' for the communities with questions adapted to the village/town.
- Developing surveys for children in P4, P5, P6, P7 to encourage discussion about ways to improve their place and community.
- Supporting Community Councils with consultations to develop an action plan with a list of priorities and aspirations for their communities, with short, medium and long term objectives.
- Engaging with local primary and secondary schools for the promotion and administration of village and/or town consultations.
- Supporting community councils to forward their action plans to council officials and teams for project development.
- Making sure that the shift to developing a local place plan is easy.



We have also supported local community groups with funding support and have continued to build good working relationships with community groups and social enterprises across all of our localities, developed connections with key funders (NCCBC, ARIA, Grant Nav System, Foundation Scotland, Scottish Land Fund, Robertson Trust, National lottery), redesigned and launched the new updated Funding Alert which has had positive feedback, designed and launched new grant making processes and developed further the positive partnership work between South Ayrshire Council and VASA.

Some strengths include:-

- 55 Dedicated funding reports developed
- £699,748k investment to communities (int)
- £4.9m of external funding delivered
- Regeneration Capital Grant Fund – we supported 2 applications proceed to Stage 2 which were successful for Pinwherry & Pinmore Community Development Trust who received £197, 633 and the Maybole New Stables Lane Scheme who received £959,807.
- In January 2023 an additional Funding Officer was appointed to support the final 2 years provision from the UKSPF for Community Empowerment Fund and contribution towards Participatory Budgeting:-
 - Participatory Budgeting – In 2023, £15,000 was allocated to South Carrick. In 2024 a total of £89,036.00 has been allocated, panel decisions will be made in August.
 - For 2024 a total of £105,000 has been allocated to the Community Empowerment Fund, panel decisions are currently in process.
- Coastal Communities Fund – we managed the CCF grant process and since 2021 27 groups were awarded funding totalling £350,296
- We submitted a proposal to access LACER funding to establish a Social Enterprise Growth & Resilience Fund (SEGAR) and a Cost of Living Grant fund. £200k was allocated for the development of the SEGAR Fund and £100,000 for the Cost of Living grant. A total of 13 groups have been successful obtaining SEGAR funding with a total of £171, 189 being allocated. For the Cost of Living grant a total of 13 groups were successful and the full £100,000 was allocated
- We provided support to 97 organisations over the period of this plan.



Partnership work with



Funding Extravaganza

A funding extravaganza was developed to take place in Ayr Town Hall in October 2023. This consisted of significant national funders being invited to South Ayrshire to take part in presentations to our community groups and then participate in a Q&A session.

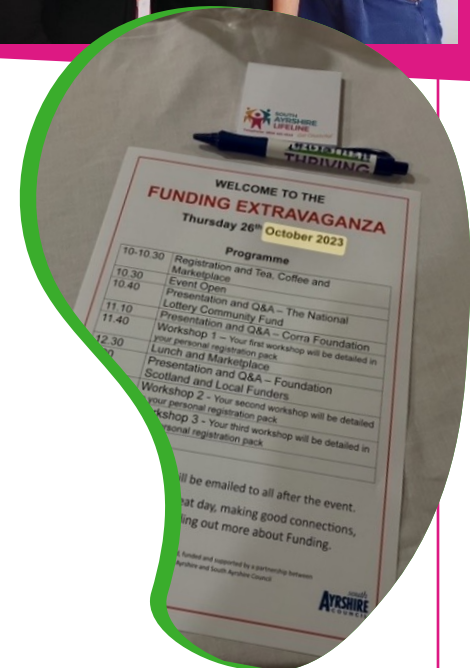
Presenting on the day were The National Lottery Community Fund, The Corra Foundation and Foundation Scotland.

As well as the Presentations we developed a number of workshops that our community representatives could take part in, these included:-

- Funding Ready
- Application Form Hints and tips
- Fundraising
- Community Benefits
- Evaluation Ready

There was also a market place stall during the intervals and at lunch time where the groups could go and introduce themselves to funders and ask questions.

Over 100 community representatives attended on the day and the feedback from the evaluations was very positive.



Locality based Funding surgeries

In 2024 a total of 5 localised funding surgeries have been held. Community groups have been invited to attend half hour slots to meet face to face with our dedicated National Lottery Funding Officer.

To date 45 groups have managed to speak directly with the National Lottery to discuss their funding bids, as well as with VASA staff and Thriving Communities Funding Officer for additional capacity building support and advice.

Impact statements from community organisations:

“We have received tremendous support from Thriving Communities, this has helped us navigate the challenges of fundraising for our charities and has resulted in successful funding awards.”

“Navigating through potential funding sources can be very challenging and time consuming for community volunteers. Thriving Communities has been, and continues to be extremely helpful to us as we try to identify sources of funding. As a result of Thriving Communities guidance and advice we have submitted a number of successful grant funding applications.”

“The support and guidance we have received from Thriving Communities has been crucial to our success in acquiring vital funding for our projects development. Thriving Communities have engaged with us extensively by visiting the building, recommending suitable funds, and delivering detailed guidance on how to navigate the funding process. This has resulted in receiving funding for architectural development and then progress with a subsequent successful application to bring our beloved building into community ownership for the first time!”

Kincaidston Action

Thriving Communities have been supporting the Kincaidston Action Group Committee to develop a plan for refurbishing the Community Centre. The group has a community lunch drop in and a foodbank on a Wednesday and many community groups use the space including Scouts, dancing fitness classes and the local Church. The Group have a long-term lease of the building and refurbishment of the building was required.

Thriving Communities assisted the group to make a funding application to EB Scotland a landfill tax credit for the upgrade of the all the windows and doors and cushioned flooring all of the corridors and the office in the centre. This was successful and they were granted £25000.

These upgrades will make the building more energy efficient as they have single glazed windows and poorly fitting doors. Through advice from Thriving Communities they also made an application to Community Benefits Scheme and from this they have had a local company who will refurbish the toilets, including the disabled toilets.

The group have planned for the further refurbishment, including upgrading of the heating system to an environmentally friendly option, looking at the internal spaces of the building and insulation for the building to ensure the building is energy efficient as possible.





Lochside Neighbourhood Group

Thriving Communities support the Lochside Neighbourhood Group to advocate and provide services for their Community. The group advocates to services on the community's behalf around issues in the neighbourhood.

Through discussions with community members the group decided that they would like to run a cosy space for people within the community that were struggling with the cost of living crisis. The group, with the assistance of Community Development staff, have applied for funding to run the Cosy Space in the Lochside Community Centre. Initially the group successfully applied to the Mental Health and Wellbeing Fund administered by VASA, their funding from pot was extended to cover March 2023 until March 2024. In addition to this the group were assisted to make a successful application to the Scottish Government's Social Isolation and Loneliness fund for £40000, split over 3 years. They were awarded £6500 to support the Cosy Space and set up a group where people can meet on a weekly basis to develop relationships. This funding will last for 3 years.

The Cosy Space has on average 50 people coming along two days per week. Over the winter months the group were supported to make an application to the South Ayrshire Charitable Trust to purchase food vouchers

and blankets to hand out to people who were particularly struggling at home through the colder months.

The Happy Mondays Group which has been set up in conjunction with Thriving Communities CLD to relive social isolation and loneliness. The group have had 46 people registering to come along with the group averaging 25 people a week. Due to the success of the group and the evidenced need for people to have this type of activity in the area. In March 2024 Thriving Communities Community Development Staff have assisted the group to apply for additional funding to the Robertson Trust's Wee grant programme to help with the additional costs as the group has been more successful than anticipated and to explore other funding sources.



Glendoune – Girvan

The CLD partnership and South Carrick Learning Community Partnership are committed to improving outcomes for people living in Glendoune in Girvan.

During the life of the CLD 2021-2024 plan, significant progress has been made with a sharper focus in improving outcomes for young people and adults while also trying to build capacity within the community.

The appointment of a dedicated Senior Communities Officer has helped address some of the barriers in the area while also coordinating other services who can support mental health, drugs and alcohol and food insecurity.

The 'Glendoune Route Map' that was developed and allowed the community to codesign a plan that would help improve their local area. This plan has ensured an increase in community engagement, increase in funding for the local community while also providing employment and family learning experiences.

The work in Glendoune is something the CLD Partnership are extremely proud of and demonstrates how communities can work together to improve their local area.



Parent

"I have lived here all my life and never saw anything like this happen before. I didn't even know what a Community Worker was until now, it's great to see things like this happen in our community!"





Brian Cooper is far more than just a Community Worker. He is a role model, an advocate for young people and a lifeline to families living in Ayr North. Brian has been the backbone of the Domain Youth Centre for over two decades and has supported thousands of young people from three generations of families to thrive. He has made the Domain far more than just a youth centre, it's a safe community hub where problems are solved and people feel valued, respected and loved.

Brian was formally recognised as an Outstanding Employee at this year's The Outstanding People Awards after winning the Gold award.

Brian works collaboratively with key community stakeholders to facilitate high quality, universal and targeted youth work opportunities for young people living in some of the most deprived communities in South Ayrshire, and indeed, Scotland. He is a fervent ambassador for

young people's rights and champions the life changing impacts of youth work.

Although often branded as 'Mr. Domain', Brian's work extends well beyond the four walls of the building. He's maintained close links with social work to support young people most at risk; worked with schools including Ayr Academy and Dalmilling Primary to offer alternative curriculum opportunities which support attendance and educational attainment; and engaged young people in their own territory on the street.

Nothing is too much trouble for Brian and he goes out of his way to help anyone who needs it. He is extremely well known, liked and highly respected in the local area and his calming influence is invaluable.

Brian's extensive knowledge of the local area has allowed him to sensitively navigate a complex

community landscape, utilising his relationships to often have the 'hard conversations' to positively affect change. He truly cares about the bigger picture and seeing young people grow into confident, happy and independent adults is his driving force.

Brian's annual Summer Programme's at the Domain are legendary, offering young people exciting new experiences which are rooted in opportunities for informal learning. There's always a palpable buzz when Brian produces his characteristically analogue Summer Programme display board.

Brian's youth work approach is unapologetically old school but his passion for supporting young

people is infectious. He has skilfully mentored several budding community workers into competent and principled CLD practitioners. People go the extra mile for Brian, simply because he's one of life's good guys.

The staff team's adoration for Brian is immeasurable, everyone only has good things to say about his strong work ethic and loyal nature. He is highly regarded by community partners but most importantly, by the young people he works with and supports.

Brian's hard work has literally changed the lives of countless young people. Below is a quote from Lauren, now aged 28, who Brian worked with:

'That guy. School can be hard; home life can be harder but after a night at the Domain you left full of laughter. The man behind it all is the definition of a gentleman, he made everyone feel so special and welcome. He would open those doors and we would all burst in, excited to hear the next adventure he was planning. Seems so long ago but the memories don't go away, but what I love the most is that guy is still doing it to this day. I see the kids go in on my way home from work and can't help but smile knowing those kids have that guy as their rock. That guy is amazing and his name is Brian, thanks for everything you're one in a million.'

Workforce Development

Thriving Communities have supported 4 members of staff to attend University to gain their CLD qualification.

Senior staff from Thriving Communities took part in Education Scotland's Professional Learning Programme looking at self-evaluation, evaluative writing, improvement actions and improvement planning.

All staff and partners have been upskilled in the new "How Good is our Community Learning and Development 4" framework with sessions delivered to frontline staff, Youth Services Strategic Group, Employability & Lifelong Learning Partnership and the CLD Partnership.

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COUNCIL
Comhairle Siorrachd Àir a Deas
Making a Difference Every Day

Integrated Impact Assessment Summary Report

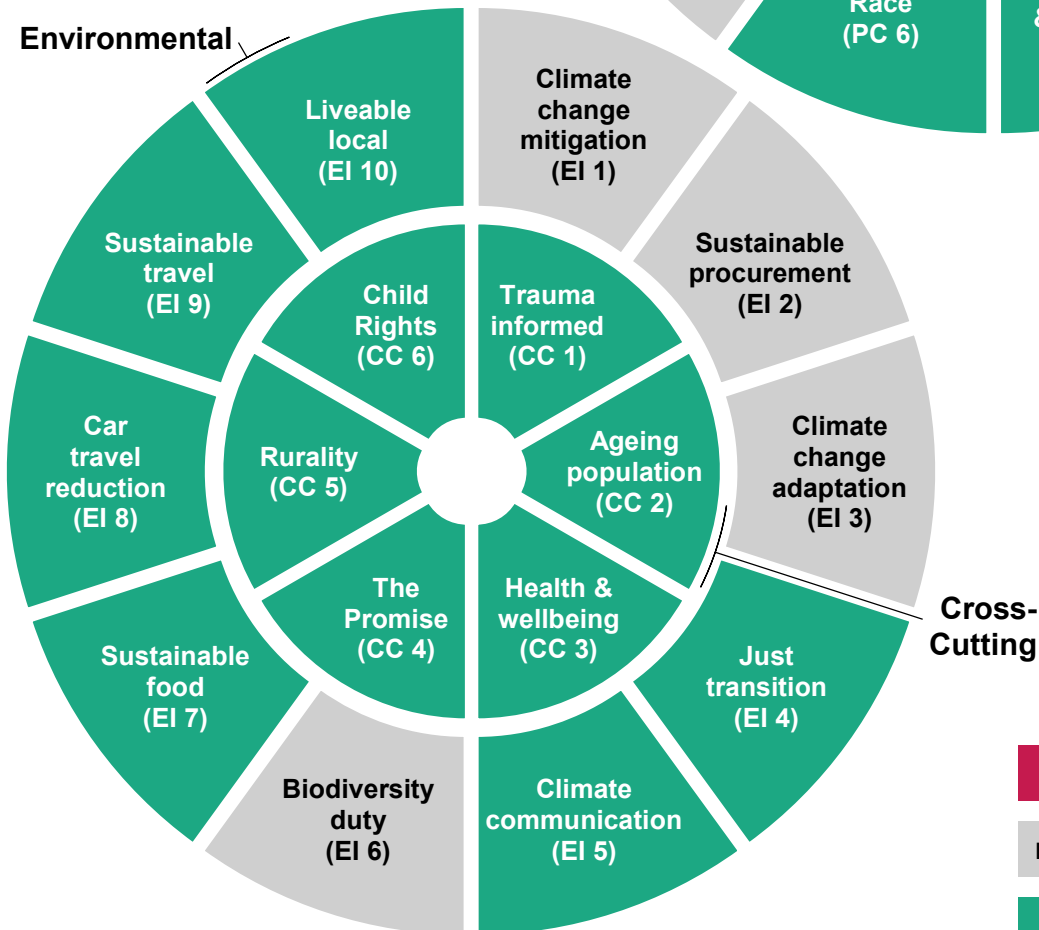
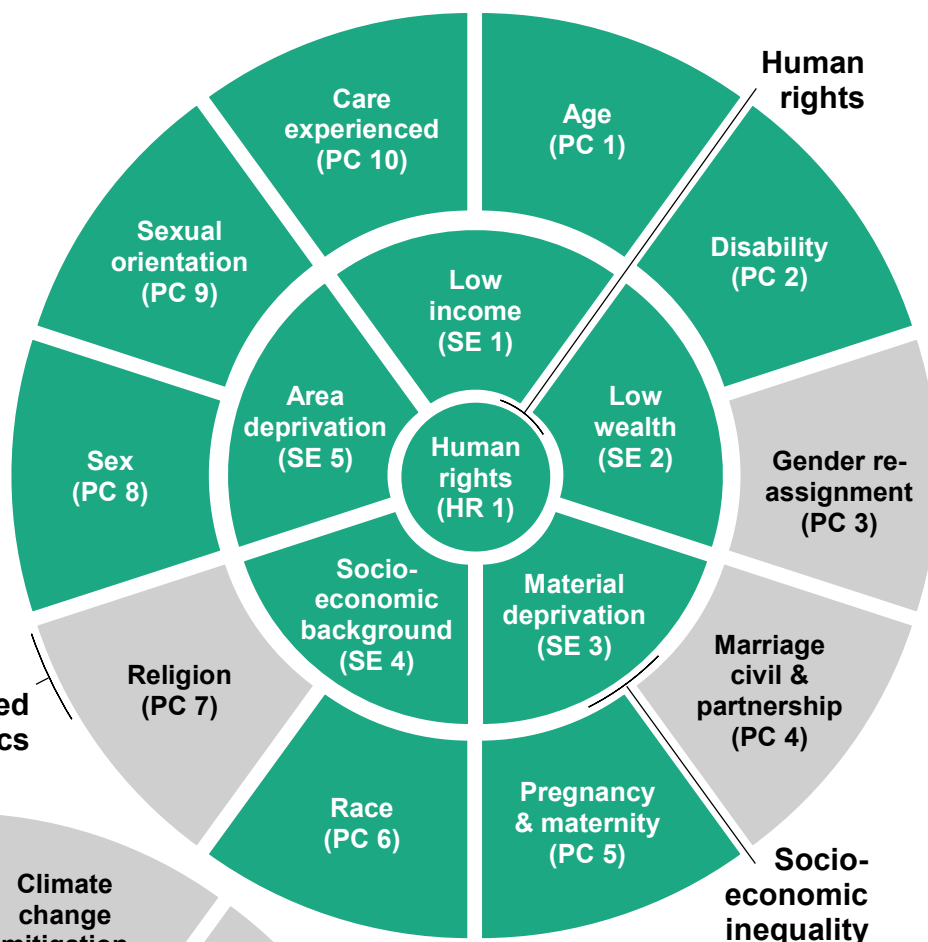
South Ayrshire Community Learning and Development (CLD) Plan 2024-2027



Completed by:

Jamie Tait,
Service Lead - Thriving
Communities ,
Thriving Communities

Date started: Monday 19th



To be implemented on:

25/09/24

Review date:

25/09/25

Oversight Panel:

Cabinet / Community
Planning Board

negative impact

no impact / not applicable

positive impact

Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?
The new CLD Plan 2024 -2027 seeks to mainstream equalities in it's over arching outcomes and will ensure that any subsequent action points to not disproportionately disadvantage one community or group over another. South Ayrshire CLD Partnership is committed to eliminating discrimination and stigmatism and the plan which has been put in place will play a positive role in the contribution towards this vision, supporting our communities and citizens to grow, care and live a better life in South Ayrshire. This is aligned to the Local Outcome Improvement Plan.

Advancing equality of opportunity?
The new CLD Plan 2024 - 2027 is inclusive of everyone and ensure equality of opportunity to improve outcomes. The CLD Plan will contribute to the CPP and LOIP priorities adding additionality while leading key priorities such as employability, community development and youth work. The CPP has identified key areas of focus within the LOIP taking into consideration children and young people (in particular those with caring responsibilities and those who are care experienced/care leavers) and our ageing population. Poverty is also a key area of focus. The CLD Plan references all of these priorities and the plan sets out how it can support the CPP and other strategic plans.

Fostering good relations?
The CLD Plan 2024 - 2027 is inclusive of everyone and ensure equality of opportunity to improve outcomes. The CLD Plan will contribute to the CPP and LOIP adding additionality while also leading key thematic areas. Key areas of focus within the LOIP taking into consideration children and young people and our ageing population. Financial Inclusion is also a key area of focus. The Community Engagement and Participations group within the CPP structure also provides a forum to foster good relationships and engage with people. Community engagement is at the heart of decision making within CLD.

Impact code key	
PC	EQUALITIES: impact on protected characteristics
SE	EQUALITIES: impact on socio-economic inequality
HR	EQUALITIES: impact on human rights
EI	ENVIRONMENTAL IMPACTS
CC	CROSS-CUTTING IMPACTS

Does this proposal require a Child Rights and Wellbeing Impact Assessment (CRWIA)? yes

Please turn over for CRWIA detail.

Child Rights & Wellbeing Impact Assessment (CRWIA) summary
CRWIA for a non-legislative policy/measure

CRWIA title:
The new CLD Plan 2023 - 2027

Publication date:
25th September 2024

Summary of policy aims and desired outcomes
The new Community Learning and Development Plan 2024 - 2027 in line with the CLD regulations 2013. The priorities of the plan are set out in the new plan this includes, youth work, adult learning, community development and financial inclusion.

Executive summary
It is a requirement for the education authority to publish a CLD Plan every three years. Within South Ayrshire the CLD Partnership is made up of partners from Police Scotland, South Ayrshire Council, DWP, Ayrshire College and Health and Social Care Partnership.

Background:
In SA the CLD partnership is responsible for the development, management and monitoring of the plan. The plan 2024-2027 sets out the priorities for the next three years following consultation with learners and the workforce.

Scope of the CRWIA, identifying the children and young people affected by the policy, and summarising the evidence base:
Th plan will have a positive impact on children and young people. The plan supports LOIP priorities including The Promise and Young Carers. Youth work will also have a direct impact on young people.

Children and young people’s views and experiences:
This has been led by Children's Services Planning Partnership in relation to the development of the new Children and Young People's Service Plan 2023-2026. Wider engagement has also taken place as part of the public LOIP Consultation.

Key Findings, including an assessment of the impact on children’s rights, and how the measure will contribute to children’s wellbeing:
Youth Work has been identified as a key priority following consultation with learners, partners and the workforce. Youth work in South Ayrshire will have a positive impact on children and young peoples wellbeing.

Monitoring and review:
The CLD Partnership will review the CLD plan and its priorities annually. The partnership will also review the findings from the national CLD review and will consider any recommendations and actions from the review. The partnership will publish a mid term report in September 2026.

CRWIA Declaration Authorisation

Policy lead:
Jamie Tait, Service Lead Thriving Communities

Date:
09/09/24

Deputy Director or Equivalent:
George Hunter, Assistant Director Communities and Transformation

South Ayrshire Council

**Joint Report by Depute Chief Executive and Director of Education
and Head of Children's Health, Care and Justice Services
to Cabinet
of 25 September 2024**

Subject: Children's Services Plan Annual Report 2023/24

1. Purpose

- 1.1 The purpose of this report is to seek approval for the publication of the first annual report sharing progress of the Children and Young People's Services Plan 2023-2026 over reporting period April 2023 to March 2024.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 approves the Children's Services Annual Report 2023/2024 attached as Appendix 1; and

2.1.2 agrees the publication of the annual report in line with the Children and Young People (Scotland) Act 2014

3. Background

- 3.1 The Children and Young People (Scotland) Act 2014 states a requirement for every local authority and relevant health board in Scotland to jointly prepare a Children's Services Plan, detailing plans over a three-year period. Part 3 sets out a legal framework for children's services planning with aims to improve outcomes for all children and young people in Scotland by ensuring delivery of local services that are integrated, focusing on promotion of child wellbeing and quality preventative approaches.
- 3.2 As set out under section 13(1) of the Act, a local authority and health board must publish a yearly report detailing services provided in accordance with the plan including what the provision has achieved.
- 3.3 The Children and Young People's Services Plan 2023-2026 is supported by six thematic workstreams:
- 1. The Promise** - South Ayrshire's children and young people with care experience will have a good loving childhood, where their needs are met, and outcomes are improved.

2. **Families** - Support is easily accessible through integrated, multi-agency teams who are based in local communities and know it well. Early help for whole families to overcome difficulties and stay together, where children feel loved and are safe.
3. **Included** - Children, young people and families who have diagnosed or undiagnosed additional support needs feel supported and reach their full potential.
4. **Voice** - Children and young people feel involved and listened to in decision-making around their wellbeing through continuous engagement. Compassionate, responsive decision-making for children is embedded into all our priorities.
5. **Healthy** - Reducing harm, promoting health and safety for our children, young people and families.
6. **People** - A training offer to staff in South Ayrshire, allowing them to come together to learn, collaborate and build relationships for the best outcome of the child.

3.4 Thematic Group Priority Chairs' represent members of the Children's Services Planning Partnership. Each Priority group is developing a specific action plan based on data and need. The progress of these plans is contained within the Annual Report.

4. Proposals

4.1 Members are asked to:

- 4.1.1 agree the publication of the Children's Services Annual Report 2023/2024 as attached Appendix 1;
- 4.1.2 acknowledge the efforts of staff who have demonstrated care and commitment in supporting infants, children, young people and families; and
- 4.1.3 agree that the Children's Services Annual Report 2023/2024 is published on the Council's website for members of the public and other stakeholders, the report is made available on the Council Intranet for staff and links to the online version of the plan are made available on both intranet and council website.

5. Legal and Procurement Implications

- 5.1 The preparation of the annual report fulfils the duty in Part 3 of the Children and Young People (Scotland) Act 2014.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 There are no financial implications arising from the recommendations in this report. Closer alignment of services could help realise efficiency in the longer term. The report will be published electronically.

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 is that the Council would fail to meet statutory reporting requirements to the Scottish Government in respect of the Children's Services Plan as defined by the Children and Young People (Scotland) Act 2014 Part 3.

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 all three priority areas of the Council Plan, particularly focus on wellbeing, improving life chances and reducing inequalities.

13. Results of Consultation

13.1 Consultation has taken place with children, young people, families, practitioners and partners. The report reflects the feedback and comments.

13.2 Consultation has taken place with Councillor William Grant, Portfolio Holder for Education, and Councillor Hugh Hunter, Portfolio Holder for Health and Social Care, and the contents of this report reflect any feedback provided.

14/

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Education and the Head of Children's Health, Care and Justice will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
The report will be uploaded to the Council website and sent to Scottish Government	September 2024	Lead Officer Children's Services Planning and Performance
The report will be made available to staff	September 2024	Lead Officer Children's Services Planning and Performance

Background Papers **None**

Person to Contact **Lyndsay McRoberts, Depute Chief Executive and Director of Education**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 616627
E-mail Lyndsay.McRoberts@south-ayrshire.gov.uk

Date: **17 September 2024**

South Ayrshire Children's Services Planning Partnership

Supporting wellbeing, strong families, strong communities

Annual Report 2023-2024

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Section 1: Welcome from our Chief Executive

A warm welcome to our first annual report, setting out the work of South Ayrshire Children’s Services Planning Partnership within our 2023-2026 plan’s priorities. It is with great pride and optimism for the future that I present this report to you, sharing our progress and achievements over the past year.

A lot has happened in South Ayrshire since our ambitious third plan launched in 2023. I’d like to thank the cross-sector teams, practitioners and partners who have tirelessly played a part in implementing our shared vision and priorities to promote the wellbeing of infants, children, young people, and families in South Ayrshire. This report does not set out to capture all the corners of service delivery which partners have undertaken within South Ayrshire. It is focussed on the work of the six priority areas of the Children’s Services Planning Partnership over the past twelve months and the contribution this work makes to delivery of our strategic objectives.

At the very heart of our plan is the aim to provide early help to whole families, supporting them to access their own capacity to thrive. We aim to offer timely support, empowering families to build resilience and foster a nurturing environment for their children. This approach aligns with our commitment to Getting It Right for Every Child (GIRFEC), ensuring that every child in South Ayrshire has the best possible start in life. We are committed to the incorporation of the United Nation Convention on Rights of the Child (UNCRC) into Scots’ law and will continue to build our children’s rights work to ensure the voices of infants, children and young people are being acted upon by the Partnership. Our dedication to The Promise and our Young Carers furthers our commitment to creating supportive and caring communities where every child can achieve their full potential.

The past twelve months has been a time of progress and of valuable learning. We have celebrated numerous achievements within our six interconnected priorities and identified areas for ongoing improvement, setting the stage for continued success. Through increased focus on self-evaluation, we have enhanced our offers of support locally and strengthened our Children’s Services Planning Partnership. Over the life of this plan, a focus on learning will be at the centre of our work and instrumental in ensuring that our integrated services effectively promote holistic whole family wellbeing in South Ayrshire.

As we reflect on the past twelve months, it is evident that our caring and compassionate cross-sector workforce in South Ayrshire is making a real difference in the lives of infants, children, young people, families, and communities locally.

Thank you for your continued support and unwavering dedication to this important work.

Mike Newall
Chief Executive, South Ayrshire Council

Section 2: Plan 23-26 Recap: Our Journey

As part of our obligations under the Children and Young People (Scotland) Act 2014, South Ayrshire Children’s Services Planning Partnership collaboratively prepared a new and ambitious Children’s Services Plan for 2023-2026. This annual report provides a summary of our progress in year one 2023-2024 and celebrates our journey of change and improvement locally.

Underpinning Our Plan	At Our Heart	Our Priorities
<ul style="list-style-type: none">• Early and preventative support to improve wellbeing of infants, children and young people.• Whole family supports focusing on family strengths.• Meaningfully listening to children and promoting their participation.• The importance of relational, trauma sensitive practice and local services.	<ul style="list-style-type: none">• Whole families• Young carers• Our care experienced community• Physical, emotional and mental wellbeing of infants, children and young people• A trauma sensitive workforce	<ul style="list-style-type: none">• The Promise• Healthy• Included• Voice• Families• People

What are we trying to achieve?

We want to go on a journey to ensure families in South Ayrshire are at the heart of everything we do, and where their wellbeing is our top priority.

With a focus on prevention and early intervention we will work to empower families living in South Ayrshire. We will work with families in a way that values the unique needs and perspectives of each family member.

We will ensure those working in our services have access to the resources, training, and the support they need to achieve our shared goal, and where they can overcome any challenges that come their way.

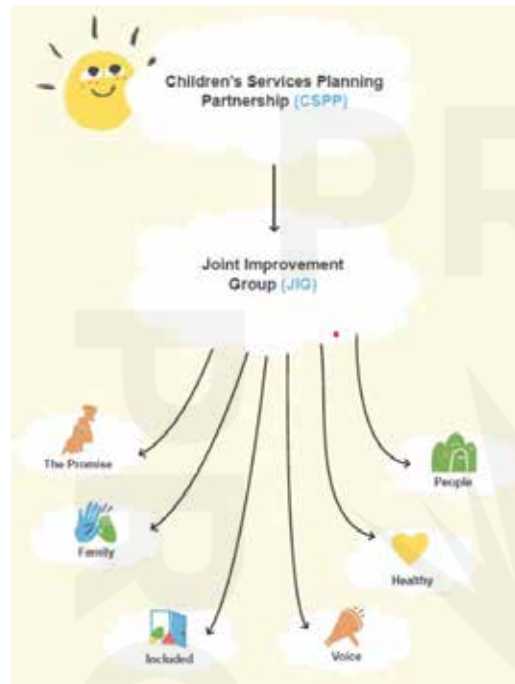
We will help build strong and resilient communities where families are supported to thrive, and where every member is valued and included.

This is our whole family approach.



Section 3:

Collaboration in South Ayrshire



Children's Services in South Ayrshire are committed to improving the wellbeing and life chances of our infants, children, young people and families locally.

In 2023 we published our ambitious third Children and Young People's Services Plan. Underpinned by Getting it right for every child, our plan details the journey we are now on to embed early and preventative work, that considers the holistic needs of the whole family, into South Ayrshire over the period of 2023 to 2026 and beyond.

As a Children's Services Planning Partnership (CSPP) we continue to report into and have strong relationships with our Community Planning Partnership in South Ayrshire. Our commitment as a CSPP to our Young Carers and The Promise are reflected as linked priorities in our Community Planning Partnership's Local Outcomes Improvement Plan (LOIP).

Alongside our refreshed Children and Young People's Services plan, a new governance and structure within our Children's Services Planning Partnership has been established to support delivery, quality assurance and continuous improvement.

Reporting to the Children's Services Planning Partnership directly, the Joint Improvement Group (JIG) was introduced in 2023. This group acts as a strategic platform established to oversee, monitor and evaluate the progress of the six priority group action plans for the period of 2023-2026.

The Joint Improvement Group will play a pivotal role in ensuring the successful implementation of the plan and the achievement of its goals. Membership of the Joint Improvement Group includes our six strategic priority leads who represent various services across the CSPP including Education, Health and Social Care Partnership and Thriving Communities. The group also has membership from Police Scotland, Public Health Scotland and strong, consistent Third Sector representation.

Our six strategic priority groups have established multi-agency, cross-sector groups of key partners. Alongside local data they have considered vast and ongoing feedback from children, young people, families, carers and practitioners locally to create action plans to address our improvement priorities. Throughout this report you'll have the opportunity to connect with stories of children, young people, families and practitioners in South Ayrshire to demonstrate impact within the complexity of the family life. This is accompanied by data, but our local stories demonstrate those real relationships and experiences that are not quantifiable.

3.1 Third Sector Collaboration in South Ayrshire

We continue to strengthen our vital relationships with third sector partners here in South Ayrshire and this is demonstrated through representation from the third sector on all six strategic priority groups. Third sector representation on all six thematic groups, and the Joint Improvement Group, allows clear paths for effective involvement and engagement. Third sector organisations locally play a hugely significant role in the CSPP, as their work both compliments and extends the plan's underpinning aim of timely, relational whole family support.

"There is no doubt that this has been a year of challenge and change locally, nationally, and globally. However, in South Ayrshire it has been a year of coming together to embrace change, respond to challenges and put families and communities first. Having third sector representation on the six priority groups and the Joint Improvement Group, has embedded effective collaboration, involvement and engagement and we are committed to ensuring this supports the development of a new collaborative partnership. A partnership which will deliver for families and communities by delivering the big ambitions of the South Ayrshire CSP."

- Chair, VASA Children and Family Services Forum and Joint Improvement Group Member

"It has been good to focus on a specific area with a group of partners from various services and we are able to identify gaps in staff development opportunities and how this could be addressed."

- Voluntary Action South Ayrshire (People Priority Member)

Next steps for the CSPP and Third Sector:

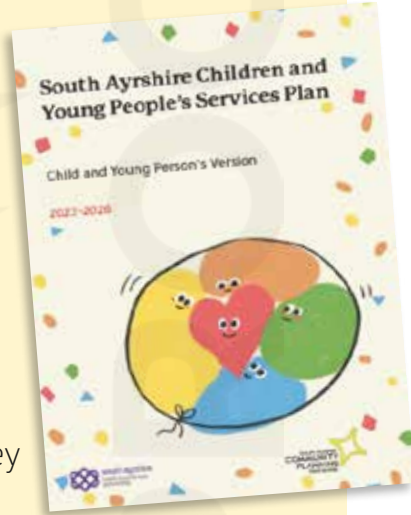
With support from Children in Scotland, we have begun the process to collaboratively revisit the **How Good Is Our Third Sector** (HGIOTS) self-assessment tool in 24/25, and will take forward identified improvement actions. Initial meetings revisited the piloting of the toolkit in 2022 and noted that all improvement actions have been successfully achieved.

Section 4: Connecting children, young people, families and staff to the Children’s Services Plan

Our approach in South Ayrshire Children’s Services prioritises the active involvement of those most important in the context of our work – infants, children, young people and families. We are on a journey to nurture a culture of collaboration through creating spaces for dialogue and participation to connect communities to the aims of the CSPP. We also understand the need to continually connect our workforce to the work of Children’s Services and gather their views. Through Children’s Services learning events, workshops and attendance from the Lead Officer at a variety of team meetings across third sector, council and HSCP - we challenge our Children’s Services to share the journey and be stewards of our plan’s vision, whilst giving further opportunity to gather staff views.

Our Progress:

- Creation of South Ayrshire’s children and young people’s version of the Children and Young People’s Services Plan 2023-2026, took shape in collaboration with local children from across the authority through multiple sessions. This group of children created the script and provided the voice over for our animated version of the Plan, which provides a visual walk through of the plan. These pieces of work will be ready to jointly share in August 2024.
- Research conducted with families locally provided actionable recommendations within our Insights 2 Report. These actions were directly reflected in our six thematic group Action Plans.
- Thematic Group Action Planning Workshops were highly attended by key leaders across services and sectors to contribute to the actions of the Children and Young People’s Services Plan 2023-2026.
- Engagement with staff facilitated by CSP Lead Officer; attending team meetings across sectors and various online workforce briefings to share the plan - creating online and offline spaces for dialogue around the plan.
- Over 95% of responding staff agreed that we are focusing on the most important six priority areas for families and agreed sessions increased their connection to the aims of the plan.



Our Next steps:

- In term one of session 24/25 pupils involved will share the user-friendly children and young people’s version of the plan and the animated version of the plan with schools in South Ayrshire, and through our youth participation structure.
- We will continue to connect local parents to the aims and outcomes of the plan, through Parent Councils and Parent’s groups.
- We will continue to facilitate annual workshops for the workforce to heighten awareness of whole family wellbeing, celebrating the work of the Children’s Services Plan 23-26 and to report on progress.



“I liked that we got to say what went into the kid’s version of the plan, and then they came back again to get us to do the voiceover for the video”

- Pupil, P7

“I want people who read the plan to know that children have rights and I want to play the animation at assembly to show my friends or teachers what we’ve made”

- Pupil, P6

Section 5: Self Evaluation: demonstrating impact within the complexity of life

Year one of our plan has seen the design and implementation of a robust evaluation management framework, strategically wrapping around our work to enhance planning processes. This ongoing journey of work will assist the CSPP to efficiently report locally and nationally, whilst elevating the quality of data analysis to inform future planning around early help in South Ayrshire.

In South Ayrshire we know that self-evaluation is complex and involves the measurement of what we do, what we deliver, and the positive contribution this has to the life chances of our local infants, children, young people and their families. We also know that experiences and relationships are not quantifiable, and data alone cannot tell us what we need to know about the human experience of navigating our services. Throughout this plan you'll read stories of progress or change from the work happening in South Ayrshire, and an emphasis on 'sense making' as we focus on continuous and collective learning as well as traditional evaluation.

Above our own framework sits the National Performance Framework (NPF) for wellbeing. It provides a framework for collaboration and planning across sectors, voluntary organisations, and communities. The NPF is based on achieving shared outcomes that improve the quality of life for people who live in Scotland.

Work to review the NPF's outcomes began in 2022. We expect the new or amended outcomes very soon and anticipate the new focus on Housing to support our work locally.

The Children, Young People and Families Outcomes Framework, containing a 'core' suite of indicators will supplement our own local picture and self-evaluation work. In South Ayrshire, the Joint Improvement Group have agreed our own set of Wellbeing Indicators which can be found as appendix 2 to this report.

The Scottish Government Core Wellbeing Indicators, assessed via the Health and Wellbeing Census 21/22, are intended to be repeated at regular intervals, in line with the three yearly Children's Services Planning cycle. We are informed by Scottish Government that the next survey is expected to take place in Academic Session 24/25.



A snapshot of South Ayrshire: What does data received since April 2023 tell us?

What is going well?

There is emerging strong evidence our holistic model of early help in schools – Family First – is increasing pupil engagement with learning, promoting attendance, supporting families and practitioners alike for the best life chances of our young people.

In South Ayrshire 78.1% of children have no concerns recorded at their 27–30-month review. This is higher than both the National and Ayrshire and Arran level during 2022/2023.

The percentage of children in P1, P4 and P7 achieving expected literacy levels increased again by 5% to 76.6% in 2022/2024.

Scrutiny over numbers of identified young carers in South Ayrshire has seen our known young carers more than double.

In South Ayrshire we understand the importance that high quality Early Years provisions and early relationships have for the best start in life for infants, children and families. In 2023/2024 all of our provisions inspected by the Care Inspectorate received Good or Very Good ratings across all areas.

We continue to have over 98% of young people achieving positive destinations locally.

Our workforce knowledge and confidence in the GIRFEC Refresh has increased by over 60%

Over 94% of the workforce reviewed strongly agree that we are focusing on the right six thematic priority areas to best support whole families to thrive.

What do we need to improve?

The impact of child poverty. Of the 48 children with names placed on the child protection register in South Ayrshire at May 2024, 52% of children live in Band 1 (most deprived) postcodes (20% of the most deprived data zones in Scotland, based on Quintile criteria).

Increasing support for families through our Neurodevelopmental pathway is vital. Children across Early Years, Primary and Secondary settings who have one or more recorded additional support need has increased by an average of 5% across each group since April 2023.

There has been an increase in children where a speech, language or communication concern is present. We need to increase early collaborate supports to address this for example, through PEEP.

Increased collaborative focus on housing outcomes for our care experienced community is needed in South Ayrshire, to support our young adults to secure and maintain their own home.

Next steps for evaluative work in South Ayrshire:

- Funding from Thriving Communities has supported the Children's Services Planning Partnership to recruit a Graduate Data and Development Assistant. This role will commence in June 2024 and will greatly enhance the quality, integrity and collation of data within the Joint Improvement Group.
- The Joint Improvement Group will use the How Good is Our Whole Family Support toolkit, adapting it to South Ayrshire's needs to support evaluation of our family support bi-annually. This work will involve all members of all six priority areas to capture work across the CSPP and further connect partners to their role in whole family wellbeing.

Section 6: Enhancing Whole Family Wellbeing in South Ayrshire

Whole families are at the heart of our improvement journey in South Ayrshire. Aims of the Whole Family Wellbeing Funding, in line with the 10 principles for Holistic Family Support are:

- **Support the whole system, transformational change required to reduce the need for crisis intervention.**
- **Shift investment towards prevention and early intervention.**

Supporting the whole family’s wellbeing is a consistent theme across each of our six improvement areas. Whole Family Wellbeing Funding (WFWF) has been provided to children’s services planning partnerships to enable family support to be readily available to families that need it. In line with The Promise and the WFWF’s ambition, in South Ayrshire the CSPP remains absolutely committed to listening to families and transforming offers of early support.

To do this we know we need to start with what families in South Ayrshire tell us is the most important thing – trusting, safe relationships where families feel understood. During the lifetime of our third plan, we will support opportunities for understanding and collaboration between the people working in our services to ensure there is consistency and coordination in planning and support for families.

During the first year of our third plan, we have undertaken work to improve collaborative working across services to ensure there is consistency and coordination in whole family planning and support. Specific areas of progress are detailed within the content of this report.

Our Progress:

- Our Insights 2 report, created through engagement and peer led feedback with families and communities has led to actionable recommendations around whole family support which have been included in the six priority action plans.
- Careful, and staged roll out of our Family First model has supported each multi-agency “team around the cluster” to connect to the aims and values of the model. Evaluations from staff involved and feedback from families tells us we are moving in the right direction and making a difference.
- Early learning emerging from our Family First model of early help in schools indicates that families and the workforce feel a shift towards earlier help before difficulties can become overwhelming.
- In South Ayrshire, whole family wellbeing is reflected strongly into our GIRFEC work, training and guidance. We have moved to a “Team with the Family” model of GIRFEC delivery, keeping the child or young person at heart but considering their wellbeing within the context of their whole family.

Our next steps:

- We will continue to evaluate and improve our Family First model of holistic whole family wellbeing to promote early help in schools.
- Lead by our Virtual School, Children’s Services partners will progress with a collaborative model of Education provision for pupils aged 13 – 16 years who are unable to return to mainstream education, having been in an external residential education placement. Families have told us they’d like extra support around education, and we know we need to connect children to their own communities.
- A whole family approach is also being adopted in key services, including the work of South Ayrshire’s Alcohol & Drug Partnership (ADP). The ADP has recognised the importance of inclusive whole family practice on additional support and recovery and is closely linked to the work of the Joint Improvement Group. As part of their work to implement a Whole Family Approach, families have contributed their experience to inform the development of services.

Our Whole Family Wellbeing Fund report is an appendix to this report and will provide further information on the progress of our work.

Whole Family Support in Action: Aberlour Sustain Service

Aberlour work in partnership with families in South Ayrshire with children ranging from primary one to secondary year four. Families seek support to improve wellbeing, build skills, resilience and establish routines to help them to thrive as a family. Children and young people may be seeking to improve coping with stress, anxiety or low mood and may want help to engage better with school, community, and home life. Aberlour Sustain Service offers early support for the whole family before difficulties become overwhelming.

Sustain is available to help when families most need it, including evenings and weekends. The service strives to build relationships with the whole family, focussing on strengths and connecting them with their community. Collaborating with schools and other community partners to help provide a scaffolding around families during difficult times. Each family member can develop practical skills and strategies for life, either individually or as a family group: at home, school, and in the community.

“B was referred to Aberlour by her school just over a year ago. Mum believes B may have ADHD and sought support due to feelings of overwhelm with four children at home. The school told shared that Mum identified she needs a bit of extra help to cope with and support B when distressed.

Recognising the need for a whole family approach, Sustain have worked closely with mum at home building relationships and supporting mum with techniques to help B and her brothers and sisters when they are experiencing big emotions. Sustain also meet B at school and we work through resources on anxiety and stress.

In recent months Sustain have also been providing more support to B’s younger brother working through calming techniques and sharing these with mum, but also with gran to promote the techniques in his wider family network.”

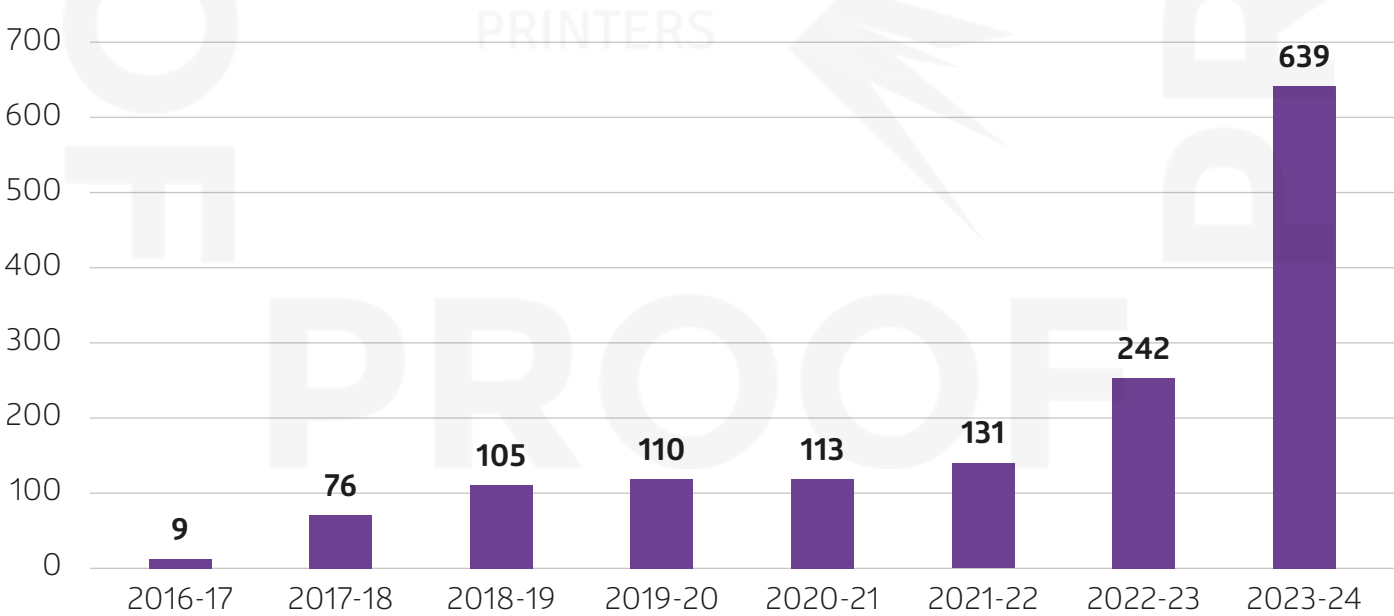
Section 7: Our Young Carers in South Ayrshire

In South Ayrshire, we are committed to identifying and supporting our young carers to thrive. Collaborative work to support young carers has been identified as priority within our Local Outcomes Improvement Plan. Our data relating to young carers provides a clearer picture of the number of known young carers in South Ayrshire. It is important to note that we know we continue to have young carers who are unidentified, therefore the true figure is likely to be higher.

Young carers identified in South Ayrshire are as follows:

	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Primary	3	25	32	24	20	21	94	250
Secondary	6	51	73	86	93	110	148	247
ASN	New	New	New	New	New	New	New	1
Employability & Skills	New	New	New	New	New	New	New	142
TOTAL	9	76	105	110	113	131	242	639

Total Young Carers in South Ayrshire:



Raising Awareness of our young carers

Working in partnership with the new Whole Family Approach Team (Connexions), a secondary school roadshow was developed. The roadshow consisted of assemblies each morning, followed by a marketplace event where various organisations offering support for young carers and families attended to provide information and advice.

An electronic survey was completed by the young people who attended. This survey determined that 20% of responders are supporting a loved one due to problematic substance use and 30% believe they are a young carer. All other secondary schools in South Ayrshire are now arranging a roadshow at their school, expected to have taken place by late 2024.

In further collaboration with Education, each secondary school in South Ayrshire has engaged in hosting monthly drop-in sessions, allowing consistent, local and easily accessible support for all teen young carers. This also provides an opportunity for young people who think they may be young carers to reach out for information and advice and reduces stigma due to increasing visibility in schools on a regular basis.

Next steps in schools includes the sharing of a draft school policy, management guidance, and young carer training to be undertaking in August 2024. This will allow us to participate towards the Schools Challenge Award for Carers Trust Scotland, (on behalf of the Scottish Government).

Awareness raising and training has continued for a number of groups/services, including:

- Occupational Health
- Probationer teachers
- Small Steps Family First
- Wallacetown Group staff
- Pupil Support Coordinators
- Whole school staff (primary and secondary)

The Young Carers Strategy Lead Officer has continued to attend parents' evenings and school events to raise awareness of young carers. These have been great opportunities to speak directly with families and staff, share information on young carers, alleviate any family fears of identifying their children as young carers and tackle stigma.

Our GP Pilot

Seven GP surgeries have volunteered to participate in a pilot to improve identification of young carers in primary care. All staff (admin and clinical) will complete an in-person training session and resources will be provided to the surgeries (leaflets, posters, visuals for screen displays). There will be a dedicated link/QR code to monitor the impact of this pilot. The baseline for referrals from primary care is zero. Primary care is a fantastic avenue for identifying young carers, meaning we can offer support to ensure they have similar outcomes to their peers who are not caring and ensure their caring role is sustainable – reducing any potential impact on services.



The Weekend, our young carer film project

The Weekend, has won a number of awards, including:

- Scottish Public Services Award – Championing Diversity & Inclusion
- Great British Care Awards, Scotland/North East England regional final, Unpaid Carer
- Great British Care Award, grand UK Finals, Unpaid Carer
- Finalist in National Youth Work Awards, Equality & Diversity (ceremony June 2024)

This has contributed to the awareness raising reach of the film due to wide-spread media coverage online, in printed press and national radio.



Health & Wellbeing of Our Young Carers

A code is available for young carers to allow booking of all chargeable Active Communities holiday activities free of charge. This has been extremely popular with our young carers and families and provides respite, exercise and fun for our young carers during the school holidays.

Partnering with Active Schools (Thriving Communities) and our commissioned carers service has secured the offer of swimming lessons to all young carers who live in the Maybole and North Carrick area. £3,000 has been agreed to support lessons cost, transport and any additional expenses (e.g. swimming costumes, goggles) that the young carers may have. The children and young people have been loving their weekly sessions. Comments from our young carers:

"I can't wait to go again"

"It was awesome"

"I loved it because we played games in the water"

Young Carers Action Day

Our young carers were invited to Scottish Parliament to hear a debate on young carers. We were delighted to hear Elena Whitham MSP praise the work in South Ayrshire in her speech! We were invited to the Cross-Party Group on Unpaid Carers. Two of our young carers participated in the round table discussion, sharing their experiences of caring with MSPs.



Next steps for our Young Carers work:

We are keen to identify our "teenie carers", young carers under the age of 5. Earlier identification enables a supported transition to primary school and access to young carer support at the earliest point, avoiding children reaching crisis point before getting help. A multi-agency group has formed to support this work into 2024/2025.

Section 8: South Ayrshire Alcohol and Drugs Partnership's 'no wrong door' model for whole families



During 2023/24 the Alcohol and Drugs Partnership (ADP) in South Ayrshire have been developing and growing a new 'no wrong door' delivery model for young people, families and carers affected by someone else's drug or alcohol use, continuing to support treatment and recovery services to become more family inclusive, and to develop new support designed for children and young people affected by drugs and alcohol.

The ADP agreed a new model which brings together existing services / posts (traditionally ADP funded) into a multiagency collaborative team. Additional funding was secured from Corra Foundation to increase capacity and the ADP allocated funding for an ADP Development Officer with a focus on embedding a whole family approach across South Ayrshire.

The new multiagency ConneXions Team has been created with a focus to date on recruitment and induction of new staff posts, collaborative workshops to further develop the model and a new one-point referral: with a single phone number, email address and ensure there is 'no wrong door'. Alongside this, new awareness raising resources have been developed.

New processes and procedures for joint working have been developing including agreeing a Partnership Agreement, Information Sharing Agreement, Standard Operating Procedure and meaningful and shared approached to monitoring and evaluation.

Monthly in person ConneXions team meeting and weekly team meetings are taking place to discuss referrals, learning, training needs and opportunities, exploring emerging challenges and opportunities as the service develops and grows. With the new Connexions team in place, work has begun to promote family support, develop new referral pathways, and begin to engage wider communities. The ADP and RecoveryAyr Team have established a new weekly family support group and are working collaboratively with the ConneXions Team.

Next Steps for the ADP

- A review of ADP Subgroup structure has been completed and a new multiagency Whole Family Approach working group has been agreed to support work into 2024 and beyond.
- We will continue to develop and embed the new ConneXions Team and model, including specific work in schools, and engagement activities with the wider community.
- We will finalise the evaluation framework and embed in monitoring arrangements.
- The creation of the new multiagency ADP Whole Family Approach Working Group to progress commitments within the ADP Strategy. The new group will lead on this priority area within the CSP Health Priority and provide updates as required to the CSP.
- You can read the ADP's 2023-2026 strategy [here](#).

Section 9: South Ayrshire Child Poverty Strategy

South Ayrshire has the 10th highest child poverty levels in Scotland with 24.4% of children classified as living in poverty after housing costs. Child poverty is most prevalent in our Ayr North and Girvan and South Carrick wards at 36% and 29% respectively, and lowest in Ayr West where it is at 16%.

Scottish Governments new delivery plan: Best Start, Bright Futures was published in 2022. This, along with the changing strategic landscape presented an opportunity for South Ayrshire to refresh and realign our existing child poverty action plan to better reflect national and local circumstances.

Our Community Planning Partnership in South Ayrshire, in close collaboration with Public Health Scotland, carried out an in-depth 'systems and data driven' strategic needs analysis to help establish a mapping of services for priority groups living in South Ayrshire. A series of strategy development workshops were held with practitioners, leaders, and with those who have lived experience of the impact of poverty.

This work led to development of a new overarching South Ayrshire Child Poverty Strategy with three identified priority areas:

PRIORITY AREA 1
A child poverty system in South Ayrshire that delivers the best possible outcomes for our communities.

PRIORITY AREA 2
Coordinated income maximisation following principles of proportionate universalism*

PRIORITY AREA 3
High quality, flexible, accessible, and affordable education and childcare.

South Ayrshire's Child Poverty Strategy will report to the Financial Inclusion & Growth Strategic Delivery Partnership (SDP). This SDP will have a focus on the following priority areas as part of the wider Local Outcomes Improvement Plan: financial inclusion; and economic, employability and lifelong learning opportunities – these priority areas will complement the Child Poverty Strategy. In doing so we will continue to listen to our communities to ensure that our actions are making a real difference and giving our young people better opportunities for them to reach their full potential.

Next steps in South Ayrshire:
In Summer 2024, work will take place to develop an annual action plan which will support the delivery plan. Our Children's Services Planning Partnership will be a part of this process, alongside the Improvement Service.

Section 10: Thematic Priority Groups: Priority 1: The Promise

In 2023 The Promise was agreed as a local priority area of South Ayrshires LOIP (Local Outcome Improvement Plan) and our Children's Service Planning Partnership identified the Promise as one of the six thematic priority areas of South Ayrshires Childrens Service Plan 2023-26

Between April 2023 and 31st March 2024 39 of our 42 benefits were noted as on track. We are now in the process of concluding phase 1 of implementing the Promise in South Ayrshire (2021-24) and reviewing South Ayrshires ten improvement areas, associated actions and measurable improvements that have been aligned to Phase One. Our learning will inform our local plan 24 to 30. We will also review our 55 calls to action to ensure that areas that were identified as important locally are included as we move forward.

We chose to name our Corporate Parenting plan South Ayrshires Parenting Promise to reflect the plan's close alignment with The Promise and a change in response to the challenge from children and young people to use language which is clear and relatable.

In 2023 South Ayrshires Integrated Equalities Impact assessment (IIA) was developed to include The Promise Child Rights and Wellbeing, Trauma Informed Practice, Our Ageing Population, Health and Wellbeing and Rurality. Within the IIA we have recognised 'Care' as a protected characteristic specific to South Ayrshire Council, anyone introducing new policies, procedures, strategies, projects, and financial decisions whether working directly or indirectly with young people and their families will have to consider the Promise and acknowledge care as a protected characteristic as core to all new initiatives.



The Promise in Action: A co-produced curriculum offer in South Ayrshire

A further £425,019 was secured from Promise partnership Corra Foundation, £229,937 under supportive school structure (link to report) and South Ayrshire has employed an Assistant as part of the Champions Board to work with young people and families to develop a co-produced curriculum. The Research Assistant spoke to the workforce, families, and young people.

Five shared themes emerged across each group.

- These were the importance of:
- choice when identifying a key person.
 - a trauma informed approach
 - the many benefits of positive trusting relationships
 - creating safe spaces for young people to access when things become difficult.
 - The difficulties caused by having too many people in a young person's life and the need for consistency when anyone new is brought into a young person's life.



The research has produced 7 recommendations for us to implement and carry into promise actions 2024-30.

A further £195,082 has been secured through trauma informed practice to develop supportive framework for workforce wellbeing. This additional resource has created a strong platform for local collaboration.

The Promise In Action: Language Creates Realities

As far back as 2018 our Champions Board told us of how different they felt from their non care experienced peers due to the language used around care. The term LAC was noted as particularly marginalising and derogatory. A series of events and awareness raising sessions have focussed supporting the workforce to talk differently and intentionally about care experience, and tell a new story, reframing care in 2023, fifty-five young people with care experience who responded to a questionnaire and focus group told us their preference was to change the name of LAC reviews to [name of young person’s] meeting.

"It is my meeting anyway I prefer people to use my name"

(Jamie)

"I hate LAC it's horrible just another label really"

(Demi)

"The word review is so friggering for me that I now can't take part in anything with the name review. If you haven't experienced this, it must be really hard to understand but trust me the name is so important"

(Taylor)

As a result, on 1st November 2023, we have made the changes noted in the table below.

Name before November 2023	Name post November 2023
Initial LAC (ILAC)	Jacks First Meeting
LAC Review	Jacks Meeting
Substantive LAC	Jacks Next Steps Meeting

The Promise In Action: South Ayrshire Champions Board



The Champions Board team continued to evolve in 2023 to include 1 Research Assistant and 3 additional young people with care experience. One joined as a volunteer as part of the school week curriculum, another young person on a stage 2 Employability offers and another 2 young people at the initial stages of their Employability pathway. This offered a fantastic opportunity to nurture, support and highlight opportunities for young people with care experience.

She [Champs worker] is one of the people I trust most. (Amy)

it's kind of hard to explain they've always been there for me champs, encouraging me. (Stephen)

I didn't have one friend before champs now i've got lots (anonymous)

We (champs) are like a family we look out for each other (Ross)

I've had some really tough stuff to deal with I don't know if I would have managed without champs.

You [champs] actually listen ...no many folk do (John)

I've got to do lots of new things and learn - but it's fun (Liam)

In addition, the team continues to support another 4 posts for people with lived experience 2 participation assistants and 2 sessional participation assistant positions. The team have also provided student placements for 2 social work students over the last year and one additional groupwork volunteer

In 2023 South Ayrshire Champions Board received 151 Small Grant applications totalling £38,936. This is an increase of 39 applications and £22,899 more funding from year 2021 until 2023. This shows growth of 142% and represents The Champions Boards connection to care experienced young people and children in South Ayrshire growing as well as increased resource and capacity thanks to administrative support from Thriving Communities. This reporting year, additional funding was identified through whole family wellbeing fund for distribution in 2024.

The Champs Small Grants Analysis report will provide further details.

Summer programme 2023 saw Champions board members taking part in 13 different activities over the six weeks of summer holidays starting with Youthbeatz in Dumfries and ending with Bouncefest in Ayr. Other activities included Cornish Hill Walk rowing on the river Ayr, cycling round Millport, outdoor activities picnics and film making. The team also supported 25 young people to take part in three residentials in June October and November thanks to support from the staff at Dolphin House the groups tried a treetops challenge, water sports, and gorge walking.

In 2023, three young people worked with musician and playwright to write songs which a wider group of young people then devised music videos for. Please follow this link [champs music videos](#) to enjoy the videos! The young people involved showcased their incredible work at a Care Day event at Cutty Sark on16 February 2024. The songs have been played on Radio Scotland and all videos are available on YouTube and the music is streaming on Spotify.



The Promise in Action: Doing Data Differently in South Ayrshire

South Ayrshire has continued to work with The Promise Scotland on ‘Doing Data Differently.’ The work attempts to understand what data sources exist and how they are currently linked and to identify and understand information gaps to make better use of what is already there. As a result of our participation, we now know that we have 49 data sets in South Ayrshire on the prototype data tool and are in the process of establishing how these data sets link and identify where there are gaps. Our involvement in this work has increased our curiosity and confidence to be more creative with our data and make a clear connection to the integrity of our data and its importance as key to designing and delivering services.

As we conclude plan 2020-24 and embark on 2024-30, we know that there is still much to do to embed the promise across all our work but feel confident that we have built a strong platform to build on over the next six years.

The Promise in Action: South Ayrshire Virtual School

Our Virtual School in South Ayrshire improves life chances and experiences for care experienced children and young people. In 2023-24 the Virtual School has supported over 60 young people across the authority, with different levels of support.



- Support has varied across the status of young people this year, as follows:
- 4 young people in kinship care.
 - 18 young people living at home.
 - 12 young people living away from home.
 - 9 young people who have previous experience of care.
 - 7 young people living in our Children’s Houses in Ayr.
 - 10 young people have successfully transitioned to Employability and Skills or onto further education opportunities.
 - 5 young people have successfully phased their support from the Virtual School, however continue to keep in touch with staff as we promote the maintenance of those important relationships.

Operational support from the virtual school has included transition from primary to secondary school, eight young people have transitioned as well as supporting two young people who did not attend school, to now attend on a full-time basis. We focus mostly on social and emotional support for our young people. The Welfare Officers within the virtual school are trained in LIAM, Sleep Scotland and Trauma Informed Practice level 3; which has been implemented in supports across the year, benefitting many families.

Each secondary school continues to promote a care experienced lead teacher, who is responsible for tracking, monitoring and championing each young person with experience of care, ensuing equity and promoting attainment at all levels. The Virtual School Head Teacher continues to track and monitor authority level attainment, exclusions and works closely with Inclusion staff around attendance. There has been a successful and fun family residential at Inverclyde Sport Centre as well as various outdoor learning days taking place at Dolphin House and in our local environment. Children and young people have sustained support and contact with the team during all school holidays and families have benefited from support and advice from the team during these months.

Strategically the Virtual School has taken responsibility for South Ayrshire’s Skills Academy (SASKA) this year, where almost all young people who attend have experience of care. The young people who have attended have all gained qualifications at level 3, 4, 5 and almost all have achieved 1 level 6 qualification. This reporting period has also involved work around the strategic implementation of The Promise, with close working with colleagues from HSCP and housing.

The Promise in Action: Collaboration between South Ayrshire Virtual School Welfare Officers and South Ayrshire Skills Academy (SASKA)

“R experienced a lot of change in her life in a short period of time. This led to multiple school moves, and R reported feelings of disconnect from her education due to this. This disconnect also presented itself in her school attendance, which was low, as was her trust in school staff due to limited opportunity to build those key relationships.

When R met her Virtual School Welfare Officer, she was not attending school. Through consistency and time, a trusting relationship developed between R and her Welfare Officer. With their constant, nurturing and reliable relationship as a foundation, R and her Welfare Officer were able to attend SASKA together to begin a bespoke enhanced transition for R.

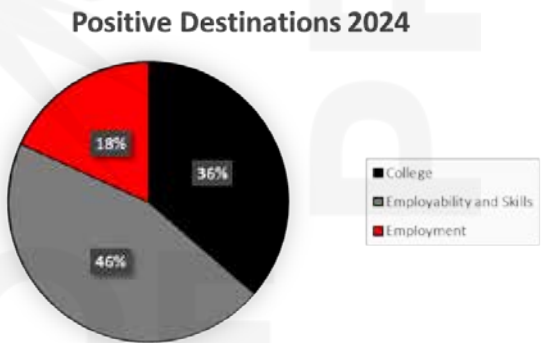
Virtual School staff have close relationships with SASKA staff and as such were able to support R to find her ‘person’ within SASKA, widening her network of Education support. This careful and considered approach to transition planning into an alternative education provision, was really successful for R. She now has over 90% attendance and has multiple achieved qualifications. R is also an avid attendee at the Virtual School Homework Club and even brings her little sister along to help her with her homework!

R is really proud of herself for all her hard work and achievements, as are we!”

In 2023/24 SASKA have worked with young people to support them all in securing a suite of qualifications and a positive destination post school.

This year 18% of young people attending SASKA are Care Experienced, 9% are Young Carers and 55% of our young people are being supported by Social Work Services.

This graph shows us the positive destinations for pupils who have attended SASKA with the majority being supported in their transition to Employability and Skills.



Next Steps for the Virtual School:

- The Education Promise Award is being rolled out across schools to support the Education workforce understanding of The Promise and has an aim to be completed by all schools by June 2025.
- The Virtual School have worked in partnership with Health and Social Care Partnership (HSCP) to support a funded programme by Corra Foundation to explore and research barriers to our learning environment and community for our learners with experience of care. The outcome of this research will inform, and shape supports for schools.

Aberlour Family Matters Service

Parents experience a range of powerful emotions after having a child permanently leave their care (stress, anger, isolation, suicidal ideation). We know that this can lead to a cycle of loss, trauma and further children leaving their care later in parenthood. Aberlour Family Matters project aims to improve the experiences and outcomes of parents throughout South Ayrshire. Ensuring parents are able to access the support they need, where they need it, when they need it and for as long as they need it so that they can remain connected and supported.

Our relationship-based, trauma informed support will enable the parents we support to understand and make sense of circumstances when their child or children are no longer able to live with them. The project will help the parents we support to develop new skills such as developing life or parenting skills with the aim of reducing the likelihood of further children living out with their care either temporarily or permanently.

The Promise In Action – Aberlour Family Matters Service

“The group has helped a lot to get me out on my own for a little time and make friends. And it does help when you talk to people going through something similar”

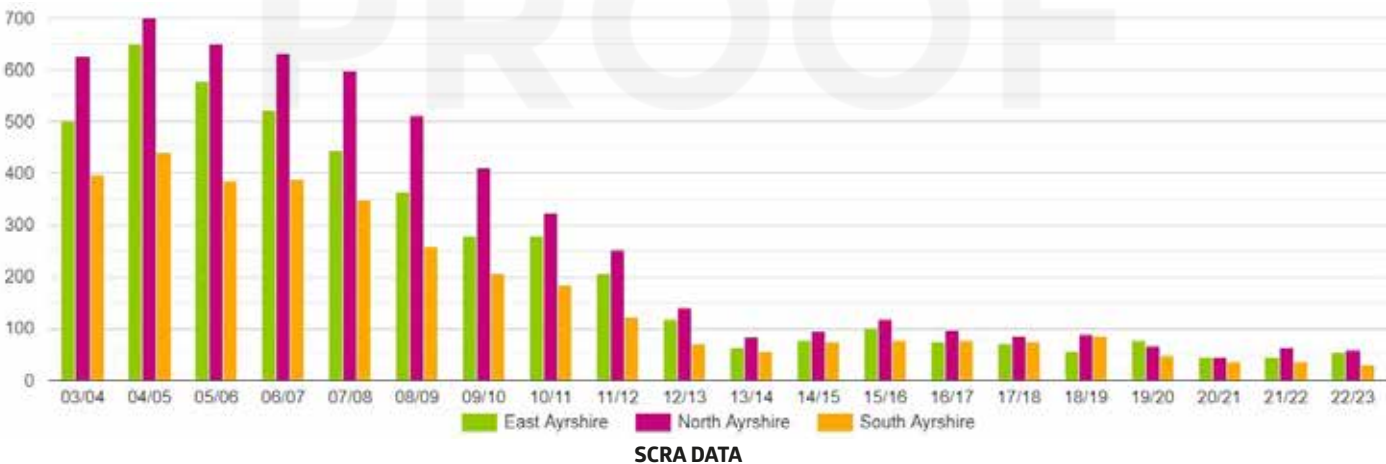
- Supported Mum and group member.

“It is nice to meet up and have a chat and get to meet new people.”

- Supported Dad and group member.

Young People’s Support and Transitions Team, HSCP

Our Young People’s Support and Transitions Team (YPST) offer support to young people involved in the adult justice system through court and bail support, undertaking Justice Social Work Reports and overseeing court-imposed orders providing age-appropriate interventions incorporating a holistic approach to meet the welfare needs and address the factors associated with them coming into conflict with law.



Through re-focusing on the Whole Systems Approach and with on-going support from the Children and Young Peoples Centre for Justice. South Ayrshire’s Youth Support and Transitions team has developed robust Early and Effective Intervention approaches and Youth Diversion from Prosecution. This has sustained low numbers of referrals, as compared to nationally and those other Local Authorities who are within the same Police Scotland Division.

The Children and Young Peoples Centre for Justice are supporting South Ayrshire’s YPST to enhance our rights respecting approach for Children and young people who come into conflict with the law, which will underpin the approach to the Children (Care and Justice) (Scotland) Bill. South Ayrshire are also in the process of becoming a host for a Youth Court, which will address offending while upholding the UNCRC in a rights-based approach.

Rights based approaches in action: a journey through the Justice system.

YP is a 17-year-old female who spent time in foster care before being adopted along with her brother and sister when she was 4 years old.

Initially YP had been allocated to the Young People’s Support and Transitions Team (YPST) to offer voluntary support to YP and her adoptive parents as at the time relationships were difficult between them and she was coming into conflict with the law. YP then left the family home once she turned 16. YP advised she was very wary of professionals and experienced several different workers throughout her life and felt let down by them.

Focused work was carried out over several months with YP which supported her with emotional wellbeing, triggers, supports and coping strategies. YP also engaged in sessions that covered consequential thinking and victim awareness. Through time she showed good insight into her actions and was able to reflect on her own experiences and how they have impacted her.

YP had originally been referred to the Youth Diversion scheme by the Procurator Fiscal for two separate assault charges, however she had a third assault charge (from the previous year) outstanding, and this required YP to attend court. Our team compiled a court report providing background information, stating YP had reflected with insight, and to explore potential sentencing options. Understandably this was a stressful experience for YP as it went on for several months. The sheriff agreed with our recommendation and remitted YP’s case back to the Children’s Hearing. This was a really positive outcome as it allowed YP to be supported in the children’s system and age-appropriate interventions to be undertaken to address the salient factors that contributed to her coming into conflict with the law. Supported by YPST; YP, her partner and his mum attended the Children’s Hearing and where no further action to be taken was agreed. They were satisfied with the work YP had engaged in and the insight she provided.

YP has not come into any further conflict with the law since completing the diversion work last year. YP recently gave birth to a baby, both baby and mum are doing really well.

Our next steps in The Promise Priority:

Work will commence in June 2024 to understand what plan 24-30 means in South Ayrshire and embedding this into all our work in South Ayrshire.

Section 10: Priority 2: Families



Beyond the timeline of the Whole Family Wellbeing Fund, in South Ayrshire we are committed to embedding holistic whole family support into all the work we do for families locally. The holistic whole family work of our Family Priority Group is a response to this and our local families telling us they need extra help to support children and young people in school, in particular our pupils who are currently care experienced or have previously experienced care.

We know that our processes generally work well in South Ayrshire, however parents, carers, young people

and practitioners want to easily access help or information about support locally. We have listened and the locality-based Priority Aims below seek to contribute to addressing this issue in South Ayrshire.

Priority Aim #1

You and your family will have access to information to help you identify the right support for you at the right time.

Accessible Whole Family Support in Action: Speech and Language Therapy

Through analysis South Ayrshire's Speech and Language team became aware that calls to their telephone helpline from parents residing in the Ayr North area of South Ayrshire were low in terms of correlation to the level of need understood to be present in the area.

Working alongside the local Early Years Centre and local families the team adapted their work bringing a whole family, relationship focused service to Ayr North to better connect with families. Support included drop-in sessions at the nursery at various times, parent training sessions, and family discussion or support which allowed for further support to be requested at the time if needed. All these changes allowed the team to reach more families locally and build those important relationships.

Successes:

- 25 families attended with multiple families attending several drop-ins over the course of the year.
- 8 families attended the parent training session with most reporting an increase in knowledge around language development following the session.

Next Steps:

- Continue to use learning from this work to inform family support in other local areas.
- Working alongside EYC colleagues to upskill them to support children on areas such as sound development.



Whole Family Support in Action: Barnardos South Ayrshire

In South Ayrshire Barnardos have collaborated on a whole family support approach alongside the Alcohol and Drug Partnership, RecoveryAyr, Ayrshire Council on Alcohol and YPST to ensure that there is no wrong door for families affected by substance use and that the whole family are able to access support that is effective for them.

Barnardos Family Resource Service supports with children and their families within South Ayrshire using relational, trauma informed practice to explore and address complex issues which impact on families.

- Parent, Child and Whole Family Supports offered within this reporting period include:
- Five to Thrive – promoting strong attachment between carer and infant.
 - Living Life to the Full – wellbeing support for parents
 - Self-care Group – enhancing mental wellbeing.
 - Family Time – holiday fun for families
 - LIAM – anxiety support for children
 - Therapeutic Bereavement and Loss – supporting children through loss.
 - Science Group – promoting peer relationships through learning.

"The young person became better at understanding what his emotions meant for them, where they came from and how to deal with them in a more positive manner. This supported a better atmosphere at home as the young person is now more able to approach mum or teacher to talk about what has been worrying or bothering them."

- Barnardos Family Aid Worker

Voluntary Action South Ayrshire (VASA)

South Ayrshire's Voluntary Sector delivered a successful, fun event for the full family. Local families attended the Cutty Sark to enjoy games and activities provided by a number of organisations.

The event was extremely well attended with over 2000 people enjoying the day. Services were also present to share more about supports available and free packed lunches were enjoyed by all!

Plans are underway to build on the success of this day and bring more free family fun opportunities to South Ayrshire!



Families Learning Together: Marr Cluster Family Learning Event

The Marr Cluster joint family learning event was held to offer advice, information and support for parents and carers on themes that they feel affect children and young people from P4-S3.

The evening offered a choice of workshops ranging from Numeracy and Literacy, Using Digital Technology to Reduce Barriers to Literacy, Neurodiversity in the Classroom, Managing Screen time, Mindfulness & Wellbeing and Keeping Myself Safe Online. These were supported by a range of partner experts including Speech and Language Therapy, Campus Officers and Educational Psychology colleagues.



As well as workshops, was an opportunity to visit the service Market Stall provided by the School Nursing and Immunisation Teams, NEST, South Ayrshire Reads, MICA H (waste reduction), South Ayrshire Advice Hub, Young Carers and many more.

The feedback from the event was very positive with one attendee describing the event: 'The marketplace area was brilliant. (Especially the tea and coffee!) All the staff were very helpful and knowledgeable in each workshop. A very well put together and thought-out event'. These events are happening across South Ayrshire and will continue to be led by the needs of communities and families.

Priority Aim #2

We will create and develop the 'Family First' model in South Ayrshire promoting preventative and early intervention strategies which are specific to each local area's needs.

The Family First model allows the needs of South Ayrshire's children, young people and families to be met through a joined-up, collaborative approach to children's services. Our Cluster Forums respond to individual need through referrals from schools, with 26 children and young people currently being supported by Family First. Multi-agency personalised plans in place and there is early evidence of increased engagement and attendance.

The Family First aim is to enable our clusters to further contribute to improved life chances for young people and collaborate effectively with colleagues placed locally to support them. Putting Families First and working alongside local families, our GIRFEC approach helps us to identify the support each child or young person needs to help to improve their wellbeing.

Another key priority is ensuring the right staff are in place to offer the timely support that families tell us they need. Support partners for our Family First model includes Education, Health and Social Care Partnership, Health, Thriving Communities and Third Sector agencies and third sector organisations.

There is early evidence that the Forums have enabled partners to have an increased understanding of different services' roles, encouraged collaborative community planning and provided a collegiate space to share knowledge and skills in order to plan tailored interventions for families.

Our multi-agency Cluster Forums meet every 8 weeks to plan and evaluate support for children, young people and families. There is also the opportunity to discuss community strengths and challenges, plan strategically to respond to community need and to share practice.

The Family First model has been implemented across 8 clusters, organised by the 8 secondary schools and their associated Primary schools – Ayr, Belmont, Carrick, Girvan, Kyle, Marr, Prestwick and Queen Margaret. The Family First model has been implemented in 3 phases and this phased approach has allowed opportunities to continually evaluate the model and make improvements throughout its delivery:

Phase 1 - October 2023 - Ayr and Marr Clusters

Phase 2 - January 2024 – Prestwick and Queen Margaret Clusters

Phase 3 - April 2024 – Kyle, Belmont, Carrick and Girvan Clusters

The **Whole Family Wellbeing Fund** has supported the implementation of this model through funding for a key Family First Inclusion Co-ordinator with responsibility for leading on this important work. This has allowed the model to be driven forward with focus and consistency.

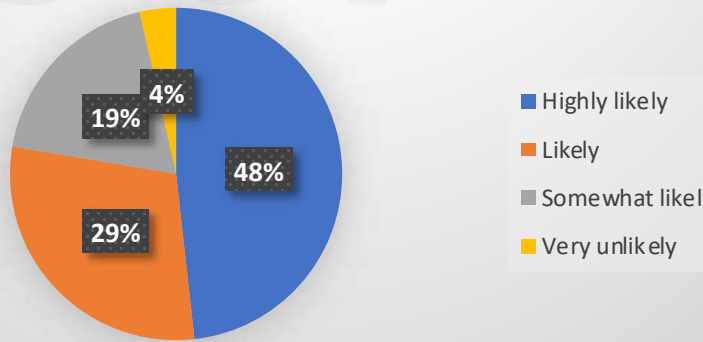
During year one of the cluster model our focus was on 3 key priorities improving attendance, reducing exclusions and supporting transition. These areas are local and national priorities and are the key focus for all our schools.

The positive impact of this approach can be seen particularly in phase 1 and 2 schools where the model is more established. Cluster Forums have identified key themes within their communities and are working collaboratively to plan initiatives and events to respond to the needs of the community.

Small Steps to Wellbeing

Our Small Steps team in South Ayrshire consists of a Social Work Team Leader, Social Workers and Family Care Workers. Small Steps are integrated into, and are a vital part of, the Family First model. Focusing on relational approaches to build on family strengths, the Small Steps team are greatly contributing towards better life chances for our children, young people and families.

Prior to support being received, referrers were asked to rate likelihood they would refer to social work without the support.



Reflecting on Small Steps Success this year:

Of 81 young people 88% have no further social work involvement within the first months, 3 have received a referral into Initial Response Team and 6 were referred directly to Locality services from Small Steps.

Within 3 months (of 47 young people) 92% of young people supported have received no additional social work input, 3 have received a referral to Initial Response with only 1 being referred for support from locality social work teams.

Within 6 months, 78% have received no further referrals into social work services, 2 young people were referred to our local Whole Systems forum for coming into conflict with the law and 1 young person re-engaged with Small Steps as support with diversion. A further 1 young person re-opened to the service to provide additional scaffolding support.

The Family First model in Action:

L is in S1 enrolled at a local secondary school but had stopped attending school. Through Family First, he now has an individualised timetable in place with various supports he believes will help to enable him to manage the school day. L had strong relationships in his Primary School and the creativity of the forums allowed a plan to form whereby he is currently attending his former Primary School on a weekly basis. Whilst there he is getting support for his literacy.

Family First supports L for two sessions per week where he is volunteering within the Primary School to gain a Saltire Award in connection with Thriving Communities. He has benefitted from accessing the outdoors to increase physical health and wellbeing. By having a flexible approach, Family First is able to support L by following some of his interests outdoors. He is supported to attend the nurture group at school and is building new relationships with peers and takes part in all activities. L enjoys being part of the group and reports feeling included.

L has joined the Sea Cadets which has helped build his confidence and making him more resilient. This group is having a positive impact on L and providing him with the opportunities and skills for lifelong learning and work. L has started hillwalking and Munro bagging with a family member which is good for his wellbeing and wider achievement.

He is really proud of his achievements this year!

Quotes from Family First:

"Before working with the Family First Teacher I would never have imagined that I could have got any qualifications or that I would want to go to somewhere like SASkA to learn even more".

- D, S3 Pupil

"It's been a long road, but I am glad to see him happy again".

- Mum of pupil supported by Family First

"N is more confident in her abilities and is willing to try more tricky tasks. Yesterday she read a whole passage herself, with only a little assistance from myself, and didn't give up when she struggled with a few words. Hopefully, we can continue to build on these successes."

- Family First Teacher

"D gradually added classes to his timetable and now attends 7 classes a week as well as sessions with myself and the school councillor. D has gone from not attending any classes to an almost full timetable. His attendance has improved greatly to 87.5% and it has been lovely to see his confidence grow each week."

- Family First Support and Development Worker

Our next steps in the Family Priority:

- Plans are taking shape for a family event for P3 – S3 pupils which showcase the local supports through a service marketplace and includes workshops for families providing information on a variety of themes.
- A community safety day is being developed to provide education and supports for children and young people with a number of workshops to plan summer activities based on their interests.
- Clusters plan to utilise the forums to further support transition arrangements from P7 – S1, acknowledging the importance of transition support to families locally.
- We will use Family First Forums to collate information on services in each locality.
- The group will create a wider map of services with information from, VASA, Lets, South Ayrshire Connections and a variety of other providers. We will focus initially on 2 areas within South Ayrshire. Information will then be shared for planned events, for example our HSCP Wellbeing event in 2025.
- We will continue to further engagement with parents/carers to establish services they need.

Section 10: Priority 3: Included

In South Ayrshire families have told us that opportunity of help at the point where they have a concern that their child may have an additional support need would be beneficial and awaiting diagnosis before receiving support is not helpful. In our local schools we see an increasing number of children and young people assessed as having one or more additional support need.

The table below shares the percentage of pupils in South Ayrshire who have one or more additional support need recorded, which continues to in (at end of May 2024)

	At start of last plan 2019/2020	Academic Year 2022/23	Academic Year 2023/24
Early Years	5.6%	10.8%	11.8%
Primary	17.6%	20%	21%
Secondary	12.8%	16.5%	20.1%

Priority Aim #1

By 2026 all educational establishments in South Ayrshire will be on the journey to achieving Communication Friendly Environments as part of the South Ayrshire Reads strategy

South Ayrshire Communication Friendly Environments (SACFE)

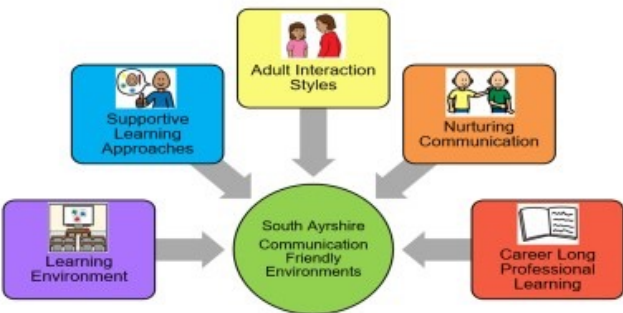
A cohort of thirteen early years centres, eleven primary schools, one secondary and one specialist provision were selected to take the first year of this work forward. The Communication Friendly Environments team have aligned with South Ayrshire Reads to include quintile one establishments and stand-alone nurseries within the first year.

Successes:

- The South Ayrshire Communication Friendly Environment pathway and Self-evaluation Tool focuses on five foundations as shown in the diagram.
- Within the period September 2023 – April 2024, the majority of Year 1 establishments are on the journey towards achieving either their first or second foundation badge.
- Launch sessions have been delivered to these establishments and all establishments were guided to focus initially on the Learning Environment.

Three establishments have now achieved their Learning Environment Badge, with another establishment Badge Visit scheduled for June. One establishment are very close to achieving their Supportive Learning Approaches badge.

Other establishments out with the Year 1 cohort have expressed interest in SACFE, and they have been supported to begin their communication friendly journey. A Communication Champion network has been established and will continue to be developed.



Next steps:

- Moving towards Year 2, joint planning is underway to reframe the launch sessions to align with South Ayrshire Reads launch sessions.
- Year 1 establishments will continue to be supported, as well as relationships with Year 2 establishments being forged.

Priority Aim #2

To close the reading achievement and attainment gap between the most and least disadvantaged in South Ayrshire to enable them to participate fully in their learning, feel included and confident and, contribute effectively out with school and beyond.



Improvement in Action: South Ayrshire Reads

South Ayrshire Reads is an

ambitious, focused, long-term plan to effectively develop the reading skills of all learners in a consistent, sustainable way through high-quality pedagogy. Our strategy prioritises relevant professional learning designed to help all education staff implement best practice through a culture of shared knowledge, collaboration and enquiry.

Our STRATEGIC AIMS are:

- To develop confident and skilled readers in South Ayrshire with a lifelong love of reading and the confidence and tools to access all aspects of education, culture and society.
- To support and develop all education staff in South Ayrshire to implement best practice through a culture of shared knowledge, collaboration and enquiry.
- To promote the implementation of excellent reading curricula and planning in schools and early years centres which prioritise best practice, challenge and adapted reading instruction for children with additional support needs.
- To gather, use and analyse data effectively to drive change and improvement in children's reading skills, reading confidence and reading attainment.

South Ayrshire Reads Successes:

- Evidence shows almost all primary education staff across South Ayrshire now have a deeper knowledge and understanding around the Six Components of Reading.
- All education staff have had the opportunity to share practice, ideas and collaborate with colleagues and stakeholders locally.
- All teachers in Phase 1 schools have engaged in Bespoke Professional Learning sessions, which align to their school context and demographics. These sessions focus on phonological awareness, phonics and fluency and incorporate planning, delivery and assessment.
- Almost all parents of learners in Phase 1 schools have been offered an information session on how to support their child with their reading journey.
- All EYC staff have had the opportunity to attend professional learning on Foundations of the Science of Reading and the Early Literacy Toolkit/Phonological Awareness session.
- Almost all EYC staff agreed that they now have a deeper understanding of phonological awareness following the Early Literacy Toolkit session.

Collaboration in Action: South Ayrshire Reads and Ayr United FC

8 ambassador schools are in place – with two planned visits from Ayr United players across the year who engage in a range of whole-school assemblies, reading stories to classes and working with smaller groups.

Ayr United engage pupils with the club by sharing free tickets for games when they visit the individual schools.

Kids’ Takeover day in March 2024 saw a full day at the club where the children assumed different roles on match-day. Parents had tickets for the game on the day to encourage family time.

3 children who won our story competition attended an Ayr United training session then had food with the players.



Collaboration in Action: Reading in the Net (Education and Thriving Communities)

A local Primary School and our Active Schools team came together to collaborate on a project to engage pupils around literacy and reading by tapping into their love of football.

‘I found all of reading tricky.’

‘I found blending sounds hard.’

This collaborative reading work aimed to support a small group of P6 children with a keen interest in football, who felt they would benefit from some extra help to engage in literacy and reading tasks. This work aimed to increase enjoyment for reading and to support in aligning them with their peers in terms of reading age and attainment in literacy. Kingcase Primary School invested in over 50 football related texts, both fiction and non-fiction to support ‘Reading in the Net’ work.



During the first half of the session the pupils are supported by their Active Schools Coordinator with some football-related reading in the library. Pupils are also encouraged to share a little bit about their book and are supported 1-1 to read out loud. This reading work is then followed by the opportunity to engage in a game of football after reading was complete. Football is also used as an opportunity to promote values professional footballers would follow, encouraging good teamwork and communication skills.

This work further links to other initiatives throughout the week with the schools “Reading in The Net” programme, where pupils complete literacy activities relating to the books they are reading with their Active Schools Coordinator.

What this meant for the pupils:

For pre-measure and post-measure data, the children were assessed using the Accelerated Reader STAR assessment. The first assessment was completed in September 2023 and the second assessment in January 2024. In a four-month period, the children made **significant gains** in their standardised score, their reading age and their oral reading fluency scores.

In a pre-intervention survey the majority felt that they did not enjoy reading. Following this work all children in the group reported that they now **enjoy reading** and all children feel that working with their Active Schools Coordinator is **improving their reading**.

“The boys are motivated by being part of this group, helping them to build a positive relationship with reading.”
- Teacher

“The project has been a real success. It has been great to see the boys so engaged with their reading and to hear of some of impact the sessions are having with reading scores and literacy engagement has been amazing!”
- Active Schools Coordinator, Thriving Communities

Priority Aim #3

Everyone in South Ayrshire will have the opportunity to access appropriate information and engage with high quality training to support children’s language and communication development. In South Ayrshire we understand the importance of language and communication skills to enable our children to thrive in all areas of their lives. Teacher Talk training supports and encourages language development in early years settings. It supports the early years workforce to use everyday conversations, play and routines to promote communication and social development of all children. In South Ayrshire we are progressing towards our aim that All Early Years Practitioners in South Ayrshire will have completed Teacher Talk training by June 2025.

Successes:

- Three in-service training events have taken place with approximately 60 staff attending each.
- Screens awareness week was developed in March 2024 and will now be embedded in the Public Health calendar. This initiative was particularly well received by education staff when presented to Head Teachers in March.

Next steps:

- Teacher Talk training will continue into 2024/2025.
- Training has been arranged with foster carers in Summer 2024.
- We will further embed and promote Screens Awareness Week in 2025 and beyond.

Screens Awareness Week

18 – 22 March 2024

Spark a change for children, young people and their families

Screens awareness week aims to raise the profile of the impact screen use has on child development, health and well-being.

Increased screen time:

can cause less time sleeping, poor sleep quality and excessive daytime sleepiness for children and young people

can cause lower levels of fitness and greater risk of obesity in children aged 0-18 years

can cause low mood and low self-esteem in children aged 0-18 years

can impact negatively on social skills and behaviour in children aged 0-7 years

can impact language development when used during the early stages of a child’s life

Is associated with a smaller vocabulary in children aged 2 when parents or carers spend long periods of time watching TV or on other electronic devices

Screen awareness week is an Ayrshire wide campaign led by Speech and Language Therapy, NHS Ayrshire & Arran’s Public Health team in collaboration with the Health & Social Care Partnership’s in East, North and South.

Scan the QR code here and tell us what activities you are planning without screens.

Children’s Services Annual Report 2024-25 35

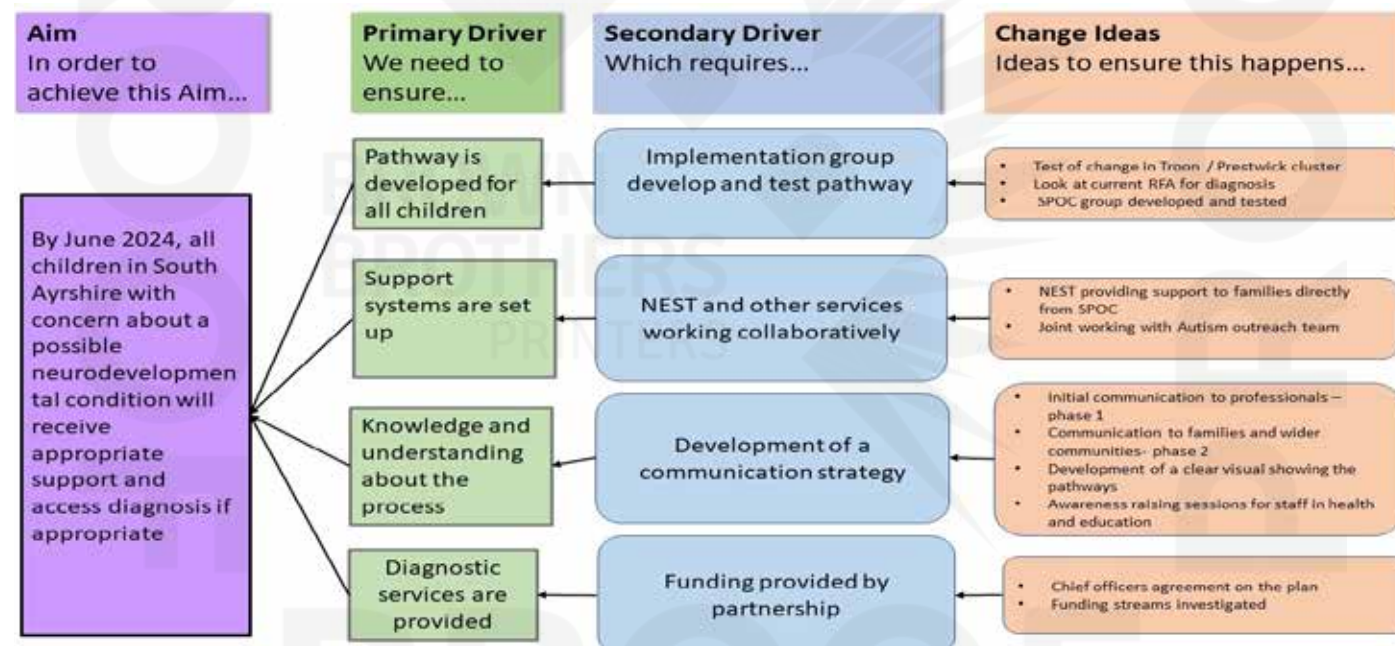
Priority Aim #4

By September 2024, all children in South Ayrshire with concern about a possible neurodevelopmental condition will receive appropriate support and access diagnosis if appropriate.

A neurodevelopmental working group was set up across South Ayrshire in November 2023, with a larger reference group having oversight of this work. The working group meet fortnightly to drive this work forward. There is also a referral screening group which meet fortnightly conducting a test of change looking at referrals in Troon and Prestwick, aimed at increasing the number of families of children with a neurodevelopmental concern or awaiting diagnosis accessing support prior to diagnosis. Data from this is now being tracked and analysed for ongoing improvement prior to wider work progressing to expand this offer.

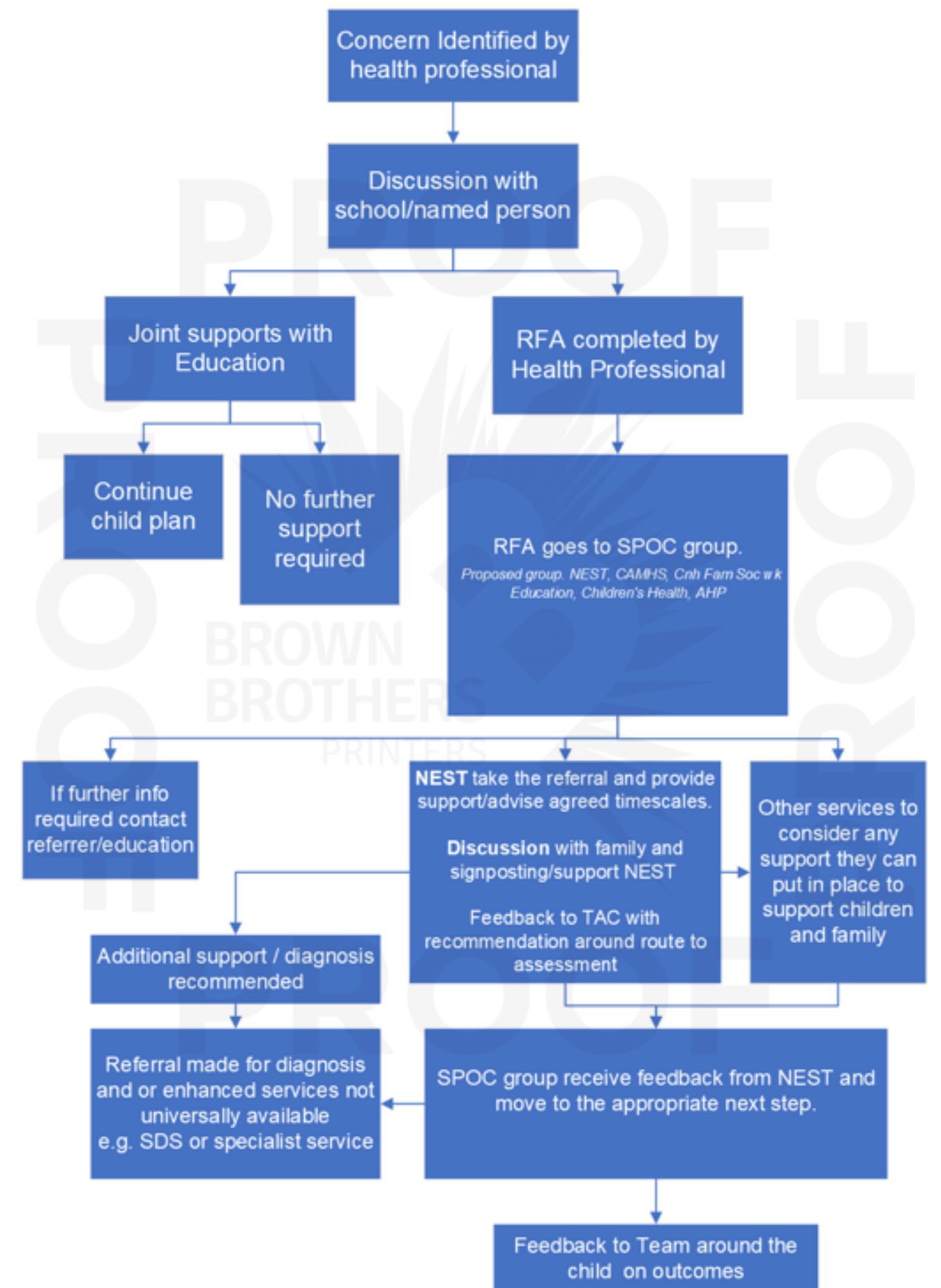
In South Ayrshire we understand that there will also be some children for whom diagnostic services are required. We are currently considering how best to provide this within this new work and a communication was sent out through schools to all parents and carers to keep them up to date with what is happening locally during this time of change.

The driver diagram for this work is below which shows the aim, drivers and tests of change being planned:



There are currently 2 pathways which are under development and drafts of these are included below:

Health Pathway





Priority Aim #5

The level of speech, language and communication concern at 27-30 month check will reduce by 10% across South HSCP by March 2026

Progress so far:

An improvement project has commenced within Maybole and Girvan areas, to provide health visiting service early intervention and support to families, between 8-month check and 13-15 month developmental assessment with an identified communication concern. These early intervention strategies should support development and in turn contribute to improving communication outcomes by 27–30-month assessment.

Next steps:

- Learning from this project will be analysed and consideration will be given to the expansion of this project across all of South Ayrshire.
- Multi-agency PEEP training, including Health Visitors and Speech and Language staff, will take place in September 2024 to support the promotion of early communication across the workforce. This includes training in Antenatal PEEP and the Learning Together Programme, coordinated to impact families in Girvan and Ayr North – two of our most deprived areas.

Priority Aim #6

Carers and education professionals have access to high quality training to enable them to identify potential indicators of Developmental Language Disorder and implement effective supports by June 2026.

Progress so far:

We understand this need for this to be high quality training. This year has been about understanding what families need and exploration of resources available. The National Association of Professionals concerned with Language Impairment in Children (NAPLIC) and Raising Awareness of Developmental Language Disorder (RADLD) resources will provide us with evidence-based tools that we can use to create our training.

We continue to further and value relationship with the Ayrshire based Neurodevelopmental Empowerment Strategy Team (NEST). NEST help people and their families who live with Autism, ADHD and FASD in Ayrshire to feel more in control through supporting better understanding. NEST are keen to collaborate on this priority in order to make the training accessible to parents and carers.

Next Steps

- The Included Priority group will explore opportunities with NEST around collaboration and understanding what families need.
- The first draft of training will be created in 2024/2025.

Section 10: **Priority 4: Voice**

Truly embedding and respecting Children's Rights is a key part of South Ayrshire's approach to the delivery of services outlined within our Children and Young People's Services Plan. The Children and Young People (Scotland) Act 2014 ensures that children's rights are realised and that they properly influence the design and delivery of policies and services. Our Voice Priority aims to do just that!

Children's Rights are driving forward the way in which we plan to work better together as community planning partners. Article 12 of the UNCRC tells us that children and young people should have their say when adults are making decisions that affect them and their opinions are taken seriously.

Priority Aim #1

During 2023-26 we will demonstrate our committed to proactively promoting the rights of children and young people across South Ayrshire.

Youth Voice – Youth Council and Youth Strategy

Our Voice Group, partnered with young people have been pro-active in identifying and taking action to overcome structural and individual barriers to participation within Youth Voice.

Data and information gathered from the 2022 'Have Your Say' Survey and further focus groups identified existing and emerging needs to review priorities to improve opportunities for young people. In order to make decisions at a strategic level and have a voice and influence in services that affect young people.

Between 2023 to early 2024 there have been a range of interactive consultation events and roadshows to gather views of children and young people.



This approach has ensured there was a variety of accessible settings to gather views of young people to help shape the new Youth Council and Youth Participation Strategy that will be published in 2024/25.

Activities delivered were fun and interactive to suit the needs and styles of young people participating.



The newly established Youth Council is informed and developed together with 700 local young people, with young people having a say on the final representation members and of the election process. Young people are involved in all steps from the final decisions of the setup to the delivery of the promotion and selection through a democratic vote.

The Youth Council expression of interest opens in May 2024, with a ballot and celebration following.

Through partnership and collaborative working this new approach will ensure the voices of young people influence service design across services.

Quotes from young people:

"I really enjoyed the event with friends, there were really good questions asked to the panel and I found the event very informative"

"I like that we got to express our views to others. But at the same time also listen to their input whilst receiving a professional opinion"

Integrated Equalities Impact Assessments

To allow South Ayrshire Council to increase opportunities for effective collaboration, and to also ensure that key local and national priorities are part of the decision-making process, a new Integrated Impact Assessment (IIA) has been developed for roll out in 2024.

Our South Ayrshires Integrated Equalities Impact assessment (IIA) was developed to include The Promise, Child Rights and Wellbeing, Trauma Informed Practice, Our Ageing Population, Health and Wellbeing and Rurality. Within the IIA we have recognised 'Care' as a protected characteristic specific to South Ayrshire Council, anyone introducing new policies, procedures, strategies, projects, and financial decisions whether working directly or indirectly with young people and their families will have to consider the Promise and acknowledge care as a protected characteristic as core to all new initiatives.

South Ayrshire Health and Social Care Partnership (HSCP) will join South Ayrshire Council in adopting the new Integrated Impact Assessment. This reflects the HSCP's commitment to equalities as set out within the Integration Joint Board's Strategic Plan 2021-31. The IIA will consider the following areas:

- The impact of the proposal on different communities and groups of people;
- Whether we are meeting the legal requirements in terms of Public Sector Equality Duty and Human Rights;
- Whether we are meeting the legal requirements of ensuring that we are actively considering how we can reduce inequalities of outcome caused by socio-economic disadvantage (the Fairer Scotland Duty);
- Whether we are meeting the legal requirements of assessing whether there is an impact on children's rights United Nations Convention on the Rights of the Child (UNCRC);
- How the proposal will support our rural communities;
- Recognising the impact that trauma can have on people's lives and our steps to becoming a trauma information organisation; and
- Our commitment to The Promise that care experienced children and young people will grow up loved, safe and respected.

Next Steps for our IIA

- The IIA has undergone a period of testing from December 2023 to April 2024, and following the testing phase some minor amendments will be made to the structure of the IIA prior to commencing roll out during October 2024 to March 2025. This will be supported by the development of an online learning module, briefing sessions for staff and elected members and the provision of direct support for Services on the completing of the IIA.

Priority Aim #2

Childrens, young people, carers and families will have the opportunity to express their views and opinions ensuring their voices are heard.

Thriving Communities CLD – Locality Youth Voice Groups

Through the 'Have Your Say' and 'Social Media' survey and further focus groups, Community Planning partners now have an improved and shared understanding of how young people wish to have their voice heard, communicated and how information should be shared.

The consultation highlighted that young people would prefer to be part of local youth voice groups to engage in youth voice relating directly to their community/area they live in.

As a result Thriving Communities have now currently set up various local Youth Voice Groups and through these platforms young people's views and opinions are better heard to empower and support in advocating issues that affect their lives

The groups take place in the following localities:

- Ayr North
- North Carrick
- Glendoune
- Plans are in place for Prestwick and Troon and Ayr South

The local Youth Voice Groups are open to young people aged 11 years up, to informally meet every fortnight with a mix of fun interactive activities to support building relationships and opportunities to have a say and influence within their community.

Young people participating so far have been involved in developing new facilities in their area (local Skate Parks), planning and fundraising for the local youth activities available in their area, planning South Ayrshire wide events or local fun days and part of research and having a say on the refurbishment of local Youth Centres.

The North Carrick Youth Voice Group was involved in the development of the new Skate Park in Maybole. The young people created and carried out a consultation with over 300 young people across North Carrick and collated and presented the results. Construction has now finished and the final design was directly informed by young people. The group are now planning a Graffiti Art project and launch event.

This group have also contributed towards South Ayrshire wide events such as Bounce and Question Time.



You can follow this link or the QR code below to find out more about what is happening in our Maybole Youth Voice Group.



Pupils and Education Welfare Officers have created a Virtual School Pupil Council, including eight pupils from across various schools, all with experience of care. The Pupil Council meet fortnightly to discuss matters of importance to them. They have met with the UNCRC Lead in South Ayrshire to discuss areas of development and are working on what they feel would improve educational experiences in schools.



Bfriend's primary objective is to offer befriending service for young people aged 8-18 who are socially isolated within South Ayrshire. Recognising the importance of giving young people a voice, Bfriend have introduced a young person's committee 'BeYou' who meet 6 times per year to contribute their views on the Project, it's values and help plan activities for the future. Young People's views have supported to adapt leaflets, events and the website.

Priority Aim #3

Co-designing with young people in South Ayrshire.

South Ayrshire Youth Awards

The South Ayrshire Youth Awards took place on 17th April 2024 to recognise and celebrate the achievements of local young people aged 11 to 25 years across South Ayrshire.

The planning and delivery of the awards was completely youth led, with 100 young people from local youth clubs participating in a survey to vote on the theme/categories and entertainment.

The youth led planning group included 18 young people, including youth volunteers and members from locality groups who designed the nomination form, category descriptions, invites and decorations.

The ceremony was a fun and vibrant experience for the 80 young people who attended the event. The locality youth voice groups made an amazing effort with designing the neon themed decorations and co-hosted and presented the awards to their peers.

Young people were recognised across a variety of categories including volunteering, mental health and wellbeing, community service, skills and development, digital and arts and culture.

The Overall Young Star Award was chosen by the audience with 189 votes cast.

The feedback from partners, elected members and young people was extremely positive. There was a wide representation of young people across South Ayrshire demonstrating the impact that young people have in our communities.



Young people's comments:

"I loved it so much – I had to talk – I was petrified – everyone is so kind."

"It was the best day I had in a long time."

Say It Out Loud

The Say It Out Loud Award supports local young people to develop meaningful programmes, activities and resources that are well matched to learner needs. Young people taking part in the award have a say on sufficient decisions relating to improving mental health support available within their school; this includes creating key initiatives to reduce barriers felt by local young people.

All young people participating gained valuable skills to set up Mental Health Wellbeing (MHWB) Committees within their School/Community and to become MHWB Ambassadors. Effective foundations have been laid to support MHWB Ambassadors to gather views of their peers and identify key areas to lead programmes and shape the MHWB action plans and policies.

Through the use of evaluations and consultations majority of young people participating within the SIOL award reported an improved understanding and awareness of their rights, felt their rights are respected and supported, and are participating in positive opportunities to build friendships and join new groups. Video evidence reported that the role of Mental Health Ambassadors have helped young people feel more comfortable to talk about their feelings/concerns, increase understanding of their feelings/emotions, improve knowledge of support available and feel more calm in school environments and hall ways.

- 15 Primary Schools and 5 secondary schools registered with SIOL Award taking a whole school approach in order to promote mental health effectively.
- 9 Schools achieved and evidenced meeting the needs of the 8 principles of the Scottish Government Whole School Approach to Mental Health and Wellbeing.
- 5 Schools completed level 2 of the Award and working towards level 3 (2 Primary and 2 Secondary).
- Over 150 young people skilled in becoming Mental Health Ambassadors.



Wee Carers Voice Network

Due to the significant increase in the number of known young carers in primary schools, we prioritised establishing a voice group for their age and stage. The first meeting was a weekend away at Honeypt House where we reviewed the new Wee Carers Statement, the Young Carer Strategy and priorities in relation to primary aged children. The children had lots of fun over the weekend and made new friends, as well as providing their valuable insight, views and ideas.



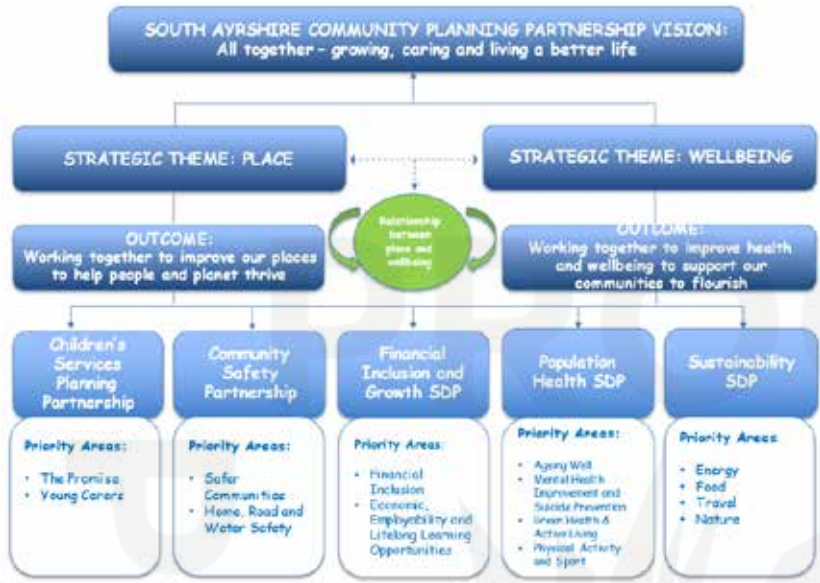
Wee Carers Movie

Work has begun on the Wee Carers movie. We have held multiple sessions with primary aged young carers to discuss their experiences, thoughts, and feelings on caring. Three fictional stories have been written based on this and two have already been filmed. Two of the young people involved in The Weekend movie have been assisting as peer mentors and we plan to have another Night at the Oscars event to launch this which will be hosted by the children involved in the project. The film will then be disseminated to primary schools with an information package for them to share with all primary aged children.



Community Voice in our Local Outcomes Improvement Plan

Local Outcomes Improvement Plan 2024-2029 - South Ayrshire Council (south-ayrshire.gov.uk)



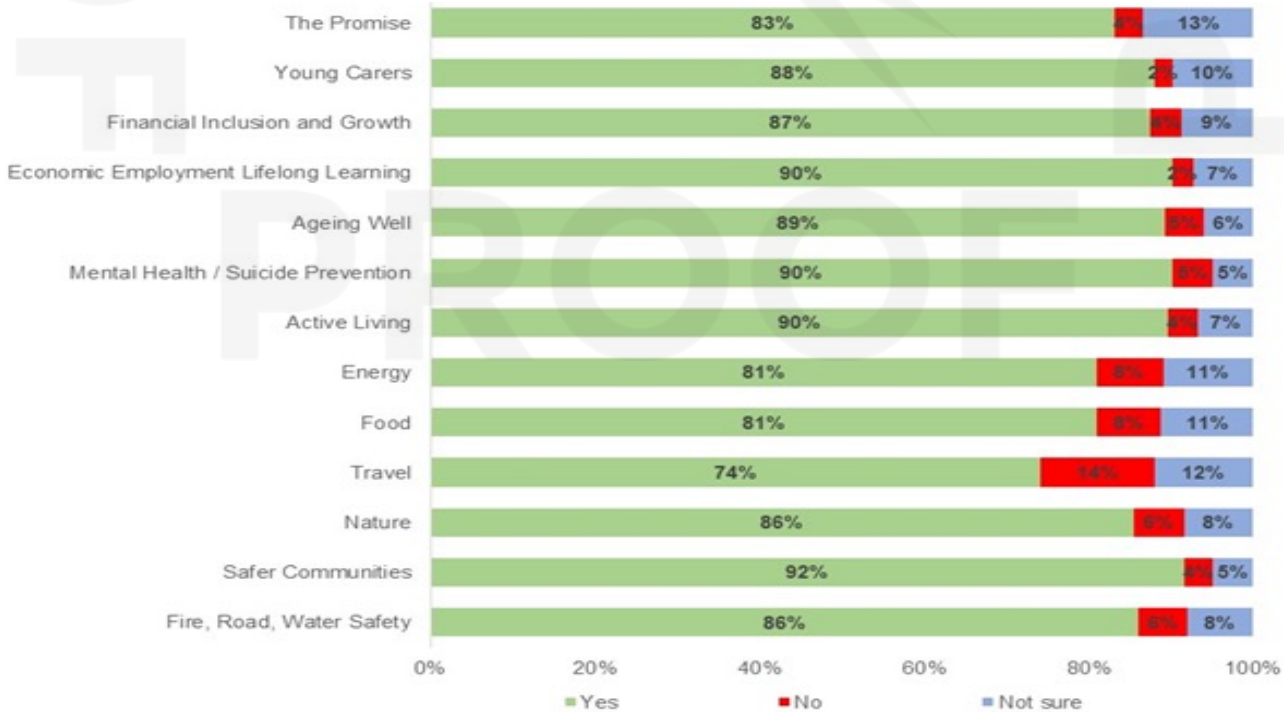
Extensive progress has taken place over the past year to develop a final draft of the new Local Outcomes Improvement Plan. Each of the SDPs, with support from the SDP Chairs Executive, has had an instrumental role in agreeing priority areas to be put forward.

Two strategic themes emerged from the development process which were agreed as the area of focus for the LOIP – these themes are Place and Wellbeing. These have been influenced by the national development of place and wellbeing outcomes, an understanding

of the connection between places and the impact that this has on the wellbeing of our communities, families and environment, and a move by Community Planning Partners to incorporate wellbeing as an area of focus within strategic plans and operational activity.

In November 2023, the Community Planning Executive approved the high-level strategic themes and priority areas to proceed to public consultation. To support the process, Consultation Plan was developed in line with SAC Community Engagement Strategy – this plan also incorporated the completion of a consultation mandate form.

The consultation opened on 22nd January and closed on 29th February 2024. It was shared via an online survey, papers copies were available from libraries, and attendance at community events/ meetings. A total of 367 responses were received, where findings have shown a high level of support with agreement given for all the priority areas proposed:



Child and Community Voice in our Child Poverty Work

Child Poverty 2024-2029 - South Ayrshire Council (south-ayrshire.gov.uk)

From the outset of the development of the Child Poverty Strategy, steps have been taken to ensure that partners from representative organisations have been included in the engagement work undertaken as part of the development process. Public Health Scotland has played a key part in leading and facilitating sessions with partners and engaging with those who have lived experience. Strategy development has been supported by a core working group which comprised officers from Public Health Scotland, South Ayrshire Council and NHS Ayrshire & Arran (Health Improvement).

As highlighted within the strategy, Public Health Scotland and the CPP have carried out an in-depth strategic needs analysis to help establish a mapping of services for priority groups living in South Ayrshire.

A number of workshops were held with a group of multi-agency representatives who all have an active role to play in reducing child poverty across South Ayrshire – these workshops were held over a number of months with a focus on: ‘understanding local need and understanding our processes’ (May 2023), ‘systems and data driven approach’ (June 2023) and finally ‘understanding the system’ (October 2023).

At the beginning of 2024, Public Health Scotland, along with the CPP, facilitated two ‘Lived Experience’ workshops for low-income parents and carers in South Ayrshire. The first workshop was hosted in an urban area of Ayr, representing an area of high deprivation receiving intensive resources. The second workshop was in a rural village in the south, 11 miles from the nearest town.

The purpose of the workshops was to help inform the development of the Child Poverty strategy in South Ayrshire by understanding local families’ experiences, priorities and thoughts on the current system of support.

How Good is our Youth Work

SAC Thriving Communities are committed to continuous service improvement through rigorous self-evaluation. Using our internal Youth Work Quality Assurance Framework and the Education Scotland “How Good Is Our CLD v4 Self Evaluation Framework”, this report appraises the impact Youth Work has on young peoples’ lives in South Ayrshire.

This three-year comparative report is based on statistical information gathered for the 1st July 2020 to 30th June 2023. The data includes work in primary and secondary schools, community-based youth work provision and holiday programmes.

Section 10: Priority 5: Healthy

Health and Wellbeing is consistently raised by our children, young people, families and services alike as their highest priority for improvement. Our key focus in South Ayrshire is to support our infants, children and young people to thrive and have the best possible life chances. To do this we know we need to create a caring culture where emotional and physical wellbeing is promoted.

Progress overarching all the Healthy Priority Aims:

At the start of session 23-24, a local Personal, Social, Health and Economic Education (PSHE) steering group was formed consisting of at least one Principal Teacher of Guidance from each of our eight secondary schools. The aim for the group was to pull together common themes which were causing the biggest worry for young people and then create PSHE overviews for each school. In doing so, we hoped to better involve partners from health, social care and Police Scotland in the delivery of these key themes and to refine the PSHE programmed being delivered. We decided to start with the S1-S3 year group.

Initially, the group considered key documentation such as the Health and Wellbeing Census Scotland and the local Police Scotland Summary report. Considering these documents and also the expertise of our guidance colleagues in education, the following themes emerged as key priorities:

- Vaping
- Resilience and anxiety
- Substance Use
- Sexual Health
- Healthy relationships and consent
- Body Image and confidence
- Personal Safety

Each school has now created a clear overview for their S1-S3 PSHE programme which clearly identifies the key themes mentioned above and the time of year this will be delivered in school. This has now been shared on the Healthy Sub-Group Teams Page so that all partners will be able to see this and offer support to schools for the delivery of programmes. This work overarches all of the individual aims of the Healthy Priority, supporting and promoting the collaborative work of all aims.

Next Steps for this work:

- Collaborate with young people from each secondary school to take part in our vaping campaign.
- Develop a ‘Smoke Free Schools’ Local policy
- Sharing of PSHE overviews with Police Scotland and Wider agencies
- The group will continue to meet with the key aim of enhancing the well-being and education of young people in South Ayrshire schools.

Priority Aim #1

To reduce the prevalence of vaping and tobacco use in Children and Young People.

Progress:

Our South Ayrshire steering group has conducted the Scottish Government Vaping survey in their own departments and reviewed the new resources from Scottish Government. Links were made with our local Thriving Communities link and plans are ongoing for a video campaign next session, featuring young people from South Ayrshire Secondary schools which can be shown in schools.

Actions agreed as highlighted with the new RHSP update including development of a "Smoke free schools" policy and support for schools from NHS and partner agencies.

Next steps

- Work will commence to progress to develop "Smoke Free Schools Policy" in conjunction with Education.
- A multiagency training plan will be developed on "Reducing children's exposure to second hand smoke" and "Very Brief Advice" (raising the issue of smoking and vaping and signposting) including services such as early years education, child minders, foster carers, health visitors, Social workers, residential care staff, Small Steps nurture workers and Family First development workers teams.

Priority Aim #2

To improve the mental health and wellbeing of Infants, children, young people and their families through prevention and early intervention activities.

Infant and Perinatal Mental Health

In South Ayrshire - the promotion of good mental health through a focus on family wellbeing and positive attachment is provided by Health Visitors and Family Nurses through the Universal Health Visiting pathway and Family Nurse Partnership programmes. Where concerns are identified, targeted support may be accessed through a number of services including-

The NHS Maternity & Neonatal Psychological Intervention Service (MNPI) also provides support through clinical psychology intervention to support women who have experienced recurrent miscarriage, still birth, neo natal loss, traumatic birth, diagnosis of a foetal anomaly, a baby being cared for in the Neonatal Unit or psychological difficulties which directly impact on their ability to receive maternity care.

The NHS Perinatal Mental Health service provides support to women where referrals are received from health professionals involved in their care during pregnancy and following birth where the woman has a severe mental disorder or is at high risk of severe postpartum mental illness.

Progress in this priority:

- An event took place in April 2024 on Perinatal and Infant mental health attended by the SA Health visitors and health visitor support workers. The presentations covered updates on the services, common case-based scenarios and referral pathways.
- All HVs have been provided with the 'Red Flags' voice of the infant document to use in their assessments of infant mental health.
- An Infant Mental Steering group has been established with representation from services. These include three Health Visitor IMH/PMH champions. Their role is to disseminate information to teams.

Next steps for this aim:

- The Ayrshire wide Infant Mental Health Service "Mini Minds Matter" which was launched in April 2024 will be available for infants and children from 0-3 year olds. Supports will be provided through the following phases:
- Phase 1: Phone consultation service available for staff (available May 2024).
- Phase 2: Therapeutic sessions to be offered to families (this will be available soon).
- The Infant Mental Health Team plan to offer Bitesize awareness sessions to staff on the therapeutic strategies they use with families and how to use the Red Flags document effectively.
- Work on all of these areas will be shared with the wider workforce to share learning and promote prevention and early intervention activities and awareness of targeted/specialist supports.

Mental Health Support in Action: Ayrshire Cancer Support

Ayrshire Cancer Support offers a range of services to support children and young people aged 5-25 years old, and their families. Where there are younger children in the household, we are also able to offer whole family support.

Offers include:

- Therapeutic one to one support including counselling and creative activities.
- Support in schools and other community settings
- Drop in support, therapy rooms and group spaces will be available on the completion of the centre's refurbishment.
- A well-established peer support group, fortnightly after school and is an opportunity for children aged 5-12 to come along and participate in fun arts and crafts activities, along with other children who have a shared experience of cancer in their life. Parents and carers come along too and have an opportunity to connect with one another in an informal way.

In addition to this we also offer peer support sessions for young people in a relaxed environment at The Place, boxercise sessions at Prestwick Academy and climbing groups at the Above Adventure centre in Kilmarnock, as well as other one-off events.



Priority Aim #3

Improve access to sexual health promotion, services and support for young people.

Progress in this aim:

In South Ayrshire we understand the importance of collaboration to enhance the life chances of our young people and agreement has been reached to support all South Ayrshire secondary schools to improve access to sexual health promotion, services and support on a multi-agency basis including the NHS Health Improvement team and School Nursing service. Work is underway with to agree content and a timetable of delivery in conjunction with Education for all young people in S3.

Support is now available via a Sexual Health pathway identified as part of the nationally refocussed school nurse role. Support and advice is provided to individual young people through targeted health assessments including young people who are Looked After or in need of protection.

Next Steps

- Data will be gathered relating to sexual health targeted interventions following the delivery of the schools programme. This will be analysed to inform improvement.
- Quantitative and Qualitative Data to be gathered on outcomes following targeted intervention to individual young people by the school and Looked after Childrens nursing service.

Priority Aim #4

Children and young people benefit from a whole family approach to support concerns impacted by alcohol and drug use.



During 2023/24 we have been developing and growing a new 'no wrong door' delivery model for young people, families and carers affected by someone else's drug or alcohol use, continuing to support treatment and recovery services to become more family inclusive, and to develop new support designed for children and young people affected by drugs and alcohol.

Further information on this important work can be found within the ADP update in Section 5.

Priority Aim #5

The health and wellbeing of infants, children and young people will benefit from a multiagency approach to support good nutrition and healthy weight.

Early years child healthy weight (Jumpstart Tots)

The early years Tier 2 child healthy weight programme, Jumpstart Tots continued to focus on our Health Visiting service to identify families with children aged 2- 4yrs who would benefit from targeted interventions to support healthy habits for healthy growth.

Since initial roll out in 2020/21 there have been 108 referrals across Ayrshire. There have been 14 referrals to the programme (9 male, 5 female) from South Ayrshire. One child was below 2yrs at time of referral; 2 were 27 – 30 months; 3 were 31- 42 months; 8 were 43- 60 months.

Of the 10 families discharged from the programme, 2 families completed at least 75% of the programme; 2 families withdrew during the intervention and 6 families withdrew at the early stages of the intervention. 4 families are currently receiving ongoing support.

Raising Awareness of Early Years Nutrition and Child Healthy Weight

We have worked closely with a number of partners including Ayrshire College to raise awareness of early years nutrition and child healthy weight. Pilot work in an Ayrshire campus focused on training all early years students to increase knowledge and skills, as well as awareness of local supporting services and resources.

In Early 2024, the team trained 89 students and are aiming to replicate this model within the Ayr Campus.

This team have also initiated and participated in a number of education events and workshops to promote early years nutrition and child healthy weight, including an education event with health visiting to update on topical issues around infant and early years nutrition.

In partnership with Public Health, the team have been able to commission HENRY Core Training to a variety of partners which contributes both to maternal and infant nutrition and child healthy weight programmes. This training focuses on nutrition and activity for the very young and has a strong foundation in health behaviour change thus skilling participants to take a strengths-based approach to supporting families. Over 2023/24 there have been 7 cohorts of training with over 100 participants, including health visitors, school nursing, maternity staff, early years practitioners, oral health and AHPs.

Finally in order to enable early intervention and prevention the team are working with an area wide group to develop a child healthy weight toolkit which will provide guidance on issues such as: weight/BMI measurement, raising the issue of weight/health with families, health behaviour change, nutrition, physical activity, current community programmes and training opportunities. In addition to these topics, the toolkit will also provide pathways for different professions such as health visitors, school nurses, and other healthcare professionals as well as wider services and agencies to support early intervention and prevention.

School age child healthy weight (Jumpstart)

The Child Healthy Weight team continue to support children and their families to achieve a healthy weight via the Jumpstart programme. The programme works with families of children aged 5 to 17 years old.

Infant Feeding Service- Early Learning Scheme

The Early Learning and Childcare settings and schools in South Ayrshire already comply with The Breastfeeding (Scotland) Act 2015 which makes it an offence to prevent or stop a child under the age of 2, who is permitted to be in a public place or licensed premises, from being fed milk in that place or on those premises.

The Early Learning Scheme adds additional steps to support The Scottish Government backed Breastfeeding Scotland Scheme and the communities we serve. Introducing the topic of Breastfeeding and educating young people about the Health impact of breastfeeding is one of the next steps.

The nursery staff to have an opportunity to increase their knowledge around supporting these breastfeeding mothers that may wish to breastfeed when dropping off their children. The staff can increase their knowledge whilst completing The TURAS modules specifically designed for this reason. When 80% of staff have completed these modules the Nursery will be presented with a Certificate.

Next steps for Healthy Priority Group

- Early consideration is currently being explored with Housing Services to notify our School Nursing Service when a family with children becomes homeless. This process would allow the offer of a health assessment to be made for the children to ensure all health needs are considered during this time which can be overwhelming for families.

Section 10: Priority 6: People



In South Ayrshire our workforce let us know that they would like more opportunities to come together to learn, reflect and understand more about the role we all play in supporting local families. The People priority focuses on this through GIRFEC, the UNCRC and how these provide the framework for delivery of whole family wellbeing locally. We have close working links into the Pan-Ayrshire GIRFEC group, and in this reporting year we have re-established our South Ayrshire GIRFEC group which feeds into the People Priority.

We know that GIRFEC is key to promoting and supporting wellbeing for infants, children, young people and families in South Ayrshire. Workforce understanding of our GIRFEC processes and their role within early holistic whole family help is an area of continuous focus and improvement.

Priority Aim #1

Focusing on collaboration and relationships between staff; develop a workforce with the confidence, skills and relationships to support children, young people and families holistically.

GIRFEC in South Ayrshire

GIRFEC is the Scottish Governments policy framework overarching everything that we do for infants, children and young people. GIRFEC supports us to partner with families and provide early help at the right time.

In South Ayrshire our practitioners told us that they need more opportunities to reflect and connect together in order to have the relationships, skills and knowledge required to promote the best life chances for families. Using GIRFEC as the vehicle for these opportunities in South Ayrshire, we have held online and in-person spaces for practitioners to connect with each other and understand their role in promoting whole family wellbeing.

GIRFEC Refresh workshops were held in 2024 to communicate changes to our local South Ayrshire GIRFEC Guidance. Whole family wellbeing and early help were front and centre here, using this opportunity to share alignment between GIRFEC and whole family wellbeing in Children's Services. Services heard about whole family wellbeing laying the foundations for the "what" and the "why", with GIRFEC providing the framework for the "how" in terms of our delivery in South Ayrshire.

GIRFEC Refresh Online Workshops Summary:

- Online Events attended by 157 members of staff representing Education, ADP, Thriving Communities, Third Sector, Housing, Adult Services, Social Work and Health.
- All responding attendees of the online workshops reported increased knowledge of GIRFEC refresh following the input.
- Average GIRFEC Refresh Knowledge score before online input 5.4
- Average score after online input 8.6 (increase of 63%).
- 100% of responding attendees reported they understood the GIRFEC led aim of the Children's Services Plan (to provide early support to help whole families to thrive) following the online input.
- 100% of responding attendees reported they understand their role in promoting whole family wellbeing.
- 100% of responded attendees reported they understand their role in early support for families.

GIRFEC Refresh In-person Workshops Summary:

- In-person event attended by 83 colleagues representing Education, ADP, Thriving Communities, Third Sector, Housing, Adult Services, Social Work and Health.
- All attendees of the online workshops reported increased knowledge of GIRFEC refresh following the input.
- Average GIRFEC Refresh Knowledge score before 6.2
- Average score after input 9.1 (increase of 68%)
- 100% of responding attendees reported they benefitted from the opportunity to connect with other services or colleagues at the event.
- 100% of responding attendees reported they understand their role in early support and whole family wellbeing.
- Speaker content: two inputs on whole family wellbeing and care-based language

Refreshed and revamped GIRFEC online training has been developed and will begin in September 2024. This training links our GIRFEC practice to our whole family wellbeing and UNCRC work, creating alignment for practitioners. The evaluations and feedback from the above sessions will also inform 2024/2025 themed in-person GIRFEC workshops for practitioners to focus on specific areas of need.

Our next steps in South Ayrshire also includes collaboration on a regional Pan-Ayrshire and Dumfries and Galloway GIRFEC event for over 100 colleagues.

HSCP Practice Development Team:

In 2023 there were 38 different training courses delivered across all service areas. Of these 20 courses were geared to support our workforce in Children's Health Care and Justice services with 510 staff across the service undertaking training and development opportunities.

In addition to the opportunities that were created and delivered by Practice Development, we also supported and promoted several areas of further training such as:

- Mental Health Training Brochure
- Choose Life Suicide Prevention ASSIST / Safe Talk
- PSST Team Addictions / Alcohol and Substance Use.
- A&A Bitesize Leadership
- AIFS

To understand and respond to the workforce training needs a Training Needs Analysis was undertaken and the current training calendar was devised covering the following training and development areas:

- Developmental Training
- Public Protection Training
- Mandatory/Statutory Training
- Social Work Development.

South Ayrshire Health and Social Care Partnership also continues to facilitate its Practice Learning Programme with regards to meeting its primary objective of providing learning opportunities for social work students. South Ayrshire has been able to meet 100% of allocation as well as supporting placement opportunities due to placement shortages in other areas. The programme continues to be a key contributor in relation to the recruitment in social work positions in South Ayrshire.

One of the key elements of delivering our Child Protection training is in the development of the Experiential Pathway for Public Protection This project aims to be sector-leading and to deconstruct the current model of training delivery for social workers on child protection in local authority context and transform this, testing a new experiential workplace learning approach. In South Ayrshire currently, all social workers are required to attend a mandatory 5-day traditional style child protection training course in person. The challenge facing the organisation is that child protection training is a high-stakes activity that requires to equip and support social workers to undertake critical frontline assessment and intervention with children and families. Upholding public trust and confidence in the social work profession is closely associated with how social workers are seen to respond to risk, and the measures they have taken to protect children.



Priority Aim #2

Supporting children, young people and families to share trusting relationships with people that are there to support them, who understand their story - through the promotion of positive, inclusive, care-based language.

In South Ayrshire, whole family wellbeing is reflected strongly into our GIRFEC work, training and guidance. We have moved to a “Team with the Family” model of GIRFEC delivery, keeping the child or young person at heart but considering their wellbeing within the context of their whole family.

New “Team with the Family” Guidance was created in South Ayrshire and shared widely to all practitioners including via learning spaces. This Guidance has been reviewed, considering the Language Creates Realities work done by our Champions Board and National language work to incorporate the changes demanded by the Independent Care Review. We are committed to changing the way we speak and write about care, because our care experienced community asked us to.

Our GIRFEC guidance has been updated to reflect local and national changes, reviewing any terms that we now know are unhelpful and updating with inclusive language. Utilising knowledge from all the work happening locally, we learned from our care experienced population that language has a role in determining how people view themselves. We all have a role, regardless of which area we work in, if we work with families directly or indirectly, to remain conscious of the words we use and the impact they have.

GIRFEC Training by Department



GIRFEC Training by Department



Next steps for the People Priority:

- Continue to create spaces to connect practitioners with each other, with GIRFEC and to their role in whole family wellbeing.
- Continue to increase practitioner knowledge of GIRFEC and its links to whole family wellbeing.
- Increase practitioner engagement with Pan-Ayrshire online GIRFEC training.
- To support the South Ayrshire GIRFEC Group to create a South Ayrshire language guide alongside our care experienced population.
- To evaluate our Team with the Family processes alongside local families to learn how we can improve.

Appendix 1: Whole Family Wellbeing Funding – Guidance & Template for reporting progress as part of annual Children’s Services Plans (CSP) reports 2023-2024

SECTION 1: Activities, WFWF Logic Model Outcomes, and Estimated Budget Allocated

Activity 1:

Understanding Whole Family Wellbeing in South Ayrshire and understanding areas for alignment – Horizons Research

Question 1:

Please include a short and clear description of the activity.

Rolling on from year one, this activity has greatly supported South Ayrshire with an evidence base for the shape of Whole Family Welling support locally. Phase one of this research concluded in June 2023 (Insights 1 report attached) through consultations and workshops engaging with our workforce statutory and third service providers.

Phase 2 concluded in January 2024 (Insights 2 report attached) and focused on gaining valuable feedback from children, young people and families. South Ayrshire Peer Research work was driven forward as part of this work and some researchers will continue to guide the work of the CSPP.

Holistic early help and whole family wellbeing is the underpinning journey of our Children’s Services Plan 23-26, guiding all six priority areas in their improvement work. The actionable recommendations derived from Insights 1 and Insights 2 reports, through participation of families experiencing the sometimes-complex nature of our existing or previous systems supported the development of well-informed thematic group action plans, aligned to our Children’s Services Plan. This consultation and the six associated action plans will allow us to carefully co-design the future of Whole Family Wellbeing in South Ayrshire.

Through this range of research, we are better able to meaningfully understand gaps, strengths and improvement areas based on the experience of our local families and the practitioners with whom our families have existing relationships.

Question 2:

Early Outcome

Early evidence that CYPF are actively and regularly and meaningfully engaged in service design.

Early Outcome

CSPPs begin embedding key principles for holistic whole family support in their own systems and structures (focus on prevention + early intervention)

Early Outcome

CSPPs start to redesign/design delivery of new WFS services, including removing barriers for CYPF to accessing support.

Early Outcome:

Early evidence of non-siloed, aligned and proportionate FS funding that matches scale of need.

Intermediate outcome:

Collaborative, multi-agency approach to the funding, commissioning and delivery of family support.

Progress towards outcomes:

This activity has contributed to great progress made to understand experiences and connect with local families to guide 23-26 planning and beyond. Continuing to feed into the CSPP as work progresses, this activity, alongside the key principles for holistic whole family support have been strongly woven into the new Children and Young People’s Services Plan 23-26 and our new local self-

evaluation framework. This activity assisted in the restructure of our CSPP to six focused thematic groups with WFW, UNCRC, The Promise and GIRFEC underpinning all six action plans.

Peer researchers took forward much of this work and were pivotal to engagement activity with their own communities. Those who identified they would like to continue this work through existing links and relationships will be supported to do so via our Voice Priority Group (this group is leading on participation of infants, children, young people and families locally.)

Families involved were financially reimbursed for their time which in turn developed a sense of partnership and respect for their time. This was organised via Scotland Loves Local Vouchers which in turn supported our local economy.

Continuous participation and engagement with stakeholders allows us to understand barriers put in place for families via our systems and aims to incorporate an approach of whole wrapped round care and support. Our six thematic group actions plans were not formed or concluded until Insights 2 report with research from families and the actionable recommendations was shared with all key leads in CSPP and 6 thematic groups. This ensured action planning focussed on what families need locally and informed the development of the Family First model. The sharing and understanding of Insights 1 and 2 actionable recommendations has taken place through our CSPP structures and the work created a clear vision – alongside families that is the underpinning aim of our work in South Ayrshire; culturally and within our Children’s Services Plan 23-26. Governance ensures our 23-26 CSP and all associated action plans are informed by this research and these reports.

Question 3:

Estimate of WFWF funding spent on this activity in this financial year (in pounds): £5,800

Activity 2:

Development of a robust self-evaluation framework around our CSP to support implementation of WFW (new activity).

Question 1:

Please include a short and clear description of the activity.

Whole Family Wellbeing underpins our Children’s Services Plan 23-26 and beyond the timeline of this fund. Whole family wellbeing is the basis of our change story (developed with families) in South Ayrshire and our early intervention work, aligned with our strong refreshed GIRFEC approach ‘Team with the Family’ (SAC GIRFEC Guidance and Training attached as evidence). In South Ayrshire we will strive to ensure our qualitative and quantitative data is meaningful, and we are able to evaluate our work through our Joint Improvement Group and CSPP as we progress through this fund and beyond in terms of sustainability.

We are on a journey locally in terms of our data analysis as partners, and although in the early stages this activity has given us a robust, collaborative, accessible framework to support the integrity of our work. We know that the human experience of moving through our ‘systems’ isn’t quantifiable, and this framework allows us to capture relational data and ensure this complexity doesn’t cloud our understanding of improvement for families.

Question 2:

Early Outcome:

Early evidence that CSPPs (inc. 3rd Sector partners) are working more collaboratively.

Early Outcome:

CSPPs begin embedding key principles for holistic whole family support in their own systems and structures (focus on prevention + early intervention).

Early Outcome:

Early evidence of culture in CSPPs that encourages and empowers staff to develop innovative FS solutions.

Intermediate Outcome:

Cross-sectoral commitment to collaboration and innovation which empower and supports the workforce to provide family-centred holistic support.

Progress towards outcomes:

Moving forward into 24/25 the JIG will begin to adapt the HGLOWFS toolkit to further support our evaluation of whole family support in South Ayrshire and this will include partners from across the CSPP. The JIG have also created our own South Ayrshire Core Wellbeing Indicator set to compliment the framework.

The self-evaluation framework has been created with Horizons, the Lead Officer and all six multi-agency, cross sector leads to further embed a culture of innovation and trust in our teams to empower families and the workforce. Six thematic groups have created and have ownership of their own action plans based on thematic data, Insights 1 and 2 reports. This promotes more effective data sharing, clarity of roles / responsibilities. The oversight of the CSPP has been integral to the well-informed action plans and has supported creativity within each thematic group.

The strong relationships evident between the key leaders representing services on the CSPP has continued greatly to the empowered collaboration between their respective services. FS principles are embedded in our self-evaluation framework and our ‘change story’ in South Ayrshire, which supports CSPP partners to retain our focus on WFW. Principles of WFS are shared as messaging at CSPP events, GIRFEC events etc to ensure consistency and that our workforce are leading the journey through their role, engagement and feedback through workshops, briefings and action planning.

Out with the WFWF we have recruited a Data Graduate with specific responsibility to work within this framework to support the CSPP in evidencing WFW and improvement across all areas.

Question 3:

Estimate of WFWF funding spent on this activity in this financial year (in pounds): £32,228

Activity 3:

Family First – South Ayrshire’s model of early intervention in family support work

Question 1:

Please include a short and clear description of the activity.

In South Ayrshire a successful pilot of transformational and effective early family support work existed prior to the WFWF through a support around schools’ model (Belmont Family First, Silver

Award winner at the 2024 Public Sector Transformation Awards). Belmont Family First placed additional Health and Social Care staff within the identified School cluster to work together with pastoral care teaching staff, to develop a family first approach to early help. During the pilot 37 children were diverted away from escalation through the care system and no children were accommodated from the pilot Academy into external residential care during this time (prior to introduction of the model this cluster had the highest number of young people in external care). This work, alongside the implementation of Signs of Safety, our GIRFEC Refresh/refreshed training (move to Team with the Family model,) Promise work and Children’s Services Plan in South Ayrshire – have created the conditions for wider, whole family change locally.

This activity sees this existing transformational practice in the process of scaling; having been adapted with focused outcomes based on family needs, and upscaled to be delivered on a locality support basis for families across all South Ayrshire School clusters. In 23/24 two school clusters have been rolled out per term to allow a considered and supportive approach. The whole family wellbeing fund has allowed a dedicated key leader to be recruited to lead on the design and roll out of Family First, ensuring it has strong leadership to drive forward with focus and consistency.

Families told us that they want help before things can become overwhelming. They also told us that more help was needed in schools. The Family First approach is GIRFEC in action in terms of early collaborative family support from a multi-agency team and has the principles of WFS at its core. This work delivers and strengthens our work towards Keeping the Promise, underpinned by the Signs of Safety model of practice adopted in South Ayrshire, leading us on the journey of culture change required to focus on early and preventative support, led by family strengths.

The vision develops this model into Locality Partnership Groups, made up of key multi-disciplinary professionals who are operationally active in a locality to resource and deliver early and preventative family supports at the point of need. Professionals who know the children, families and communities well. Families are holistically involved in the planning and delivery of the model, and knowing what is best for their children.

Moving forward, it is anticipated that there will be resources available to empower these groups to be able to respond to needs as they arise, using a Children Rights Budgetary approach.

This activity involves the recruitment of a dedicated Family First team.

Question 2:

Early Outcome:

Increased WFS service capacity among CSPP partners – scaled and new services are integrated.

Early Outcome:

CSPPs begin embedding key principles for holistic whole family support in their own systems and structures (focus on prevention + early intervention).

Early Outcome:

Early evidence of culture in CSPPs that encourages and empowers staff to develop innovative FS solutions.

Early Outcome:

CSPPs start to redesign/design delivery of new WFS services, including removing barriers for CYPF to accessing support.

Early Outcome:

More families receive whole family support.

Early Outcome:
Support is stigma-free, needs/rights-led.

Intermediate outcome:
Cross-sectoral commitment to collaboration and innovation which empower and supports the workforce to provide family-centred holistic support.

Progress towards outcomes:

Further evidence and narrative can be found within the Family Priority section of our Children’s Services Annual Report 23-24. Culturally, this work is furthering a journey of whole systems change into early family help.

Recruitment within the WFWF has included an Education Inclusion Co-ordinator with specific responsibility for implementation and rollout of Family First. This activity has increased capacity to support families at the earliest point of need and they Inclusion Co-ordinator is supported through a collaborative team including our Small Steps to Wellbeing Team (SW), Family First Development Workers (Education), Family First teachers – all led by the WFWF Inclusion Co-ordinator. Having a designated co-ordinator for Family First has been invaluable to relationships, understand of shared learning, leadership and connection between services.

Health, Thriving Communities, Social Work, Education, Community Safety, Campus Officers and Third Sector participate in integrated forums on a locality basis. There is early evidence that locality-based Family First forums are empowering staff understand their role in early help through engagement, communication, planning and delivery (attached as evidence). The Family First workforce engage with partners to understand the current service status and promote collaborative working. Staff training, workshops, engagement, and feedback has informed the phased roll out of the model.

To support local context for families, each locality has been provided with a data pack, created by SAC data analyst, to support decision making and assist understanding of the picture in each locality at a wider level. There’s scope to expand these packs future e.g. with more community context such as health, crime, or employment stats.

Early evidence is available that the model is impacting positively on school attendance, relationships and engagement with learning. Currently 26 children and families are being supported by Family First where all children have increased engagement in learning.

Insights 2 report shared family understanding of barriers. Barriers are addressed through this model, evidence provided from numbers of families supported through the model and positive feedback in case studies. The model partners with families to produce a multi-agency tailored action plan and gives opportunity for increased relationships with families at an earlier point.

Question 3:
Estimate of WFWF funding spent on this activity in this financial year (in pounds): £129,450 (staffing costs – Family First Inclusion Co-ordinator)

Activity 4:
Champions Board – Small Grants

Question 1:
Please include a short and clear description of the activity.

Activity title and description:
The Champions Board’s Small Grants scheme is a part of key work to address the inequalities in care. The Small Grants scheme is budgeting that addresses inequalities that already exist. Led and co-designed by people with lived experience through South Ayrshire’s Champions Board, analysis of the scheme has identified the work contributes to our ambitions to Keep The Promise.

Analysis of whole family wellbeing in South Ayrshire shared feedback that funding without barriers or stigma, easily accessed by communities in a rights-based way is needed to impact inequalities. Assessment of previous Champions Board small grant funding directly benefitting our care experienced community demonstrated that our young people utilised funding to connect them with family, communities and wider networks. This activity further enables this work.

Question 2:

Early Outcome:
Early evidence that CYPF are actively and regularly and meaningfully engaged in service design.

Early Outcome:
CSPPs start to redesign/design delivery of new WFS services, including removing barriers for CYPF to accessing support.

Early Outcome:
Early evidence of culture in CSPPs that encourages and empowers staff to develop innovative FS solutions.

Early Outcome:
Support is stigma-free, needs/rights-led.

Progress towards outcomes:

This lived experienced led funding programme was developed by the Champions Board and therefore led by people with experience of care. The young people or young adults applying for this fund are usually connected with the Champions Board or become connected thereafter, which allows for meaningful feedback to be received by the Champions Board team. Existing links with the Participation Assistants will continue, and analysis will see the fund evolve to continue to meet the needs of children, young people and young families.

Ongoing participation and engagement with children, young people and families with care experience through our well-established Champions Board assists continual conversation regarding barriers. Small grants empower the workforce and families to receive what they need with the with the aim to incorporate an approach of whole family wrapped round care and support.

Review of past small grants developed understanding and learning to take into this year where the WFWF supported this to scale up into a much more meaningful activity in terms of the amount of children, young people or young adults who were able to access the fund. Early feedback shows that family connection or connection to wider networks is supported through this fund with young adults asking the fund for an amount to go on a family break, to attend a festival with family, driving lessons, flights to visit sisters in another country, or maternity clothes for an expectant mum. At time of writing 190 individuals have been supported through the fund.

Links with other agencies have grown for the Champions Board and also those utilising the fund, linking in with our commitment to addressing child poverty. Where a young person or young adult is requesting funds to address basic needs, the Champs Board are able to link with charities or local supports. Introducing young people or families to these supports and staying with them via their connection to the Champs Board.

Question 3:
Estimate of WFWF funding spent on this activity in this financial year (in pounds): £48,000

Activity 5:
The Ark - Empower Autism and P7 Workshops

Question 1:
This activity supports a wider focus in South Ayrshire to Invest in Neurodevelopmental supports for children and families, with or without a diagnosis.

The ‘Empower Autism’ weekly event is a haven for young people who struggle with the noise and vibrancy of the Friday Night Drop In. Parents and carers can relax while the young person takes part in sensory activities that suit their needs. This allows The Ark to build relationships with the young person and their carers or family members. This activity supported The Ark to develop the service and increase the provision to meet the growing need. Now the Empower Autism event can run over two nights to allow number of attendees to remain appropriate on each night. This activity also involves P7 workshops to support identification of families for whom their child might benefit from 1:1 mentoring.

Question 2:

Early Outcome:
Family Support is delivered where and when it suits families.

Early Outcome:
More families receive whole family support.

Early Outcome:
Support is stigma-free, needs/rights-led.

Early Outcome:
CSPPs begin embedding key principles for holistic whole family support in their own systems and structures (focus on prevention + early intervention).

Progress towards outcomes:

Recruitment of post to support.
Over 100 families attend the two Additional Support Needs nights at The Ark and an average of 15 referrals per quarter are received into the service which is supported by the awareness of these nights. The Ark have carefully increased the number of children they support due to the WFWF and have recruited another staff member to support the additional events. Mentoring in schools has increased, many with an additional support need from 30 to 40.

Question 3:
Estimate of WFWF funding spent on this activity in this financial year (in pounds): £16,000

Activity 6:
Aberlour – Sustain Project

Question 1:
This activity continues to implement a whole family approach to early support here families where families believe their child may have a Neurodevelopmental concern. This activity ensures Whole Family Support is delivered when needed, whilst families they await an assessment from CAMHS or support via neuro pathway (currently being piloted in two localities). The aim is to support the wider neuro work happening in South Ayrshire to ensure families get help before crisis.

Question 2:
a) Which WFWF Logic Model outcome(s) does this activity contribute to? Please indicate the relevant early (year 1 and year 2-4 outcomes), intermediate, and long-term outcomes.

Early Outcome:
CSPPs start to redesign/design delivery of new WFS services, including removing barriers for CYPF to accessing support.

Early Outcome:
Early evidence of culture in CSPPs that encourages and empowers staff to develop innovative FS solutions.

Early Outcome:
Support is stigma-free, needs/rights-led.

Early Outcome:
More families receive whole family support.

Early Outcome:
CSPPs begin embedding key principles for holistic whole family support in their own systems and structures (focus on prevention + early intervention)

b) During this financial year (23/24), how has this activity contributed toward these outcomes? Please describe how this has happened (what processes or mechanisms) and who has been involved (i.e. CSPP staff roles and the types of families receiving support), use specific qualitative or quantitative evidence and cite the sources used.

There is evidence that this service provides significant benefits to children and young people and that families are supported to remain together in a non-stigmatising way, working with the whole family, based within the local community and supports delivered in a timely manner by a skilled work force. This activity sits within a much wider piece of work, identified through engagement with local families, to collaboratively approach the delivery of neurodevelopmental supports in South Ayrshire. This activity has delivered training workshops to share information training resources. All staff completed in-house Autism training and have had a session with Dr Jason Lang Clinical Senior Lecturer in Neurodevelopment.
28 families with 41 children have been supported through the service this year, via 170 support sessions in person and a 160 video calls where this was the preferred support.

Question 3:
Estimate of WFWF funding spent on this activity in this financial year (in pounds): £ 81,789

Activity 7:
Barnardos - Family Resource Service

Question 1:

This activity supports the scaling up of a vital whole family service in South Ayrshire through a variety of 1:1 and group supports, including intensive family support, children’s groups, parenting support and family groups. Links with this third sector organisation are strong and there is evidence that support is effective. This service are well respected and trusted in the local community.

Question 2:
a) Which WFWF Logic Model outcome(s) does this activity contribute to? Please indicate the relevant early (year 1 and year 2-4 outcomes), intermediate, and long-term outcomes.

Early Outcome:
CSPPs start to redesign/design delivery of new WFS services, including removing barriers for CYPF to accessing support.

Early Outcome:
Early evidence of culture in CSPPs that encourages and empowers staff to develop innovative FS solutions.

Early Outcome:
Support is stigma-free, needs/rights-led.

Early Outcome:
More families receive whole family support.

Early Outcome:
CSPPs begin embedding key principles for holistic whole family support in their own systems and structures (focus on prevention + early intervention)

b) During this financial year (23/24), how has this activity contributed toward these outcomes? Please describe how this has happened (what processes or mechanisms) and who has been involved (i.e. CSPP staff roles and the types of families receiving support), use specific qualitative or quantitative evidence and cite the sources used.

126 families have accessed support in this reporting period, with 85 currently being supported. The key principles of WFS are involved and promoted through these activities. There is already evidence around the impact that positive relationships have on staff as well as YP, leading to positive outcomes. (Outcomes report from Barnardos in evidence).

This activity allowed recruitment of 2 more project workers into the existing FRS team. The rationale for this was to reduce the number of families on the waiting list and to ensure support is received when needed in line with the National Principles for Whole Family Support.

Alongside the ability to reduce waiting times for families the additional capacity has allowed increased group work opportunities to children and families further improving the access to support at the earliest opportunity.

Examples of this have included:
Working in partnership with Women’s Aid to deliver a Five to thrive parenting group within their premises to families that they support, thus allowing more opportunities for early interventions.

Lets Introduce Anxiety Management (LIAM) group was delivered within local school.

Parents drop in Barassie & Dundonald primary Schools.

Youth group with 10 young people attending in Sutherland House.

Question 3:
Estimate of WFWF funding spent on this activity in this financial year (in pounds): £ 81,000

SECTION 2: Progress Narrative for your overall WFWF plans

Question 4:
How have the activities and outcomes in Section 1 been identified, informed by, and/or developed by different stakeholders? (Especially third sector partners and children and families)

Please cite your evidence sources. May include: number and groups of children and families engaged (be specific as to which groups), the way in which they were engaged and how that influenced the activity.

Activity 1: Multi-agency partners (all members of the CSPP consulted via 1:1 focused meetings) consulted in Insights 1 report as well as multi-agency and cross sector practitioners. Insights 2 report engaged families via local school parent councils in SIMD 1 school, through meeting various families at first sector events from a range of socio-demographic backgrounds and then utilising those introductions to have focused discussions around whole family support, and via a group of peer researchers who engaged with the local community on behalf of the CSPP. All members of the CSPP attended a broader workshop for leaders to hear the actionable recommendations and begin to workshop action plans before these were refined in each of the six thematic groups.

Activity 2: This activity involved internal stakeholders within Social Work, Children’s Health, NHS Ayrshire and Arran, Corporate Parenting, Community Safety, Thriving Communities, Education, Third Sector, Police, Speech and Language. Our CSP Priority Group Leads and group members involved represent all the services noted and influenced this activity through Priority Groups and Joint Improvement Group. We have very strong third sector representation on our groups.

Activity 3: Multi-agency evaluations undertaken on the Belmont Family First and Small Steps to Wellbeing projects have demonstrated improved whole family wellbeing and improved outcomes for Children and Families. Both existed prior to the WFWF and provide the evidence base from families, along with evidence of culture change required for Family First to scale. Families involved have been connected to this consultation work and the evidence base led to the scaling of this model to roll out across the authority. Benefits were tracked closely through the Promise Implementation group and have been supported through the Councils Change team. Third Sector partners are involved in co-producing Family First plans for and delivery of family support. Third sector partners are integral to collaborative plans for example in our Girvan locality where the local and well-trusted Youth Trust are very much a part of the forums. The WFWF Inclusion Co-ordinator works closely with Third Sector and all other partner to deliver on this multi-agency model.

Activity 4: This activity has been developed and adapted by people with lived experience of care. South Ayrshire’s Champions Board a number of assistants who informed and evaluate within the context of their own lived experience, whilst also developing depending on the needs of the community. Lead stakeholders from Housing, Employability, Education, Social Work and Corporate Parenting engage through focus groups and analysis.

Activity 5: Families with experience of additional support needs informed this work. Feedback from voluntary feedback forms at the services indicates that the the service is positive with focus on family needs and that their approach is well-received. This forms part of wider neuro work that is led by HSCP and Education. Neuro extreme team included Education Psychology, Education Inclusion Management, Social Work Management, CAMHS, Children's Health, and Third Sector.

Activity 6: As above. Families with experience of additional support needs informed this work. Feedback from voluntary feedback forms at the services indicates that the the service is positive with focus on family needs and that their approach is well-received. This forms part of wider neuro work that is led by HSCP and Education. Neuro extreme team included Education Psychology, Education Inclusion Management, Social Work Management, CAMHS, Children's Health, and Third Sector.

Activity 7: Need for increased whole family support derived from Insights 2 report – engagement with families via local school parent councils in SIMD 1 school, through meeting various families at first sector events from a range of socio-demographic backgrounds and then utilising those introductions to have focused discussions around whole family support, and via a group of peer researchers who engaged with the local community on behalf of the CSPP.

Question 5:

Please provide a broad overview of what has been achieved to date and how this compares to what was planned (i.e. is the programme on track?), including specific partners who have been involved in delivery, particularly third sector organisations. Where relevant, please indicate how these activities align with other policy priorities (i.e. mental health, child poverty, The Promise).

Please only add what has not been stated in Section 1 responses above, this helps provide additional context. It may help to refer to the original WFWF criteria in the allocation letter included above. Please indicate any related local evaluation work in progress here.

Our main achievements within the WFWF programme of work in South Ayrshire CSPP has been mainly around the careful planning, training, and piloting/roll out of our locality-based Family First model so far. This model supports investment in the Signs Of Safety approach, which has supported significant culture change in Children Services locally, both supporting and providing work towards the implementation of The Promise and Whole Family Wellbeing. A base line audit undertaken in 2020, was redone in June 2023 (evidence attached) and will provide a clear picture of the supports offered and the impact or learning. Within this audit children and families and stakeholders were given the opportunity to reflect on the current quality of support offered, and learning used to improve.

The seven WFWF activities above aim to support improvements in key strategic whole family support areas: community/locality-based support, our universal service provision, and targeted support needed locally based on feedback from families who have experience of our services. Activity 1 is on track to conclude in this year with a final, Insights 3 report to assist to support the effectiveness of our work thus far and report on progress in terms of our WFS alignment due in December 24. Activity 2 is very exciting and gives the CSPP a sense of integrity around evaluation which will in turn support our ability to utilise data to improve and not to prove. This is also on track.

Activity 3 is our main body of work within the WFWF. Overall, this activity strategically aims to contribute to our ambitions of Keeping the Promise, as we aim to offer early help to families before things can become overwhelming. The phased roll out of this model with a dedicated WFWF funded Inclusion Co-ordinator has allowed for careful learning along the course of the year 23-24 and meaningful engagement with partners. The inclusion of the HSCP Small Steps to Wellbeing team in this model again enhances the offer to families and enhances current relationships with families. This model commenced roll out at the start of the academic year 23/24 and early evidence of success is highly encouraging. Almost all children and families who have been supported through

the model have benefitted from increased attendance and all have increased engagement with learning which is transformational for our local families. Early evidence of increased relationships and creative collaboration between services for the best life chances of the child or family is available, as is evidence of increased collaboration around wider community issues. Through evaluation from services involved (HSCP, Third Sector, Education, Thriving Communities, Community Safety etc) this work will continue to adapt.

Activity 5, 6 and 7 are on track according to our plans. We have engaged with all third sector organisation who are receiving referrals through the three activities and evidence is provided. All of these services sit on our Thematic Group Priorities to feed work through the CSPP.

Our Annual Children's Services Plan report 2023-24 (attached) contains more details on our wider family support programmes conducted separately from those funded through the WFWF. In terms of next steps, we plan to consider small grants for each locality forum, funds to empower the locality workforce and to directly impact child poverty or financial concerns that are contributing to family worries i.e. a child not attending school due to lack of clean clothes as a new washing machine is needed.

In South Ayrshire we have just published our Child Poverty Strategy (May 2024) with three clear priority areas. Action planning is due to commence alongside members of the CSPP and JIG key to making links and aligning work. Our Whole Family work has been presented to this group to increase understanding and ensure we can align our work for the best outcomes of families.

In addition to the plans originally submitted and based on assessments and planning done to date, we have also very recently recruited a data graduate in South Ayrshire to directly support Family First and the wider work of the CSPP. Again, highlighting the collaborative work happening in South Ayrshire this post is funded through external funding provided by our partners in Thriving Communities. This post will be key in our WFW work going forward.

Question 6:

Describe the main successes to delivery and how specific factors enabled these successes.

Please describe your evidence sources. Please note engagement with children and families should be covered under question 7 below. May include: resourcing, skill development, planning or engagement, activities, or emerging outcomes. Evidence of economic/budgetary impact may also be included.

Work in terms of understanding the local picture (Activity 1) and a real sense of strategic buy-in, collaboration and creativity from senior leaders within our CSPP has been a real cohesive success factor in South Ayrshire. This is also evident from the multi-agency thematic priority group leads who span many services and chair quarterly meetings to develop the initial action plans and progress their own assigned area of work. Each thematic group has wide cross service and sector representation with strong third sector representation on each group. The leads form the Joint Improvement Group, and our CSPP is headed up by our Depute Chief Executive (and Director of Education) and includes the Head of Children's Services, Health and Justice, the Child Health Commissioner, Director of Communities, Transformation and Strategic Change and key leads from Police Scotland. The Lead Officer also forms part of the membership of the CSPP as Chair of the JIG for connection between groups. Due to this wide range of collaboration our sense of joint working has never felt stronger.

Our Children's Services Plan has a story of change, in terms of early whole family support and buy in for this journey is evident across the CSPP and Community Planning Partnership. Our story of change is understood by the workforce where the lead officer has attended team meetings, sharing the plan and journey with Education, Social Work Teams, Third Sector, Community Planning Partners and Health teams (evidence attached). As previously mentioned, this work emerging when our GIRFEC work was also emerging into a holistic whole family model of supporting the individual child also has

greatly contributed to the embedding of WFS locally. Evaluations from GIRFEC training are clear that our workforce understand their role in supporting children and young people also requires them to consider the child within the context of their wider world.

For Activity 3, a key factor in the success to date has been a close collaborative relationship with services, in particular the Family First Team and Small Steps to Wellbeing team. A previously piloted model of Family First early intervention was analysed, and our new Education led test of change work learns from this and the evaluations to scale this education led test of change. As we have scaled their model through WFWF during 2023-24, we have provided previous reporting that allowed us to learn from the projects established and challenges they have faced at a more advanced point in their delivery. Another key success has been the oversight and evaluation of the model. Clusters rolled out in phases which allowed for learning to be continuous and ongoing, which has been a great benefit. This work links directly to our ambitions to Keep the Promise and close the poverty related attainment gap in South Ayrshire. All this has meant that the support being given to families is not cluttered or overlapping, families are sharing with us that they are seeing improvements, engaging with learning is improving for children supported by Family First and attendance is improved.

South Ayrshire have been on a journey towards WFS for the past four years, working with our Champions Board and Corporate Parenting Lead Officer, we have developing a Corporate Parenting Plan, called "Our Parenting Promise" which states clearly our ambitions. This has been signed off by our Community Planning Partnership and The Promise also sits as an outcome area within our Local Outcomes Improvement Plan – again highlighting our commitment locally to children, young people and families.

Question 7:

Describe the main challenges to delivery, and how these have been mitigated or plans to mitigate them.

Please include any details on any activities which have not progressed as expected. This is a space to reflect on any lessons learned and how these might inform future work.

Please cite your evidence sources. May include: resourcing, skill development, planning or engagement, activities, or emerging outcomes. Evidence of economic/budgetary impact may also be included.

In South Ayrshire this year we have been on a journey to improving our data in terms of integrity and consistency. As a CSPP it can feel that we are at times data rich, but with data integrity issues and a lack of relational data due to system complexity. Activity 2 has highlighted that there are many data sources across the CSPP, but few are linked up, making analysis, and reporting difficult and time consuming. It has also highlighted gaps in our available data or informed us that snapshot data is available therefore we have a focus in 24/25 to understanding how to translate relationships and experiences into evaluate work. We will further utilise the Promise data map to support our work. A challenge in recruiting Skills and Development support workers within the Family First model has been evident in terms of the required skill sets to deliver projects, particularly for Activity 3. However, training and on-boarding opportunities have successfully mitigated this for those who have been successfully recruited. All roles have now been filled and we have a Family First teacher now on board with two more in recruitment processes currently.

While there were initial concerns that wider "whole system" budgetary pressures results in siloed and protectionist thinking to protect jobs in specific service. Strong relationships and a vision for South Ayrshire have allowed this to be put on the table for discussion, to support creativity and ambition. To allow Family First to be the whole systems driver that it needs to be, budgets have been combined and collaborative working has been key within these agreements.

The ambitious nature of this phased roll out has been both beneficial in terms of continuous learning

and adaptation opportunities this brought. This has seen lots to learn within a relatively short period of time. Incorporating the model within existing GIRFEC pathways.

Additional:

Any other comments, innovative work, relevant learning, or unexpected changes identified during this year?

May include: any progress not captured elsewhere in the table, or questions for Scottish Government.

The Family First model has opened opportunity for school clusters to discuss wider issues impacting children, young people and families in their communities. Whilst this has always been a part of the format, our expectations were that collaboration around wider community issues would be something that would be more a focus in year 2 or 3 of roll out. However, key partners are coming together outside of forums to progress ways to improve community issues for families. This information will be fed directly into our Community Planning Partnership, again highlighting close collaboration in South Ayrshire.

In South Ayrshire our GIRFEC pathway has now moved to a "Team with the Family" (TWTF) approach. This is important in the wider context of how we deliver family support and embed our culture of early support. Newly Refreshed South Ayrshire TWTF Guidance and all associated training in 23/24 asks named person, lead professionals and practitioners to consider the infant, child or young person at heart, in the holistic context of their family network when partnering with families. Briefings held with CSPP, HSCP, CPP and Third Sector colleagues in this reported period have been very well attended, as have GIRFEC workshops with evidence that staff understand their role in whole family support (attached). Briefings and workshops have focused on whole family wellbeing - highlighting that whole family wellbeing gives us our "what" and "why" and GIRFEC provides the "how" in terms of a framework for delivery.

Our Family First model is GIRFEC in action, as a fully integrated approach within our CSPP. Early evidence of success and learning will be carefully assessed to now plan for the sustainability of the model, with leaders in South Ayrshire Council and the Health and Social Care Partnership fully committed to this.







Our Annual Report 23/24 will provide additional evidence to strengthen this WFWF Report.






Appendix 2:











South Ayrshire Children's Services Planning Partnership (CSPP) Core Wellbeing Indicator Set

Utilising the Scottish Government's Children, Young People and Families Outcome Framework, the Joint Improvement Group (JIG) have developed a Core Wellbeing Indicator Set for South Ayrshire. This core set of high-level indicators compliments the National Performance Framework and Getting it right for every child (GIRFEC), and is designed to support the work of the JIG by providing a holistic overview of wellbeing for infants, children, young people and families in South Ayrshire.






Consisting of 22 over-arching indicators this South Ayrshire indicator set covers key aspects of wellbeing and is holistic, reflecting all eight GIRFEC Wellbeing Outcomes and the three sides of the My World Triangle (How I Grow and Develop, My Wider World, What I Need from People Who Look After Me). Analysis will highlight if desired long-term outcomes are being achieved and will support us to identify where improvements are required.

Priority Areas or overarching themes	Links with National Performance Framework and National Core Wellbeing 'Topic of Indicators' Set	Local Indicator and Source	2020/21 <i>RCS Census</i>	2021/22 <i>Health and Wellbeing Census conducted</i>	2022/23	2023/24	2024/2025 <i>HWB Census expected</i>	Latest Scottish Figure	Relevant Information
Healthy	Child Social and Physical Development  Physical Activity	Percentage P5-S6 children that had at least 1 hour of exercise the day before the survey. (HWB Census)	79% S1-4 exercised for 60 min + for 3 days	Overall (P5-S6) 51% Primary 48% Secondary 53%	Active travel to school data from PHS website 47.3%			58.7% (2021/22)	HWB Census 21/22, Scottish Government advised this will be repeated in 24/25.
Healthy	Child Social and Physical Development  Play & Leisure Activities	Percentage of S1-S3 children participating in positive leisure activities (HWB Census)	Not available	S1 73.4% S2 70.1% S3 71.7%	Not available				HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
Healthy Family	Child Wellbeing and Happiness  Bullying	Percentage P5-S3 children who say they were bullied in the last year. (HWB Census)	Primary 31% Secondary (S1-4) 45% Bullied in the last month	Overall (P5-S3) 23% (30.8%) Primary 27% (35.6%) Secondary 18% (24.5%)	Not available			30.8% (2021/22)	HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
The Promise Whole Family Wellbeing	Quality of Care Experience and Children have positive relationships.  Protection from Harm	Number of children subject to Interagency Referral Discussions (Local CPC Dataset)	165	250	138				Signs of Safety was rolled out in South Ayrshire in 2021 to promote a culture of early help. This data indicator is scrutinised by the CPC quarterly but remains here as a high level indicator of our early work.
Whole Family Wellbeing	Child Material Deprivation  Housing	Number of children in temporary accommodation at 31st March (Local Dataset)	90 SAC (7575 Scotland)	105 SAC (8805 Scotland)	90 SAC (9596 Scotland)	95 SAC (Scotland Figure as at 30/09/2023 9860)			Source – Homelessness in Scotland
Included The Promise	Educational Attainment  Literacy	Percentage of P1, P4 % P7 children achieving expected CfE literacy levels (reading, writing, listening & talking) (ACEL, SG)	68% R 76% W 71 % L & T 83%	71% R 79% W 73% L & T 86%	76.6% Breakdown requested				23/24 data available soon

Priority Areas or overarching themes	Links with National Performance Framework and National Core Wellbeing 'Topic of Indicators' Set	Local Indicator and Source	2020/21 <i>RCS Census</i>	2021/22 <i>Health and Wellbeing Census conducted</i>	2022/23	2023/24	2024/2025 <i>HWB Census expected</i>	Latest Scottish Figure	Relevant Information
Healthy The Promise	Child Wellbeing and Happiness  Mental Health and Wellbeing	Percentage of S2-S6 children with slightly raised, high or very high Strengths and Difficulties score. (HWB Census)	(S1-4) 40%	(S2-S6) 21.04 %	Not available				HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
Healthy The Promise	Child Wellbeing and Happiness  Mental Health and Wellbeing	Mean score on Stirling wellbeing scale for children in P5-P7 (HWB Census)	(S1-4) 47.6	(S2-S6) 46.02	Not available				HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
Voice Family	Children's Voices, Participation and Children have positive relationships  Involvement in decision making	Percentage of P5-S6 children who agree adults are good at taking what they say into account. (HWB Census)	Not available	Primary 93% Secondary 74%	Not available			57.2% (2021/22)	HWB Survey data is P4-S6 HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
Included	Child Social, Physical Development and Healthy Start  Pre-school development	Percentage children with a concern at their 27-30 month review (as a percentage of children reviewed) (PHS)	16.6%	18%	15% of children (92.1% of eligible children had their review)			17.9% of children (91% were reviewed) 22/23	
Voice Family The Promise	Children's Voices and Participation  Trusted Adult	Percentage P5-S6 children who say they always have an adult in their life they can trust and talk to about any problems. (HWB Census)	Primary 44% Secondary 60%	Overall (P5-S6) 57% (66.9%) Primary 63% (72.4%) Secondary 51% (61.2%)	Not available			66.9% (2021/22)	HWB Census 21/22, Scottish Government advised this will be repeated in 24/25

Priority Areas or overarching themes	Links with National Performance Framework and National Core Wellbeing 'Topic of Indicators' Set	Local Indicator and Source	2020/21 <i>RCS Census</i>	2021/22 <i>Health and Wellbeing Census conducted</i>
Whole Family Wellbeing Early Support	Child Social, Physical Development and Healthy Start  Pre-school development	Percentage settings providing funded ELC achieving Care Inspectorate grades of good or better across all 4 quality themes. (Care Inspectorate)	New Indicator	No inspections (covid)
Family The Promise	Positive Destinations, Workplace learning and Participation   Positive Destinations	Percentage of all school leavers in positive destinations at 9-month follow-up. (SG Stats, Local Data)	98.4% 94.6% looked after 96.8% ASN	98.3% 85.7% looked after 95.8% ASN 97.3% Q1
Healthy	Child Wellbeing and Happiness   Peer Relationships	Percentage P5-S3 children who agree that their friends treat them well. (HWB Census)	Primary 31% Secondary (S1-4) 45% Bullied in the last month	Overall (P5-S3) 68% (84.3%) Primary 69% (84.7%) Secondary 67% (80.5%)
Whole Family Wellbeing	Perception of local area   Neighbourhood Satisfaction	Percentage P5-S6 children who agree their local area is a good place to live. (HWB Census)	Primary 58% Secondary (S1-S4) 40% Said they liked the area a lot	Overall (P5-S6) 55% (65.5%) Primary 60% (69%) Secondary 52% (61.7%)
Child Poverty Whole Family Wellbeing The Promise	Child Material Deprivation   Child poverty	Relative child poverty rate (after housing costs) (DWP, HMRC local)	20.6%	23%
Healthy	Child Social and Physical Development  Diet and pre-school development	Proportion of P1s at risk of obesity (Local Data)	15.8%	12.4%

2022/23	2023/24	2024/2025 <i>HWB Census expected</i>	Latest Scottish Figure	Relevant Information
Data requested				
98.6% 100% looked after 97.4% ASN 99% Q1	Due to be published 2025			
Not available			84.3% (2021/22)	Data includes S4 HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
Not available			65.5% (2021/22)	HWB Census 21/22, Scottish Government advised this will be repeated in 24/25
Available June 24			21% 2021/22	
Available June 24				Jumpstart referrals 23/24 SIMD1: 14 referrals (42%) SIMD 2: 6 referrals (18%) SIMD 3: 7 referrals (21%) SIMD 4: 5 referrals (16%) SIMD 5: 1 referral (3%)

Priority Areas or overarching themes	Links with National Performance Framework and National Core Wellbeing 'Topic of Indicators' Set	Local Indicator and Source	2020/21 <i>RCS Census</i>	2021/22 <i>Health and Wellbeing Census conducted</i>
People Whole Family Wellbeing	Children having Positive Relationships and Quality of Children's Services  Quality Services	Number of staff undertaking GIRFEC training annually (Pan-Ayrshire and Local Data)	New indicator	New indicator
Family The Promise Young Carers	Education attainment, Participation and Children have positive relationships.  Easy access to good quality universal provision	Attendance at Primary School for children who are care experienced. (Local Data)	Requested	CE Primary: 90.8%
Family The Promise Young Carers	Education attainment, Participation and Children have positive relationships.  Easy access to good quality universal provision	Attendance at Secondary School for children who are care experienced. (Local Data)		CE Home 72% Away 89% Previously 78% All secondary pupils 86%
Included Whole Family Wellbeing	Child Social Development and Healthy Start  Easy access to good quality universal provision	Percentage of pupils recorded as having one or more additional support need (EY, Primary and Secondary as a % of all pupils) (Local Data)	EY 12.8% Primary 32.4% Secondary 30.1%	EY 18.4% Primary 37.4% Secondary 36.4%
The Promise Whole Family Wellbeing	Quality of Care Experience and Children have positive relationships.  Protection from Harm	Number of looked after children. (Local Data)	345	July 2021: 229











2022/23	2023/24	2024/2025 <i>HWB Census expected</i>	Latest Scottish Figure	Relevant Information
New indicator	Online Awareness: 314 staff South Ayrshire Training: 239 staff		N/A	Online Awareness is Pan-Ayrshire training South Ayrshire training has taken the form on online and in person GIRFEC events. Further SAC training will roll out in Sept 24
CE Primary: 90.1% YC Primary: 84.2%				
CE Secondary 76.7% YC Secondary 74% All secondary pupils: 85.3%				
EY 22% Primary 41% Secondary 44.3%				
July 2022: 182				SOS rolled out in South Ayrshire in 2020-21

Appendix 3:

**Links from our 6 thematic
priority group to the National
Performance Framework, The
Promise, and the UNCRC.**

Our Priorities and their long-term contribution to improved life chances.	Links to the National Performance Framework
<p>The Promise</p> <p>South Ayrshire's children and young people with care experience will have a good loving childhood, where their needs are met, and life chances are improved.</p> <p>Their voice will drive our commitment to Keep the Promise.</p>	<div> We tackle poverty by sharing opportunities, wealth and power more equally.</div> <div> We grow up loved, safe and respected so that we realise our full potential.</div> <div> We live in communities that are inclusive, empowered, resilient and safe.</div> <div> We are healthy and active.</div> <div> We are well educated, skilled and able to contribute to society.</div> <div> We are creative and vibrant and diverse cultures are expressed and enjoyed widely.</div> <div> We respect, protect and fulfil human rights and live free from discrimination</div>
<p>Family</p> <p>Improved whole family support and wellbeing.</p> <p>Reduction in families requiring crisis support.</p> <p>Reduction in attainment and attendance gaps.</p>	<div> We tackle poverty by sharing opportunities, wealth and power more equally.</div> <div> We grow up loved, safe and respected so that we realise our full potential.</div> <div> We live in communities that are inclusive, empowered, resilient and safe.</div> <div> We are healthy and active.</div> <div> We are well educated, skilled and able to contribute to society</div>

Links to The Promise Foundation	Links to UNCRC Articles	How will we deliver on this priority?
<p>Links to all Foundations</p>	<p>All Articles within the UNCRC are reflected within this work</p>	<p>Action Plan</p> <p>South Ayrshire Parenting Promise Delivery Plan</p> <p>Lead</p> <p>Corporate Parenting Lead Officer, HSCP</p> <p>Partners</p> <p>South Ayrshire Council, Thriving Communities, South Ayrshire HSCP Social Work, NHS Ayrshire and Arran, Third Sector Partners, Skills Development Scotland, Education, and Housing.</p>
<p>Foundation:</p> <p>FAMILY</p> <p>Where children are safe in their families and feel loved they must stay – and families must be given support together, to nurture that love and overcome the difficulties which get in the way.</p> <p>SCAFFOLDING</p> <p>Children, families and the workforce must be supported by a system that is there when it is needed. The scaffolding of help, support and accountability must be ready and responsive when it is required.</p>	<p>5: Parental guidance and a child's evolving capacities</p> <p>6: Life, survival and development</p> <p>9: Separation from parents</p>	<p>Action Plan: Family Priority Action Plan</p> <p>Lead: Quality Improvement Manager, Education Services</p> <p>Partners: Education, Social Work, NHS Ayrshire and Arran, Thriving Communities and Third Sector Partners</p>

Our Priorities and their long-term contribution to improved life chances.	Links to the National Performance Framework	Links to The Promise Foundation	Links to UNCRC Articles	How will we deliver on this priority?
<p>Included</p> <p>Children, young people and families who have diagnosed or undiagnosed additional support needs will receive early help to reach their full potential.</p>	<div>  <p>We tackle poverty by sharing opportunities, wealth and power more equally.</p> </div> <div>  <p>We grow up loved, safe and respected so that we realise our full potential.</p> </div> <div>  <p>We live in communities that are inclusive, empowered, resilient and safe.</p> </div> <div>  <p>We are well educated, skilled and able to contribute to society.</p> </div> <div>  <p>We have thriving and innovative businesses, with quality jobs and fair work for everyone.</p> </div> <div>  <p>We respect, protect and fulfil human rights and live free from discrimination</p> </div>	<p>Foundation:</p> <p>FAMILY</p> <p>Where children are safe in their families and feel loved they must stay – and families must be given support together, to nurture that love and overcome the difficulties which get in the way.</p> <p>SCAFFOLDING</p> <p>Children, families and the workforce must be supported by a system that is there when it is needed. The scaffolding of help, support and accountability must be ready and responsive when it is required.</p>	<p>2: non-discrimination</p> <p>12: respect for the views of the child</p> <p>13: freedom of expression</p> <p>15: freedom of association</p> <p>23: children with disabilities</p>	<p>Action Plan: Included Priority Action Plan</p> <p>Lead: Speech and Language Therapy Service Manager</p> <p>Partners: Education Literacy Co-ordinator, Social Work, NHS Ayrshire and Arran Service Manager, Speech and Language, Early Years Co-ordinator, Thriving Communities and Third Sector Partners.</p>
<p>Healthy</p> <p>Improved health and wellbeing in South Ayrshire for our infants, children and young people.</p>	<div>  <p>We grow up loved, safe and respected so that we realise our full potential.</p> </div> <div>  <p>We live in communities that are inclusive, empowered, resilient and safe.</p> </div> <div>  <p>We are healthy and active.</p> </div> <div>  <p>We are well educated, skilled and able to contribute to society.</p> </div>	<p>Foundation:</p> <p>FAMILY</p> <p>Where children are safe in their families and feel loved they must stay – and families must be given support together, to nurture that love and overcome the difficulties which get in the way.</p> <p>SCAFFOLDING</p> <p>Children, families and the workforce must be supported by a system that is there when it is needed. The scaffolding of help, support and accountability must be ready and responsive when it is required.</p>	<p>16: Right to privacy</p> <p>23: Children with a disability</p> <p>24: Health and Health Services</p> <p>31: leisure, play and culture</p> <p>39: Recovery from trauma and reintegration</p>	<p>Action Plan: Healthy Priority Action Plan</p> <p>Lead: Senior Manager, Children's Health</p> <p>Partners: Education, Social Work, Thriving Communities, Third Sector Partners, Alcohol and Drugs Partnership, Children's Health Managers, NHS Ayrshire and Arran.</p>

Our Priorities and their long-term contribution to improved life chances.	Links to the National Performance Framework
<p>Voice</p> <p>Children and young people are meaningfully involved in decision-making around their wellbeing.</p>	<div> We tackle poverty by sharing opportunities, wealth and power more equally.</div> <div> We grow up loved, safe and respected so that we realise our full potential.</div> <div> We are well educated, skilled and able to contribute to society.</div> <div> We respect, protect and fulfil human rights and live free from discrimination.</div> <div> We live in communities that are inclusive, empowered, resilient and safe.</div> <div> We are creative and vibrant and diverse cultures are expressed and enjoyed widely.</div>
<p>People</p> <p>The workforce will come together to learn, collaborate and build relationships for the best outcome of the child.</p>	<div> We are creative and vibrant and diverse cultures are expressed and enjoyed widely.</div> <div> We grow up loved, safe and respected so that we realise our full potential..</div> <div> We are well educated, skilled and able to contribute to society.</div> <div> We respect, protect and fulfil human rights and live free from discrimination.</div> <div> We live in communities that are inclusive, empowered, resilient and safe.</div>

Links to The Promise Foundation	Links to UNCRC Articles	How will we deliver on this priority?
<p>Foundation:</p> <p>VOICE</p> <p>Children must be listened to and meaningfully and appropriately involved in decision-making about their care, with all those involved properly listening and responding to what children want and need. There must be a compassionate, caring decision-making culture focussed on children and those they trust.</p>	<p>2: non-discrimination</p> <p>12: respect for the views of the child</p> <p>13: freedom of expression</p>	<p>Action Plan: Voice Priority Action Plan</p> <p>Lead: Service Manager, Thriving Communities</p> <p>Partners: Education, Social Work, NHS Ayrshire and Arran, Thriving Communities, Third Sector Partners, Youth Voice, UNCRC Lead.</p>
<p>Foundation:</p> <p>PEOPLE</p> <p>The children that Scotland cares for must be actively supported to develop relationships with people in the workforce and wider community, who in turn must be supported to listen and to be compassionate in their decision-making and care</p> <p>CARE</p> <p>Where living with their family is not possible, children must stay with their brothers and sisters where safe to do so, and belong to a loving home, staying there for as long as needed.</p>	<p>24: Health and Health Services</p> <p>39: Recovery from trauma and reintegration</p>	<p>Action Plan: People Priority Action Plan</p> <p>Lead: CP and Wellbeing Lead Officer, Education</p> <p>Partners: Education, Social Work, NHS Ayrshire and Arran, Alcohol and Drugs Partnership, Housing, Thriving Communities and Third Sector Partners.</p>

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 نامیٹا افراد کے لئے ابھرے حروف، بڑے حروف یا آڈیو میں میڈیا 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。

本信息可慮應要求提供盲文，大字印刷或音频格式，以及可翻譯成多种語言。以下是詳細聯系方式。

ਇਹ ਜਾਣਕਾਰੀ ਮੰਗ ਕੇ ਬੋਲ, ਵੱਡੇ ਅੱਖਰਾਂ ਅਤੇ ਸਣਨ ਵਾਲੇ ਰਪ ਵਿਚ ਵੀ ਲਈ ਜਾ ਸਕਦੀ ਹੈ, ਅਤੇ ਇਹਦਾ ਤਰਜਮਾ ਹੋਰ ਬੋਲੀਆਂ ਵਿਚ ਵੀ ਕਰਵਾਇਆ ਜਾ ਸਕਦਾ ਹੈ। ਸੰਪਰਕ ਕਰਨ ਲਈ ਜਾਣਕਾਰੀ ਹੇਠਾਂ ਦਿੱਤੀ 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 fuaime agus tha e comasach eadar-theangachadh gu grunn chànanan. Tha fiosrachadh gu h-ìosal mu bhith a' cur fios a-steach.

South Ayrshire Council
Contact Centre
0300 123 0900

South Ayrshire
COMMUNITY
PLANNING
Partnership



Children's Rights and Wellbeing Impact Assessment

Children's Services Annual Report
2023/2024

Children and Young People's Services Plan

1. Which articles of the UNCRC does this policy/measure impact on?

The Children's Services Annual Report impacts across most UNCRC articles with a particular focus on the below:

Article 1: All children under 18 have rights.

Article 2: All children have rights.

Article 3: Adults do what is best for me.

Article 5: Parental guidance and a child's evolving capacities.

Article 6: Support to grow and develop.

Article 9: Family reunification.

Article 12: Respect for the views of the child

Article 23: Children with a disability

Article 31: Leisure, play and culture

2. What impact will your policy/measure have on children's rights?

The Scottish Government has put children's rights at the centre of its policy and the Children and Young People (Scotland) Act 2014 puts a duty on key public services to report on what they are doing to promote them.

3. Will there be different impacts on different groups of children and young people?

The Annual Report and Children's Services Plan consider all infants, children and young people. However, there is recognition that some infants, children and young people with particular vulnerabilities may be more likely to experience health inequalities and may require protection. As such, some areas of work described within the Annual Report focus specifically on children furthest away from their rights, participation and most impacted by inequalities locally.

The Children and Young People's Services Plan 2023-2026 has a strategic focus on the rights of children.

4. 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 Children and Young People's Services Plan or the Annual Report. However, it is essential that all children and young people have equitable opportunities to improve their health and wellbeing outcomes. This may require promoting the interests of one group of children above another.

5. 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.

South Ayrshire's Children and Young People's Services Plan was developed in line with the guidance of Part 3 of the Children and Young People (Scotland) Act 2014.

The Plan promotes four General Principles of the UNCRC, namely:

1. Non-discrimination (article 2)
2. Best interest of the child (article 3)
3. Right to life survival and development (article 6)
4. Right to be heard (article 12)

6. How have you consulted with relevant stakeholders, including involving children and young people in the development of the policy/measure?

The partners involved included:

- Third Sector Partners
- Alcohol and Drug Partnership
- Housing Services
- Education Services
- Health and Social Care Partners
- Corporate Parenting Lead Officer
- Community Learning and Development
- Employability and Skills
- Police Scotland

The development of the Plan and Annual Report shares the work of six thematic workstreams:

- The Promise
- Included
- Family
- People
- Voice
- Healthy

Children and young people have been well represented through the process via all above mentioned partners, the third sector and our Corporate Parenting Officer. Within reporting period 2023/2024 we have also worked alongside children and young people from local schools (including care experienced individuals and young carers) to create a Children and Young People's Version of the Plan alongside an

animated version of the plan. Children created this and lent their voices to the project.

7. What evidence have you used to inform your assessment?

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

- Child Poverty (Scotland) Act 2017
- Getting it right for every child
- The Promise
- Children and Young People (Scotland) Act 2014

Furthermore, our Plan considers our local priorities, including:

- Local Outcomes Improvement Plan
- Child Poverty Strategy (pending)
- Young Carers Strategy
- Corporate Parenting Strategy

How will the impact of the policy/measure be monitored?

As per the requirements of the Children and Young People (Scotland) Act 2014, this annual progress report evaluates and monitors progress evaluation. The Joint Improvement Group will have oversight of the work ongoing through thematic groups 6 weekly and the Children's Services Planning Partnership will meet quarterly to further ensure progress.

How will you communicate to children and young people the impact of the policy/measure on their rights?

A child friendly brief of this report will be created and shared through youth participation structures including Young Carers Voice Groups, Virtual School Voice Groups, Champions Board and Care Experienced Groups.

Sign & Date:

Policy Lead Signature & Date of Sign Off:

Deputy Director Signature & Date of Sign Off:

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to Cabinet
of 25 September 2024**

Subject: Annual Assurance Statement – Housing

1. Purpose

- 1.1 The purpose of this report is to provide Members with an update on the Regulatory Framework for Housing and to seek Cabinet approval to submit the Annual Assurance Statement to the Scottish Housing Regulator and publish the statement for tenants and other customers.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 **notes the content of the Assurance Action Plan outlined at ([Appendix 1](#)) and the overview of operational service delivery outlined at ([Appendix 2](#)) and;**
- 2.1.2 **considers and approves the Annual Assurance Statement at ([Appendix 3](#));**
- 2.1.3 **approves the submission of the Annual Assurance Statement to the Scottish Housing Regulator by 31 October 2024 and its publication for tenants and other customers; and**
- 2.1.4 **notes the requirements of the Regulatory Framework and ongoing work outlined in section 4.1 to achieve full compliance in the areas of Equalities and Human Rights and tenant and resident safety and the position in relation to homelessness services.**

3. Background

- 3.1 The last Annual Assurance Statement (AAS) was submitted to the Scottish Housing Regulator (SHR) on 29 September 2023 following approval by Cabinet on 26 September 2023.
- 3.2 In February 2024, the SHR published updated guidance relating to the Regulatory Framework and Annual Assurance Statements. The Framework is SHR's statement on Performance of Functions setting out how they will regulate both Registered Social Landlords (RSL's) and the housing and homelessness services provided by Local Authorities. The website links to both guidance documents are included in the background papers section of this report.

- 3.3 SHR monitor, assess, report and intervene (as appropriate) in matters relating to performance of housing activities, and how services are delivered to tenants, people who are homeless, Gypsy/Travellers who use official sites provided by landlords and factored owners for both local authorities and Registered Social Landlords. In March 2024, SHR wrote to all Local Authorities and Registered Social Landlords to provide advice on preparation of the AAS due to be submitted to SHR by 31 October 2024. This included continued reference to assurances around a clear statement in the AAS on the Council's compliance with relevant obligations in relation to tenant and resident safety, in particular, compliance with relevant safety requirements across the areas of gas safety, electrical safety, water safety, fire safety, asbestos, damp and mould and lift safety.
- 3.4 When considering each of the Charter outcomes, landlords may decide that improvement action is required to meet an outcome and must consider the materiality of the issue. Website links to the Scottish Social Housing Charter, the Regulatory Framework and Annual Assurance Statement statutory guidance are included in the background papers section of the report.
- 3.5 The Regulator uses the approved Assurance Statement, along with the Annual Return on the Charter (ARC) to consider and determine its' level of engagement with landlords. Within the 2023 AAS, the Council reported full compliance with all requirements and outcomes, apart from for full compliance in the areas of collection of equalities information and the adoption of a human rights approach in our work.
- 3.6 In the published 2024/25 Engagement Plan for South Ayrshire Council, SHR confirmed that engagement will take place with the Council about its services for people who are homeless. Since Cabinet approved the last AAS on 26 September 2023, Officers from Housing Services have met with SHR representatives on two separate occasions (19 December 2023 and 17 July 2024). At the meeting on 19 December 2023, services to homeless people and aspects of landlord compliance obligations were discussed. At the meeting on 17 July 2024, the discussion focussed on services to homeless people. Information and responses were provided at this meeting to SHR as part of their Homeless Risk Assessment process. This was acknowledged by SHR who confirmed it would feed into the homelessness risk assessment process. The Council will be required to meet SHR's request for any further information and the requirement to make SHR aware of any emerging issues preventing the Council from fulfilling its statutory duty to provide temporary accommodation when it should and comply with the Unsuitable Accommodation Order. The website link to the 2024/25 Engagement Plan is included in the background papers section of this report.
- 3.7 South Ayrshire Council's 2023/24 ARC was submitted to SHR on 30 May 2024. The return provided details of the Council's performance across the range of indicators within the 16 Charter Outcomes. Prior to submission of the ARC, a Microsoft Teams Meeting was held on 29 May 2024 which was open to all Elected Members, tenant representatives and interested tenants. At this session each of the indicators were discussed, information was provided on levels of performance and explanations were given for any variances in performance compared to 2022/23. SHR published the 2023/24 Landlord Reports for South Ayrshire Council on 30 August 2024. For reference by Members, a website link to the is also included in the background papers section of this report.
- 3.8 As outlined in previous reports, within the Council's governance arrangements and in the Housing Service, there are existing measures and processes to manage,

scrutinise and report performance. These provide assurances and evidence that the Council is complying with the charter outcomes. The measures and arrangements outlined in the Assurance Action Plan at [Appendix 1](#) support the Council's approach to scrutiny and offer evidence and assurance on compliance with the charter outcomes and regulatory requirements.

- 3.9 Prior to the submission of the 2023/24 ARC, Internal Audit sampled 9 (22%) of the 41 indicators for review. The review of the indicators covered reconciling the methodology used by the service for calculating the indicators to the official guidance supplied by the SHR, matching the "raw" data extracted from the Northgate Housing System to the data used by the service to calculate the indicators and interrogating the data to ensure it only contain entries that were relevant to the indicator. conducted. Internal Audit concluded that '*Substantial Assurance*' - a sound system of governance, risk management and control exist, with internal controls operating effectively and being consistently applied to support the achievement of objectives in the area audited.
- 3.10 As part of the approved Internal Audit Plan, Internal Audit are conducting an audit of the proposed AAS outlined in this report. At the time of preparing this report for Cabinet the audit was ongoing and it has been confirmed that the final audit report will be available after the AAS has been submitted to SHR. Feedback received from internal audit has confirmed that audit testing has been substantially completed without any significant issues arising. Future audits of the AAS will be undertaken on a three yearly basis from 2024/25.

4. Proposals

- 4.1 Using available guidance and taking account of the guidance entitled 'Collecting Equality Information: National Guidance for Scottish Social Landlords' (revised June 2022) and the Self Assurance Toolkit (updated June 2024), each of the regulatory requirements have been considered. It has been determined that the Council is complying with all regulatory requirements and outcomes, apart from full compliance in the areas of collection of equalities information and the adoption of a human rights approach in our work, and although high levels of compliance are being achieved with relevant obligations in relation to tenant and resident safety, full compliance is not being achieved in relation to electrical safety checks. The Council is continuing to liaise with tenants to achieve access to properties for all necessary safety checks to be completed.

- 4.1.1 ***Equalities and Human Rights*** - processes continue to be in place to implement an effective approach to the collection of equalities information and to consider how a human rights approach can be adopted. Elements of equalities data are gathered and there are established processes and demonstrable good practice in place to support the Council's current approach to equalities and human rights. Equality Impact Assessments are considered and included where required as part of any reports to Council.

Opportunities to extend the collection of equalities data in relation to protected characteristics is being included in the introduction of 'Housing Online' within our NEC Housing software system. This online functionality will allow housing applicants, homeless people, tenants, and other customers to register for a self-service account and they will be able to update equalities data.

The scope of data collection, the most effective ways to gather this information and the controls needed will be introduced as part of the implementation of the 'Housing Online' module, which is scheduled for completion by March 2025. This revised timescale is taking account of required software version upgrades needed to the NEC Housing system. The approach will also take account of all relevant advice and support from Information Governance and Housing Policy & Strategy.

In terms of the Council's continued approach to Human Rights, positive work already takes place and this is embedded across a range of activities including:

- ensuring that accommodation is provided to homeless households when needed,
- joint work takes place with Health and Social Care to ensure that care experienced young people are appropriately accommodated and supported,
- participation in national resettlement schemes to provide accommodation and support to displaced households,
- standards of council owned accommodation are maintained and the Council is working to the standards outlined in the Scottish Housing Quality Standard,
- housing support services are provided to homeless households and council tenants to help sustain tenancies,
- there is a dedicated travelling persons site to meet the needs of Gypsy/Travellers in the council area and
- the Council delivers adaptations to properties to make them more accessible for households with disabilities and consideration is given to bespoke design requirements for households as part of new build housing developments.

In addition, the Council has established a Trauma Informed Approach and work continues to raise awareness across services.

- 4.1.2 ***Tenant and Resident Safety*** – The Council has a strong track record in maintaining standards to meet tenant and resident safety, with compliance rates exceeding 99%. Full details of compliance performance are outlined in Section 2 of [Appendix 2](#).

In the area of Electrical Safety - Electrical Installation Condition Reports (EICR's), full compliance is not being achieved. As at 30 June 2024, of the Council's lettable housing stock of 8140 properties, 8103 (99.5%) of properties have a valid EICR in place and are compliant with the standard. Of the 37 remaining properties, 14 are vacant and EICR's will be in place before the properties relet, 20 are 'hard no access or cases where social issues have prevented the EICR being undertaken, and 3 properties were awaiting work to be undertaken by the Utility Provider before the EICR can be completed. Operational procedures are in place to manage and track the affected properties, however, a low level of safety checks that have expired does exist at any given time. On this basis the Council are not fully complying with the standard.

- 4.1.3 **Services to Homeless People** - The Council continues to fulfil its' legal duties to homeless households, dealing with homeless presentations and providing temporary accommodation where required. However, there continues to be sustained pressure on available temporary accommodation. Hotel accommodation is deemed to be 'unsuitable accommodation' and in accordance with the Unsuitable Accommodation Order, households should not occupy this type of accommodation for a period exceeding 7 days.

Since October 2022 to date, there has been an ongoing regular reliance on the use of hotel accommodation for short term periods, until other accommodation options become available within the Council's pool of temporary accommodation. In 2023/24, there were three instances where the unsuitable accommodation order was breached, two of these related to an accumulative period exceeding 7 days, because of more than one accommodation placement during the life of the household's homeless application. Arrangements are in place to track this in the future, to prevent a recurrence where possible. There have been no breaches of the order so far in 2024/25. Taking all factors into consideration, this has not been deemed to be a material issue.

Although it has been determined that overall, the Council is complying with its legislative duties to homeless people, Members are asked to note the position in relation to homelessness services. Further information relating to homelessness is included in Section 1.4 of [Appendix 2](#).

- 4.2 The Assurance Action Plan outlined in [Appendix 1](#), includes details of assurance and evidence available. There are no material issues identified relating to compliance in other areas of activity. All housing activities are being managed in accordance with relevant legislation and arrangements are in place to monitor service delivery and track performance. An overview of operational service delivery, details relating to key activities including levels of performance and an update on activities relating to tenant and resident safety are outlined at [Appendix 2](#). Should any issues emerge which are deemed material and notifiable to SHR, these will be brought to Cabinet's attention.
- 4.3 Members are asked to consider the Assurance Action Plan outlined in [Appendix 1](#) and the Overview of Operational Service Delivery outlined at [Appendix 2](#) and approve the submission of the Annual Assurance Statement contained at [Appendix 3](#) to the Scottish Housing Regulator and agree to publish this statement to tenants and other customers.

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. The operational activities and activities relating to tenant and resident safety outlined in [Appendix 2](#), continue to be managed effectively within the service.
- 8.1.2 Risks relating to the Scottish Housing Quality Standard, gas safety, fire safety and electrical safety are included and monitored within the Housing, Operations and Development Directorate Risk Register.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 The risks associated with rejecting the recommendations are that the Council would fail to submit the Annual Assurance Statement to Scottish Housing Regulator by 31 October 2024, and it would fail to meet its' requirements in terms of the Regulatory Framework.
- 8.2.2 Rejecting the recommendations would impact on the reputation of the Council.

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 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, 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 consultation with tenant representatives and interested tenants, this took place via a Microsoft Teams Meeting on 3 September 2024.

- 13.2 Tenants were consulted on the content of the draft Assurance Action Plan and the proposed Assurance Statement. Updates were provided on current service delivery and the operational challenges being faced by the Housing Service, along with details of the results from the 2023/24 SHR Landlord Report published on 30 August 2024.
- 13.3 Tenants acknowledged the progress and levels of reported performance and how the Council compared with the Scottish average across the published indicators. From the discussions at the session, tenants requested the opportunity to have further conversations over this coming year around general complaints and outcomes, the challenges relating to the management of anti-social behaviour, the Council's housing contribution to resettlement programmes and the relet of empty properties.
- 13.4 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 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>
Submit the Annual Assurance Statement to Scottish Housing Regulator	31 October 2024	Service Lead – Housing Services
Publish the approved Annual Assurance Statement on Council website for tenants and other customers	31 October 2024	Service Lead – Housing Services

Background Papers **Report to Cabinet of 26 September 2023 – [Annual Assurance Statement - Housing](#)**

Scottish Housing Regulator – 1 April 2024 to 31 March 2025 - [Engagement plan from 1 April 2024 to 31 March 2025 | Scottish Housing Regulator](#)

2023/24 Landlord Report – Scottish Housing Regulator – published 30 August 2024 - [South Ayrshire Council | Scottish Housing Regulator](#)

[Regulatory Framework | Scottish Housing Regulator](#)

[Annual Assurance Statement | Scottish Housing Regulator](#)

Scottish Social Housing Charter - November 2022

**The Scottish Federation of Housing Associations – Social
Landlord Self -Assurance – Updated June 2023**

**The Scottish Federation of Housing Associations Limited
National Guidance on Collecting Equality Data (revised June
2022 - Update to Equalities Guidance and FAQs**

Person to Contact Michael Alexander, Service Lead – Housing Services
Riverside House, 21 River Terrace, Ayr, KA8 0AU
Phone 01292 612921
Email michael.alexander@south-ayrshire.gov.uk

Date: 17 September 2024

Appendix 1 – Assurance Action Plan

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Assurance and Notification					
AN1	Prepare an Annual Assurance Statement in accordance with the Scottish Housing Regulator (SHR) published guidance.	Service Lead – Housing Services	31 October 2024	Ongoing	<p>The 2023/24 Annual Assurance Statement was previously approved by Cabinet on 26 September 2023 and was submitted to SHR on 29 September 2023.</p> <p>The 2024/25 Report and Annual Assurance Statement to be considered by Cabinet on 25 September 2024.</p>
	Submit approved Annual Assurance Statement to the Scottish Housing Regulator between April and the end of October each year	Service Lead – Housing Services	31 October 2024		<p>The 2023/24 Annual Assurance Statement was previously approved by Cabinet on 26 September 2023 and was submitted to SHR on 29 September 2023.</p> <p>The 2024/25 Report and Annual Assurance Statement to be considered by Cabinet on 25 September 2024.</p>
	Make the Annual Assurance Statement available to tenants and other service users.	<p>Service Lead – Housing Services</p> <p>Policy Officer - (Tenant Participation)</p>	31 October 2024		<p>Consultation on the Assurance Action Plan and draft Annual Assurance Statement was undertaken with Tenant Representatives and Interested Tenants via a Microsoft Teams meeting held on 3 September 2024. Tenant Representatives and Interested Tenants reviewed the information, along with the details provided by the Service Lead – Housing Services, on current service delivery, operational challenges and performance in key operational activities. An overview of the performance position as reported in the 2023/24 Landlord Report published by SHR on 30 August 2024 was also provided. Comments and feedback from</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Assurance and Notification					
					tenants has been outlined in the covering report. Once approved, the Annual Assurance Statement will be published on the Council website and Housing Services Facebook.
AN2	Notify SHR during the year of any material changes to the assurance in its Annual Assurance Statement.	Service Lead – Housing Services			There were no required notifications to SHR during the 2023/24 reporting year. Notifications will be made to Scottish Housing Regulator as and when required
AN3	<p>Each landlord must have assurance and evidence that it is meeting all of its legal obligations associated with housing and homelessness services, equality and human rights, and tenant and resident safety.</p> <p>Action:- As at 30 June 2024, of the Council's lettable housing stock of 8140 properties, 8103 (99.5%) of properties have a valid EICR in place and are compliant with the standard. Of the 37 remaining properties, 14 are vacant and EICR's will be in place before the properties relet, 20 are 'hard no access or cases where social issues have prevented the EICR being undertaken, and 3 properties were awaiting work to be undertaken by the Utility Provider before the EICR can be completed.</p>	<p>Service Lead – Housing Services</p> <p>Co-ordinator – Housing Policy & Strategy</p>	Ongoing	Evidence is collated on an ongoing basis	<p>Assurance and evidence includes:-</p> <ul style="list-style-type: none"> • Housing Management Policies and Procedures • Homelessness Procedures • Scottish Government National Homelessness Statistics • Annual Return on the Charter to SHR and supporting evidence. • Internal Housing Performance Reports on a range of housing activities and indicators i.e. rent arrears management, void management, repairs, anti-social behaviour complaints, tenant and resident safety compliance, etc. • Benchmarking Data and Reports • Comprehensive Tenants Survey was undertaken during January/February 2023 • Customer Satisfaction Tracker Surveys

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Assurance and Notification					
	Established procedures and processes are in place to track and manage instances of no access and Officers are continuing to work with households to achieve access. This is an ongoing rolling activity and where required consideration will be given to using the provisions of the tenancy agreement to gain entry to properties to complete this essential work.				<ul style="list-style-type: none"> • Evidence of consultation with tenants on rent setting process • Management Sample Checking and Case Audits • Staff Supervision and Performance Development Reviews (PDR's) • Internal Audit Reports • Internal Audit Report on Charter Indicators (May 2024) and the AAS and compliance with Regulatory Framework (September 2024) • External Audit Reports • Care Inspectorate Reports • Reports to Council, Cabinet, Audit and Governance Panel and Service and Performance Panel • Minutes of Performance Accountability Meetings • Tenant Newsletters • Health & Safety Policies and Procedures • Cyclical Health and Safety Audits and Fire Risk Assessments for designated properties • Compliance Records for Gas Safety • Fire and Carbon Monoxide Detector Compliance Certification • Fixed Electrical Testing Compliance Certification
AN4	Notify SHR of any tenant and resident safety matters which have been reported to, or are being	Service Lead – Housing Services			Compliance Records relating to Tenants and Resident Safety

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Assurance and Notification					
	investigated by the Health and Safety Executive, or reports from regulatory or statutory authorities, or insurance providers, relating to safety concerns.	Service Lead – Risk & Safety			<p>The Council's Risk and Safety Team provide advice and guidance on health and safety related issues and link directly with the Health and Safety Executive on any relevant matters.</p> <p>Corporate Health and Safety Policies are in place and are published and accessible to all staff via the CORE - Council's Intranet system.</p> <p>A cyclical inspection process is in place for conducting Health and Safety Audits and Fire Risk Assessments on Council owned assets, including:- Sheltered Housing Units, Supported Accommodation Units and Office accommodation.</p> <p>A Departmental Risk Register is maintained and updated to track management action, mitigations and progress of actions for any identified risks.</p> <p>An established programme is in operation for annual gas safety checks for all housing stock with gas appliances.</p> <p>An established programme of safety and compliance checks are in place for Electrical Installation Condition Reports (EICR's), and Fire and Carbon Monoxide Detector Standards. Other programmes of work and measured term contracts exist to manage aspects of tenants</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Assurance and Notification					
					residents safety including water safety, lift safety, asbestos management and damp and mould.
AN5	Each landlord must make its Engagement Plan easily available and accessible to its tenants and service users, including online.	Service Lead – Housing Services	April 2024	Completed	The last published Engagement Plan is available on the SAC website within the Housing Performance section. An article is also included in the Annual Performance Report providing background to the new Regulatory Framework and signposting to the Engagement Plan.

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Scottish Social Housing Charter Performance					
CH1	Submit an Annual Return on the Charter (ARC) to SHR each year in accordance with our published guidance.	Service Lead – Housing Services	31 May 2024	Completed	<p>The Annual Return on the Charter for 2023/24 was submitted to Scottish Housing Regulator on 30 May 2024 to meet deadline date of 31 May 2024 as set out in the Regulatory Framework.</p> <p>Local Government Benchmark Indicators and Key Performance indicators are reported to the Council's Service and Partnerships Performance Panel.</p>
CH2	<p>Each landlord must involve tenants, and where relevant, other service users, in the preparation and scrutiny of performance information. It must:</p> <ul style="list-style-type: none"> • agree its approach with tenants • ensure that it is effective and meaningful – that the chosen approach gives tenants a real and demonstrable say in the assessment of performance • publicise the approach to tenants • ensure that it can be verified and be able to show the agreed approach to involving tenants has happened • involve other service users in an appropriate way, having asked and 	Service Lead – Housing Services	31 October 2023	Completed	<p>Prior to submitting the Annual Return on the Charter for 2023/24, the content of the proposed submission to SHR was presented and shared with Tenant Representatives, Interested Tenants and Elected Members via a Microsoft Teams meeting held on 29 May 2024. Data from the previous year is included in the presentation to show comparisons, variances in performance are discussed and explanations are provided by Officers to Tenant Representatives and Elected Members.</p> <p>Following publication of the 2022/23 ARC Results and SHR Landlord Report, work was undertaken in consultation with tenant representatives on the production of the 2022/23 Annual Performance</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Scottish Social Housing Charter Performance					
	had regard to their needs and wishes.				<p>Report. This was published in October 2023. Work is underway to work with tenant representatives on the production of the 2023/24 Performance Report and this will be published in October 2024.</p> <p>The inclusion of the 'You Said/We Did' section in the Annual Performance report, includes feedback from tenants which has influenced changes to practice, procedure or led to service delivery enhancements.</p>
CH3	Each landlord must report its performance in achieving or progressing towards the Charter outcomes and standards to its tenants and other service users no later than 31 October each year. It must agree the format of performance reporting with tenants, ensuring that it is accessible for tenants and other service users, with plain and jargon-free language.	Service Lead – Housing Services	31 October 2024	Ongoing	<p>Each year Council Officers work with a group of interested tenants to agree the design, content and format of the annual performance report. Work is underway to work with Tenant Representatives and Interested tenants to develop the 2023/24 Performance Report.</p> <p>Any feedback received from tenants is considered and used to inform future editions of the performance report.</p> <p>The approach used is outlined in the annual performance report published annually.</p> <p>A copy of the Annual Performance Report is issued to all tenants who</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Scottish Social Housing Charter Performance					
					<p>have registered to receive a copy. This is promoted through the tracker surveys that are issued to encourage take up from interested tenants. In addition, a copy of the report is made available on the Council's website and Housing Services Facebook.</p> <p>Copies of the Annual Performance Report are also available on request and are available from Housing Teams and Libraries.</p>
CH4	<p>When reporting its performance to tenants and other service users each landlord must:</p> <ul style="list-style-type: none"> • provide them with an assessment of performance in delivering each of the Charter outcomes and standards which are relevant to the landlord • include relevant comparisons – these should include comparisons with previous years, with other landlords and with national performance • set out how and when the landlord intends to address areas for improvement 	<p>Service Lead – Housing Services</p> <p>Policy Officer - (Tenant Participation)</p>	31 October 2024	Ongoing	<p>The content of the Annual Performance Report is agreed with tenant representatives. Tenant Representatives/Interested Tenants provide their own Foreword to the report each year.</p> <p>The report contains key performance information relating to the Charter Outcomes. The Council's performance in the year is outlined and comparisons with the previous year and the Scottish average are included.</p> <p>The Annual Performance Report outlines the key priorities for the coming year and provides an update on achievements.</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Scottish Social Housing Charter Performance					
	<ul style="list-style-type: none"> • give tenants and other service users a way to feed back their views on the style and form of the reporting. 				<p>In agreement with tenant representatives, a section '<i>You Said/We Did</i>' is included in the Annual Performance Report. This includes details of feedback received which has led to changes in practice or procedures to improve service delivery.</p> <p>Tenants are given opportunities to make comments and suggestions for improvement and feedback is invited from tenants.</p>
CH5	Each landlord must make the SHR report on its performance easily available to its tenants, including online.	<p>Service Lead – Housing Services</p> <p>Policy Officer - (Tenant Participation)</p>	31 October 2024	Ongoing	<p>The Annual Performance Report includes details of SHR and includes website links to access further information.</p> <p>The website link to the SHR Landlord Report is published on the Council's website and Housing Services Facebook.</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Listening and responding to tenants and service users					
LR1	Each landlord must provide tenants, residents and service users with easy and effective ways to provide feedback and raise concerns and ensure that it considers such information and provides a quick response	Service Lead – Housing Services		Complete	<p>The Council offers the facility for tenants and other customers to make a housing request or provide feedback regarding the housing service.</p> <p>All service requests are managed by operational housing teams and any feedback is reviewed and an appropriate response is provided to the tenant or other customer.</p> <p>Tenants and other customers can also communicate with the service via Social Media Platforms, any contacts received are received acknowledged by our Tenant Participation Team.</p> <p>The Council's Customer Service Team handle telephone contacts, any feedback provided by tenants and other customers will be recorded on the Council's feedback system and passed to the relevant operational team.</p> <p>The corporate complaints handling procedure '<i>Listening to You</i>', can also be used by tenants and other customers to make a service request, provide feedback or make comments regarding the service provided by the Council.</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Listening and responding to tenants and service users					
LR2	Each landlord must make information on reporting significant performance failures, including SHR leaflet, available to its tenants.	Service Lead – Housing Services Policy Officer - (Tenant Participation)		Complete	Information on reporting significant performance failures has been included in Tenants Newsletters, the Annual Performance Report, SAC Website and Housing Services Facebook page. Leaflets are available from Housing Teams.
LR3	Provide tenants and other service users with the information they need to exercise their right to complain and seek redress, and respond to tenants within the timescales outlined in its service standards, in accordance with guidance from the Scottish Public Services Ombudsman (SPSO).	Service Lead – Housing Services		Complete	The Council operates a corporate complaints handling procedure ' <i>Listening to You</i> '. This procedure operates in accordance with the guidance and timescales from the Scottish Public Services Ombudsman (SPSO). The procedure is widely publicised via the Council website. Leaflets and Posters are also available across all Council establishments.
LR4	Each landlord must ensure it has effective arrangements to learn from complaints and from other tenant and service user feedback, in accordance with SPSO guidance	Service Lead – Housing Services		Ongoing action – complaint outcomes are reviewed on an ongoing basis.	Complaint handling is monitored and discussed at quarterly performance accountability meetings held by the Service Lead – Housing Services. Complaints are reviewed, outcomes are considered and any learning identified is discussed. As part of the Complaint Management process, Investigating Officers must identify any learning from complaints, and record if this has led to changes in policy, practice or procedure. This is

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Listening and responding to tenants and service users					
					<p>part of the process when closing a complaint.</p> <p>Complaint Management performance is also reported to and scrutinised by the Council's Service and Partnerships Performance Panel.</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Whistleblowing					
WB1	Each landlord must have effective arrangements and a policy for whistleblowing by staff which it makes easily available and which it promotes.	Chief HR Officer		Complete	<p>A corporate 'Whistleblowing – Policy and Procedure for Reporting Concerns at Work' is in place. This is available to access by all staff via the Council's intranet.</p> <p>The Council's approved Code of Conduct for Employees also includes details relating to 'Whistleblowing' and includes a web link for employees to access the policy.</p> <p>Council wide communications have been issued to employees to raise awareness of the Code of Conduct. In addition, the Service Lead – Housing Services has issued an email to all Housing Co-ordinators and Team Leaders to cascade information and raise awareness within their respective teams.</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Equalities and Human Rights					
EH1	Each landlord must have assurance and evidence that it considers equality and human rights issues properly when making all of its decisions, in the design and review of internal and external	<p>Service Lead – Housing Services</p> <p>Co-ordinator – Housing Policy & Strategy</p>		Complete	<p>All Housing Strategies and Policies include a section on Equalities and have been impact assessed.</p> <p>All reports to Council, Cabinet and other Panels include a requirement for</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Equalities and Human Rights					
	policies, and in its day-to-day service delivery.				<p>Equalities implications to be considered and outlined in the report. An Equalities Impact Scoping Assessment is carried out, and where required, an Equalities Impact Assessment will be included as part of the report.</p> <p>Arrangements are in place to ensure that translation services are accessed where required for tenants and other customers. Applications, correspondence, tenancy agreements etc. are made available in other languages or formats for minority groups or on request.</p> <p>Loop systems are available in council offices to assist hearing impaired customers.</p> <p>The Council continues to be actively involved in supporting Resettlement Schemes and works closely with CoSLA and the Home Office. To date the Council has been involved in the Afghan Relocation Scheme, the Syrian Vulnerable Persons Relocation Scheme and the Super Sponsor Scheme and Homes for Ukraine. Housing Support Services, Translation Services, and multi-agency working have been delivered to meet the needs</p>

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Equalities and Human Rights					
					of households resettling and to support their integration in communities across South Ayrshire. All returns have been completed and submitted in accordance with the requirements of the schemes.
EH2	To comply with these duties, landlords must collect data relating to each of the protected characteristics for their existing tenants, new tenants, people on waiting lists, Local authorities must also collect data on protected characteristics for people who apply to them as homeless. Landlords who provide gypsy/traveller sites must collect data on protected characteristics for these service users.	Service Lead – Housing Services Co-ordinator – Housing Policy & Strategy	December 2024	Ongoing	Arrangements are in place to collect elements of equalities data, and this is recorded, where provided by tenants, homeless households, gypsy/travellers and other customers. Tenant Participation events and meetings are always held in accessible venues and locations to ensure that no barriers exist for tenants and other customers.
	Action:- Collection of Equalities Data Work is ongoing to enhance the systems and approaches for the collection of equalities data. This is part of the implementation of the 'Housing Online' module within our NEC Housing software system. This online functionality will allow housing applicants, homeless people, tenants and other customers to update equalities data. The scope of data collection, the most effective ways to	Service Lead – Housing Services Co-ordinator – Housing Policy & Strategy Co-ordinator (Housing) Co-ordinator (Registration,	March 2025	Ongoing	A range of existing processes are in place to gather elements of equalities data and there are established processes and demonstrable good practice in place to support the Council's approach to equalities. Consideration will be given to any changes to existing policies, procedures or practice. Consultation will take place with tenant representatives on any proposed changes.

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Equalities and Human Rights					
	gather this information and the controls needed have been considered and will be introduced as part of the implementation of 'Housing Online' module, which is scheduled to completed by March 2025, taking account of required upgrades needed to the NEC Housing system. The approach will take account of all relevant advice and support from Information Governance and Housing Policy & Strategy.	Records and Information)			
	Action:- Human Rights The Council is continuing to develop its approach in relation to human rights, taking account of available guidance and the 'Housing and Human Rights Framework' published by the Chartered Institute of Housing'	Service Lead – Housing Services Co-ordinator – Housing Policy & Strategy Co-ordinator (Housing)			In terms of the Council's approach to Human Rights, work already takes place and this is embedded across a range of activities including:- ensuring that accommodation is provided to homeless households when needed, joint work takes place with Health and Social Care to ensure that care experienced young people are appropriately accommodated and supported, participation in national resettlement schemes to provide accommodation and support to displaced households, standards of council owned accommodation are maintained and the Council is working to the standards contained within the Scottish Housing Quality Standard, housing support services are provided

Task Ref	Requirement	Responsible Officer(s)	Timescale	Status	Comments/Evidence
Equalities and Human Rights					
					<p>to homeless households and council tenants to help sustain tenancies, there is a dedicated travelling persons site to meet the needs of Gypsy/Travellers within the council area and the Council delivers adaptations to properties and considers bespoke design requirements as part of new build housing developments, to make them more accessible for households with disabilities. In addition, the Council has established a Trauma Informed Approach and work continues to raise awareness across services.</p> <p>SHR expect landlords to confirm that they are considering how to adopt a human rights approach into their work. Work will continue over the next year to further develop the processes and systems to collect equalities information and to outline the Council's approach in relation to human rights.</p> <p>Consideration will be given to any changes to existing policies, procedures or practice. Consultation will take place with tenant representatives on proposed changes</p>

Summary of Assurances and Evidence that the Council is Complying with the Charter Outcomes

Within the Council's governance arrangements and within the Housing Service, there are a range of measures and processes in place to manage, scrutinise and report performance, providing assurances and evidence that the Council is complying with the Charter outcomes. These include:-

These include:

- Annual Charter Return to SHR – supported by performance management reports and back up evidence for each of the indicators and outcomes;
- Housing Management and Homelessness Policies and Procedures;
- Scottish Government National Homelessness Statistics;
- Internal Housing Performance Reports covering keys housing management activities and ARC indicators;
- Benchmarking Data and Reports provided through the Council's membership of the Scottish Housing Network;
- Comprehensive Tenants Survey which is undertaken every 3 years – last completed January/February 2023;
- Customer Satisfaction Tracker Surveys which are analysed and reported to tenant representatives;
- Evidence of consultation with tenants on previous rent setting;
- Rent Setting Consultation to inform Council decision on Rent Setting and Considerations around setting the Housing Revenue Account – Revenue and Capital Budgets
- Management sample checking and case audits, undertaken within the operational teams;
- Staff Supervision and Performance Development Reviews (PDR's);
- Internal Audit Reports on elements of housing activity
- Internal Audit Report on the Scottish Housing Regulator Charter Indicators – Audit Report May/June 2024 – a selection of indicators will be audited on an annual basis prior to submission of the ARC to SHR.
- Internal Audit Report on Annual Assurance Statement Regulatory Framework - Future audits will be included in the annual risk based internal audit plan, on a three yearly basis from 2024/25.
- External Audit Reports on elements of activity relating to the Housing Revenue Account;
- Care Inspectorate Reports for the Council's registered housing support services - Sheltered Housing and Supported Accommodation units for homeless households;
- Minutes of Quarterly Performance Accountability Meetings conducted by the Service Lead – Housing Services, with each of the operational housing teams, these meetings focus on performance against the charter indicators/outcomes Corporate Health and Safety Policies and Procedures;
- Compliance Records for Gas Safety;
- LD2 Fire Safety Compliance and Fixed Electrical Testing Compliance Certification
- Cyclical Health and Safety Audits and Fire Risk Assessments for sheltered housing units and supported accommodation units; and
- Publicising information and details of performance in Tenants Newsletters, Annual Performance Report, Council website and the Housing Services Facebook.

In addition to the arrangements and processes outlined above, there are arrangements in place for formal reporting of performance to the Council and scrutiny activity is undertaken by Panels. This includes:-

- Reports to the Cabinet on 'Budget Management – Revenue Budgetary Control – outturn statements for the Housing Revenue Account';
- Reports to the Cabinet on the Housing Capital Programme providing updates on progress, performance and levels of expenditure in relation to capital investment from the Housing Revenue Account;
- Reports to Audit and Governance Panel on progress against audit action plans;
- Reports to the Service and Partnerships Performance Panel – Complaints Scrutiny Update; and
- Reports to the Service and Partnerships Performance Panel on Local Government Benchmarking Indicators and other key performance indicators relating to Housing.

Tenant Participation is well established within the Council and is embedded in how we conduct business. Tenant representatives are actively involved in shaping how services are delivered and have a developing and increasing role in undertaking scrutiny activity. This includes:

- Reviewing the Annual return on the Charter prior to it being submitted to SHR;
- Scrutiny discussions with tenants focussing on key housing management activities and homelessness, scrutinising customer feedback and reported levels of satisfaction from trackers surveys;
- Reviewing the Charter data and agreeing the design, content and format of the annual performance report published annually for tenants and other customers;
- Reviewing the 'You Said/We Did' information confirming the areas where customer feedback has influenced changes to practice, procedure or led to enhancements in service delivery;
- Tenant representatives completed previous 'Stepping Up to Scrutiny' training;
- Wider tenant participation activity where tenants are consulted on proposed changes to policies and procedures and the review of the Housing Revenue Account Business Plan. As part of the review of the Housing Revenue Account Business Plan, tenants are consulted on the proposals/options for future rent setting and are given the opportunity to identify their priorities for investment of uncommitted resources. The last HRA Business Plan review was undertaken during 2023 to inform the Rent Setting considerations for 2024/25. Consultation took place with tenant representatives to shape the consultation. The Consultation was undertaken during November/December 2023 and the results and feedback formed part of the rent setting report presented to Elected Members at a meeting of South Ayrshire Council on 17 January 2024.

Overview of Operational Service Delivery – Key Activities

This overview provides narrative relating to key operational activities, outlining relevant performance information, satisfaction levels and details of any current operational challenges.

In terms of tenant and resident safety, the Council has robust procedures in place to manage and monitor compliance activity and is achieving very high levels of performance. However, at any point in time, the Council is liaising with tenants and managing arrangements to gain access to tenants' homes to fulfil landlord safety obligations and deal with any expired certifications. On this basis and reflecting on conversation with SHR representatives, the Council is not fully compliant in this area. Further details are outlined in Section 2.

All housing activities are being managed in accordance with relevant legislation and arrangements in place to monitor service delivery and track performance.

1. Key Housing Management Activities

1.1. *Rent Arrears and Collection of Rental Income* – In 2023/24, this has remained a challenging activity, 99.4% of rental income was collected by the Council compared to the Scottish average of 99.4%. and gross rent arrears stood at 4.63% of rent due, up from 4.32% in 2022/23. The Council has historically performed well in this area. From the published 2023/24 Scotland's Housing Network benchmarking data, the Council was the best performing Scottish Local Authority for rent arrears management for the second year running.

There were 2 evictions carried out by the Council in 2023/24 relating to rent arrears. Although arrears levels have risen, trends continue to follow similar patterns to previous years and the current bad debt provision within the Housing Revenue Account is sufficient. Officers are continuing to make contact and engage with tenants to provide ongoing advice and support to those households who are experiencing hardship. As an alternative to using legal action for recovery, every effort is made to secure repayment arrangements and actively apply for Alternative Payment Arrangements (APA's) for housing costs to be paid direct to the Council from the Department of Works and Pensions for households in receipt of Universal Credit.

1.2. *Scottish Housing Quality Standard* - In 2023/24 92.5% of the Council's housing stock met the Scottish Housing Quality Standard (SHQS) compared to the Scottish average of 84.4%. This was an improvement on the compliance rate of 92.2% in 2022/23. 5% of the stock was classified as being in 'exemption or abeyance,' this consists of properties where work is deemed too costly to meet the standard, properties that earmarked for disposal by the Council or where the Council is unable to undertake the required work due to minority ownership within mixed tenure blocks or where the tenant has refused planned improvement work due to personal or medical reasons, or properties where access has not been provided to carry out required compliance work. The

remaining 2.5% of properties failed SHQS, mainly due to current energy performance standards or elements of disrepair. Compliance works and programmes for other external works including roofing and render upgrades, external wall insulation and window replacement are progressing in 2024/25 and will continue to contribute to meeting SHQS.

- 1.3. Average relet times for empty houses** – in 2023/24 a total of 715 properties were relet and the average relet time was 50 days, compared to the Scottish average of 56.7 days. This was an improvement on the 692 properties relet and the average relet time of 58 days in 2022/23.

On reviewing voids performance, the Council has had to deal with an increased number of tenancy terminations in the 2023/24 reporting year and the associated void processes have continued to place increased pressures on the housing management teams and the Property Maintenance Service. Previously identified contributing factors continue to affect average relet time are:- the poorer condition of properties received following termination and the need for an increased volume of repairs to bring properties up to the agreed relet standard, issues and delays negotiating with utility providers to resolve power supply and meter issues to allow essential safety and compliance work to be completed and to ensure power is restored or available for new tenants before relet, managing the increased number of offers and refusals relating to vacant properties. The Council is continuing to support the Ukrainian Support Scheme by providing accommodation. In 2023/24, the Council let 57 properties to Ukrainian households, this was an increase on the 42 lets made in 2022/23.

In addition to the 715 properties relet by the Council, there was an additional 78 new lets (new build and buy back) properties let by the Council, taking the overall number of lets to 793.

Arrangements with Property Maintenance are continuing to prioritise repairs in empty houses for those that have been accepted by or offered to homeless households. Although this is allowing the Council to prioritise secure permanent accommodation for homeless households to reduce overall pressure on temporary accommodation, it is a factor affecting overall void periods and relet times. In the first quarter of 2024/25 (1 April – 30 June 2024), the Council let a total of 169 properties, (154 were relets, 13 were new build lets and 2 were buy back lets). Of the 154 properties relet, the average relet time was 47.8 days. This continues to be an area of focussed activity with ongoing work underway by Housing Services and Property Maintenance to improve relet times.

- 1.4. Homeless Applications and Provision of Temporary Accommodation** – In the 2023/24 reporting year, 936 homeless applications were made to the Council and 430 (54%) of the overall 793 lets were made to homeless households.

The Council continues to fulfil its' legal duties to homeless households, dealing with homeless presentations and providing temporary accommodation where required. There continues to be sustained pressure on available temporary

accommodation. Since October 2022 to date, there has been an ongoing regular reliance on the use of hotel accommodation for short term periods, until other accommodation options become available within the Council's pool of temporary accommodation.

Unsuitable accommodation was used on 211 occasions in 2023/24 which was up from 8 in 2022/23. There were 3 breaches of the Unsuitable Accommodation Order, 2 breaches related to an accumulative period exceeding 7 days, because of more than one hotel accommodation placement during the life of the household's application. The other case involved a placement in hotel accommodation of more than 7 days, while suitable alternative accommodation was being identified.

So far in 2024/25 (as at 30/06/2024) there has been 26 hotel accommodation placements and there have been no breaches of the unsuitable accommodation order so far in 2024/25.

In the first reporting quarter of 2024/25 (1 April – 30 June 2024), 205 homeless applications were made to the Council, this is down slightly in comparison to the same quarter in 2023/24 when 256 homeless applications were received. As at the end of June 2024, the Housing Options Team were dealing with 505 open homeless cases and around 270 homeless households were in temporary accommodation. In this reporting quarter, of the total 169 lets made by the Council, 93 (55%) of lets were made to homeless households.

Previous engagement has taken place with SHR regarding homeless applications, homeless assessment decisions and outcomes. The information and feedback provided by the Council was used to inform SHR's homeless risk assessment process.

- 1.5. Management of Anti-Social Behaviour Complaints** - In 2023/24, 442 cases of anti-social behaviour were reported, this was a decrease on the 491 cases reported in 2022/23. 400 of the 442 cases were resolved in the 2023/24 reporting year – equating to 90.5%, compared to the Scottish average of 94.3%. The 42 cases which were open as of 31 March 2024, were active cases under investigation or being monitored.

In 2023/24, 5 full Anti-Social Behaviour Orders (ASBO) were granted and there was 1 eviction carried out by the Council.

In the period from 1 April – 31 August 2024, 145 cases of anti-social behaviour were reported to the Council. 99 cases were closed in this period. 3 full ASBO's were granted and 3 interim ASBO's have been granted in this period.

- 1.6. Responsive Repairs** - In the 2023/24 reporting year:-

- 15,019 emergency repairs were completed, and the average time taken was 2.5 hours, compared to the Scottish average of 4.0 hours. This was an

improvement on the 2022/23 performance when 15,312 emergency repairs were completed, and the average time taken was 2.6 hours.

- 14,588 non-emergency repairs were completed, and the average time taken was 6.64 working days, compared to the Scottish average of 9.0 days. This was an improvement on the 2021/22 performance when 14,744 non-emergency repairs were completed, and the average time taken was 7.07 working days.

In the first reporting quarter (1 April – 30 June 2024), 3267 emergency repairs were completed, and the average time taken was 2.42 hours. 4177 non-emergency repairs were completed, and the average time taken was 15.19 working days. The average time taken includes non-emergency repairs completed in the first reporting quarter that were carried forward from 2023/24 and takes account of the reduction in the use of external contractors.

2. Tenant and Resident Safety

In SHR's latest letter dated 26 March 2024 to all Social Landlords, they are asking landlords to confirm whether they meet all duties in relation to tenant and resident safety. The following narrative provides an update and current position in relation to each of the following areas:

- 2.1. Gas Safety Compliance** – In the reporting year (2023/24), there were seven occasions when the Council did not meet its statutory duty to complete gas safety checks in properties with gas appliances. Five instances related to communal boilers and the delay in carrying out the safety checks was due to a work scheduling error within our Property Maintenance Team. Procedures have been reviewed and arrangements have been revised to ensure that safeguards are in place to ensure the servicing of communal boilers is programmed in advance of future expiry dates. The other two instances related to individual properties and capping of meters.

For the first reporting quarter of 2024/25 (1 April – 30 June 2024), 2274 gas safety checks have been completed and there have been no instances where the gas safety check has exceeded the anniversary date of the last safety check. The Council has established procedures and processes in place to manage gas safety and this activity is closely managed and reference to the status of mitigations is available through the Housing, Operations and Development Directorate Risk Register.

- 2.2. Electrical Safety - Electrical Installation Condition Reports (EICR's)** – this requirement is for electrical safety inspections and certification to be carried out on a cyclical basis at intervals of no more than 5 years, and it forms part of the assessment criteria within the Scottish Housing Quality Standard.

In 2023/24, the Council reported an improved position in relation to successfully completing EICR compliance works. As at 31 March 2024, EICR requirements were met for 8087 (99.5%) of the overall 8126 council owned properties, this was an improvement on the 99.2% reported in 2022/23. In 2024/25, the Council

continues to make excellent progress in this area, an agreed programme of work is established with Property Maintenance and tenants are contacted by the Council to agree arrangements and access for safety checks to be undertaken. As at 30 June 2024, of the Council's lettable housing stock of 8140 properties, 8103 (99.5%) of properties have a valid EICR in place and are compliant with the standard. Of the 37 remaining properties, 14 are vacant and EICR's will be in place before the properties relet, 20 are 'hard no access or cases where social issues have prevented the EICR being undertaken, and 3 properties were awaiting work to be undertaken by the Utility Provider before the EICR can be completed. Established procedures and processes are in place to track and manage instances of no access and Officers are continuing to work with households to achieve access. This is an ongoing rolling activity and where required consideration will be given to using the provisions of the tenancy agreement to gain entry to properties to complete this essential work.

- 2.3. *Water Safety*** – The Council has an established risk and safety standard on Legionella. Established procedures and processes are in place to undertake regular temperature checks across sheltered housing unit communal areas and the Council's supported accommodation units for homeless households. As part of the void house repairs process, a checklist is in place to record all necessary checks and certification on completion prior to relet. As part of the new tenancy sign up process, new tenants are provided with details on how to minimise the risk of legionella within their home. Guidance is also published periodically to existing tenants via the Tenants Newsletter and Housing Services Facebook.
- 2.4. *Fire Safety (Fire and Carbon Monoxide Detector Standard)*** – Similarly this element is now part of the assessment criteria within the Scottish Housing Quality Standard. In 2023/24, the Council achieved full compliance with this standard for lettable properties.

The Council continues to achieve excellent progress in this area. As at 30 June 2024, 99.9% of the Council's housing stock is meeting the fire and carbon monoxide detector standard. The 12 properties not recorded as meeting the standard were all empty properties and were undergoing repair work prior to relet. The standard will be met prior to the property being let.

- 2.5. *Asbestos Management*** – The Council has an established risk and safety standard for managing asbestos. Asbestos survey reports are recorded for properties in the NEC Housing System. Prior to any refurbishment or major repair work being undertaken, asbestos surveys are checked or undertaken to ensure that all necessary safeguards are in place prior to work commencing. If asbestos containing materials are present in a property, the appropriate notification and advice is issued to new and existing tenants to advise that areas must not be disturbed. Property Maintenance staff are fully trained on Asbestos Awareness and safety instruction booklets have been updated with details of asbestos awareness information.

- 2.6. Damp and Mould** – Established procedures and processes are in place for dealing with reports of damp or mould. These procedures were updated to take account of the good practice contained in the published document entitled '*Putting Safety First – a briefing note on damp and mould for social housing practitioners*'. All reports of damp and mould received from tenants are surveyed by an Industry Qualified Surveyor and any necessary action is taken in accordance with recommendations made. Information for tenants on identifying and preventing dampness and mould has been publicised in the Tenants Newsletter and Housing Services Facebook.
- 2.7. Lift Safety** – The Council has a contract in place to undertake monthly servicing and maintenance of all through floor passenger lifts within domestic housing developments.

3. Tenant Satisfaction

A comprehensive tenants survey is undertaken every 3 years to measure satisfaction. The last survey was undertaken on the Council's behalf by Research Resource during January/February 2023. The survey involved 801 face-to-face interviews with an interviewer led questionnaire, spread across each area of the Council's housing stock to ensure coverage of all stock types.

From the 801 interviews, the survey results for the key reported indicators were as follows:-

- **Overall Service** - 92.1% of tenants said they were very or fairly satisfied with the overall service provided by the Council as their landlord, compared to the Scottish average of 86.5%.
- **Keeping Tenants Informed** - 95.5% of tenants felt the Council, as their landlord, was good at keeping them informed about its services and outcomes, compared to the Scottish average of 90.5%.
- **Opportunities to Participate** - 95.6% of tenants were satisfied with the opportunities to participate in the Council's decision making, compared to the Scottish average of 87.7%.



Annual Assurance Statement

Using available guidance and taking account of the guidance entitled 'Collecting Equality Information: National Guidance for Scottish Social Landlords' (revised June 2022) and the Self Assurance Toolkit (updated June 2024), each of the regulatory requirements have been considered.

It has been determined that the Council is complying with the regulatory requirements and outcomes relating to:-

- Assurance and Notification
- Scottish Social Housing Charter Performance
- Listening and responding to tenants and service users
- Whistleblowing

However, work is ongoing by the Council to meet all regulatory requirements and outcomes relating to equalities and human rights and tenant and resident safety (Electrical Safety – Electrical Installation Condition Reports (EICR's).

- ***Equalities and Human Rights*** - processes continue to be in place to implement an effective approach to the collection of equalities information and to consider how a human rights approach can be adopted. Elements of equalities data are gathered and there are established processes and demonstrable good practice in place to support the Council's current approach to equalities and human rights. Equality Impact Assessments are considered and included where required as part of any reports to Council. Opportunities to extend the collection of equalities data in relation to protected characteristics is being included in the introduction of 'Housing Online' within our NEC Housing software system. This online functionality will allow housing applicants, homeless people, tenants, and other customers to register for a self-service account and they will be able to update equalities data. The scope of data collection, the most effective ways to gather this information and the controls needed have been considered and will be introduced as part of the implementation of 'Housing Online' module, which is scheduled to be completed by March 2025, taking account of required upgrades needed to the NEC Housing system. The approach will take account of all relevant advice and support from Information Governance and Housing Policy & Strategy.

In terms of the Council's continued approach to Human Rights, work already takes place and this is embedded across a range of activities including:- ensuring that accommodation is provided to homeless households when needed, joint work takes place with Health and Social Care to ensure that care experienced young people are appropriately accommodated and supported, participation in national resettlement schemes to provide accommodation and support to displaced households, standards of council owned accommodation are maintained and the Council is working to the standards outlined in the Scottish Housing Quality Standard, housing support services are provided to homeless households and council tenants to help sustain tenancies,

there is a dedicated travelling persons site to meet the needs of Gypsy/Travellers in the council area and the Council delivers adaptations to properties and considers bespoke design requirements as part of new build housing developments, to make properties more accessible for households with disabilities. In addition, the Council has established a Trauma Informed Approach and work continues to raise awareness across services.

Work will continue over the next year to further develop the processes and systems to collect equalities information and to further embed the Council's approach in relation to human rights.

- **Tenant and Resident Safety – Electrical Installation Condition Reports (EICR's) –**
The Council has a strong track record in the managing and maintaining standards to meet tenant and resident safety, however, due to difficulties gaining access to tenants homes full compliance is not being achieved.

In 2023/24, the Council reported an improved position in relation to successfully completing EICR compliance works. As at 31 March 2024, EICR requirements were met for 8087 (99.5%) of the overall 8126 council owned properties, this was an improvement on the 99.2% reported in 2022/23. In 2024/25, the Council continues to make excellent progress in this area, an agreed programme of work is established with Property Maintenance and tenants are contacted by the Council to agree arrangements and access for safety checks to be undertaken. As at 30 June 2024, of the Council's lettable housing stock of 8140 properties, 8103 (99.5%) of properties have a valid EICR in place and are compliant with the standard. Of the 37 remaining properties, 14 are vacant and EICR's will be in place before the properties relet, 20 are 'hard no access or cases where social issues have prevented the EICR being undertaken, and 3 properties were awaiting work to be undertaken by a third party i.e. the Utility Provider, before the EICR can be completed. Established procedures and processes are in place to track and manage instances of no access and Officers are continuing to work with households to achieve access. This is an ongoing rolling activity and where required consideration will be given to using the provisions of the tenancy agreement to gain entry to properties to complete this essential work.

The Cabinet of 25 September 2024 has seen and considered the appropriate evidence to support the level of assurance against each of the requirements.

Councillor Martin Dowey
Leader of the Council and Portfolio Holder for Corporate and Strategic

Councillor Martin Kilbride
Portfolio Holder for Buildings, Housing and Environment

25 September 2024

South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Annual Assurance Statement – Housing
Lead Officer (Name/Position)	Michael Alexander – Service Lead, Housing Services
Support Team (Names/Positions) including Critical Friend	Susan McCardie – Co-ordinator – Performance & Community Planning Elizabeth Dougall – Senior Policy Officer – Community Planning & Equalities

*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 aims of the policy?	To provide Members with an update on the Regulatory Framework for Housing and to seek Cabinet approval to submit the Annual Assurance Statement (AAS) to the Scottish Housing Regulator (SHR) and publish the statement for tenants and other customers.
What are the intended outcomes of the policy?	In accordance with the SHR's Regulatory Framework, the Council is required to submit an Annual Assurance Statement to SHR by 31 st October each year. This report outlines how the Council is performing against the standards, providing an overview of operational service delivery and an assurance action plan containing information and evidence sources in relation to self-assessment activity. Taking account of this, the report outlines the Council's level of compliance and notes areas of ongoing work.

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

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	If approved by Cabinet, the decision will have an impact on all council tenants, people who are homeless, gypsy/travellers and other customers accessing housing and homelessness services. It will have a positive impact as it provides assurance to tenants and other service users that the Council is complying with almost all standards and targeted work is ongoing to fully meet the standard in areas of equalities and human rights and tenant and resident safety.
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	As part of the implementation of the 'Housing On-line' Module within NEC Housing, the opportunity will be given to tenants and other customers to provide a wider range of equalities data.
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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
Age: Issues relating to different age groups e.g. older people or children and young people	There are no specific impacts relating to this particular characteristic.
Disability: Issues relating to disabled people	There are no specific impacts relating to this particular characteristic.
Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	There are no specific impacts relating to this particular characteristic.
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	There are no specific impacts relating to this particular characteristic.
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	There are no specific impacts relating to this particular characteristic.
Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	There are no specific impacts relating to this particular characteristic.
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	There are no specific impacts relating to this particular characteristic.
Sex: Issues specific to women and men/or girls and boys	There are no specific impacts relating to this particular characteristic.

Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	There are no specific impacts relating to this particular characteristic.
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Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	<p>The statement provides assurance that the Council is meeting almost all standards and work is underway to achieve full compliance in the areas of equalities and human rights and tenant and resident safety.</p> <p>The Council has a range of policies in place and has an established housing capital programme and targeted investment to improve council owned properties to meet the Scottish Housing Quality. Work is ongoing to improve energy efficiency standards and increase the supply of affordable housing. Improved housing standards and an increased supply of affordable housing will have a positive impact on health.</p> <p>The Council is fulfilling its' legal duties to homeless households and is providing temporary accommodation where required, this has a positive impact on health.</p>
Human Rights: 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>In terms of the Council's continued approach to Human Rights, positive work already takes place, and this is embedded across a range of activities including:</p> <ul style="list-style-type: none"> • ensuring that accommodation is provided to homeless households when needed, • joint work takes place with Health and Social Care to ensure that care experienced young people are appropriately accommodated and supported, • participation in national resettlement schemes to provide accommodation and support to displaced households, • standards of council owned accommodation are maintained, and the Council is working to the standards outlined in the Scottish Housing Quality Standard, • housing support services are provided to homeless households and council tenants to help sustain tenancies, • there is a dedicated travelling persons site to meet the needs of Gypsy/Travellers in the council area, and,

	<ul style="list-style-type: none"> the Council delivers adaptations to properties to make them more accessible for households with disabilities and consideration is given to bespoke design requirements for households as part of new build housing developments. <p>Although human rights considerations are embedded in operational practice, as part of future policy reviews, an explicit statement on equalities and human rights will be included.</p>
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Socio-Economic Disadvantage	Positive and/or Negative Impacts
Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.	<p>Ongoing work to meet the Scottish Housing Quality Standard and programmed capital investment will lead to improved standards within properties and any measures to improve energy efficiency within the housing stock will have a positive impact for those on a low income or living in income poverty.</p> <p>As outlined in the 2023/24 SHR landlord report, South Ayrshire Council's average weekly rent levels across all apartment sizes are below the Scottish average, this has a positive impact for those on a low income or living in income poverty. However, for those households with low income/income poverty, advice, information or signposting to apply for Housing Benefit or Universal Credit housing costs is maximised.</p> <p>As part of landlord compliance functions, households in fuel debt are identified, advice, support and signposting are provided by Officers to assist households and investigate ways to improve the impacts for those on a low income or living in income poverty.</p>
Low and/or no wealth: 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>Ongoing work to meet the Scottish Housing Quality Standard and programmed capital investment will lead to improved standards within properties and any measures to improve energy efficiency within the housing stock will have a positive impact for those in low/or no wealth.</p> <p>As outlined in the 2023/24 SHR landlord report, South Ayrshire Council's average weekly rent levels across all apartment sizes are below the Scottish average, this has a positive impact for those in low/or no wealth. However, for those households with low and/or no wealth, advice, information or signposting to apply for Housing Benefit or Universal Credit housing costs is maximised.</p>

	As part of landlord compliance functions, households in fuel debt are identified, advice, support and signposting are provided by Officers to assist households and investigate ways to improve the impacts for those in low/or no wealth.
Material Deprivation: 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>Ongoing work to meet the Scottish Housing Quality Standard and programmed capital investment will lead to improved standards within properties and any measures to improve energy efficiency within the housing stock will have a positive impact for those experiencing material deprivation.</p> <p>As outlined in the 2023/24 SHR landlord report, South Ayrshire Council's average weekly rent levels across all apartment sizes are below the Scottish average, this has a positive impact for those in low/or no wealth. However, for those households with material deprivation, advice, information or signposting to apply for Housing Benefit or Universal Credit housing costs is maximised.</p> <p>As part of landlord compliance functions, households in fuel debt are identified, advice, support and signposting are provided by Officers to assist households and investigate ways to improve the impacts for those experiencing material deprivation.</p>
Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)	There are no specific impacts relating to this socio-economic factor.

Section Three: Evidence Used in Developing the Policy

Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how ?	<p>Consultation with members of the Tenants Monitoring Group took place via a Microsoft Teams Meeting on 3 September 2024. Tenants were consulted on the content of the draft Assurance Action Plan and the proposed Assurance Statement. Updates were provided on current service delivery and the operational challenges being faced by the Housing Service, along with details of the results from the 2023/24 SHR Landlord Report published on 30 August 2024.</p> <p>Tenants acknowledged the progress and levels of reported performance and how the Council compared with the Scottish average across the published indicators. From the discussions at the session, tenants requested the opportunity to have further</p>
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	<p>conversations within the Tenants Monitoring Group meetings, over this coming year around general complaints and outcomes, the challenges relating to the management of anti-social behaviour, the Council's housing contribution to resettlement programmes and the relet of empty properties.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>To help develop the Council's proposed Annual Assurance Statement, the following published guidance was considered and details can be sourced via the web links provided:-</p> <ul style="list-style-type: none"> • Scottish Housing Regulator – 1 April 2024 to 31 March 2025 - Engagement plan from 1 April 2024 to 31 March 2025 Scottish Housing Regulator • 2023/24 Landlord Report – Scottish Housing Regulator – published 30 August 2024 - South Ayrshire Council Scottish Housing Regulator • Regulatory Framework Scottish Housing Regulator • Annual Assurance Statement Scottish Housing Regulator • Scottish Social Housing Charter - November 2022 • The Scottish Federation of Housing Associations – Social Landlord Self -Assurance – Updated June 2023 • The Scottish Federation of Housing Associations Limited National Guidance on Collecting Equality Data (revised June 2022 - Update to Equalities Guidance and FAQs <p>In addition to reviewing the above data sources and guidance documents, the assurance action plan outlined at Appendix 1, is based on the published toolkit and contains narrative and evidence sources from self-assessment activity undertaken. Performance data used for the annual return on the charter was also considered and has been used to provide an overview of operational service delivery for key activities.</p> <p>The findings from Internal Audit have informed the considerations.</p>
<p>Partners data and research In assessing the impact(s) set out in Section 2 what evidence has been provided by partners? Please specify partners</p>	<p>Information on performance and rent levels is available from data published by the Scottish Housing Regulator and Scotland's Housing Network. This has been used to assess how the Council is performing in relation to national average.</p> <p>Information collated for the Annual Return on the Housing Charter and feedback from the SHR through the risk assessment process is used to inform considerations.</p>

Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?	There are no specific gaps or uncertainties. Using the guidance and data available, ongoing work has been identified within the areas of equalities and human rights and tenant and residents to achieve full compliance with the standards.
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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	Implement the 'Housing On-line' Module within NEC Housing to provide functionality to collect all required equalities data	Service Lead – Housing Services	31 March 2025
2	When undertaking future reviews of policies, an explicit statement will be included relating to equalities and human rights.	Service Lead – Housing Services and Co-ordinator – Housing Policy & Strategy	Ongoing
3	Continue to manage landlord compliance functions to maintain standards in relation to tenant and resident safety.	Service Lead – Housing Services and Housing Asset Management Co-ordinator	Ongoing

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?	The Annual Assurance Statement must be submitted to the Scottish Housing Regulator by 31 st October 2024.
When will the policy be reviewed?	In accordance with SHR's Regulatory Framework, the Assurance Statement must be considered and approved by the Council, as a landlord, on an annual basis. It must be submitted to the Scottish Housing Regulator by 31 st October each year.
Which Panel will have oversight of the policy?	Cabinet

Section 6

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Annual Assurance Statement – Housing

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

South Ayrshire Council is committed to eliminating discrimination and stigmatisation through the delivery of housing services to all tenants, people who are homeless, gypsy/travellers and other service users accessing housing and homelessness services.

Increasing the opportunities for the collection of equalities data across protected characteristics will improve the Council's ability to evidence good practice.

Advance equality of opportunity

The annual assurance statement provides assurance to tenants and others accessing housing and homeless services that the Council is committed to advancing equality of opportunity. The content of this report outlines the service provided by the Council, which is inclusive and ensures equality of opportunity to access housing services by all protected characteristics within the Council's communities.

Foster good relations

Tenant representatives and interested tenants are consulted on the annual return on the charter and the content of the proposed annual assurance statement. Details of performance and the overview of service delivery outline the Council's commitment as a landlord to deliver improvements across the housing stock, improving standards for tenants and fulfilling the commitments agreed in consultation with tenants.

Consider Socio-Economic Disadvantage (Fairer Scotland Duty)

Tenants are involved in the review of the Housing Revenue Account Business Plan and are consulted on the options for rent setting. Although rent setting decisions may have a financial impact on some households, the Council is committed to ensuring that there is early intervention and contact is made with tenants who fall into rent arrears to ensure that appropriate advice, information, housing support or signposting takes place. Where appropriate advice and support will be provided to maximise the take up of applications for Discretionary Housing Payments to households experiencing financial hardship.

As part of the work undertaken to fulfil landlord compliance obligations in relation to tenant and resident safety, households in financial hardship are identified and support is provided through advice, information and signposting to help households explore any additional assistance or financial support that may be available.

Summary of Key Action to Mitigate Negative Impacts	
Actions	Timescale
See details of actions outlined in Section 4.	

Signed: Michael Alexander - Service Lead – Housing Services

Date: September 2024

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to Cabinet
of 25 September 2024**

Subject: Barr Community Centre Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 and Application for Funding from the Advancing Community Assets Fund.

1. Purpose

- 1.1 The purpose of this report is to present to the Cabinet the proposal for the Community Asset Transfer of ownership of Barr Community Centre and its surrounding grounds, to Barr Community SCIO, under Part 5 of the Community Empowerment (Scotland) Act 2015; for a price less than best consideration; and an associated application for funding through the Advancing Community Assets Fund (ACAF).

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the asset transfer request for the ownership of Barr Community Centre and grounds, Stinchar Road, Barr, Girvan KA26 9TW as shown outlined red on the plan forming Appendix 1, to be transferred to Barr Community SCIO under Part 5 of the Community Empowerment (Scotland) Act 2015 for the discounted sum of £1 (One Pound) Sterling, for the reasons detailed in paragraph 4.9, such approval to be conditional on the resolution of a title issue affecting the property and subject to further conditions as detailed in Appendix 11, having regard to the recommendations made by the Community Asset Transfer Assessment Group (Appendix 2) and in the Best Value Assessment (Appendix 3);
- 2.1.2 approves the associated award of £118,826 from the Advancing Community Assets Fund subject to the general terms and conditions contained in Appendix 10 section 3 and to such specific terms and conditions as may be considered appropriate;
- 2.1.3 considers and agrees the Council's responses to the representations received (Appendix 4) following publication of the Notice of Asset Transfer Request (Appendix 5), approves publication of the responses on the Council website and notification of those who responded to the consultation;

- 2.1.4** notes that the Chief Governance Officer and the Service Lead-Asset Management and Community Asset Transfer will work to resolve the title issue affecting the property, in liaison with Barr Community SCIO, to allow the disposal to take place, and that an update will be given to a future meeting of Cabinet;
- 2.1.5** notes that, if the applicants wish to proceed with the acquisition, they have a period of 12 months from the date of the decision notice within which to submit a formal offer to acquire ownership of the property; and
- 2.1.6** in the event of an offer being received, requests the Chief Governance Officer to conclude the sale, subject to the title issue being resolved, in accordance with the recommendations of this report

3. Background

- 3.1** Section 82 of the Community Empowerment (Scotland) Act 2015 ('the Act') states that where an asset transfer request is made by a community transfer body (CTB) to the Council, the Council must decide to agree to or refuse the request. Under subsection (5), the Council must agree to the request unless there are reasonable grounds for refusing it.
- 3.2** Barr Community SCIO SC049703 (BCS) has submitted a request to take over ownership of the asset outlined in Appendix 1, located on Stinchar Road, Barr. The asset is currently used as a community centre, bowling green and amenity outdoor space. BCS has made this request through the Community Asset Transfer (CAT) process in accordance with the Act.
- 3.3** The proposal from BCS is to carry out renovations to create 'a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub, providing a café/ bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.' The bowling green and other outdoor space, including the war memorial and fountain, will continue in their current use. Architect's drawings for the proposed new layout are included at Appendix 7 (pages 22 and 39-40). A RIBA Stage 1 Cost Plan (from 2022) is included at Appendix 8 (pages 171-183).
- 3.4** BCS is a Scottish Charitable Incorporated Organisation (SCIO) and an eligible community transfer body as required under section 80 of the Act and a community-controlled body as defined in section 77 of the Act. In terms of their Constitution (clause 72 - see Appendix 8 page 211), on winding up of BCS, any remaining property or assets shall be given or transferred to other community body or bodies or charitable group, with purposes closely resembling the purposes of BCS. BCS has been a registered charity since November 2019.
- 3.5** In accordance with the Asset Transfer Request (Procedure) (Scotland) Regulations 6 and 7, the Council gave notice of the asset transfer request being made and invited representations on the request from any interested groups or individuals. In addition, under s.27 of the Town and Country Planning (Scotland) Act 1959, the Council was required to advertise in local press, the proposed transfer of land which forms part of public open space. In total, 119 valid representations were received: 93 For the transfer proposal, 24 Against and 2 were classed as Neutral. The

representations received, comments from BCS and any response from the Council are shown at Appendix 4.

- 3.6 A full title check has been undertaken and title investigations have disclosed an issue that must be resolved before a disposal can take place. The asset, which has never been owned by a burgh, is not regarded as having Common Good status. However, the Council has obtained Counsel's Opinion and has had the benefit of a consultation with Counsel regarding the Council's title. Having considered the available evidence, the expert legal advice is that whilst the position in law is complex, on balance, the Council's title must be regarded as being subject to a Public Trust. As the Council's title is not absolute, this will affect any disposal of the asset. The Council is required in terms of section 83 (3)(i) of the Act to take into consideration any legal obligations or restrictions imposed on it- the Act does not over-ride or alter any such obligations. The Guidance for Relevant Authorities on Asset Transfer under the Community Empowerment (Scotland) Act 2015 provides that where there are restrictions, the authority should consider the benefits of the asset transfer request first, and any agreement to the request can be made conditional on any such restrictions being resolved (paragraph 10.18). The Council is required to have regard to the Scottish Government Guidance in terms of section 96 of the Act. In the circumstances, an assessment has been carried out of the benefits of the asset transfer request as detailed in this report, and any agreement to the request will require to be conditional on the title issue being resolved.

4. Proposals

- 4.1 BCS has submitted a formal Community Asset Transfer request to purchase the asset in accordance with the Act. The application form, business plan and supporting documentation submitted by BCS can be viewed at Appendix 6, Appendix 7 and Appendix 8. The request was validated by the Council on 21 March 2024.
- 4.2 An independent valuation of the asset was undertaken on 18 June 2024 by DM Hall, Chartered Surveyors, and the opinion of the valuer is that the market value of the requested asset is £100,000 (One Hundred Thousand Pounds) (Appendix 9).
- 4.3 BCS has offered to purchase the asset for £1 (one pound), giving their reasons for requesting a discount of £99,999 on market value as:
- 4.3.1 Community Benefits Resulting From The Proposal – these are described in BCS's CAT Stage 2 Request Form (pages 12-15 of Appendix 6) and were rated as Very Strong by the Community Asset Transfer Assessment Group;
 - 4.3.2 Cost of Essential Repairs Required to the Asset – a Condition Survey of the asset commissioned by the Council in June 2023 identified Estimated Repair Costs of £243,700 *however* £79,000 of those repairs are classed as Long Term (recommended in the next 6-10 years) and others go beyond the scope of repairs the Council would normally expect to carry out. The proposed grant amount, therefore, from ACAF is £118,826 (see Appendix 10 - ACAF Grant Request Analysis);
 - 4.3.3 Their assertion that the asset is 'held in trust for the inhabitants of the Parish of Barr' in terms of the Council's title and was acquired by the Council's statutory predecessor authority for no consideration.

- 4.4 The reasons given by BCS for making the request and the intended use of the asset are summarised below. Further detail is provided on the request in the CAT Stage 2 Request Form at Appendix 6:
- 4.4.1 Barr is impacted by rural deprivation. SIMD statistics show that the data zone for Barr (S01012419 – Carrick South) falls within the most deprived decile for geographic access to amenities. This exemplifies the rural isolation of the village and the difficulties in accessing services.
 - 4.4.2 Barr Community Centre has been included in the review of hall management arrangements led by Thriving Communities (see Cabinet Report from 14 March 2023 in Background Papers). BCS feel there is a risk the hall could be lost to the community if a more sustainable community-led solution is not found. Additionally, whilst the asset is under Council ownership, it limits the opportunity to successfully attract grant funding for any improvements.
 - 4.4.3 The proposed solution, therefore, is to transfer ownership to the residents of Barr. Investment will then provide multi-use, flexible spaces including a café/ bar and bistro, a hall and rooms for event hire. Communal seating areas, kitchens for food prep, public toilets, and an interpretation space used for several purposes including exhibition space, pop-up shops, markets, arts and performance.
 - 4.4.4 Strategic aim is to reduce social isolation and boost community health and wellbeing, while providing opportunities for community activities, projects, local business creation, events, and workshops. The hub will provide much needed facilities for Barr, South Ayrshire and beyond.
- 4.5 BCS has outlined how they consider the proposal will promote or improve the following:
- 4.5.1 Economic Development - Community ownership of the hall will enable the community to utilise the asset and provide community events and workshops from the new facility, provide key facilities including a pub, café, public toilets and cover the running costs. Contributing to South Ayrshire Council Plan 2023-2028 'Work and Economy' Priority – by creating a new rural venue making it easier to set up new enterprises, including social enterprises, by enabling potential entrepreneurs to access information, meeting facilities and support.
 - 4.5.2 Rural Regeneration - Purchase of the hall will secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr. project will enable the community to invest in the fabric of the building, respond to the needs of the community and provide opportunities for local practitioners and businesses, such as art exhibitions, keep fit classes, dance lessons and similar.
 - 4.5.3 Social Wellbeing - The facility will improve the quality of life for residents, adding value to resident's life experience by providing projects, events, experiences, or simply a 'space' in a purpose-built, warm and accessible environment, that meet the needs of the community. Addresses one of three most pressing concerns identified in Barr Place Planning consultation 2021-2022, "Social Contact".

- 4.5.4 Reducing Inequalities - Barr is an isolated community with poor access to public transport. The Hub will tackle geographic barriers with services and facilities on 'residents' doorsteps'.
- 4.5.5 Environmental Development - Redevelopment work will make the building more environmentally friendly and therefore more financially sustainable, via energy saving measures including insulation throughout and installation of an economical heating system. Local produce and suppliers will be used, reducing the carbon footprint of the business.
- 4.6 BCS was established 'to benefit people who live or work in the Barr Community Council area (the "Community"), to protect the Barr Community Hall as an asset at the heart of the rural community, to establish a viable and sustainable community facility for all ages and abilities in the Community'. Membership is open to all members of the Community - currently there are 120 members.
- 4.7 A number of community engagement exercises have been undertaken since 2015 that appear to show substantial demand and support for the proposal – further detail on these is provided at pages 19-21 of Appendix 6.
- 4.8 A Subsidy Control assessment has been undertaken in terms of the Subsidy Control Act 2022 and the Statutory Guidance for the United Kingdom Subsidy Control Regime, issued by the Secretary of State under section 79 of the Subsidy Control Act 2022, due to the requested discount on market value and ACAF grant. The proposal was checked against the Subsidy Control Tests as detailed in the Statutory Guidance and guidance was also sought from the Scottish Government's Subsidy Control Team. Based on that guidance and the proposal put before Cabinet here, taking into account that the village is rurally isolated with limited public transport and limited facilities in the surrounding or nearby area, and that Barr Community SCIO will ensure there is no direct competition with the shop and café currently located in the village by operating a shared space model in the community centre or by operating complementary opening hours and services, the Council can reasonably conclude that the requested support does not constitute a subsidy as Limb and D of the Test is not met. The basis for the Council's 'no subsidy position' has been included in the Terms and Conditions to be attached to the sale (see Appendix 11) and will be included in the Terms and Conditions attached to the ACAF grant. The assessment is Included with this report as Appendix 12.
- 4.9 The reasons for approving the request in terms of recommendation 2.1.1 above are that the proposal is considered likely to promote or improve economic development, rural regeneration, social wellbeing, environmental wellbeing and the reduction of inequalities, and there are no reasonable grounds for refusing it.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements. Counsel's Opinion has been obtained on the title and Legal Services will require further advice from Counsel to resolve the title issue.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 A disposal (via CAT) will remove the Council's liability for costs associated with maintaining and staffing the Community Centre. It will also remove Council liability for future repairs.
- 6.2 The Advancing Community Asset Fund will require to pay a grant of circa £118,826 (One hundred and eighteen thousand, eight hundred and twenty six pounds) to BCS. The Advancing Community Assets Fund has sufficient funds to meet this request.
- 6.3 The Council is requested to agree to the disposal at less than best consideration. BCS has offered to purchase the asset for £1 (one pound) against an independent valuation of £100,000 (one hundred thousand pounds). A Best Value Assessment (Appendix 3) found the disposal at less than best consideration was reasonable due to the proposal's contribution to Economic Development, Regeneration, Social and Environmental Wellbeing.
- 6.4 There will be legal costs for the Counsel Opinion and for the consultation with Counsel, as well as for further expert legal advice which will be required from Counsel to resolve the title issue.

7. Human Resources Implications

- 7.1 The Council currently employs a part-time Caretaker, on a temporary contract, to look after the Hall and toilets. If the transfer is agreed the temporary contract will not be renewed. There are no TUPE implications.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There is some opposition to the transfer proposal from within the community. If the Council agrees to the proposal, therefore, there is a risk of a negative reaction from that section of the community. Representations received in response to the CAT Public Notice, however, indicate a considerable majority in favour. Objections to the proposal focus largely on opinion or cite disagreement in the community as a reason for the proposal to be rejected, rather than material issues with the proposal itself.
- 8.1.2 If Barr Community SCIO do not operate a shared space or complementary opening hours and services with the existing cafe and shop in the village as detailed in paragraph 4.8 of this report, there is a risk that the discounted price could amount to a subsidy under the Subsidy Control Act 2022, resulting in a requirement for Barr Community SCIO to repay the discount of £99,999 and the Advancing Community Asset Fund grant of circa £118,826.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 Conversely, there is a risk that rejecting the proposal would solicit a negative reaction from the apparent majority of people in the community who want the transfer to proceed.

- 8.2.2 BCS can apply to the Council for a review of the decision to reject the proposal. Following this review, if BCS is still not satisfied with the decision, they have a right of Appeal to the Scottish Ministers.
- 8.2.3 Other risks of rejecting the recommendations emerge from the necessary adoption of an alternative proposal. Assessment of the alternative proposal (Council retains ownership and brings management of Hall in-house) is provided at Appendix 2. Potential benefit from BCS proposal is found to outweigh the alternative.

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 – an Equalities Impact Assessment is attached as Appendix 13.

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 all 3 Priorities identified in the Council Plan 2023-28:
- 12.1.1 Places and Spaces: Play, Sport and Recreation – proposal is to create a safe, well maintained, accessible facility for the community supporting a range of recreational activities.
- 12.1.2 Live, Work, Learn: Work and Economy – proposal seeks to create new facilities for business and new employment opportunities.
- 12.1.3 Civic and Community Pride: Community Engagement – proposal provides greater opportunity for Barr residents to influence and contribute to what happens in their community.

13. Results of Consultation

- 13.1 In accordance with Regulation 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016 – a Notice of the asset transfer request was published online and displayed at the Community Centre, inviting anyone with an interest to make representation on the proposal. The public consultation period for this ran from 9 May to 12 June 2024. In total, 119 valid representations were received: 93 For the transfer proposal, 24 Against and 2 were classed as Neutral. The representations received, comments from BCS and any responses from the Council are shown at Appendix 4.

- 13.2 In accordance with s.27 of the Town and Country Planning (Scotland) Act 1959, the Council advertised the proposed transfer in local press for two consecutive weeks, during we 5 and 12 July, with an opportunity for interested parties to make representation. No representations were received.
- 13.3 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

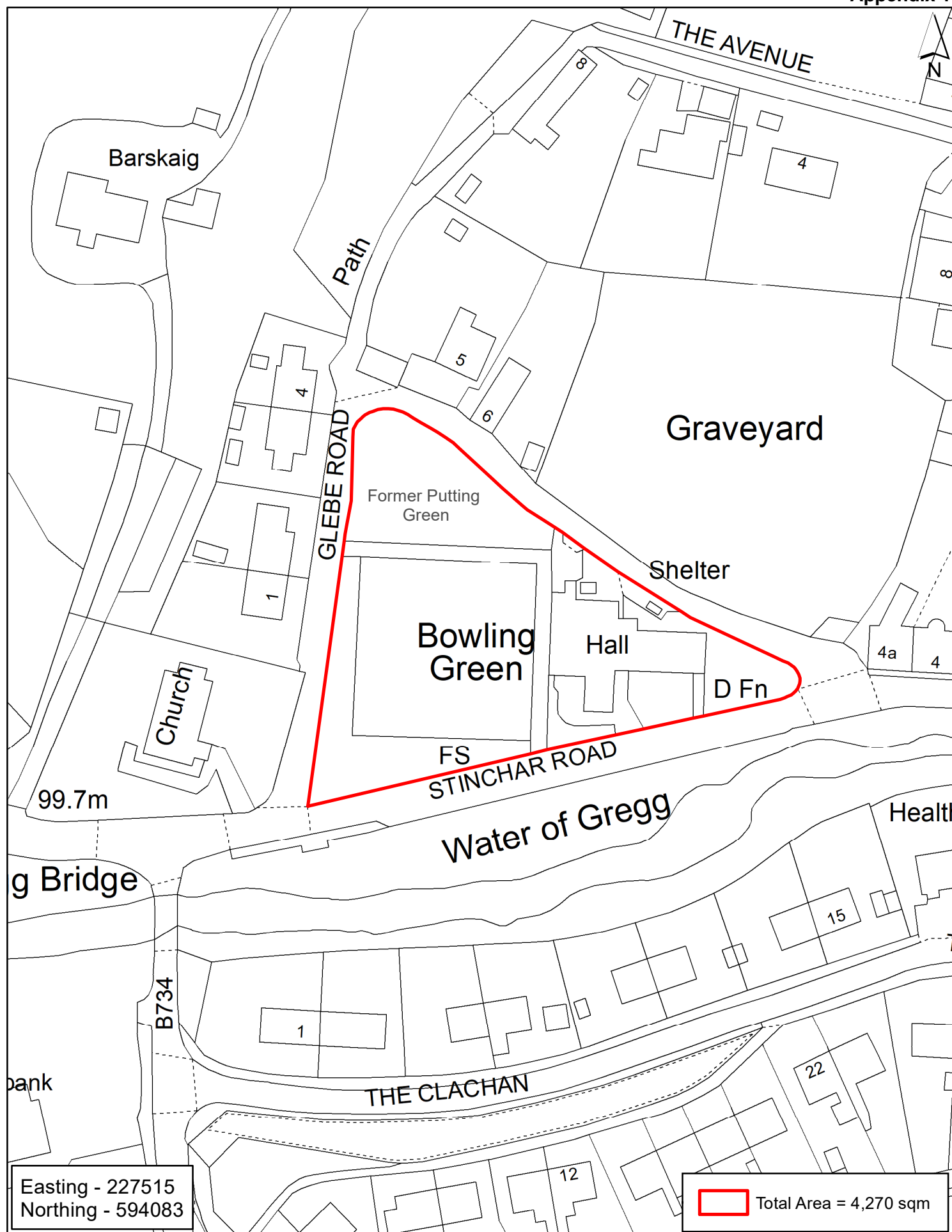
- 14.1 If the recommendations above are approved by Members, the Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Cabinet in the 'Council 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>
Issue Decision notice	4 October 2024	Chief Governance Officer
Resolve title issue and issue update to Cabinet.	21 March 2025	Chief Governance Officer/ Service Lead – Asset Management and Community Asset Transfer

Background Papers **Report to Cabinet of 14 March 2023 - [Community Centres and Village Hall Management Arrangements Update](#)**

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

Date: 17 September 2024



Barr Community Centre and Bowling Green, Stinchar Road, Barr.

Scale 1:1000

COMMUNITY ASSET TRANSFER REQUEST- ASSESSMENT

INTRODUCTION

Purpose

The Leadership Panel, at its meeting on 27th November 2018, adopted a process for dealing with Community Asset Transfer Requests under the Community Empowerment (Scotland) Act 2015. The purpose of the assessment by the Community Asset Transfer Advisory Group (CATAG) is to make recommendations to the Cabinet based on the conclusions of the assessment.

Evidence

The assessment will take into consideration evidence submitted in support of the request, representations received and comments on representations. Where necessary, further information will be requested from the applicants. The evidence required by the CATAG will be appropriate to the scale and nature of the project. More detailed information and assurances will be required if a request is for the transfer of ownership for example, than if it is for a lease or for the transfer of other, lesser rights.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

1. Proposal;
2. Community Benefit;
3. Community Support;
4. Ability to Deliver;
5. Local Authority Functions, Local and National Outcomes.

A separate assessment will be made of evidence under each of the key headings to provide an overall rating. Ratings vary from very strong to weak.

A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF COMMUNITY TRANSFER BODY (CTB)	Barr Community SCIO
ASSET REQUESTED	Barr Community Centre
WARD	Girvan and South Carrick
MARKET VALUE	£100,000
VALUE OF OFFER	£1
PROPOSED DISCOUNT	£99,999
DATE OF APPLICATION VALIDATION	21/03/24
DATE OF CAT ADVISORY GROUP MEETING	17/6 and 1/7/24
DATE OF CABINET MEETING	27/08/24

	Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015			
	Assessment Criteria	Evidence from CTB	Additional Evidence/Information	Assessment Rating
1.	<u>Proposal</u>			
1.1	Are the aims and objectives of the proposal clearly defined?	Renovate Hall to create accessible, multi-purpose community hub. Reduce social isolation, boost community health and wellbeing, opportunities for community activities, projects, business, events and workshops.	1) CAT Stage 2 application section 4.1; 2) Business Plan (updated December 2023) section 2.6 & 3.	Very strong
1.2	Are the services to be delivered clearly described and has the CTB explained why the services are required?	Social & community events, sustainable asset, supporting tourism, supporting employability and supporting rural business. Barr is a rural village with very limited public transport. SIMD data zone for Barr falls within the most deprived decile	1) CAT Stage 2 section 4.1; 2) Business Plan (updated December 2023) 2.4-2.6; 3) BP Pt 2 Appendix 6 - Barr Parish Economic Dev Strategy;	Very strong

		for geographic access to amenities. Area is classified as "6. Remote Rural" - an area with a drive time of 30–60 minutes to a settlement of 10,000+. Census data shows 40.2% of pop are aged 60+ (Scottish average is 23.3%).	4) BP Pt 2 Appendix 11.1 - Barr Survey; 5) BP Pt 2 Appendix 11.3 - Community Workshops Report.	
1.3	Has the CTB explained the reasons for requesting the asset and what difference this will make to the delivery of services in the area?	Stage 2 CAT Request, section 4.1 - 'SAC's review of Halls - there is a risk that Hall could be lost to the community. 'Project is the best option for the community in terms of providing a sustainable community facility.' SAC's on-going review of Halls. Currently hall lets are managed by Barr Community Assoc with SAC covering all running and repair costs. Community ownership could enable longer/more flexible opening hours and investment through grant funding.	1) CAT Stage 2 section 4.1 2) BP Pt 2 Appendix 6 - Barr Parish Economic Dev Strategy; 3) BP Pt 2 Appendix 11.1 - Barr Survey; 4) BP Pt 2 Appendix 11.3 - Community Workshops Report.	Very strong
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	Removal of SAC's liability for running costs, maintenance and staffing/caretaker. Running costs for 2023/24 = £75,784 (incl £27k CRA) with unachievable income target as SAC do not generate any income. Offset by request from SCIO for discount on purchase price and ACAF grant.	See Appendix 2.1 – ACAF Grant Request Analysis included below.	Strong
1.5	Would there be displacement of similar services in the area if the Council agrees to the request? If so, what would be the feasibility and cost of relocating the services elsewhere? What might be the impact	1 PT Caretaker's post. Recruited on temp contract.	Confirmed by Service Lead – Facilities Mgmt.	Very Strong

	on those who use the services in terms of accessibility, cost, travel etc. if the services are relocated elsewhere?			
	<u>Summary Assessment of Proposal:</u>	Community ownership of asset leading to renovation to create flexible, accessible Hub offering a range of facilities and benefits for a rural community.		Very Strong
2.	<u>Community Benefit</u>			
2.1	<p>Would agreeing to the request be likely to promote or improve-</p> <ul style="list-style-type: none"> (i) Economic development; (ii) Regeneration; (iii) Public health; (iv) Social wellbeing; or (v) Environmental wellbeing? 	<p>Economic Development – provide community events and workshops, provide key facilities including a pub, café, public toilets and cover running costs.</p> <p>Rural Regeneration – secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr.</p> <p>Social Wellbeing – consultations identified residents want a hub; a focal point to bring the community together. Barr has a small and largely scattered population, it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues.</p> <p>Reducing Inequalities – Barr is isolated with poor public transport. Hall provides a focal point for activities that can include everyone. Geographic barriers will be broken down.</p> <p>Environmental - make the building more environmentally</p>	CAT Stage 2 application section 4.2	Very Strong

		friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system.		
2.2	Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?	Barr is a rural community with limited public transport. Proposal seeks to provide enhanced, accessible facilities in the village with potential to create new employment.	1) CAT Stage 2 application section 4.2; 2) Business Plan (updated December 2023) 2.4-2.8 and 6.2.	Very strong
2.3	Are there any other benefits that might arise from a grant of the request?	Ownership would allow community to apply for capital funding for renovations and for running costs from local windfarm funds and others. NB – receipt of grant funding is not guaranteed. There is opposition to the request within the community. The split in terms of For or Against is not clear but representations received in response to CAT request will provide an indication.	Business Plan (appendix 3)	Moderate
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset? <i>Note: In order to assess this, the CATAG should carry out a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal.</i>	Report by Dir Strategic Change & Communities from March 2023 proposed Barr Hall Lets and income to be managed by SAC (currently managed by Barr Community Association) – property costs for 2021/22 = £16,470. (2023/24 = £75,784 incl £17,500 FM and £26,989 CRA) Cabinet requested further discussion be had with Barr community and reported back to Cabinet.	Cabinet Report March 2023 Appendix 1 See – CATAG Assessment Form Barr Community Centre Alternative Proposal.	Strong

2.5	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	Greater benefit derived from 2.1 and 2.3. Council has no plans for significant capital investment in Hall. SAC income target for 2021/22 of £3,600 against running costs of £16,470.	Cabinet Report March 2023 Appendix 1 See – CATAG Assessment Form Barr Community Centre Alternative Proposal.	Strong
	<u>Summary Assessment of Benefits:</u>	Reduced running and maintenance costs to Council, increased investment in improved community facility, economic, social and environmental benefit for community. CAT request is not universally supported by community.		Very Strong
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	A number of surveys, reports and engagement events have been presented, from 2015 onwards, to evidence demand. Economic Development Strategy (appendix 6) survey identified the following areas of concern: 1) Poor public transport and road conditions 2) Village hall (and shop) need maintenance and refurbishment Letters of support indicating willingness to use the improved facilities from: Forestry & Land Scotland; G&SA Biosphere; Girvan Youth Trust; Barr PS; Biosphere Bikes; Girvan Living with Leisure and Barr Burns Club.	3) BP Pt 2 Appendix 6 - Barr Parish Economic Development Strategy; 4) BP Pt 2 Appendix 10 Letters of Support; 5) BP Pt 2 Appendix 11.	Very strong
3.2	Has the CTB demonstrated that there is sufficient support from the local community for the proposal?	SCIO was formed to progress Hall project (has over 120	Business Plan section 4.	Strong

	<p>Has the CTB followed the National Standards for Community Engagement- https://www.scdc.org.uk/what/national-standards to show their engagement has been effective and inclusive?</p> <p><i>Note: Evidence should be provided of widespread consultation with the local community, local stakeholders and community partners. Details should be provided of who was consulted, how the consultation was done and the responses received. If the CTB represents a community of interest such as an equality group or a sports club, evidence should be provided of how the CTB has engaged with local residents who are not part of the community of interest.</i></p> <p><i>If the proposal has attracted substantial opposition and has caused division in the community, it may be detrimental to community cohesion or resilience and may not have a net benefit.</i></p>	<p>members according to CAT application 5.1).</p> <p>Community Workshop Events Oct 2023.</p> <p>March 2022 – survey issued to all 120 households – 73% response rate with 98% in favour of proposal.</p> <p>Open Day November 2022.</p> <p>Survey issued to all households Nov 2020. Of 45 responses received (32%), 58% in favour of community ownership, 35% for a lease with option of ownership in future, 7% felt it should be left in Council ownership.</p> <p>There is some opposition to the proposal within the community. The extent of opposition will become clearer following receipt of representations – 119 received with 93 in favour of CAT proposal (24 Against, 2 Neutral).</p>	<p>BP Pt 2 Appendix 10 - Letters of Support provided</p> <p>BP Pt 2 Appendix 11.</p>	
3.3	Has the CTB provided details of any partnership arrangements required to deliver the proposal?	Not required to deliver proposal. Proposal provides overview of discussions with potential partners and funders.	CAT Stage 2 application (5.2); BP Pt 2 Appendix 10 - Letters of Support.	Strong
3.4	Has the CTB demonstrated how it will take account of the different needs of the community? Does the proposal demonstrate that the proposal may reduce inequality?	Barr is rurally isolated - SIMD shows Barr in most deprived decile for geographic access to amenities;	CAT Stage 2 application (4.1).	Strong

		<p>Elderly population - 40.2% of pop are aged 60+ (Scottish average is 23.3%);</p> <p>Long-term health issues - 27% of population of Girvan and South Carrick have at least one long-term health condition (Girvan and South Carrick Locality Profile).</p>		
	<u>Summary Assessment of Community Support</u>	<p>A number of exercises have indicated substantial community support. There are clearly some in the community who are opposed to the proposals, however, representations show clear majority in support. Objections are largely opinion with little evidence to counter what has been put forward by SCIO. Some cite division in the community as a reason to reject the proposal but disagreement isn't necessarily a valid reason to reject.</p>		Very strong
4	<u>Ability to Deliver</u>			
4.1	Do members of the CTB have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the CTB have plans to engage people who do?	<p>SCIO Board demonstrates range of knowledge and experience. Professional input from architects and surveyors to develop and cost plans for building. Engagement with DTAS and COSS. Plan to employ staff to run new Hub day-to-day.</p>	<p>1) CAT Stage 2 section 4.1; 2) Business Plan (updated December 2023) section 3</p>	Strong
4.2	Has the CTB demonstrated that it has a clear understanding as to what will be required to	Some areas have been explicitly included in proposals but others	1) CAT Stage 2 application 4.4;	Moderate

	manage the asset? For example, has it taken into consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	are not mentioned. Table of Income v Expenditure (BP pg 29) includes utilities, rates, insurance and small allocation for maintenance. Does not include compliance checks.	2) Business Plan (updated December 2023) 3.7, 8; 3) E-mail from Secretary Barr Community SCIO 26/4/24	
4.3	Does the CTB have suitable governance arrangements in place for decision-making to manage the asset and deliver the project, taking into account the scale and nature of the project?	Registered with OSCR as 2 tier SCIO – will retain ownership and ultimate responsibility for running of the Hub. Finance, Maintenance and Fundraising sub-groups will report to monthly SCIO Board meetings. SCIO will establish a wholly owned trading subsidiary to deliver non primary purpose trading. Subsidiary will be a Co Ltd by Shares with SCIO as sole shareholder. Subsidiary will donate profit to SCIO and claim gift aid tax relief. Subsidiary will appoint a Hub Manager. This model also reduces risk of financial loss or liability to SCIO.	1) CAT Stage 2 application 4.4; 2) Business Plan (updated December 2023) section 6.	Strong
4.4	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?	No specific succession plan included. Currently 7 Trustees and membership of 120. SCIO is a member of and receiving support from Development Trust Association Scotland.		Moderate
4.5	Has the CTB provided details of its projected income and expenditure and cash flow forecasts? Has the CTB demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Overview of income and expenditure provided – not full cash-flow forecasts. Small projected deficits in Years 1 & 2 met through fundraising. Small surpluses forecast from Year 3 onwards. Forecasts for income look optimistic but with support	Business Plan (updated December 2023) section 3.7.4. E-mail from Secretary Barr Community SCIO 26/4/24	Moderate

		from the community may be achievable.		
4.6	<p>Has the CTB identified all the resources required to deliver the benefit?</p> <p>The following should be considered:</p> <ul style="list-style-type: none"> • Funding obtained; • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	<p>All these areas are covered in the Business Plan. Identified grant funding sources may need updated/re-prioritised due to changes in funding landscape e.g. Community Ownership Fund has ended and RCGF paused. Any ACAF grant awarded by Council is likely to be significantly less than £258k requested. Following a review of the ACAF request by Asset Mgmt, an ACAF grant value of £118,826 has been proposed, subject to Cabinet approval.</p>	<p>Business Plan (updated December 2023) 6.3-6.5 and Appendix 3.</p> <p>Appendix 2.1 – ACAF Grant Request Analysis included below.</p>	Moderate
4.7	Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	<p>Business Plan has been provided.</p> <p>Income from: Hall Hires, Bowling Club Lease, Public Toilets (SAC), interpretation space and trading subsidiary. Over 5 year business plan – small deficits in years one and 2 leading to small surpluses from year 3 onwards.</p>		Moderate
4.8	Where relevant, has the CTB identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	<p>Renovation works will be grant funded. Running costs will be met through earned income – lets, café/bar and events supplemented by grant funding as required.</p> <p>As described above, projections for income are optimistic but may be achievable. Significant future staff costs but scope to reduce if actual income does not meet</p>	<p>Business Plan (updated December 2023) appendix 3.</p> <p>E-mail from Secretary Barr Community SCIO 26/4/24</p>	Moderate

		expectations and increase volunteer hours. Produced with input from Project Development Officer and external consultants (funded through SAC's Community Wealth Building).		
4.9	Has the CTB provided details of the monitoring arrangements to be put in place to ensure the project delivers its key objectives and the timescales in which they will be delivered?	Monthly meetings of SCIO board to review progress. Finance, Maintenance, Events & Fundraising sub-groups provide updates to Board. Make-up of Trading Subsidiary Board and arrangements for reporting back to SCIO Board are not clear.	Business Plan (updated December 2023) 3.8, 6.5	Moderate
	<u>Summary assessment of Ability to Deliver</u>	Proposal looks credible with volunteers supported by paid employees and external consultants. Monitoring relationship between SCIO and Subsidiary needs clarification.		Moderate
5	<u>Local Authority Functions, Local and National Outcomes</u>			
5.1	Would agreeing to the request have an adverse effect on the Council's ability to deliver any of its statutory functions? For example, would the community activities physically interfere with the Council carrying out its functions, or require the Council to put alternative arrangements in place that would substantially increase costs? Do the CTB's proposals conflict with any Council policy? Would the cost of agreeing to the request affect the Council's budget to the extent that it would reduce the Council's ability to deliver its functions, even after taking account of the benefits?	No adverse effect on Council functions or budget.		Very strong

5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the request, whether arising from legislation or otherwise? For example, if the asset forms part of the Common Good, court authority may be required to dispose of the asset; there may be title or planning restrictions which state that the asset may only be used for certain specified purposes. Removal of such restrictions may involve additional costs- should these costs be met by the CTB?	Title check undertaken by SAC's Legal Team indicates asset is not Common Good. Areas of open space mean Town & Country Planning (Scotland) Act 1959 S27 2A may apply. Title may constitute a Public Trust, with SAC as Trustee – approach tbc with Legal.	Title Report	Pending: external legal opinion; confirmation of title; representations received to Town & Country Planning Notice.
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?	Contribute to all 3 SAC Plan Priorities: 1) Spaces & Places: Play, Sport & recreation; 2) Live, Work, Learn: Work & Economy 3) Civic & Community Pride: Community Engagement		Very strong
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	No adverse impact on Council functions. Contributes to Council Priorities.		Very Strong (pending Legal)
	<u>Final Assessment/ Recommendation:</u>	The proposal and the reasons put forward by the SCIO for requesting ownership are clear. Proposal offers potential for significant additional community benefit and investment. Removal of Council responsibility for running costs. Best Value Assessment indicates discount is justifiable to deliver all of the above. ACAF grant will reflect		Approval subject to conditions

		value of works Council might realistically expect to deliver on asset.		
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Note: If recommending approval of the request, the CATAG will also require to consider:

(i) Where the CTB has offered a price that is below market value, an assessment will be required following the process in the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as to whether the asset should be transferred to the CTB at the price requested; and

(iii) The Subsidy Control rules (formerly the EU State Aid rules)- <https://www.gov.scot/publications/scottish-public-finance-manual/subsidy-control/subsidy-control/>; and

(iv) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

COMMUNITY ASSET TRANSFER REQUEST- ALTERNATIVE PROPOSAL ASSESSMENT

INTRODUCTION

Purpose

The Leadership Panel, at its meeting on 27th November 2018, adopted a process for dealing with Community Asset Transfer Requests under the Community Empowerment (Scotland) Act 2015. The purpose of the assessment by the Community Asset Transfer Advisory Group (CATAG) is to make recommendations to the Leadership Panel based on the conclusions of the assessment.

Evidence

The assessment will take into consideration evidence submitted in support of the request, representations received and comments on representations. Where necessary, further information will be requested from the applicants. The evidence required by the CATAG will be appropriate to the scale and nature of the project. More detailed information and assurances will be required if a request is for the transfer of ownership for example, than if it is for a lease or for the transfer of other, lesser rights.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

6. Proposal;
7. Community Benefit;
8. Community Support;
9. Ability to Deliver;
10. Local Authority Functions, Local and National Outcomes.

A separate assessment will be made of evidence under each of the key headings to provide an overall rating. Ratings vary from very strong to weak.

A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
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Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF COMMUNITY TRANSFER BODY (CTB)	NA – Assessment of Alternative Proposal for Change to Mgmt Arrangements - Lets managed in-house by SAC, Hall
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	remains in SAC ownership. (Lets currently managed by Barr Community Assoc)
ASSET REQUESTED	Barr Community Centre
WARD	Girvan & South Carrick
MARKET VALUE	£100,000
VALUE OF OFFER	NA
PROPOSED DISCOUNT	NA
DATE OF APPLICATION VALIDATION	NA
DATE OF CAT ADVISORY GROUP MEETING	01/7/24
DATE OF CABINET MTG	27/8/24

	Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015			
	Assessment Criteria	Evidence from CTB	Additional Evidence/Information	Assessment Rating
1.	<u>Proposal</u>			
1.1	Are the aims and objectives of the proposal clearly defined?	Yes. SAC retains ownership and brings management of Lets in house. Barr Community Assoc (BCA) no longer responsible for managing lets. Income from Lets would then come to SAC to partially offset running costs.	Cabinet Paper 14/3/23. Minute – ‘Further discussions to take place with community in Barr and be reported back to Cabinet’.	Very Strong

1.2	Are the services to be delivered clearly described and has the CTB explained why the services are required?	No or little change to current services is likely.	No plans for additional investment or increase in resources.	Moderate
1.3	Has the CTB explained the reasons for requesting the asset and what difference this will make to the delivery of services in the area?	Income target of £3,599 unachievable as SAC currently derives no income from asset.		Strong
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	No savings and likely increase in costs as management of Lets would need resourced.		Weak
1.5	Would there be displacement of similar services in the area if the Council agrees to the request? If so, what would be the feasibility and cost of relocating the services elsewhere? What might be the impact on those who use the services in terms of accessibility, cost, travel etc. if the services are relocated elsewhere?	No displacement of services. BCA's role and purpose going forward is unclear.		Strong
	<u>Summary Assessment of Proposal:</u>	No deterioration in service, increased income and SAC remains responsible for (increased) costs.		Strong;
2.	<u>Community Benefit</u>			
2.1	Would agreeing to the request be likely to promote or improve- (vi) Economic development; (vii) Regeneration; (viii) Public health; (ix) Social wellbeing; or (x) Environmental wellbeing?	There would be limited, attributable benefits from this proposal as Hall and services would remain largely as is. CAT proposal from SCIO has led to conflict in the community. This	CAT Consultation Representations.	Moderate

		alternative may help resolve some of that leading to Social Wellbeing benefit for locals.		
2.2	Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?	No impact.		Weak
2.3	Are there any other benefits that might arise from a grant of the request?	No		Weak
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset? <i>Note: In order to assess this, the CATAG should carry out a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal.</i>	<p>CAT proposal from Barr SCIO argues for:</p> <p>Economic Development – provide community events and workshops, provide key facilities including a pub, café, public toilets and cover running costs. Rural Regeneration – secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr.</p> <p>Social Wellbeing – consultations identified residents want a hub; a focal point to bring the community together. Barr has a small and largely scattered population, it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues.</p> <p>Reducing Inequalities – Barr is isolated with poor public transport. Hall provides a focal</p>		Weak

		<p>point for activities that can include everyone. Geographic barriers will be broken down.</p> <p>Environmental - make the building more environmentally friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system.</p>		
2.5	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	Potential benefits from Barr Community SCIO proposal appear greater.		Weak
	<u>Summary Assessment of Benefits:</u>	<p>Little benefit derived from this proposal other than potential to reduce conflict. Supporters of Barr SCIO proposal would be disappointed and Council's reputation may suffer amongst that section of the community. Does not resolve Hall's long-term future.</p>		Weak
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	<p>A number of surveys, reports and engagement events have been presented, from 2015 onwards, which evidence demand for improved services and facilities. This proposal will have limited impact on that.</p>	<p>BP Pt 2 Appendix 6 - Barr Parish Economic Development Strategy;</p> <p>BP Pt 2 Appendix 10 Letters of Support;</p>	Weak

			BP Pt 2 Appendix 11.	
3.2	<p>Has the CTB demonstrated that there is sufficient support from the local community for the proposal? Has the CTB followed the National Standards for Community Engagement- https://www.scdc.org.uk/what/national-standards to show their engagement has been effective and inclusive?</p> <p><i>Note: Evidence should be provided of widespread consultation with the local community, local stakeholders and community partners. Details should be provided of who was consulted, how the consultation was done and the responses received. If the CTB represents a community of interest such as an equality group or a sports club, evidence should be provided of how the CTB has engaged with local residents who are not part of the community of interest.</i></p> <p><i>If the proposal has attracted substantial opposition and has caused division in the community, it may be detrimental to community cohesion or resilience and may not have a net benefit.</i></p>	CAT Consultation representations indicate there may be some support for this proposal in the community for Council to retain ownership and oversee a gradual transition to community control. This has not been formally tested. Likely also to be significant opposition.	CAT Consultation Representations	Moderate
3.3	Has the CTB provided details of any partnership arrangements required to deliver the proposal?	On-going partnership with groups and individuals putting on events in the Hall. Community empowerment will be adversely impacted.		Weak
3.4	Has the CTB demonstrated how it will take account of the different needs of the community? Does the proposal demonstrate that the proposal may reduce inequality?	Some – proposal will enable continuation and availability of current services.		Moderate

	<u>Summary Assessment of Community Support</u>	Demand from SAC. Some evidence of support from community.		Moderate
4	<u>Ability to Deliver</u>			
4.1	Do members of the CTB have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the CTB have plans to engage people who do?	Resourced and managed by SAC.		Very Strong
4.2	Has the CTB demonstrated that it has a clear understanding as to what will be required to manage the asset? For example, has it taken into consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	Yes – knowledge of running similar facilities.		Very Strong
4.3	Does the CTB have suitable governance arrangements in place for decision- making to manage the asset and deliver the project, taking into account the scale and nature of the project?	Yes		Very Strong
4.4	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?	Yes		Very Strong
4.5	Has the CTB provided details of its projected income and expenditure and cash flow forecasts? Has the CTB demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Costs for 2023/24: Elec, Water, Tele, Refuse & Rates = £31,264 FM = £17,531 CRA = £26,989 TOTAL = £75,784	Income from Lets insufficient to cover costs.	Weak

4.6	Has the CTB identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding obtained; • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	Based on running of similar facilities.		Strong
4.7	Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	NA		NA
4.8	Where relevant, has the CTB identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	NA		NA
4.9	Has the CTB provided details of the monitoring arrangements to be put in place to ensure the project delivers its key objectives and the timescales in which they will be delivered?	On-going monitoring and recording of use, income and expenditure.		Strong
	<u>Summary assessment of Ability to Deliver</u>			Strong
5	<u>Local Authority Functions, Local and National Outcomes</u>			
5.1	Would agreeing to the request have an adverse effect on the Council's ability to deliver any of its statutory functions? For example, would the community activities physically interfere with the Council carrying out its functions, or require the Council to put alternative arrangements in place that would substantially increase costs? Do the CTB's proposals conflict	No effect.		Very Strong

	with any Council policy? Would the cost of agreeing to the request affect the Council's budget to the extent that it would reduce the Council's ability to deliver its functions, even after taking account of the benefits?			
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the request, whether arising from legislation or otherwise? For example, if the asset forms part of the Common Good, court authority may be required to dispose of the asset; there may be title or planning restrictions which state that the asset may only be used for certain specified purposes. Removal of such restrictions may involve additional costs- should these costs be met by the CTB?	Community Empowerment Act Part 5 – presumption in favour of CAT request from community.		Weak.
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?	Limited impact		Moderate
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	No adverse impact but does not offer potential for investment and enhanced facilities offered by alternative.		Moderate
	<u>Final Assessment/ Recommendation:</u>	Moderate		Refusal

Note: If recommending approval of the request, the CATAG will also require to consider:

- (i) Where the CTB has offered a price that is below market value, an assessment will be required following the process in the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as to whether the asset should be transferred to the CTB at the price requested; and
- (iii) The Subsidy Control rules (formerly the EU State Aid rules)- <https://www.gov.scot/publications/scottish-public-finance-manual/subsidy-control/subsidy-control/>; and
- (iv) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

Appendix 2.1 - ACAF Grant Analysis & Running Costs

Barr SCIO – ACAF Request Analysis

- 1.1 Barr Community SCIO has requested a grant from the Advancing Community Assets Fund (ACAF) of £258,500. This is based on the Schedule of Estimated Costs (£243,700) identified in the Condition Report carried out by Avison Young in June 2023, plus a 6% adjustment for inflation amounting to £14,800.
- 1.2 ACAF Guidance for Applicants states: 'The Council expects that requests for capital costs (through ACAF) would not exceed £100,000; however the Leadership Panel will consider grant requests in excess of £100,000 on a case by case basis.'
- 1.3 The full Schedule of Estimated Costs is included below at 1.5. The items highlighted are those proposed for removal on the grounds that: a) they are recommended to be undertaken 6 years or more into the future; or b) they are beyond the scope of works the Council would routinely undertake on its operational estate. **The proposed grant award from the ACAF, therefore, is £118,826** (comprising £112,100 based on the remaining items on the Schedule of Estimated Costs + an additional 6% for inflation/contingency).
- 1.4 This proposed grant offer, to cover the works identified, will enable the continued operation of the facility. The proposed grant value of £118,826 is significantly higher than any previous ACAF awards.
- 1.5 Edited Schedule of Estimated Costs

Item	Work Description	Total £	Short term 0-1 yr	Medium term 2-5 yrs	Long term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold work.	1,200	1,200		
2	Access pitched roof covering to replace all ridge	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property	750	750		
6	Allow to replace all windows to Hall nr 2, with new thermally efficient units	14,000	14,000		
9	Repair and re-align boundary fencing to property	10,000	10,000		
	Supply and install new timber fence between bowling and putting green	7,500	7,500		
	Replace cracked and damaged paving slabs	350	350		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew wood to entire	350	350		
11	Change door ironmongery and provide colour contrast to Access wc	600			
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation), and replace existing bulkhead fittings with LED type	2,000	2,000		
Medium					
Structure & Fabric					
14	Allow here sum for the replacement of mineral felt covering to flat roof where required	5,000		5,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door	500			500
18	Prepare and redecorate render finish to all elevations of the property	8,000		8,000	
19	Replace plasterboard ceiling to Male wc	500			500
	Hack off and renew de-bonded ceramic wall tiles to Male wc	500			500
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance	1,200		1,200	
22	Replacement of vinyl floor coverings throughout	8,100			8,100
23	Prepare and redecorate floor slab to store room	200			200
24	Refurbish existing kitchen, to provide new stainless steel commercial units	25,000			25,000
25	Replace base units and worktop to room R011 with new	5,000			5,000
26	Allow to replace taps and plugs to vanity units of wc's	700			700
	Allow to replace two pairs of internal fire doorsets to corridors	4,000			4,000
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800			800
27	Allow for full cyclical redecoration works throughout property	9,000			9,000
	Undertake works recommended withing Accessibility Audit	2,600			2,600
Building Engineering Services					
28	Allow here sum for power distribution cables are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in	10,000		10,000	
29	warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	40,000		40,000	

30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
	Allow for the replacement of all perimeter fencing to site with a type which is matching to the existing	60,000			60,000
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800			800
	Undertake works recommended withing Accessibility Audit	18,500			18,500
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	189,200	38,800	71,100	79,300
Total £	Building Engineering Services	54,500	2,000	52,500	-
Total £		243,700	40,800	123,600	79,300

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 2Q2023

Day to day cyclical maintenance excluded unless otherwise stated

2.0 Running Costs - Barr Community Centre

- 2.1** Community Centre Usage Evaluation Report identifies running costs for Barr Community Centre for 2023/24 as £75,784.48 broken down as shown in table 2.2 below.

2.2 Barr Community Centre Running Costs				
Community Centre	Property Costs Total 2023-24	Sum of FY Budget	Sum of YTD Actual	Sum of Total Spend
170130-Barr C E Centre				
	221000-Electricity	2,831.00	15,477.08	15,477.08
	223000-NonDomestic Rates	9,468.23	9,468.23	9,468.23
	226000-Water & Sewerage Metered	1,394.00	5,996.86	5,996.86
	228100-Refuse Collection	710.00	203.98	203.98
	359200-Telecomms Recurring Charges	0.00	118.33	118.33
	FM Costs	15,824.00	14,479.00	17,531.00
	CRA Costs			26,989
170130-Barr C E Centre Total		30,227.23	45,743.48	75,784.48

- 2.3 The proposed ACAF grant of £118,826 and requested discount on sale value of £99,999 = a combined offer of £218,825 of financial support to Barr SCIO. If running costs continue at the level of 2023/24, the Council would realise a net financial benefit within 3 years.

Best Value Assessment

Barr Community SCIO

INTRODUCTION

Background

This document assesses the extent to which a disposal of South Ayrshire Council land and buildings at less than best consideration that can reasonably be obtained can be justified.

Under the Local Government (Scotland) Act 1973: Section 74 it is a legal requirement that local authorities sell land for the best consideration that can reasonably be obtained, unless section 74(2A) applies, or the disposal is made in accordance with regulations made under section 74(2C).

The legislation recognises that there may be circumstances where local authorities consider it appropriate to dispose of land for a consideration less than the best consideration that can reasonably be obtained. The procedure applies to every disposal of an interest in land including but not limited to sale or lease, or grant of a servitude or other interest over land. It applies whether the disposal is managed on the open market or by private treaty or dealt with internally or by external consultants.

Under The Disposal of Land by Local Authorities (Scotland) Regulations 2010, Local Authorities can dispose of land and assets for a consideration less than the best that can reasonably be obtained provided that:

- a) the local authority is satisfied that the disposal for that consideration is reasonable, and
- b) the disposal is likely to contribute to any of the following purposes:
 - i) economic development or regeneration;
 - ii) health;

- iii) social well-being; or
- iv) environmental well-being.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

1. Proposal;

Assesses of the principles of the proposal, the extent to which it has clear aims and objectives and the reasons why a disposal at less than best consideration can be justified.

2. Community Benefit;

Assesses how the disposal at less than best consideration that can reasonably be obtained will contribute to one or more of the following: (a) economic development or regeneration; (b) health; (c) social well-being; or (d) environmental well-being. And, any other benefits including possible reductions in socio-economic inequality.

3. Community Engagement

Assesses evidence of demand, need and support in the community and the results of any community engagement and statutory consultation carried out. Should also detail any objections or opposition to the proposals.

4. Ability to Deliver;

Assesses the viability of the proposals and capability of the proposer to deliver sufficient benefits to justify a disposal at less than best consideration.

5. Local Authority Functions, Local and National Outcomes

Assesses the extent to which a disposal at less than best consideration supports the delivery of National and Local objectives and any possible negative impact on these.

6. Financial Implications

Assesses the extent to which a disposal at less than best consideration would impact positively or negatively on SAC's finances and if other benefits proffered outweigh this impact

Assessment scale

Each of the headings above is rated from very strong to weak. An overall assessment rating is also given. A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF PROPOSER	Barr Community SCIO
ASSET	Barr Community Centre, Stinchar Road, Barr
WARD	Girvan and South Carrick
MARKET VALUE	£100,000 (2021 – awaiting updated valuation)
VALUE OF OFFER	£1.00
PROPOSED DISCOUNT/BEST VALUE CONSIDERATION	£99,999
DATE OF ASSESMENT MEETING	10.06.2024
DATE OF LEADERSHIP PANEL	
ASSESSMENT BY	Colin Love, Team Leader Community Asset Transfer

	Assessment Criteria	Notes	Assessment Rating
1.	<u>Proposal</u>		
1.1	Are the aims and objectives of the proposal clearly defined?	<p>CAT Stage 2 application (4.1) details Strategic Aims as</p> <ol style="list-style-type: none"> 1) Renovate Hall to create accessible, multi-purpose community hub 2) Reduce social isolation, boost community health and wellbeing, opportunities for community activities, projects, business, events and workshops. <p>Form goes onto list objectives of the proposal with evidence of need from SIMD, Census, Locality Profile and community engagement exercises undertaken over several years.</p> <p>Business Plan section 2.6 and 3 expand upon proposal outlining: existing facility, proposed redevelopment, drawings and capital costs, running costs, income streams and governance.</p>	Very Strong
1.2	Has the proposer explained the reasons for requesting the asset at less than market value and what difference this will make to the delivery of services in the area?	<p>Yes - CAT Stage 2 application (3.2A) identifies 3 reasons/justifications. Valuation undertaken by DM Hall in 2021 (awaiting updated valuation)</p> <ol style="list-style-type: none"> 1) Resulting community benefits - CAT Stage 2 application (4.2), Business Plan 2.4-2.8 & 6.2. 2) Value of works/repairs required as evidenced by Condition Survey at £243k (includes £79,300 fall into long-term 6-10yr requirement and works which SAC would not carry out unless required eg. £50k replacement of 	Moderate

		<p>fixtures beyond guide design life but which remain in serviceable condition)</p> <p>3) SCIO argues that Title Deeds show facility is held in trust for benefit of the Barr community and was acquired by SAC at no cost. External Legal opinion is being sought.</p>	
1.3	Would there be displacement of similar services in the area if the Council agrees to the proposal?	Proposal includes establishment of a new café/bistro. The existing community shop runs a café so arguably there may be some displacement. There has been some opposition to SCIO proposal from some on the shop committee. Existing café has limited opening hours and food/drink offer. Relocation of existing shop into new hub with enhanced café/bistro would appear to offer better service and sustainability. Some signs of improved relations between SCIO and shop.	Strong
	<u>Summary Assessment of Proposal:</u>	Proposal is clear on reasons for requesting ownership, what the SCIO will do with the asset and the benefits that could deliver. Community Benefits offer strong argument for reduced sale price.	Strong
2.	<u>Community Benefit</u>		
2.1	<p>Would agreeing to the disposal be likely to promote or improve-</p> <p>(i) Economic development or regeneration</p> <p>(ii) Public health;</p> <p>(iii) Social wellbeing; or</p> <p>(iv) Environmental wellbeing?</p>	<p>CAT Stage 2 application section 4.2 sets out the benefits as:</p> <ol style="list-style-type: none"> 1) Economic Development – provide community events and workshops, provide key facilities including a pub, café, public toilets and cover running costs. 2) Rural Regeneration – secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr. 3) Social Wellbeing – consultations identified residents want a hub; a focal point to bring the community together. Barr has a small and largely scattered population, it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues. 4) Reducing Inequalities – Barr is isolated with poor public transport. Hall provides a focal point for activities that can include everyone. Geographic barriers will be broken down. 5) Environmental Development - make the building more environmentally friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system. 	Very Strong
2.2	Would agreeing to the disposal be likely to reduce inequality	CAT Stage 2 application section 4.2; Business Plan (updated December 2023) 2.4-2.8 and 6.2 -	Strong

	resulting from socio-economic disadvantage?	Barr is a rural community with limited public transport. Proposal seeks to provide enhanced, accessible facilities in the village with potential to create new employment.	
2.3	Are there any other benefits that might arise from the disposal?	Business Plan (appendix 3) – Ownership would allow community to apply for capital funding for renovations and for running costs from local windfarm funds and others. NB – receipt of grant funding is not guaranteed. There is opposition to the request within the community. The split in terms of For or Against is not clear but representations received in response to CAT request will provide an indication.	Moderate
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset?	Current arrangement cannot continue. Report by Dir Strategic Change & Communities from March 2023 proposed Barr Hall Lets and income to be managed by SAC (currently managed by Barr Community Association) – property costs for 2021/22 = £16,470. A lease would be offered on FRI terms meaning community group would be liable for all costs but less attractive to funders. No credible alternative proposal has been put forward.	Strong
2.5	How would any benefits identified under paragraphs 2.1, 2.2 and 2.3 above compare to the benefits of an alternative proposal?	Greater benefit derived from 2.1 and 2.3. Council has no plans for significant capital investment in Hall. SAC income target for 2021/22 of £3,600 against running costs of £16,470.	Strong
	<u>Summary Assessment of Benefits:</u>	Proposal has potential to deliver a range of benefits for the community. Reduced running and maintenance costs to Council, increased investment in improved community facility, economic, social and environmental benefit for community. CAT request is not universally supported by community.	Strong
3	<u>Community Engagement</u>		
3.1	Has the proposer demonstrated that there is sufficient demand and support for the disposal in the local community?	BP Pt 2 Appendix 6 - Barr Parish Economic Development Strategy; BP Pt 2 Appendix 10 Letters of Support; BP Pt 2 Appendix 11. A number of surveys, reports and engagement events have been presented, from 2015 onwards, to evidence demand.	Strong

		<p>SCIO was formed to progress Hall project (has over 120 members according to CAT application 5.1).</p> <p>Community Workshop Events Oct 2023.</p> <p>March 2022 – survey issued to all 120 households – 73% response rate with 98% in favour of proposal.</p> <p>Open Day November 2022.</p> <p>Survey issued to all households Nov 2020. Of 45 responses received (32%), 58% in favour of community ownership, 7% felt it should be left in Council ownership.</p>	
3.2	Has SAC undertaken appropriate public consultation?	CAT public notice published. At 1 st June 65 representations rec'd – 57 For, 8 Against. Consultation closes 12/6.	Strong
	<u>Summary Assessment of Community Engagement</u>	Evidence from engagement and consultation exercises indicate considerable support within community.	Strong
4	<u>Ability to deliver</u>		
4.1	Does the proposer have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the proposer have plans to engage people who do?	<p>1) CAT Stage 2 section 4.1;</p> <p>2) Business Plan (updated December 2023) section 3</p> <p>SCIO Board demonstrates range of knowledge and experience. Professional input from architects and surveyors to develop and cost plans for building. Engagement with DTAS and COSS. Plan to employ staff to run new Hub day-to-day.</p>	Strong
4.2	Has the proposer demonstrated that it has a clear understanding as to what will be required to manage the asset?	<p>1) CAT Stage 2 application 4.4;</p> <p>2) Business Plan (updated December 2023) 3.7, 8;</p> <p>3) E-mail from Secretary Barr Community SCIO 26/4/24</p> <p>Proposal covers some areas but others are not mentioned.</p>	Moderate
4.3	Does the proposer have suitable governance arrangements in place for	<p>1) CAT Stage 2 application 4.4;</p> <p>2) Business Plan (updated December 2023) section 6.</p>	Strong

	decision- making to manage the asset and deliver the project, taking into account the scale and nature of the project?	Registered with OSCR as 2 tier SCIO – will retain ownership and ultimate responsibility for running of the Hub. Finance, Maintenance and Fundraising sub-groups will report to monthly SCIO Board meetings. SCIO will establish a wholly owned trading subsidiary to deliver non primary purpose trading. Subsidiary will be a Co Ltd by Shares with SCIO as sole shareholder. Subsidiary will appoint a Hub Manager.	
4.5	Has the proposer provided details of its projected income and expenditure and cash flow forecasts? Has the proposer demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Business Plan (updated December 2023) section 6. E-mail from Secretary Barr Community SCIO 26/4/24. Overview of income and expenditure provided – not full cash-flow forecasts. Small projected deficits in Years 1 & 2 met through fundraising. Small surpluses forecast from Year 3 onwards. Forecasts for income look optimistic but with support from the community may be achievable.	Moderate
4.6	Has the proposer identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	Business Plan (updated December 2023) 6.3-6.5 and Appendix 3. All these areas are covered in the Business Plan. Identified grant funding sources may need updated/re-prioritised due to changes in funding landscape.	Moderate
4.8	Where relevant, has the proposer identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	Business Plan (updated December 2023) appendix 3. E-mail from Secretary Barr Community SCIO 26/4/24 Renovation works will be grant funded. Running costs will be met through earned income – lets, café/bar and events supplemented by grant funding as required.	Moderate

		As described above, projections for income are optimistic but may be achievable. Significant future staff costs but scope to reduce if actual income does not meet expectations and increase volunteer hours. Produced with input from Project Development Officer and external consultants (funded through SAC's Community Wealth Building).	
	<u>Summary assessment of Ability to Deliver</u>	Governance and management arrangements appear credible. A comprehensive business plan has been produced. Income projections are optimistic but there is flexibility to reduce costs and scope to attract grant funding for revenue. Securing the required capital funding may be challenging in the short term.	Moderate
5	<u>Local Authority Functions, Local and National Outcomes</u>		
5.1	Would agreeing to the disposal have an adverse effect on the Council's ability to deliver any of its statutory functions?	No adverse effect on Council functions or budget.	Very Strong.
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the disposal, whether arising from legislation or otherwise?	Title check undertaken by SAC's Legal Team indicates asset is not Common Good. Areas of open space mean Town & Country Planning (Scotland) Act 1959 S27 2A may apply. Title may constitute a Public Trust, with SAC as Trustee – external Legal opinion sought.	Moderate
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes? To what extent the proposal compatible with the Council's Asset Management Plan?	Contribute to all 3 SAC Plan Priorities: 1) Spaces & Places: Play, Sport & recreation; 2) Live, Work, Learn: Work & Economy 3) Civic & Community Pride: Community Engagement	Strong
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	Positive impact on budgets and contribution to Council Priorities. There is opposition in the community so may negatively impact Council if proposal is agreed to.	Strong

6	Financial Implications		
6.1	What might the financial impact be on the Local Authority over relevant timescales (e.g. lease period)	CTB has requested significant discount on sale price and ACAF grant. Council no longer responsible for running costs, repairs and investment in improvements.	Strong
6.2	To what extent, if any, do the benefits proposed outweigh any negative financial impact of the disposal?	Benefits outweigh negative impacts.	Strong
	<u>Summary Assessment of Financial Implications</u>	Quantifiable saving to the Council. Opportunity for SCIO to secure funding not available to Council.	Strong
	<u>Final Assessment/ Recommendation:</u>	Overall the proposal is strong. Evidence from previous engagement exercises and the on-going consultation in relation to the CAT indicate considerable support and this is what the community wants. Securing funding for the proposed physical works will be a challenge but it doesn't have to happen immediately, once they have secured ownership, the community can work over time to find funding. Requested discount on sale price will facilitate the transfer. Building remains 'in trust' for community and Council makes a financial saving on running costs. Any ACAF grant offered would reflect the value of works the Council might realistically be expected to undertake on the building.	Strong
	<u>Any additional comments or conditions which are relevant</u>		

Note: *If recommending approval of the proposal;*

(i) The Subsidy Control rules https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1117122/uk-subsidy-control-statutory-guidance.pdf ; and

(ii) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

Best Value Assessment – Barr Community Centre **Alternative Proposal**

Barr Community SCIO

INTRODUCTION

Background

This document assesses the extent to which a disposal of South Ayrshire Council land and buildings at less than best consideration that can reasonably be obtained can be justified.

Under the Local Government (Scotland) Act 1973: Section 74 it is a legal requirement that local authorities sell land for the best consideration that can reasonably be obtained, unless section 74(2A) applies, or the disposal is made in accordance with regulations made under section 74(2C).

The legislation recognises that there may be circumstances where local authorities consider it appropriate to dispose of land for a consideration less than the best consideration that can reasonably be obtained. The procedure applies to every disposal of an interest in land including but not limited to sale or lease, or grant of a servitude or other interest over land. It applies whether the disposal is managed on the open market or by private treaty or dealt with internally or by external consultants.

Under The Disposal of Land by Local Authorities (Scotland) Regulations 2010, Local Authorities can dispose of land and assets for a consideration less than the best that can reasonably be obtained provided that:

- c) the local authority is satisfied that the disposal for that consideration is reasonable, and
- d) the disposal is likely to contribute to any of the following purposes:
 - i) economic development or regeneration;
 - ii) health;
 - iii) social well-being; or
 - iv) environmental well-being.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

7. Proposal;

Assesses of the principles of the proposal, the extent to which it has clear aims and objectives and the reasons why a disposal at less than best consideration can be justified.

8. Community Benefit;

Assesses how the disposal at less than best consideration that can reasonably be obtained will contribute to one or more of the following: (a) economic development or regeneration; (b) health; (c) social well-being; or (d) environmental well-being. And, any other benefits including possible reductions in socio-economic inequality.

9. Community Engagement

Assesses evidence of demand, need and support in the community and the results of any community engagement and statutory consultation carried out. Should also detail any objections or opposition to the proposals.

10. Ability to Deliver;

Assesses the viability of the proposals and capability of the proposer to deliver sufficient benefits to justify a disposal at less than best consideration.

11. Local Authority Functions, Local and National Outcomes

Assesses the extent to which a disposal at less than best consideration supports the delivery of National and Local objectives and any possible negative impact on these.

12. Financial Implications

Assesses the extent to which a disposal at less than best consideration would impact positively or negatively on SAC's finances and if other benefits proffered outweigh this impact

Assessment scale

Each of the headings above is rated from very strong to weak. An overall assessment rating is also given. A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

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NAME OF PROPOSER	SAC
ASSET	Barr Community Centre, Stinchar Road, Barr
WARD	Girvan and South Carrick
MARKET VALUE	£100,000 (2021 – awaiting updated valuation)
VALUE OF OFFER	NA
PROPOSED DISCOUNT/BEST VALUE CONSIDERATION	NA
DATE OF ASSESMENT MEETING	1/7/24
DATE OF LEADERSHIP PANEL	27/8/24
ASSESSMENT BY	Colin Love, Team Leader Community Asset Transfer

	Assessment Criteria	Notes	Assessment Rating
1.	<u>Proposal</u>		
1.1	Are the aims and objectives of the proposal clearly defined?	Yes. SAC retains ownership and brings management of lets in house. Barr Community Assoc (BCA) no longer responsible for managing lets. Income from lets would then come to SAC to partially offset running costs.	Very Strong
1.2	Has the proposer explained the reasons for requesting the asset at less than market value and what difference this will	NA - continuation of existing services.	Moderate

	make to the delivery of services in the area?		
1.3	Would there be displacement of similar services in the area if the Council agrees to the proposal?	No displacement of services. Future role and purpose of BCA unclear.	Strong
	<u>Summary Assessment of Proposal:</u>	Proposal is clear.	Strong
2.	<u>Community Benefit</u>		
2.1	Would agreeing to the disposal be likely to promote or improve- (v) Economic development or regeneration (vi) Public health; (vii) Social wellbeing; or (viii) Environmental wellbeing?	Continuation of existing useage and services. No or little additional benefit.	Moderate
2.2	Would agreeing to the disposal be likely to reduce inequality resulting from socio-economic disadvantage?	No impact	Weak
2.3	Are there any other benefits that might arise from the disposal?	May reduce conflict in the community.	Moderate
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset?	Potential for additional investment and improved facilities.	Weak
2.5	How would any benefits identified under paragraphs 2.1, 2.2 and 2.3 above compare to	Benefits from alternative are far greater.	Weak

	the benefits of an alternative proposal?		
	<u>Summary Assessment of Benefits:</u>	Proposal would result in Hall continuing in its current condition and use – no additional community benefit.	Weak
3	<u>Community Engagement</u>		
3.1	Has the proposer demonstrated that there is sufficient demand and support for the disposal in the local community?	CAT Consultation Representations indicate there is some support for SAC to retain control and oversee gradual transfer of control.	Moderate
3.2	Has SAC undertaken appropriate public consultation?	CAT Consultation open for 20 working days. Review of Halls on-going and SAC has indicated that current arrangement cannot continue.	Moderate
	<u>Summary Assessment of Community Engagement</u>	SAC has made community aware that current arrangement cannot continue.	Moderate
4	<u>Ability to deliver</u>		
4.1	Does the proposer have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the proposer have plans to engage people who do?	Yes	Very Strong
4.2	Has the proposer demonstrated that it has a clear understanding as to what will be required to manage the asset?	Yes – experience of running similar facilities.	Very Strong
4.3	Does the proposer have suitable governance arrangements in place for decision- making to manage the asset and deliver the project,	Yes	Very Strong

	taking into account the scale and nature of the project?		
4.5	Has the proposer provided details of its projected income and expenditure and cash flow forecasts? Has the proposer demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	Hall costs for 2023/24 = £75k including CRA. Value of Lets/income is unclear.	Moderate
4.6	Has the proposer identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	Yes – department budgets and resources.	Moderate
4.8	Where relevant, has the proposer identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	No	Moderate
	<u>Summary assessment of Ability to Deliver</u>	SAC can deliver proposal. Some additional resource would be required.	Strong

5	<u>Local Authority Functions, Local and National Outcomes</u>		
5.1	Would agreeing to the disposal have an adverse effect on the Council's ability to deliver any of its statutory functions?	No adverse effect on Council delivery.	Very Strong.
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the disposal, whether arising from legislation or otherwise?	Presumption in favour of alternative CAT proposal (Community Empowerment Act Part 5)	Moderate
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes? To what extent the proposal compatible with the Council's Asset Management Plan?	Limited contribution.	Weak
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	No adverse impact on functions but presumption in favour of CAT.	Moderate
6	Financial Implications		
6.1	What might the financial impact be on the Local Authority over relevant timescales (e.g. lease period)	Avoid payment of ACAF grant. On-going responsibility for asset's costs offset partially by income.	Moderate
6.2	To what extent, if any, do the benefits proposed outweigh any negative financial impact of the disposal?	Long-term financial benefits from alternative are greater.	Moderate

	<u>Summary Assessment of Financial Implications</u>	Asset currently costs more than it earns – SAC would continue to be responsible for running costs. Limited scope for external funding.	Moderate
	<u>Final Assessment/ Recommendation:</u>	Proposal will meet SAC requirement in short-term but not resolve long-term future of Hall. Limited additional income to offset on-going running costs. Benefits of alternative CAT proposal are far greater. Appears significant support in community for CAT proposal.	Moderate
	<u>Any additional comments or conditions which are relevant</u>		

Note: If recommending approval of the proposal;

(i) The Subsidy Control rules https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1117122/uk-subsidy-control-statutory-guidance.pdf ; and

(ii) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

Appendix 4 - Barr Community Centre CAT – Representations on Public Notice

Following receipt of a Community Asset Transfer (CAT) request under Part 5 of the Community Empowerment (Scotland) Act 2015 for Barr Community Centre, Stinchar Road, Barr, the Council gave notice of the asset transfer request being made and invited representations on the request from any interested groups or individuals. In addition, under s.27 of the Town and Country Planning (Scotland) Act 1959, the Council was required to advertise in local press, the proposed transfer of land which forms part of public open space.

The CAT proposal seeks to take ownership of the asset and carry out renovations to create ‘a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub, providing a café/ bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.’ The bowling green and other outdoor space, including the war memorial and fountain, will continue in their current use.

The opportunity to make a representation was available between 9:00am on Thursday 9th May 2024 and 5:00pm on Wednesday 12th June 2024 (1st to 12th July for the press advert). A Notice of Asset Transfer Request, providing details on how to make a representation, was erected at the site in Barr, it was hosted on the South Ayrshire Council website at [Current Asset Transfer Requests](#) and it was published in the local press for two consecutive weeks. A copy of the Notice of Asset Transfer Request was circulated to known user groups of Barr Community Centre. Elected members for the Girvan and South Carrick ward were also notified.

As detailed in the table below, a total of 131 representations were received. Following a review, 12 representations were removed from the final list as they were considered to be duplicate responses of where the identity of the sender could not be verified. Of the remaining 119 validated representations: 93 have been categorised as **For** (in favour of) the CAT request, 24 are categorised as **Against** the request and 2 as **Neutral** (neither For nor Against).

The organisation submitting the Community Asset Transfer request (Barr Community SCIO) was given the opportunity to respond to the representations made, where they felt this was appropriate. Their response is included at the end of this document (pages 62 and 63).

ID	Representation	For/ Against/ Neutral	South Ayrshire Council response (if appropriate)
01	I am a resident of Barr Village and I would love to see the Barr Community Hub become a Village and Community asset. I know that it would finally bring the Community together and would be a great place to meet and make friends and would definitely help to bring visitors back into the Village. The Hall is a vital part of the community with many organisations making use of it's facilities but it is very dated and would need a massive upgrade to bring it up to spec. In the Village's ownership funding could be applied for as well. It would also be a legacy which later generations will be able to enjoy.	For	
02	<p>Visited the Hub project open day and was very impressed. The existing clubs that use the hall already is good with potential to grow and the Monday Club could operate every Monday especially bank holidays when more people would have the opportunity.</p> <p>I (<i>text removed</i>) are involved in putting on events at the hall and around the village and could do so much more if we had 24 / 7 access.</p> <p>Also the fact that the shop lease runs out March 2025 means we need to move the shop cafe and post office into the Hub and would need asset transfer for this to happen. For the first time ever we have BCA and shop working with SCIO to drive the project forward and hope we can reach our goal of running the Hub by the community for the community.</p>	For	
03	I am 100% in favour of this asset transfer of the village hall to the community. It will provide the village with a much needed community space open to all for many functions, visitors and groups alike	For	
04	A very necessary asset for the community as we are in a very rural area	For	
05	I have lived in Barr for (<i>text removed</i>) yrs it's a beautiful part of Ayrshire. I attend any functions held at the hall & I also go to (<i>text removed</i>) evenings I also go to the adjoining (<i>text removed</i>) on Sunday. Without the hall I wouldn't see anyone it's a vital part of the village for locals and is	For	

	<p>used by people from further afield. There is a small cafe inside the current community shop which proves expensive on a pension & ideally it makes sense to house the community shop/cafe etc in the hall. I totally support SCIO in taking on the hall on behalf of the village. It would be open a lot more as hours are limited at the moment with having a council employed caretaker. The more it's open the more people like me could use it even just to drop in for coffee & a chat. Definitely needs to be community owned for community use. We have quite a lot of tourists here for the trails etc even in winter. They could be offered a warm friendly space too if SCIO had it on our behalf as it would be open all day. I support SCIO in this venture. Thank you</p>		
06	<p>The creation of Barr Community Hub is necessary for the future of the community as a whole, in my humble opinion.</p> <p>I am aware that there has been some resistance to the Hub by a loud minority, who for whatever reason best known to themselves, have until now created discord within the population of Barr Village in relation to the Hub and ancillary matters.</p> <p>I firmly believe that the majority of the population of Barr are fully supportive of the Hub and will utilise the facility to its full when complete.</p> <p>The creation of the Hub will also create an atmosphere of ownership of such a fantastic facility, which will undoubtedly cement previously broken Community relations.</p>	For	
07	<p>The hub project is a needed facility for the village of Barr. The present hall is not being used to its full potential this is due to it needing updating and bringing into the 21st century so all ages can use it.</p>	For	
08	<p>I fully support the Barr Village SCIO, with their application to develop the Barr village hall into a community hub.</p>	For	
09	<p>The hub project is a must for the village of Barr. The position of the hall sitting in the middle of the village means it is accessible to all but it needs</p>	For	

	modernised to make it a perfect place for people to meet up come together on a daily basis.		
10	To have a new Hub in Barr would be a asset and the community and visitors could use after long walks! Once all renovation done cost effective and easier maintained hopefully and people of Barr proud that they have been part of the process to make this happen.	For	
11	I think this will be a massive boost to the village. I can be used by villagers & visitors to the villages alike in a more up to date fit for purpose building. In a village with so few things to do this will allow the building to be used belt people of all ages whether from the village or visiting. It is a great space which just needs to be brought back to life & the plans the SCIO have will certainly do this & can be utilised by various community groups, children's clubs, etc.	For	
12	Would love Barr to gain a community hub with all facilities in one place. It would hopefully bring the village closer together and create a space for everyone to gather. Please look favourably on this application	For	
13	This project is not viable, it requires an unsustainable amount of funding with a factually questionable business plan. For a small village with no passing trade, little public transport and nothing to see the income is completely unattainable. I support improving the hall but not at this cost. What happens to the building when/if this project fails?	Against	
14	Having a social hub in Barr would be of great use as it gives somewhere local to meet up with family and friends when visiting and catch up with locals and being able to just socialise with people without having to travel a massive distance. It would also give a great relaxing place as there is not many other places where this can be done in Barr, where people can get together in a stress free environment	For	
15	It would be lovely to have a cafe or hub in Barr so when we visit family in the area we can meet friends there. We feel this would be such an asset to the Barr area.	For	

16	A cafe or something along that line would be great in Barr. We visit Barr to see family and think that a cafe or hub would be supported by alot of locals and visitors like us.	For	
17	<p>This application does not make any sense as the business plan and its projected income is ludicrous. How is a small village hall meant to have a £191K turnover? Why on earth should there be a full-time manager running the place when it is currently run by a group of volunteers, and the business plan also includes a range of paid staff. The village has about 100 households with about 250 people in the Parish. Why should there be a facility which is open 12 hours per day, seven days a week? The roads are very bendy, there is only public transport 4 days a week and only during the day (with only 3-4 people on it when its busy), there are no B&Bs, hotels and only 2 self catering facilities. It is not a touristy place and the people who move to Barr move there because it is quiet. The current population is simply not able to sustain a business like this. The village hall does not need an overhaul of about £750K (at its lowest estimates) to create a \minimum viable product\". A minimal viable product is what we have at the moment with some repairs and a replacement of the kitchen. Just because there is wind farm money available does not mean it should be spent on one building. Why not give the villagers money towards fuel bills instead?</p> <p>Quite a few CATs have taken place in South Ayrshire in the last few years. Anticipated turnovers for CATs near us (Barrhill Ballantrae Pinwherry) are modest as they are rural places like Barr. The predicted income from the cafe/bar/bistro is ludicrous considering there is a cafe in Barr (which is conveniently left out of the proposal!). This cafe has a turnover about £10K per year and has been sustainable with small grants and income generated from local residents and some visitors. What they are proposing is an increase of 1900%! Granted the current cafe has limited opening hours but just increasing opening hours does not mean visitors. Why are the shop and cafe not integrated in the plans? Because the only proposal they made to the current Barr Community Shop and Café which has been running for 12 years is to dissolve their company in order for</p>	Against	

	<p>the SCIO to start a new subsidiary trading company under full control of the SCIO. There was never any consideration of a potential lease to the Barr Community Shop and Cafe. And because the Barr Community Shop was not able to 'handover the company' a small group of SCIO trustees and supporters (approx 10 people in total) vilified its Directors on social media platforms. They even went so far as to thwart an effort by the shop and cafe to explore a move to the church grounds. Furthermore the <i>(text removed)</i>. Surely there is a conflict of interest there when the SCIO benefits if the shop and cafe would go under financially. This same (text removed) who has ended the lease for the community shop and cafe in March 2025. SCIO trustees do not use the shop. They go so far as to dissuade newcomers to the village to use the shop and cafe.</p> <p>There are clearly 2 communities in Barr. Those who support the efforts of the SCIO and those who do not agree to spend such an huge amount of money on a vanity project which is clearly not sustainable. South Ayrshire Council has shown clear bias towards the Barr SCIO by supporting the application so far. I know they have to by law but the Community Empowerment Act for Scotland was set up to bring communities together not divide them. And Barr is undeniable divided because of the Community Asset Transfer. A community asset transfer which would never have been proposed in its current format if there had been no community wind farm money. Please do not pass this application."</p>		
18	PLEASE SAY NO TO THIS APPLICATION. WE DO NOT WANT ALL THE COMMUNITY WIND FARM MONEY TO BE WASTED ON THE VILLAGE HALL. MANY BARR SCIO COMMITTEE MEMBERS AND THEIR SUPPORTERS FREQUENTLY CONDUCT THEMSELVES DISGRACEFULLY. ANYONE WHO HAS ANY CRITICISM OF THEIR PLANS GETS IGNORED OR BULLIED. THIS IS NOT HOW A COMMUNITY PROJECT SHOULD BE	Against	
19	I would love Barr to have one hub with everything in as a way to unite the village and draw in visitors. It would be a great asset for the village.	For	
20	I have visited my daughter in Barr many times from <i>(text removed)</i> . I was pleased to attend the Coronation lunch in 2023 and it was very well organised. The hall has a wonderful charm and I'm not sure why so much	Against	

	<p>money needs to be spend on a village hall. I have heard the plans are extensive and while I congratulate those who have all these ambitions, would that work in the small village like Barr. I hear that there are regular events and clubs in the village hall so it is clearly functioning as a hub already. It would be lovely to have a bistro in the village but it is not easy to travel to the village and there is very little accommodation available and there already is a lovely cafe in the community shop.</p>		
21	<p>I support the CAT application from Barr SCIO for the asset transfer of Barr Community Hall.</p> <p>I believe this will be a fantastic opportunity for the village of Barr to be able have this building in the care of the present community and for the future generations. Barr is a very rural community and the hall is ideal for social get togethers, especially in winter months when people may not want to travel out of the village. It will be also attractive to the many who walk the trails, cycle \the screws\" and as tourism is building in Girvan and Ayrshire. It is a multifunctional building which I am sure the facilities may evolve over time but it should always be there for the community and visitors. There are some great people in Barr fully able to help the community create this Hub and there are probably some newcomers who will come forward with further ideas as it evolves.</p> <p>I am sure people looking to move to the village would view this as an asset. It should bring younger people with families and that would help the primary school to stay open. House prices would not drop.. This building would ensure the quality of community life..</p> <p>It will maintain social health physical well being cultural interests. Everyone would be welcome a place to socialise a place to play a place to craft a place to ask for help if needed a place to make friends and learn new skills. What is not to like about this . The community would make this work."</p>	For	
22	<p>I would like hall to be given the go ahead so me and my family (<i>text removed</i>) can meet all villages of all ages have some social activities as Barr is a great place to live and many cycling and people walking in the</p>	For	

	trails would welcome somewhere to go as well. This would be great for the future of the village and the people in it or new people who would like to live there.		
23	The village of Barr is currently lacking a fully functioning community hub to enable community involvement and engagement by all ages and interests. The extensive work of the Barr SCIO trustees has enabled a significant majority of Barr villagers to voice their support for the designs and purposes of the proposed hub. To fail, indeed fail, at this stage would be an affront to the expressed interests of the vast majority of this community. It is to be hoped that the delivery of a successful project will enable those with less enthusiasm currently to be able to see some benefits for their interests and for this village to be able to heal ancient wounds that pre dated our arrival in Barr. There is a groundswell of positivity led strongly by some very committed and knowledgeable villagers in this form of the SCIO. I trust that their efforts can be supported by SAC.	For	
24	The community hub in Barr will be a great asset to this beautiful village, aswell as the residents wanting somewhere where we can meet in groups, have social events, music, theatre productions the visitors will benefit too. Somewhere to get changed after a long walk, toilet facilities and a place to get a drink and snack.	For	
25	I fully support the Barr SCIO's CAT request which, when approved, will allow the updating and refurbishment of the Village Hall to proceed in accordance with the Business Plan, and thus establish a community hub to the benefit of all Barr villagers and parishioners. It will be a gathering place for all ages with facilities for entertainment, socialising, refreshment, sport, training and support for local business: it will provide a focal point and base for visitors' further enjoyment of Barr's special environment.	For	
26	Barr Village needs to have a hub where all the villagers and families and friends can meet and spend time together, everything under one roof.. hall, cafe/pub, bowlers, hopefully a shop it's so important to stay connected as a community .	For	

27	I visit Barr regularly as a driver of (text removed), and walking with my children. Barr is a lovely wee village with great community spirit. There is always something happening in Barr! A Community hub with improved facilities would be a great asset to the village for the locals, for cyclists, walkers and anyone taking a drive out for the day .	For	
28	On behalf of above association we would like to be able to have a facility in our local area to hold our meetings in,unfortunately Barr lacks this kind of facility but hopefully in the future this could be possible SA nursery assoc fully support the project	For	
29	I think it would be great to have a modern facility in Barr where people can gather especially after having been out walking or biking around the area. The hall currently is in poor state and to bring up to modern standards would be great.	For	
30	<p>On behalf of Barr sheepdog trials we would like to offer our full support of the scio hub project.We have to hold our meetings outwith our area due to no facilities in Barr.</p> <p>If Barr had a bar/evening cafe we would be able to use it for these purposes and if we did have a more modern state of the art facility to hold a function then we could also hold an event on evening of trial for the competitors and spectators ,this would also add to the image of the village and trial alike.</p>	For	
31	The current facility is dated and not useful in present format and condition. Its good to see a proactive community hub with a good plan to develop the old hall into a modern community hub which the village and community deserve. I would enjoy stopping at a modern fit for purpose to socialise with my good friends in Barr for food and a drink. Barr used to have 2 pubs and shop which were the heart of the village, it would be good to have a modern facility for all to use.	For	
32	The Wee hoolies were started two years ago as a means for locals to meet up socialise enjoy a few drams and help build community spirit and further better communication between locals.	For	

	<p>This event has taken of big time going from around a dozen people at first couple of night to peaking at 65 this year, This shows a great need of having a facility to meet up in ,the hall at present serves a purpose but lacks atmosphere and is outdated ,we badly need modern facilities to attract both local and further afield events in Barr.</p> <p>For this reason the wee hoolies fully support the hub project</p>		
33	<p>As <i>(text removed)</i> our village Burns Club we hold our annual supper in the hall. The condition of the Hall is poor, kitchen facility is terrible and how our caterer manages to provide a 4 course meal for 90 guests is amazing to her skills. If the community had a facility which was modern and comfortable and proud to invite prominent speakers and entertainers from all over Scotland to would astounding. Last January it was an embarrassment that we nearly had to cancell the supper at the last minute due to failures of the management system looking after the hall, the poor kitchen facilities that are not fit for purpose were patched up at last minute to allow the supper to go ahead. If the SCIO can provide a modern facility to make us proud to invite prominent speakers and performers to want to come to. If it fails 65 years of suppers in Barr will come to an end as our committee will have to look for a new venue and this will be a great shame.</p>	For	
34	<p>The hall would be great if it was used for somewhere to go after exploring the trails around Barr. If you could get food or a drink & bring your dogs along too</p>	For	
35	<p>I am a regular user of the walks around Barr & the few occasions I have been able to get in to use the toilets I have thought it would be a great place if it was used better. I really hope the transfer goes ahead & there is something better there when we are up in the future</p>	For	
36	<p>It would be great to have somewhere to visit and relax in when we come to Barr. It would also create a friendly place for the older generation to visit who would otherwise be lonely</p>	For	
37	<p>I support the plans for a community hub. We need a place to gather together as a community and also welcome others to the area. One place</p>	For	

	with everything there. Hopefully one hub would bring the village together.		
38	Barr is a stunning village with a vibrant crowd on a night out. It has very little and no social life. A hub gives us a chance for. place to meet and laugh. It's the very least any community could ask for. Please give us this one thing and make it ours. We will make is a happy successful place. <i>(text removed)</i>	For	
39	I support the Barr SCIO purchase of the Community Hall for the benefit of the people of Barr parish. There are risks particularly with regard to how successful the business plan will be - however this has to be balanced against the high probability that without this action the future of the hall will be in jeopardy. This would have a serious impact upon the community and hence it is worth pursuing the purchase in order to provide a revitalised facility which can be used by the current parishioners and be a legacy for future generations. The hall has been the focal point of the village for generations and it is crucial to village life that it is maintained and enhanced. In addition the project to revitalise the Community Hall could act as a catalyst to bring the community closer together and provide some employment which would be a secondary benefit.	For	
40	I fully support Barr SCIO's asset transfer request for Barr Community Village Hall from South Ayrshire Council. The transfer of the Hall, in my opinion, is in the best interest of the community as a whole and majority of its residents. It is evident with the increased and invaluable voluntary work of the Monday Club, Barr Community Association and various hobby/exercise clubs that The Village Hall is a vital asset for the mental and social benefit of the community. Achieving a successful income stream with a cafe and/or shop plus hall lets will allow for volunteer groups to flourish and benefit the community further.	For	
41	Having lived in the rural village of Barr for <i>text removed</i> yrs, nothing highlighted the need for community more than the lockdowns for Covid 19, making it for for some a lonely and isolated place in which to live and	For	

	<p>myself not realising just how much the contact and socialising with friends and other villagers was so important.</p> <p>With many groups and clubs re introducing their activities since, it has shown the value and need for a building such as the hall in which to do this.</p> <p>That is not to just maintain the level of activities and support but with the ownership of the hall would come the opportunity to bring the space up to date and customise it for all the community, not just for future activities and events but also the everyday social contact that would come with a cafe/bar/shop etc.</p> <p>I therefore wholly support the asset transfer request and purchase of the Barr Community Centre.</p>		
42	<p>Barr is a great place to live. It has many attributes but needs a hub for the many activities that take place. The village hall is the ideal location and is essential to community life. At present it is well used and hosts many activities, most of which would cease to function without the hall.</p> <p>Having lived in Barr for the past <i>text removed</i> years, I have enjoyed many a function in the building, they have all been very well attended.</p> <p>My wife and myself have many friends locally, people we see on a regular basis but as we no longer have a pub, it would be difficult to meet more people without the various functions and activities held in the hall.</p> <p>Barr needs the hall.</p>	For	
43	<p>I support Barr SCIO CAT application. I lived in Barr for <i>text removed</i> will be back to visit. The Hall is an integral part of the village community. It is important for a small very rural village to have a place to socialise and have a place for physical recreation.</p> <p>Through time I am sure even nhs services may be able to offer certain services from the building. It is important for all ages to have this facility which will cover many uses. People need to socialise for their well being and everyone has access to this building and the grounds are an added attraction as you come into the village. I believe there is enough talent and ability in the village to see this project to fruition and the opportunity</p>	For	

	should not be missed. This hub would be there for generations to come and would be able to evolve in the course of time as necessary. It would be a great asset for Barr villagers, visitors and tourists. Thus should be Barr's legacy.		
44	Barr needs somewhere that the residents can meet and socialise. We would like the shop in the hub too. That way we can have a cafe where people can have lunch. Our Monday Club is very successful and we can do that every day of the week and have more visitors to our village.	For	
45	I agree whole heartily with the community transfer of Barr village hall to the Barr SCIO for the community of Barr also with the strategic aims and outcomes that Barr SCIO that are set-out in the business plan.. 1. just get on with it.. 2.just get on with it. 3. just get on with it please... <i>text removed</i>	For	
46	Letter of support for Barr Community Hub: As a resident of Barr and a parent <i>text removed</i> children at Barr school, I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall / Community Centre. Barr is a great place to live and bring up children. The vast majority of the community are positive and friendly and go out of their way to be helpful. The Village has a beautiful rural setting with great walking and cycling on our doorstep. However, like many rural towns and Villages Barr has lost both its pubs and the community shop and cafe is struggling in this era of supermarket and Amazon home deliveries. I strongly believe this project is the best approach for the Barr community to move forward. The hub will provide a modern central facility where the community can gather for activities and events. An inviting space with a shop / cafe / bar that the community can take pride in and it can also help attract visitors to the Village. The value of having such a focal point for the well-being of both the community and	For	

	<p>individuals in it, cannot be overstated. The centralisation of services under the management of a democratic and open community organisation seems the best way to secure the future of the village and the welfare of its residents.</p> <p>The possibilities for all age groups in the community are endless and will, thanks to the positive attitude of our community, be taken full advantage of. This will allow older residents to remain in their homes for longer, encourage new people to move to Barr, and support the continued development of our fantastic primary school by encouraging more families to join us.</p>		
47	<p>Letter of support for Barr Community Hub: I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall / Community Centre.</p> <p>I grew up in the Village and attended the local primary school, <i>text removed</i>. There are not many people left in the Village that I grew up with, but Barr remains a fantastic place to live and bring up children. The whole community is friendly and positive. Although the school has fewer pupils than in my day, the facilities and teachers provide a first-rate learning environment, and my children are extremely happy there.</p> <p>With the rising opportunity for remote work, Barr's relatively affordable house prices and a great natural environment, I believe that Barr could attract more people with young families to choose to live here. However, Barr no longer has any pub / restaurants and the community shop and cafe is only able to remain open for 6 hours per day due to the tireless efforts of some very capable and enthusiastic volunteers. The Village Hall remains an essential place to hold larger social events and clubs, but to make it a more inviting space for smaller evening gatherings of locals or visiting family and friends, it does require alteration / modernisation. I believe a warm, inviting cafe/ bar with longer opening times (including evenings), would both improve the quality of life of existing residents but</p>	For	

	<p>also make Barr a more attractive proposition for new families wanting to move here.</p> <p>It is my hope that the hub will provide a modern, comfortable and cost-effective central facility. The hub would combine the current Village Hall function for hosting larger community events, clubs and activities with the community shop / post-office including a cafe/ bar operating longer business hours. I understand that such a vision cannot be sustainable without passionate local volunteers along with some additional grant funding, similarly to how the community shop currently operates. However, I believe a tight knit, confident and forward-looking community such as Barr is up to this challenge. Creating a sustainable, inviting space that both the current community and future generations can take pride in is an exciting and energising goal, and I believe it will ultimately galvanise the whole community behind a common objective. The value of having such a focal point for the well-being of both the community and the individuals in it, cannot be overstated.</p>		
48	<p>As a resident of Barr for the past <i>text removed</i> years I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall/Community Centre and its development as a community hub.</p> <p>I have enjoyed the beautiful location and setting whilst bringing up my children here. There is so much to value in this community BUT it also extremely vulnerable to the pressures that exist for all isolated rural communities. Watching the slow decline of village amenities and facilities under a succession of elected/self appointed groups that have ultimately achieved very little, has been extremely disheartening.</p> <p>The hub project will breath new life into this community whilst demonstrating the value of a genuinely open and democratic processes for future planning, as outlined in the submitted planning/business documents.</p>	For	

<p>The community has to become independently sustainable, not relying on wind farm cash and SAC funding. Both of which are finite and in the case of the council extremely limited.</p> <p>The development of the hub will promote sustainability and whole community involvement in line with the priorities expressed in the SAC_Council_Plan_2023-28. As this document shows, South Ayrshire has an aging population that is above the national average. The creation of the hub can begin to address this by providing services centred around the Age Well campaign that maintain a healthy, independent older population.</p> <p>Rural depopulation is also a significant factor and the improvement of local facilities that do not require additional transport can only be of benefit both the people and the community aspirations of lower carbon emissions moving forward.</p> <p>I believe this project is the only practical solution for the whole community whilst moving forward to the address multiple issues experienced in our isolated rural community.</p> <p>The hub will provide a vital social hub with the possibility for a wide variety of clubs/services/activities for all ages to take place in a clean, warm central facility. The value of these projects to the mental health and well-being of the community is well documented and from my own experience, working in the field of community wellbeing, crucial for the sustainability and development of the community and individuals in it.</p> <p>The level of support for older residents could be vastly improved with the provision of Barr based services operating from the hall e.g. a chiropody clinic, dispensary service, hair dressing, benefit/welfare surgeries. The possibilities are endless and will, thanks to the positive attitude of our</p>		
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	<p>community, be taken full advantage of. This will allow older residents to remain in their village homes for longer, encourage new people to move to Barr and support the continued development of our fantastic, recently improved, primary school by encouraging families to join us.</p> <p>The activities available for children and young people similarly could be expanded to make use of the sports and leisure amenities already available in the village. Barr is being increasingly recognised as an accessible location for out door activities by schools, business and the third sector and we should capitalise on this.</p> <p>The pressure on rural businesses is clear, and threats to shops and services must be addressed now.</p> <p>Without a viable, well resourced shop, social facility and health facility (Yoga, Active Schools groups, badminton etc.) this will become a very sad collection of houses and not the community that I value so much.</p> <p>The centralisation of services under the control, of a democratic, open community organisation seems the only possible way to secure the future of the village and the welfare of its residents. The vast majority of whom have demonstrated/voted for/ and overwhelmingly supported the project over the past 3 years and are now keen to just get on with it.</p>		
49	<p>I would like to support Barr Scio in their venture to take on and run the community hall. It is such an important meeting place for the community and can provide the space for lots of different activities and various interest groups. It is so important in a rather remote small village that such spaces keep going, otherwise it is very easy for people to become isolated. I have every confidence that the Scio has, in its membership, people with the experience, skill and enthusiasm to run this project.</p>	For	
50	<p>I am a resident of Barr Parish although not Barr Community Council area, which is a shame as I tend to find Barr a more attractive village than Barrhill, which community council I do fall into. Nonetheless, I <i>text</i></p>	Against	

	<p><i>removed</i> have seen first-hand just how divisive the so-called Community Benefits Payments can be. In Barrhill, for example, enormous sums of money have been, frankly, wasted by, no doubt, well-meaning people with little experience of dealing with such sums. When the money runs out there is little prospect of most of these projects continuing.</p> <p>I have two particular concerns about your project: Firstly, with such a divided community as Barr appears to be, the question is whether community support for the SCIO, (which seems to be limited), can actually be turned around on the question of this project alone when animosity seems to be so entrenched. That would be something I would wish to see resolved before any precipitous decision is taken.</p> <p>Secondly, and I am a retired <i>text removed</i> and have examined your proposal; I cannot understand how your business plan is viable, especially if you plan to set up in competition with the already very successful, existing community shop. A Community Hub requires the support of the community, does it not? It should function on the basis of anticipated community use rather than the assumption that Barr can become some sort of tourist Mecca sponsored by continuing wind farm payments. It should, in my view, also be for the benefit of the community rather than an expensive white elephant. This sort of problem is being repeated all over Scotland with communities firmly divided between those who will put up with any amount of collateral damage in order to obtain short term funding for their pet projects, councils which are desperate to cut costs and those who actually care more about preserving the natural environment. The result is division, entrenched views and short termism.</p>		
51	I will support the project and hope it goes well. I would be happy to with planning and rallying other folk in the village to help get them involved.	For	

52	<p>CAT Feedback</p> <p>Your name (optional)</p> <div></div> <p>Email address (optional)</p> <div></div> <p>Your feedback</p> <div> <p>I will support the project and hope it goes well.</p> <p>I would be happy to with planning and rallying other folk in the village to help get them involved.</p> </div>	For	
53	Duplicate - removed		
54		For	

CAT Feedback

Your name (optional)

Email address (optional)

Your feedback

I support the CAT request because I agree with the strategic aims and outcomes of the Community Hub as set out in the Business Plan:

Strategic Aims

To purchase and renovate the Community Hall to provide a multi-purpose, environmentally friendly, sustainable, community-centred hub, providing a café/bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.

To reduce social isolation and boost community health and wellbeing, while providing opportunities for community activities, projects, local business creation, events, and workshops. The hub will provide much needed facilities for Barr and beyond.

Outcomes

A series of aims, which align with the SCIO's charitable purposes, will determine the strategy for the Hub, including:

Social and Community Events – Engaging with the community to provide social events for all age groups, e.g., providing a help centre for older and less mobile residents, and space for young parents, bringing together many of the skills available in the community. Reducing social isolation and increasing opportunities for local art, craft, and heritage.

Sustainable Community Asset – Develop a financially sustainable community asset that will remain active for many generations to help support and improve the health and wellbeing of everyone in the community. Provides on-going support for young people, provision of facilities and activities for the elderly.

Supporting Tourism – Actively networking and engaging with similar communities and experienced active tourism organisations to develop an infrastructure to capitalise on the appeal of Barr's unique environment as a visitor destination.

Empowering Employability – Supporting learning and training, negotiating outreach with institutions such as University West of Scotland and Ayr College, utilising established agencies targeting training, life, and workplace skills for young people.

Supporting Rural Business – Support local businesses by organising events and providing a space for small businesses to hire, as well as strengthening and supporting other businesses by bringing people into the village.

Please add other comments here and overleaf (if any):

Accepting that the shop is not excluded from the hub
should the shop have requested this more.

55	I support the hall turning into a hub as we need somewhere the community can come together. We use the Monday Club, go to events in the hall. It helps to socialise people.	For	
56	I use the hall on a Monday as it's a way of meeting new people and mixing. The hall run a Monday Club for the whole village. We really need the hall as a hub so it can progress and run more events.	For	
57	When I was young (I am <i>text removed</i> years old) the Hall was used as a Reading Room and for public meetings. I would like to endorse the CAT process.	For	
58	I fully support SCIO CAT application to take on running of Barr Hall on behalf of the community. It's a valuable asset for the village. Shop, café and Post Office to be in the Hall also is the sensible answer.	For	
59	Hub project is a must for the village of Barr the Hall as it stands is not being used to its full potential.	For	
60	I moved to the village at <i>text removed</i> and enjoyed growing up. I used to use the shop and pub as social places when I grew up. If the village doesn't have these 2 places for people to meet and spend time then it doesn't have it's heart. There does not seem to be a possibility of the old pub reopening and the shop facilities could do with some investment. The hub seems to offer both of these outcomes so I believe it is what is best for the village	For	
61	This is another proposed project to spend wind farm funds that is impractical and ultimately a misuse of resources. It seems that these funds are being funneled into grandiose schemes without a clear purpose, simply to demonstrate that the money is being used, regardless of its actual benefit to any community. The village of Barr has been embroiled in ongoing disputes regarding the proper use of these funds. The community is divided, and tensions are high as different factions push for their own agendas. Given this climate of discord, it is perplexing to see such an ambitious project being proposed. How can anyone expect to undertake a large-scale initiative in such a small village when they cannot even reach a consensus on smaller, day-to-day decisions?	Against	

	It feels as though the essence of these funds is being overlooked. Instead of focusing on meaningful ways that would genuinely benefit everyone in the village, there is a rush to spend money for the sake of spending. This approach not only risks wasting the funds but also exacerbates existing conflicts within the community.		
62	This is an unrealistic project and a waste of time. Wind farm money is being wasted on these big ideas in little villages to spend the money for spendings sake. Everyone knows that the village of Barr is fighting about this so why do a big project when everyone is falling out over it?	Against	
63	The Hub will encourage families to come and live in the village which in turn will boost the school and the community shop/post office. It will be a lifeline for the village a much needed social space for the community and any visitors or visiting family can enjoy. Once the Hub is up and running it will be amazing what other cottage industries and businesses start up and thrive. I can't wait for this exciting venture to commence, it definitely has my vote to go ahead.	For	
64	My wife and I have lived in Barr for the last <i>text removed</i> throughout much of which there has been discussion on improving the facilities in the Village Hall. We commend the initiative by the SCIO and support the proposed asset transfer. Many of the social objectives of the so-called Hub would be achievable without that transfer but the building needs a major upgrade, something that is unlikely under present conditions. The CAT will lead to a revitalisation of the community and provide an opportunity for innovation. We are grateful to the members of the SCIO for their diligence and wish the project well.	For	
65	See Representation 65 below (pg 58-66)	Against	
66	E-mail 1 <i>Text removed</i> , having recently returned <i>text removed</i> and getting my to do list completed, I read with dismay that the comments from members must be completed with private details included. Having been on the receiving end of some of SAC redacted communications I together with many individuals have grave concerns with the possible dissemination of information . Having examined this	Against	SAC response to e-mail 1 Apologies, I'm not sure what you're asking – can you clarify please?

	<p>issue in more detail I see that the Barr SCIO is not signed up and therefore not compliant with GDPR, further increasing my concerns. Given the very divisive situation that this asset transfer has created, I would like to request that village members be able to express their views without fear of any adverse reactions. Your assistance in this matter is greatly appreciated</p> <p>E-mail 2 Sorry I thought it was fairly clear. As you will be aware the asset transfer has caused a particularly toxic split in the village with individuals views being attacked on both social media in some extreme cases in person (albeit verbally). There is a real concern by many that any legitimate concerns that they have will only exacerbate this already tense situation. To that end there are many individuals who feel they cannot express their feelings about the project without some anonymity. To my mind this will ultimately mean that any feedback will not be a true reflection of feelings on the project.</p> <p>E-mail 3 <i>Text removed</i>, thank you for your response, it was frankly as much as I could expect from the process. Having experienced the toxicity brought about by the conduct of the SCIO at first hand, I can see that many people will continue in their silence. The result of which will ultimately be another set of feedback that is in no way representative of the people in this village. Sadly</p>		<p>SAC response to e-mail 2 The Council require representations to be submitted with the names and contact details of those making them. Names and addresses are used internally to demonstrate a connection to the asset or community in question, help identify situations where the same individuals or groups make multiple, vexatious submissions and to provide some traceability where submissions are offensive or libellous. Our CAT process has been applied and has worked effectively for asset transfers in other communities. In the case of Barr, the Council will not share or publish the names or personal details of people making the representations to ensure anonymity.</p>
67	<p>In my view the council should reject the request for an asset transfer. The business plan is flawed, full of inaccuracies and is not a realistic business plan for the area. It does not match the requirements of the local area and the idea of developing into a tourist hot spot is laughable. Millions have already been spent over the years trying to improve Girvan</p>	Against	

	<p>which has historical recognition and better transport links with little or no impact.</p> <p>I feel that the proposed project is divisive for the community and South Ayrshire Council would be handing over a liability, not an asset. It will lead to increased difficulties and problems for Barr on a background of bad feelings and suspicion on the whole decision process.</p>		
68	See Representation 68 below (pg 67-69)	Neutral	
69	See Representation 69 below (pg 70-72)	For	
70	See Representation 70 below (pg 73-78)	Against	
71	The hub will be fantastic for the Barr community.	For	
72	<p>I had lived in Barr village for <i>text removed</i>. I grew up in the village, a Hub is necessary to ensure a good social life and that the residents of Barr can come together to interact in a friendly environment.</p> <p>It will draw people to the village and ensure people enjoy their surroundings and the people in it.</p>	For	
73	See Representation 73 below (pg 79-80)	Neutral	
74	<p>As a resident of Barr for almost <i>text removed</i> years I have attended a great many events in Barr Hall and enjoyed a lot of time spent there but I do realise that the time has come for our community centre to move forward into the 21st century and have a makeover under new ownership.</p> <p>I have watched and taken part in the long and arduous road that it has taken to get to the point where the Asset Transfer Request is now in the hands of South Ayrshire Council. This of course due to the establishment of Barr SCIO and the hard work of those who have served as trustees over the years and many will have little idea the work they have put in over the years to reach this point.</p> <p>This parish has been questioned, surveyed and asked for ideas so many times now it was quite a relief when at the last SCIO open day we were able to see the possibilities of what this village could achieve if the Asset Transfer happened. My abiding memory from that day is of the number of people who said stop talking and let's get on with it.</p>	For	

	<p>It would be impossible to get 100% agreement but the overwhelming majority of people are in favour of the project. I am sure when the last big project undertaken on the hall in the 1960s when the “big hall” was built there were people who shook their heads and lamented it was wrong but over the years look at the great events to the more mundane meetings that have happened and been enjoyed by residents and visitors alike.</p> <p>The SCIO is a group of trustees who since formed have come and gone as the residents come and go to the village but are all people who believe in the project and bring a wealth of experience to the table. These trustees now and those who have gone before have put in an extraordinary amount of work and I believe realise the job they are taking on if the transfer is approved.</p> <p>Finally Barr is in the enviable position of having money in the bank carefully looked after from money given to Barr when the first windmills were built. Using either some or all of this money could help us to secure the funds required to take forward our project.</p> <p>This community hall is so important to our small remote village and the change of ownership would allow us to do so much with it to make it fit better with life in the 21st century. We have the people willing to take the project forward, the residents willing to give their all to make it a success and make it work for the needs that this village has today I hope you will look favourably on the Asset Transfer Request and I give it my full backing.</p>		
75	<p>I support the CAT. I feel this will bring about great benefits for the village to optimise the use of the hall by including facilities which are currently separate. In addition, an upgrade to the hall will improve the accessibility needs of older hall users and provide comfortable, modern areas to meet and mix with others. I am concerned about the potential for continued confrontation and potential impact on operating the hall profitably as relations across groups is strained.</p>	For	
76	<p>Having lived in Barr all my life I know how important it is to have a thriving community hall for all to use in so many different ways. I totally</p>	For	

	back the Asset Transfer Request and feel we have a good team in the SCIO who would be able to put it into action.		
77	<p>when i attended one of the open sessions to discuss the proposals <i>text removed</i> confirmed to me in a 121 conversation that if the hall was to be transferred to the Scio there would be a public vote organised to ensure that, that was indeed the wishes of the majority of the people in Barr. Can you confirm that this is indeed the case before any transfer takes place.</p> <p>My personal view is that given the size of the population in Barr the proposed changes do not stack up financially with regard to income that will be generated locally and that income generated by visitors has been over estimated.</p> <p>I accept that the proposals the Scio have put forward are really good and that most people in the village would like to see them happen but we have to be realistic. We are in the middle of a cost of living crisis which as a Council you will know will deepen even more in the coming years regardless of who comes into power.</p> <p>So in my view the safest option for the hall is for it to stay under the control of South Ayrshire council but with a view to the Scio working with the Council to develop some of the exciting plans they have put forward</p>	Against	<p>SAC response</p> <p>The Council will consider organising a public vote if deemed necessary to assist our evaluation of the asset transfer proposal.</p>
78	<p>Barr is a very divided village with very opposing opinions on the way forward for the Community Hall. I believe the hall needs to be updated, new kitchen improved heating and windows, however the proposed new layout of the hall reduces the letting space considerably.</p> <p>We already have a shop and cafe which half the village don't use for a variety of reasons. This is not going to change just because it's relocated to the hall.</p> <p>On average 20-30 people attend event's quite a few of these are children. Again how is this going to change.</p> <p>The cost of a total refurb and redevelopment of the hall far outweighs any benefit.</p> <p>The business plan over exaggerates income and it would appear that one group in particular are getting a much better deal than others. The</p>	Against	

	<p>majority of the groups using the hall are small in number, we are a small village, the proposed increases will put renting the hall well outside affordability. It is not acceptable to advise groups that they should just apply for grants to help with the increased costs.</p> <p>The net profit predicted from a new cafe/bistro/bar is ridiculous and quite laughable. I have concerns about the predicted income from all sources indicated in the business plan.</p> <p>I don't believe that all our local resources should be located in one building, if this venture fails then we will lose our hall, shop, cafe and post office. Everything that makes it worthwhile for visitors as we are well off the beaten track. We have already lost the pub/restaurant due to lack of use.</p>		
79	Removed at sender's request.		
80	<p>I think the transfer of the hall would be a great asset to the village currently i work and have lived in the village for <i>text removed</i> yrs and have a partner and <i>text removed</i>, for the past 2yrs things have got a lot better regarding groups formed in the hall Barmade is a lighthearted brilliant group i attend once a week where it is a meet-up on a Tuesday evening where people have a interests in craft sewing arts and learning new skills we have a cuppa and a chat. We have the Monday Club which caters freshly home cooked food for 40 plus folk weekly in just a few hrs where all ages attend and catch up eat and be in company with other people. For me it is the only interaction i have with other adults during the week and i know it the same for others who live alone. We also have the wee Hoolies which is another interaction within the community on a weekend evening where family's are welcome i think its great how younger ages can go and mix with adults and have a good time socialising with each other. With the transfer of the hall maybe all these events can become more frequent which can only be a positive thing for the village and everyone that lives in it.</p>	For	
81	<p>I was born and lived in Barr Village for <i>text removed</i> of my life attending many events in the local hall and also frequently visiting my family (who still reside <i>text removed</i>) and friends in the years since.</p>	For	

	<p>During my childhood I attended many social events in the hall including birthday parties, school events, Flower Shows, youth club, badminton club, whist drives and the very well known Barr Generation Quiz. In my teenage years the hall was a regular host for dances including the annual Herds Fair, Burns Nights and Gala events.</p> <p>The first job I ever had was at the famous Barr Village Tearoom which was located in the village hall.</p> <p>In the years since leaving the village, the importance of the village hall has increased considerably when you take into account the sad closure of both local pubs (Jolly Shepherd and Kings Arms). The hall is the only venue where residents can get together and celebrate occasions such as New Year.</p> <p>As an ex-resident of the village I fully support the community transfer and hope that the hall will continue to remain an important community and social asset to the villagers of Barr.</p>		
82	<p>I fully support this venture and I am so excited by the vision, let's get this project started. A modern hub will benefit Barr and the wider community. Having lived in Barr for many years and seen what enjoyment visitors get from the village, having a refurbished centre will give me so much pride to host their visits.</p>	For	
83	<p>BarrMade craft and social group have all had the opportunity to give their views. This is a summary of them.</p> <p>After many years of talking about what we could do with the hall, and now having seen proposed plans the fact the cat transfer plan is now with the council is very exciting.</p> <p>The possibility of the project actually beginning gives Barr the chance to move into the 21st century and I know the residents of Barr will do everything in their power to make it a real success.</p> <p>It will be positive for the village to thrive, and grow. Bringing with it the popularity of coming to events and socialising with everyone</p> <p>This focal point is needed where everyone feels welcome,</p> <p>We think it makes perfect sense to use the hall for this purpose.</p>	For	

	<p>The hall is needed as a central point for socialising and learning in the community, it is in need of substantial upgrading like many older buildings.</p> <p>The village hall hosts many important life events. wedding receptions to funeral teas in Barr hall. We have had ladies lunches , which we will do again. We are organising a breast cancer afternoon tea too. We have held willow making days , where we bring in experts to teach us how to make obelisks , bird feeders and willow baskets.</p> <p>We have also organised basic life support trainers to come along to teach vital basics in life support when needed.</p> <p>There will be opportunities to expand our knowledge and training when bringing in more experts in the future. Felt craft, wreath making and baking days.</p> <p>We all collectively use it for BarrMades group, social gatherings, people have used it for special birthdays and christening teas.</p> <p>BarrMade is a well attended group where it has flourished over the last year and where there are now up to 18 members who currently attend.</p> <p>It is a social group where we have fun and is a safe place where we can all talk and open up. Anything goes and we are proud of the rapport we have with each other.</p> <p>Having the hall has made all of our mental well-being better, improved social skills, shared each others achievements and sorrows too. We support each other and we are there for each other</p> <p>The Village hall is vital for all of us in a fairly isolated wee village in the middle of the countryside.</p> <p>It's a social place where for some of us we only get out one night a week.</p> <p>It's good for the soul and we all support the SCIO in their hard work in securing the CAT transfer into this community.</p>		
84	See Representation 84 below (pg 81-82)	Against	
85	<p><i>text removed.</i></p> <p>I use the village hall regularly.</p>	For	

	<p>I volunteer at The Monday Club which I enjoy. It's such a happy place for people to come, interact and join in with friends and relatives and have a hearty meal and catch up.</p> <p>This makes me feel better having a place to go and help out on a Monday.</p> <p>I also attend the BarrMades craft evenings on a Tuesday night and enjoy learning new crafts with has been given to me and taught to me as a result of funding.</p> <p>I also enjoy baking and cooking in the hall kitchen although it does need brought up to today's standards and modernised.</p> <p>I feel the hall is at the heart of the village where people can come and be together. It makes me feel better going and I enjoy the variety of people I have met and am getting to know.</p> <p>I fully support the Barr SCIO, in all the hard work they have already undertaken and SAC in their efforts to make this happen.</p> <p>I hope the CAT transfer takes place and I will help in any way I can in the future of the village hall</p>		
86	<p>I am a resident in the parish of Barr and regularly use the village hall, for socialising in many ways.</p> <p>I am part of a team of volunteers who run the Monday Club for the residents of Barr. Shopping preparing and serving food to them and hosting games afterwards in the afternoon.. Bob's Bingo has become increasingly popular.</p> <p>As has the Monday Club. Proving just how much it has been needed.</p> <p>I also run a craft and social night for 18 current members of the BarrMade group. I saw a need for this and started our evenings in April 23. It's popular and we go along and do a variety of different crafts. Including sewing, quilting, knitting , crochet, needlework , barn quilt making , baking, 3 D art and it has shown there is also the need for younger people to attend as well as older.</p> <p><i>Text removed</i> the Wee Hoolies on weekends throughout the winter. It's a bring your own drink evening where we have a variety of entertainments out on for free.</p>	For	

	<p>We have also hosted Burns nights and trivia and games nights. To name but a few. These are always very well attended.</p> <p>As well as this I would like to see The Hub used where we can go for a coffee, relax on couches with friends and also sit in a community garden in the summer. There is so much to offer.</p> <p>It's a vital place to go which improves the mental health and well being of everyone who attends. It's fun and much needed by us all. It is clear that the Hub needs a facelift at the very least and money spent on it to improve facilities and services to the residents of the village. And also to attract people from outside the village too.</p> <p>I am In Full Support of the SCIO and the CAT process.</p> <p>Thank you for your time and efforts to all involved in making this better for the greater public and the greater good.</p>		
87	<p>In the few months it has been in operation it's given a great insight into how popular it would be for both the community and visitors to have the same facilities every day, week in and week out. We could cater for a far larger number of people with updated facilities and it's shown that it would really pull the community together. At present The Village basically shuts down through the winter months so an up to the mark Hub would provide Health and Mental wellbeing for the community both young and old all through the year.</p> <p>The Monday Club is a safe space for the community to go and catch up with friends old and new. For some, it's a freshly cooked meal that they can have for an affordable donation.</p> <p>A few of the elderly people who aren't able or bothered to cook a full meal for one, so they have a microwave meal every evening on their own.</p> <p>For that one day a week on a Monday a balanced nutritional meal cooked for them and they are having company while they eat it.</p> <p>Monday Club -</p> <p>“ the proof of the pudding is in the eating ! “</p>	For	

	<p>The hall literally buzzes on a Monday providing a warm & welcoming environment to enjoy a nutritious meal (with treat's of course) & for some , much needed social interaction.</p> <p>This is the views of the volunteers who come every Monday to shop, prepare and serve a three course meal to the residents, visitors, farmers, cyclists, walkers, holidaymakers and local workmen who are in and around the village of Barr.</p> <p>With an up to date kitchen and new facilities we can improve on this week by week. We will have a more user friendly kitchen We can then improve on and offer a wider range of foods too. The residents of this village need this hall to come to. To socialise and meet and interact. Improving the mental health and overall health of the people who use it. We currently serve between 35-45 people every week in a few hours and the visitors and residents enjoy a fun afternoon playing games and interacting with friends and neighbours.</p> <p>The Monday Club fully supports the Barr SCIO and all that has been done and will be done in the CAT process.</p>		
88	<p>I fully support the SCIO's plans to acquire the village hall from SAC with a view to developing a modern and multipurpose community hub. I have lived in Barr for over <i>text removed</i> and during that time I have witnessed a gradual decline in basic community services (e.g., loss of GP surgery) and in the condition of the village hall.</p> <p>There is no doubt that the village hall needs substantial upgrading and refurbishment. SAC's own condition survey found that the structure and fabric is in a poor state of repair with inadequate insulation. Parts of the property, and in particular external areas with external timbers and windows, require extensive maintenance or replacement. Roof coverings require replacement, electrical systems are outdated, and the heating systems are highly inefficient in terms of energy use. There is also no doubt that SAC will struggle to find the £250k or thereby needed to put this right leaving CAT as the only viable route towards sourcing this much needed capital investment as set out in the SCIO's business plan.</p>	For	

	<p>The business plan also presents an ambitious but fundamentally realistic revenue model for longer term financial sustainability whilst providing much needed community benefit. During the early years as the building undergoes staged redevelopment, different elements will be open while others may be closed, depending on the refurbishment schedule. Once fully operational, the hub will open as frequently and flexibly as possible. Whilst seasonality, hall lets and events, staffing and running costs are likely to determine opening patterns, it is hoped that the hub can eventually be open from early morning until 8pm on weekdays and later at weekends.</p> <p>Examination of current hall use has provided an understanding of who will use the hall facilities. Usage levels are predicted to increase once the essential repairs and redevelopment works have been carried out. Case studies of similar projects show that when a facility is fit-for-purpose, usage increases from both within and outside the community. Community ownership also gives a sense of pride and control which brings in additional support.</p> <p>Actual performance will be constantly monitored, and action taken when needed to respond to new challenges or opportunities. Flexibility will be key to ensuring that the hub is sustainable without continued reliance on grant funding. The current proposals seek to avoid reliance on a single income stream and over-reliance on volunteer time. Ultimately, staffing costs can be reduced if current income predictions prove to be overly optimistic.</p> <p>Fundraising activities will address deficits in the early years and raise additional monies to help fund future building maintenance and redevelopment. Sponsored events, crowdfunding, donor fundraising and corporate/private events will form the main part of fundraising focus, along with grant funding if and when needed.</p> <p>Fundraising will be supported by a Development Officer, who's duties will include assisting other community groups and associations to source specifically targeted local and national funding for activities directly aligned to the SCIO's charitable purposes. The Development Officer will</p>		
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	<p>also assist with the development of a hub marketing strategy, recruitment, and to source funding for the planned redevelopment. The results of extensive community consultations demonstrate that CAT and hub proposals are supported not only by the people who live and work in Barr but also by those who regularly visit the area to walk and cycle, to see friends and family, or simply to enjoy the beauty of the local countryside. This is a once in a lifetime opportunity for the residents of Barr to do something of real value for themselves and for future generations.</p>		
89	<p>As a resident of Barr Community for approx. <i>text removed</i> years or more I to fully support the Community Asset Transfer.</p> <p>I believe that this project is vital to this community not only for cohesion but also to bring new families to live here and thrive. We lost our only social space a few years ago, which was a shame as many a great idea was borne and fulfilled. Social gathering is lacking in the village. I truly believe that this is the most important thing that has happened in Barr since the first stone was put down to build the hall. And we all know that many a great night and gatherings have happened since then. Under community ownership it will give the residents a sense of pride in their hall and community for future generations.</p> <p>Something great can come from a modest beginning and we are at the beginning I believe we have the talent and resources in the village for a great future and beyond.</p>	For	
90	<p>As a resident of Barr for more than <i>text removed</i>, I strongly believe that the CAT Application represents a fantastic opportunity for the residents of the Parish and visitors alike.</p> <p>Since the closure of the Kings Arms, the community and its visitors have lacked a casual social space. The hall has provided a lifeline to a degree but always needs a formal arrangement with no opportunity to have a casual meet up for a coffee or a beer.</p> <p>Giving the village a real centre (Hub) also takes steps in supporting the smaller businesses in the parish, visitors to holiday let's, B&B and the</p>	For	

	<p>shop would all benefit from having somewhere that would keep visitors in the village rather than having to travel for food or drinks.</p> <p>While all the current activities can still be readily accommodated, modernisation of the facility will improve the comfort while offering potential for further activities, services and even employment.</p> <p>The proposed open and transparent management is also very welcome.</p> <p>Although clearly ambitious, I believe the project offers real potential and the opportunities are endless with community support and I fully support it.</p>		
91	<p>I believe the beautiful village of Barr really needs this hub, not only for the many tourists who already come to visit, but for the people of Barr as well. This hub will provide a place to socialise, connect and entertain; something greatly needed in this area especially since the closure of the local pub.</p>	For	
92	<p>Barr community hall is a fantastic facility providing so many community based things to do for all ages. There are a number of groups who use the centre weekly for various purposes and a large number of ad hoc events take place throughout the year which are widely attended by locals and people from further afield.</p> <p>I thourally recommend this application is approved.</p>	For	
93	<p>The Hall has made a great impact on our mental health providing the community and further a field linking our communities together bringing people together.</p> <p>The Community group which runs on a Monday has not only opened up a wide range of activities but provides lunch at small price. It's facilities means that all ranges of age groups can go. You get a warm welcome and and a chat and can look forward to joining the Monday group organizer's 6always something to look forward too.</p> <p>The hall can be used by the community for many activities groups which is great for everyone wellbeing. Then centre itself is a life line to this area for many with mental health becoming a big part in everyone's life today having a Break away and joining in on the many ranged activities the everyone can acess and works hard to bring a welcoming space to use.</p>	For	

	With a smile, laughs and respectable behaviour by all we would be losed without it.		
94	<p>I am fully supportive of the transfer of Barr Village Hall from the ownership of the South Ayrshire Council to the Community and of the plans which have been produced for its future use and viability in the years to come.</p> <p>Following the closure of the Public House in the village the community spirit has been deteriorating rapidly and the current plans for future ownership and use of the hall look set to help heal current breaches and set the village on a new path - one which can be enjoyed not only by the community itself but by visitors from far and wide.</p> <p>I'm sure it will be, eventually, a big success and I pledge to give every help possible to ensure its future,</p>	For	
95	I fully support the CAT project securing the long term future of the Hall serving the whole of the community.	For	
96	I have some concerns over the cost of the hall hire if/when the CAT transfer goes ahead. It is important for community groups to be able to hire the hall for their activities at a reasonable price. The viability of the business plan underpins my main concern.	Against	
97	See Representation 97 below (pg 83-90)	Against	
98	See Representation 98 below (pg 91-92)	Against	
99	See Representation 99 below (pg 93-94)	Against	
100	<p>I would like you to tell me, through actions that make no sense whatsoever, why South Ayrshire Council has chosen to meddle in a village community by involving itself in what should be the Barr Community's business. This situation could easily be construed as an absolute waste of Council Tax Payers money during the ongoing cost of living crisis.</p> <p>Why is the Council:-</p> <ul style="list-style-type: none"> attempting to support a proposition for a village that makes absolutely no economic sense and could actually be detrimental to the future of the village as - based on the very over-optimistic 	Against	<p>Response from SAC</p> <p>South Ayrshire Council did not initiate the interest in a Community Asset Transfer of the community centre. A group within the community has submitted a request to take over ownership of the facility which they are entitled to do under Part 5 of the Community Empowerment Act (Scotland) 2015. In accordance with that legislation, the Council is required to assess that request.</p>

	<p>and unrealistic business plan figures - there is more of a chance that the village will be left with a derelict building in its central location in the not too distant future should the proposition go ahead - that is of course assuming there is a financial institution willing to throw money away.</p> <ul style="list-style-type: none"> • allowing unsubstantiated financial rewards to bring out, in some of the villagers who support the scheme, unprecedented animosity which is now clearly evident in village affairs - attendance at gala days, shows, fairs, etc are now considerably reduced. • appearing to give credence to supporters, to the nonsensical proposition, and yet appearing to sanction and turn a blind eye to the unwarranted hostilities meted out to opposers who are merely trying to fathom out why SAC is trying to resurrect a Barr Hall project that previously failed. <p>Is there an agenda the FULL village is unaware of - if SAC does have a legitimate irrefutable proposition can you please share with everyone.</p>		
101	See Representation 101 below (pg 95-104)	Against	
102	<p>I would like to put in my objection and significant concerns regarding the proposed transfer of the community hall from South Ayrshire Council to Barr SCIO.</p> <p>In the current climate with increased cost of living and with pubs and restaurants shutting down in many busier places it seems like this would be set up to fail in a tiny place with a tiny population. The figures in the business plan really do not add up.</p> <p>I would also like to highlight the significant divisiveness this has caused in the community. People can have differences in opinion but what it has led to is personal attacks and people deliberately avoiding certain events run by different groups for example the Barr Gala day which I attended</p>	Against	

	<p>had less numbers than previous years. It really has created a difficult atmosphere.</p> <p>There are far better ways for our community to utilise windfall money than a project which has been trying to get off the ground for many years without success and which seems very likely to fail. The divisiveness has also been very detrimental and needs to stop.</p>		
103	See Representation 103 below (pg 105-111)	Against	
104	<p>I strongly oppose the proposed CAT to the Barr SCIO under the business plan that was presented amongst several other issues.</p> <p>Firstly, the business plan is delusional insofar as usage and costings. There won't be the amount of usage as envisioned by the plan and the staffing costs are beyond potential revenue generated. How many visitors will come to Barr which is located on a road to nowhere other than Barr? The village was unable to sustain a Pub.</p> <p>Secondly, the proposed building changes are overly extravagant and are they needed or justified.</p> <p>Thirdly, the amount of disruption, inconvenience and annoyance to the nearby properties particularly Glebe Road and Stinchar Road along with parking constraints.</p> <p>Fourthly, this being the crux of the matter- there are more beneficial opportunities that the windfarm levies monies could be used and distributed within the community. A good example would be an annual sum to be given to each and every household in the Barr parish. This would help to end some of the petty rivalry between competing factions as everyone would benefit. Undertake a refurbishment of the Village Hall including a fit for purpose kitchen by all means as this would be of benefit to the groups currently using the hall.</p> <p>Please feel free to contact me for any further questions or clarification.</p>	Against	
105	<p>I am writing to express my opposition to the request for the Barr hall asset transfer currently under consideration. It is clear that this proposal is fundamentally flawed and should be rejected.</p> <p>The project has been a toxic subject within the community and is now becoming known across South Ayrshire. The fighting over the proposal</p>	Against	

	<p>has gotten worse over the past few years, there was even a boycott of the volunteer run shop due to the fighting.</p> <p>This fighting is all about the wind farm money. This project would waste the wind farm money and will make people angier than they already are.</p> <p>From what I can see the only benefit of going forward with the asset transfer would be that the council gets to palm off the running cost of the hall and I don't think this is right.</p> <p>I shudder to think how much tax payer money has been used on this project already.</p>		
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106

CAT Feedback - Asset Transfer Request - Barr Community Centre

Your name:

Email address:

Your feedback:

Letter of support

As a resident/ frequent visitor/ worker in Barr I am writing this letter of support for the Barr SCIO CAT application for the purchase of the Village Hall/Community Centre.

I believe this project is the only practical solution moving forward to the multiple issues experienced in our isolated rural community.

The hub will provide a vital social hub with the possibility for a wide variety of clubs to take place in a clean, warm central facility. The value of these projects to the mental health and well-being of the community is well documented and, from my own experience, is crucial for the sustainability and development of both the community and individuals in it.

The level of support for older residents could be vastly improved with the provision of Barr based services operating from the hall e.g., a chiropody clinic, dispensary service, hair dressing, benefit/welfare surgeries.

The possibilities are endless and will, thanks to the positive attitude of our community, be taken full advantage of. This will allow older residents to remain in their homes for longer, encourage new people to move to Barr, and support the continued development of our fantastic primary school by encouraging more families to join us.

Without a modern, multi-purpose space supporting health (yoga, Active Schools groups, badminton, craft groups, etc.) and other social activities (shop, café, bar) this will become a sad collection of houses and not the community that I value so much.

The centralisation of services under the management of a democratic and open community organisation seems the only possible way to secure the future of the village and the welfare of its residents.

For

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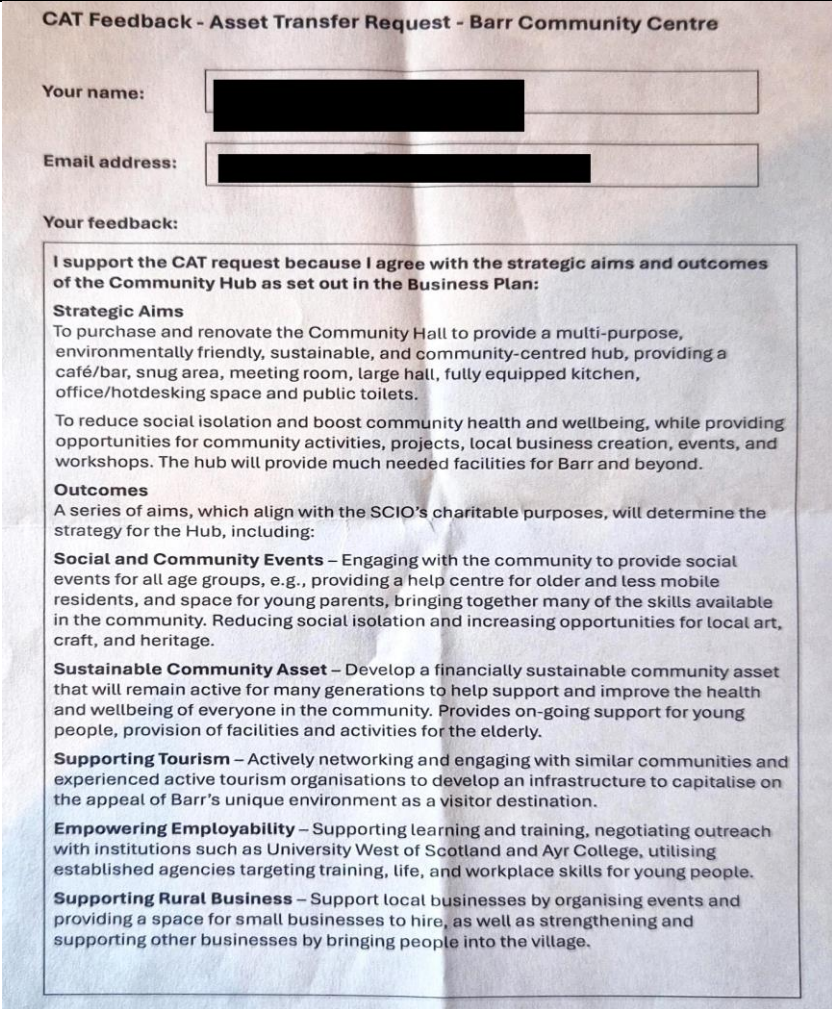
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108	Removed – duplicate sender		
109	 <p>CAT Feedback - Asset Transfer Request - Barr Community Centre</p> <p>Your name: <input type="text"/></p> <p>Email address: <input type="text"/></p> <p>Your feedback:</p> <p>I support the CAT request because I agree with the strategic aims and outcomes of the Community Hub as set out in the Business Plan:</p> <p>Strategic Aims To purchase and renovate the Community Hall to provide a multi-purpose, environmentally friendly, sustainable, and community-centred hub, providing a café/bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.</p> <p>To reduce social isolation and boost community health and wellbeing, while providing opportunities for community activities, projects, local business creation, events, and workshops. The hub will provide much needed facilities for Barr and beyond.</p> <p>Outcomes A series of aims, which align with the SCIO's charitable purposes, will determine the strategy for the Hub, including:</p> <p>Social and Community Events – Engaging with the community to provide social events for all age groups, e.g., providing a help centre for older and less mobile residents, and space for young parents, bringing together many of the skills available in the community. Reducing social isolation and increasing opportunities for local art, craft, and heritage.</p> <p>Sustainable Community Asset – Develop a financially sustainable community asset that will remain active for many generations to help support and improve the health and wellbeing of everyone in the community. Provides on-going support for young people, provision of facilities and activities for the elderly.</p> <p>Supporting Tourism – Actively networking and engaging with similar communities and experienced active tourism organisations to develop an infrastructure to capitalise on the appeal of Barr's unique environment as a visitor destination.</p> <p>Empowering Employability – Supporting learning and training, negotiating outreach with institutions such as University West of Scotland and Ayr College, utilising established agencies targeting training, life, and workplace skills for young people.</p> <p>Supporting Rural Business – Support local businesses by organising events and providing a space for small businesses to hire, as well as strengthening and supporting other businesses by bringing people into the village.</p>	For	
110	Removed – incorrect e-mail address		

111

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Email address:

Your feedback:

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The centralisation of services under the management of a democratic and open community organisation seems the only possible way to secure the future of the village and the welfare of its residents.



For

112

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Email address:

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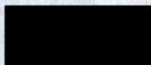
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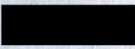
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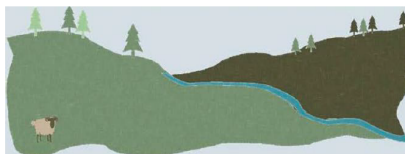
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Barr Community SCIO

Charity No.: SC049703
barrscio@gmail.com www.barrvillage.co.uk

16th July 2024

The Trustees of Barr Community SCIO would like to thank each and every one of the members of the public who took time to submit comments and feedback in relation to our proposed Community Asset Transfer (CAT).

Of the over 120 submissions which were received, we note that around 80% were supportive. The submissions included representations from individuals as well as stakeholder groups. When considering the submissions as a cross-section of our community, we recognise that there may be some double counting across submissions, with individuals also expressing their views as part of a group response. Despite this, we do consider this body of submissions to be a representative sample of our community and reflective of the degree of community support for the proposed CAT.

Many of the submissions were unequivocally supportive but there were also a number which posed questions or raised genuine concerns. These questions and concerns deserve considered responses. We have attempted to group these questions and concerns together by theme in order to provide concise responses.

On the Trading Subsidiary: A number of submissions expressed concerns over the projected revenue figures in later years of the plan. These concerns were principally based upon the size of Barr's target market of residents and the potential to attract passing trade from visitors.

Response: The modelling for the Trading Subsidiary shows aspirational levels of revenue that would be required to establish a commercially viable and sustainable business model. This modelling was designed to inform future decision-making. It is very difficult to model the future availability of grant funding or the number of skilled volunteers that can be mobilised to deliver services for the community of Barr. Whilst we would always aspire to establish a commercially viable business model, we also recognise that in the early years we are likely to adapt the model to account for the availability of grant funding, volunteer resources and community appetite for the services offered.

On the Scale and Ambition of Capital Works: A number of submissions expressed concerns over the scale and ambition of the project, questioning whether our community wanted or deserved such investment.

Response: The plan for Capital Works can be characterised by three types of expenditure: Firstly expenditure required to remediate existing problems and secure the fabric of the building. Secondly expenditure to renovate and reconfigure the building for the proposed usage. Thirdly expenditure that could enhance the existing building. Taken together, we recognise that the plans are ambitious and aspirational, for which we make no apology. We have a responsibility to strive to deliver the best for our community. It is not for us to decide what proportion of funding pots

the community of Barr are entitled to. It is our responsibility to strive to deliver the best possible product for our community. However, we also recognise that our immediate concern and the liability that we would assume responsibility for on the first day after a transfer is that for the existing building as it currently stands. Our immediate responsibility will be to ensure that community ownership of the building will not result in anything less than that which we currently enjoy. The plans submitted with the CAT application are at the concept stage and we would expect them to be tilted towards the visionary. As the plans develop and professional construction managers are engaged, we will be able to phase and modularise proposed works so that we can adapt them to the funding environment as well as the ongoing needs of our community.

On Interaction with other Social Enterprises and Initiatives: A number of submissions expressed their concerns over the effect that this project might have on existing Social Enterprises and initiatives within the community, notably Barr Community Shop and Café Limited.

Response: The Board of Trustees for Barr Community SCIO have three Trustee positions specifically allocated for other stakeholder groups to nominate trustees and enable them to shape the future direction of the project. We are pleased that the Chair of Barr Community Shop and Café Limited has recently taken up one of these Trustee positions, as has the Treasurer of the Barr Community Association. It is our intention to develop our future plans through collaboration and ensure that they are additive to the community, rather than dilutive. We have no intention to compete with or undermine the success of existing community initiatives that already deliver valuable services to our community.

On Community Discord: A number of submissions cited a state of community conflict and suggested that the fitness and conduct of the Barr Community SCIO Trustees had fallen short of the standards expected of them.

Response: We believe that the submissions as they have been received are a representative sample of our community and are reflective of the support which our project has garnered. We also recognise that there remains a small proportion of our community who have been unable or unwilling to engage productively with the extensive process of engagement. We recognise that in a community as small as ours, it is practically impossible to separate the personalities from the projects. Disappointingly, we believe that a small proportion of our community have been unable to separate their interpersonal conflicts from the interests of our community. Concerningly, we believe that some have become champions for conflict. We are clear that this project can unlock huge social value for our community and that constructive, supportive feedback will always be welcomed. Our door remains open, there are nominated and co-optable Trustee positions available for those who wish to take them up.

Finally, over the years that this project has been in the making, the composition of our Board of Trustees has changed, as have many of the members of our community. We cannot change the past, we can only look to the future and hold ourselves to the highest standards. If we have ever fallen short of these standards in the past then please rest assured that we have learnt valuable lessons.

The Trustees of Barr Community SCIO

Representation 65

Proposed CAT Transfer of Barr Community Hall.

Consultation response by Barr Community Council (BCC) - Steering Committee

For brevity we use the term “The Guidance” to refer to “Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities”

The term “The Act” to refer to “The Community Empowerment Act 2015”.

The terms “The Authority” and “SAC” to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as “The best value themes”.

Summary

BCC supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community council is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community council members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of “Social wellbeing” Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to de-escalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last two points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it in heroic terms as an organisation which seeks to deliver long standing aspirations of theirs, while there are others who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the prices points expected by the business plan are achievable.
- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social well-being. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

On this matter we ask you to take note that a community Council is unique in being specifically empowered by law to “ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable.” Local Government Scotland Act 1973 Sec 51

Alone among community organisations we have the authority of law to speak for Barr as a whole.

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community council that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.
- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and leadership behaviours that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create **a** hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village's problems and aspirations to be addressed "in toto" through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of "social well-being" by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an "alternative proposal". One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a "total solution" for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

Representation 68 - [REDACTED]

I am providing these comments as a resident of Barr. I request that my authorship of these comments not be redacted. For your information, I have also provided copies directly to [REDACTED] (The Shop), [REDACTED] (The SCIO) and [REDACTED] (The Community Council).

In my view the best outcome for the residents of Barr would be for the SCIO application to have the backing from the community as a whole. It does not have that support at present but everyone in Barr would benefit if that were to change.

This note sets out suggestions that could potentially bring about that outcome.

First, as many, but not all, in the village are aware, the SCIO requested a meeting with the shop's directors at which they said that they would in principle be willing to discuss the shop company (the Barr Community shop and Café Ltd or BCSC) being given a lease in the Village Hall were the SCIO to acquire the Hall. Such a lease would enable the BCSC to continue its current operations in the same way as they do at their current location in Glenginnet Road.

This was a major development as the SCIO had previously not been willing to consider this step. The tone of the meeting was, by all accounts, both pleasant and constructive. I believe that a door has been opened through which the SCIO's Asset Transfer request could potentially obtain widescale support in the village, my own included. However, I would suggest that there are three further steps that should be taken.

(1) A formal 'Heads of Agreement' between the SCIO and the BCSC.

This would not be legally enforceable (Heads of Agreement never are) but would set out the main elements of the potential lease were agreement to take this step reached and were the SCIO to acquire the village hall. This would require the commitment of significant discussion time from both the SCIO Trustees and the BCSC Directors. However, detailed discussions that led to a signed Heads of Agreement would largely remove the risks of fundamental issues arising later to the detriment of all.

A potential outcome as described above would, if it happened, show that 'the opposite sides' could work together. This would be a very big and healthy step forward for the community as a whole.

(2) Distribution of Windfarm payments to every household in the community

I am reliably informed, that

- (a) The money is available for each household within the community to receive an annual payment of +/- £500.
- (b) There are precedents where this use of windfarm revenue has already been agreed to in other communities.
- (c) There is a potential relationship between this distribution and the CAT request from the SCIO.

My concern would be that funders could be reluctant to advance very substantial funding in support of the SCIO's rebuilding plans where every household would be getting the substantial annual 'Windfarm Payment' described above. My first concern is that a plausible possible outcome could be that the windfarm distribution ended up being reduced as a condition for (and demonstration of community support for) the very expensive plans currently being put forward by the SCIO.

The effect of that would be that every household in the village effectively became part funders of the SCIO plan, whether they wanted that end result or not.

There is a second possible outcome namely that potential funders simply felt that Barr was just getting too much and that other applicants for funding support be the beneficiaries of the limited budgets available rather than the Barr SCIO.

If this were the case the whole SCIO exercise would fail.

(d) My personal view is that

- Most village residents would oppose a CAT transfer if that were to prevent either immediate and/or future distributions from occurring.
- There is a risk that this might be the case.
- This risk must be removed if the CAT is to be supported by the community.

The logical first step is for a petition to be circulated within the village asking residents to agree to this distribution being made. The Barr Community Council would be the obvious group to organise the petition.

Assuming support from the village residents an initial distribution should be agreed to **and implemented**, with a strong in principle agreement that this mode of use of windfarm payments be the standard way that these funds be utilised. As the precedent has already been established, this should be possible.

Both the initial distribution and its in principle continuance should occur before SAC's transfer decision in September. This would remove the risk that the funding of the SCIO would affect the windfarm distributions.

3) The financial projections in the SCIO business plan and the availability of the funding that would be sought.

The financial projections in the SCIO business plan and the availability of the funding that would be sought.

The SCIO business plan requires £1.25 million (or £750,000 on what the SCIO calls a 'Minimum Viable Product'). This is a huge sum of money. The business that would benefit is based on assumptions that are unsupported by evidence. As such there must be a significant risk that funding might not be available, setting everyone back to square one. Nobody in the village would benefit from this.

Secondly, I strongly suspect that the SAC would be reluctant to accept a request based upon such unsupported financial projections.

So, what should be done?

Let's go back to the discussions between the shop (the BCSC) and the SCIO. The Heads of Agreement requires detailed discussions as to how the shop would operate within the village hall. From this essential building works to accommodate the shop would emerge. To this should be added essential or very highly desirable building works. What would then be presented to funders would therefore be a request for funding where every penny was being spent on meeting objectives that had been minimised not maximised. Additionally, the ongoing income and running costs would be much less speculative to everyone's benefit.

SUMMARY

- (1) The SCIO and the BCSC negotiate a detailed Heads of Agreement that bottoms out the operation of the shop in the village hall and (in conjunction with advisers) the costs involved.
- (2) This provides a very big side benefit, namely that what were previously opposite camps would have established that they can work together for the common good.
- (3) The 'Windfarm distribution' gets agreed to for early distribution for (+/-) £500 per household per annum, within a process that effectively ring fences the windfarm payments to be spent very largely on direct payments to individual households.
- (4) The business plan gets revised to accommodate the village shop in the village hall.
- (5) The business plan finances become minimalistic and therefore far more likely to get SAC support and to be fundable. In particular, a minimalistic approach is far less likely to run into the Windfarm distribution issues referred to above. It leaves the way open for further later developments. In other words, start small and evolve over time.

Representation 69



Barr Community and Education Centre, Stinchar Road, BARR, KA26 9TW

[REDACTED]
[REDACTED]

The Barr Community Association (BCA) have existed in some form for over 90 years. In its current form, the BCA is a registered charity (SC020292) and an unincorporated association since 1992. As such, we do not have a formal membership who we would claim to represent, nor can we speak on their behalf; instead the views described in this submission are those of the current committee members and charitable trustees. This submission and the views presented within it are only those consistent with our existing charitable purposes and constitution.

We are supportive in principle of a Community Asset Transfer of the Barr Community and Education Centre.

For clarity, our charitable purposes are:

1. To promote the benefit of the inhabitants of the neighbourhood without distinction of sex or political, religious or other opinions by associating the local authorities, voluntary organisations and inhabitants in a common effort to advance education, and to provide facilities in the interests of social welfare, for recreation and for leisure time occupation.
2. To co-operate with the local statutory authority in the maintenance and management of a Community Centre where this exists for activities promoted by the Association in furtherance of the above projects.
3. To foster a community spirit for the achievement of these and other such objects as may by law be deemed charitable.

When considering points 1 and 2 of our charitable purposes, we note that the proposed Community Asset Transfer of the existing Community Centre could be consistent with our charitable purposes if we are content that it provides the best and most secure future for our main community facility. In this context we note that the existing facility is held in trust for the inhabitants of Barr by South Ayrshire Council, who are responsible for its ongoing maintenance, upkeep and operating costs. We also note the constrained funding for such community facilities and that difficult funding decisions could result in what we would describe as 'managed decline' associated with increasingly constrained access and limitations on the use of the facility. We also recognise that whilst Local Authority resources to maintain and upgrade our facility are constrained, there are other sources of capital which exist at a local and national level, which could be accessed to secure the existing fabric of our Community Centre and upgrade it for the needs of the 21st century whilst securing it for future generations. We believe that when balancing the probability of Local Authority funding to secure the future of the facility against our community's ability to access other sources of local and national funding for the same purpose, we believe that the other sources of funding are the most likely route to secure funding and are therefore supportive in principle of a Community Asset Transfer.

In relation to the specific details of Barr Community SCIO's plan, we note the scale and ambition of the capital works presented at this concept stage. As the incumbent organisation which currently manage bookings, we would expect to work with any future landlord to achieve the following:

4. A number of community groups utilise the existing facility. We would like to develop alternative arrangements, including phasing of works to deliver some level of service whilst construction works are ongoing. If continuation of service through phasing is limiting, then we will work with existing users to develop alternative arrangements utilising other communal spaces.
5. We would like to understand how works could be modularised, phased or scaled back in the event of funding shortfalls or delays.

In relation to the specific details of Barr Community SCIO's plan, we note that a trading subsidiary has been proposed which would be responsible for much of the day-to-day management of the upgraded Community Hub. In the absence of reports and accounts from an operating business with an existing track record, we do not feel that we are appropriately qualified to comment on the viability of this trading subsidiary. For this reason, we would like to propose working with any future landlord to develop the following:

6. The BCA, in collaboration with the Local Authority are the day-to-day operators of the existing facility. We would like to work with other social enterprises and voluntary initiatives to develop an operating model that minimises input costs by using one of Barr Community's key strengths: its rich seam of volunteers. We believe that developing a BCA led 'volunteer first' operating model is an important way to de-risk the existing plan.
7. In summer 2024, the BCA will leverage the existing Thriving Communities Place Plan, alongside primary market research to support the development of a 'volunteer first' operating model and understand to what degree this operating model might benefit from paid employees.

Finally, the BCA have recently taken up an available Trustee position with Barr Community SCIO. We believe that this will help us to contribute and shape the plan as it evolves over the coming years. Whilst this is a significant step forward, we recognise that community relations have not always been as constructive. We note also that Barr Community SCIO's charitable purposes overlap with our own and this could create the potential for future conflict. We consider the 3rd component of our charitable purposes to be the most important and our master principle. No initiative, no matter how worthy, is worth a potential breakdown in community cohesion. To this end, the BCA would like to propose that Barr Community SCIO continues to focus on the Community Asset Transfer and works to secure the future of the building and transitioning to the role of landlord once these works are complete. Rather than moving straight to a trading subsidiary, the BCA would like to propose that we continue in our existing role as lead tenant and operator of the facility on the basis of a "volunteer first" operating model; the advantage being that it continues to isolate the community asset from commercial risks, in much the same way that a trading subsidiary would but it has the added advantage of enabling the community to leverage the BCA's track record in mobilising volunteer support to deliver a sustainable facility.

[REDACTED]

[REDACTED]

on behalf of the Committee of the Barr Community Association

Representation 70

Dear Colin,

Below is my personal response to the Proposed Community Asset Transfer of Barr Community Hall.

██████████ ██████████ ██████████ ██████████ ██████████ Barr Community Shop and Café Ltd (BCSC), the company which operates Barr Community Shop. ██████████ I ██████████ ██████████ This response is informed by that experience but is not a response on behalf of BCSC.

The first point to note is that Barr has a successful and long-standing community shop and café operated by BCSC. It has served the village for 12 years, during which time it has paid more than £250,000 in wages into the local economy, has made 100s of thousands of transactions and has had its Covid relief work recognised in a motion on the floor of the UK parliament. While it has critics from a small section of the village it is widely loved and valued. The CAT proposal would kill that organisation.

BCSC is dependent on its café income to support the socially crucial convenience shopping and post office services it offers. Barr Community SCIO's (BSCIO) application envisions establishing a rival café. Any dilution of the trade experienced by BCSC would be fatal to it. I note that BSCIO says it does not wish to compete with BCSC, however this is exactly what its business plan envisions.

As I will show below on at least two occasions BCSC explicitly offered to bring its business to the proposed hub, these offers were rejected and on another occasion it offered a solution which would prevent the hub and the shop being in competition, this never received a response. BSCIO chose to exclude BCSC Ltd from this project.

However, whoever is responsible for the business model adopted by BSCIO, as currently conceived, the CAT application under consideration amounts to a request for South Ayrshire Council (SAC) to give free building and a grant to an organisation in order for it to set up in direct competition with an existing social enterprise in a community which can clearly not sustain both.

Whether or not things have changed between these organisations, and I don't know if they have, it is the application you are being asked to judge, not what the application could or should be. The application is based on direct competition with an existing community enterprise.

This alone is grounds to reject it.

I must also raise my profound concerns about the behaviour of Barr SCIO. The Asset Transfer Guidance for Relevant Authorities states that

"An organisation will show how it, and its partnerships, provides a collaborative approach to the challenges that communities face."

and

"An organisation will be able to demonstrate structures, policies and leadership behaviours that support the application of good standards of governance and accountability."

My experience is that BSCIO will work collaboratively with organisations and individuals with whom its leadership have existing social relationships (Barr bowling Club, The Monday Club etc)

where this is not the case it will attack those individuals and organisations or encourage others to do so.

It has also manifestly failed to demonstrate “leadership behaviours”.

As you read through what follows ask yourself if, most people would be willing to criticise and disagree with people who behave in this way knowing that you would be on the end of the same treatment. If not then you will understand why so few people in the village are willing to speak up against it – they are scared.

Incident One –On the 21st of June 2022 a couple who are resident in the village circulated a letter criticising Barr SCIO. [REDACTED] [REDACTED] was walking past the home of a SCIO Trustee when her husband discovered a copy of the letter. He wrongly believed that she had delivered the letter, he then approached her and screamed obscenities at her, repeatedly telling her to “F***k off” and to “take her f*****g s**t and F**k off”. Extremely distressed she fled the scene and wrote to the trustee and the chair of Barr SCIO stating she had no involvement with the letter.

Below is the full text of the Chair’s response

“[VICTIM NAME] I’m sorry the attitude of some in this village can stir up unnecessary behaviour in others.

I for one may not agree with some peoples ideas but would never stoop to this type of behaviour, what has been gained out of [letter author’s] antics is beyond me.

I have been to a few events in village lately and really enjoyed meeting and having a laugh with many locals ,hopefully one day we will have a community hub to be proud of and one that everyone wants to be part of.

I sincerely hope [letter authors] reconsider their actions and apologise for any hurt or adverse reactions it has caused in the village.

Cheers and hope you are ok

[REDACTED]

In other words his response was not to apologise or to reflect on the harm being done by his project, or to condemn screaming obscenities at a lone woman in the street (which apparently is merely “unnecessary”), but instead to say that the authors of a letter criticising his organisation, but not the perpetrator of an assault should “*reconsider their actions and apologise for any hurt or adverse reactions*”.

This is not leadership behaviour. A failure to tackle grossly unacceptable behaviour by your own team and supporters is the opposite of leadership behaviour.

Incident Two – On February the 3rd 2023 Barr SCIO circulated a “project update” announcing the suspension of their CAT project. This was issued on headed notepaper and signed “Barr Community SCIO Trustees”

This Update was little more than a personal attack on people who had expressed concerns about the project and described criticism of the project as **“ill informed and at times malevolent”**. This statement was in bold.

A community organisation describing members of the community it serves as “ill informed” and “malevolent” is in my experience unprecedented. Use of this type of language is utterly inappropriate and set a new and appallingly low expectation of how people would talk to each other and how criticism of the project would be engaged with. In effect it gave consent to the tidal wave of abuse that has followed.

Copies of this letter were pushed thorough every door in the village.

Leadership seeks to raise the quality of dialogue not to actively lower it, leadership accepts fault and reflects, it does not launch attacks on the people it is supposed to serve.

Failure act collaboratively.

Example One

In September 2022 BSCIO published a “Governance Scheme” for its proposed hub. This envisioned the dissolution of BCSC and the establishment of a New Charitable Trading Company. I could see how such proposal would lead to absolutely awful community conflict. But in an effort to constructively engage I replied with an analysis of proposed structures.

This analysis (full copy available on request) scored various models including the BSCIO proposal to dissolve BCSC and set up its own CTC and various models involving collaboration and premises sharing. The highest scoring proposal in my paper was a collaborative one in which BCSC moved its business to the hub where it leased a space from BSCIO.

Not only was this ignored it was subsequently edited without my knowledge or consent, in the BSCIO edit the non-collaborative option was given top score and it was included in BSCIO's draft business plan. At no point was I or BCSC asked if this was OK, or even told it had happened. When it was brought to my attention I was very annoyed and told BSCIO to remove my material from their plan or to use it in full unedited form with credit. They still have not replied. Instead, they ignored this and included their non-collaborative proposal in their full proposal. At which point you intervened and removed it.

There are two points here, firstly that when offered a collaborative option (BCSC leasing space) BSCIO chose to reject it in favour of a non-collaborative one (their own CTC). Secondly that the type of behaviour demonstrated by Barr SCIO in this incident is the very opposite of acting collaboratively and is exactly how trust is lost and relationships are a damaged.

Example Two

Following a vote at the 2022/23 AGM of BCSC ltd to seek to develop new premises in collaboration with Barr Parish Church BCSC approached BSCIO with a proposal to allow both the Shop/Church and the Hub to go ahead without being in competition. In essence the proposal was that the organisations could collaborate by opening at different times (Shop by day, hub after 6pm) stocking different products (Hub not shop to sell tobacco) and by having different food service options (shop daytime café, hub evening restaurant/bistro and bar). This

collaborative approach never even received a response. Instead SCIO supporters sent abusive letters to the Church of Scotland, abused church elders in person, abused shop directors online and in the street – at no point did SCIO trustees exhibit leadership and seek to curb this behaviour.

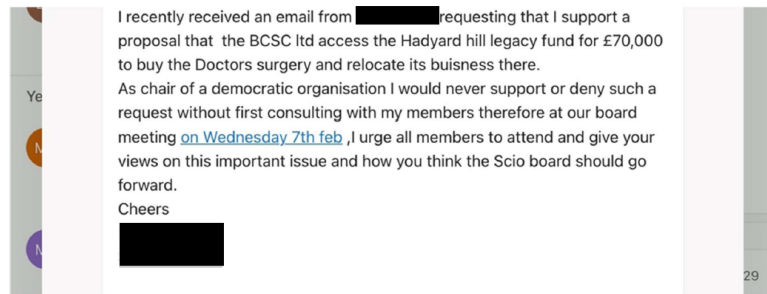
Failure to act collaboratively and to demonstrate leadership behaviours

In December 2023 the BCSC team became concerned that the current shop premises were becoming unsafe (issues subsequently addressed by a new team) and asking for BSCIO's support to access the Barr Legacy Fund.

[REDACTED]

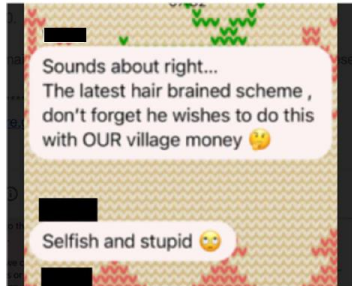
"BCSC buying the Doctor's surgery certainly does not rule out involvement with the Hall project in the future. If BSCIO was to approach the board of BCSC in future with an offer to lease premises BCSC could potentially sell their building and bring approx £70K of cash into the hall project. This is a very good situation for everyone."

Unfortunately [REDACTED] chose to misrepresent what was said. Below is an image of his Facebook post. This was posted without telling us what he was going to do, what he had done or what he had said.



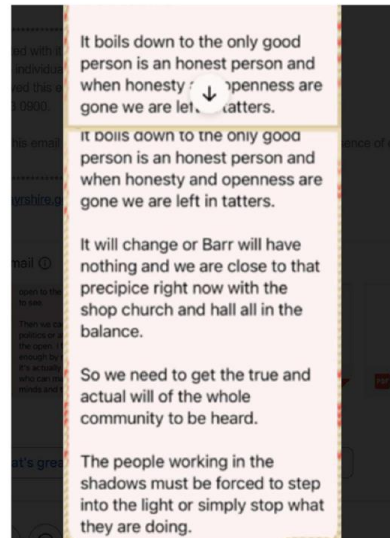
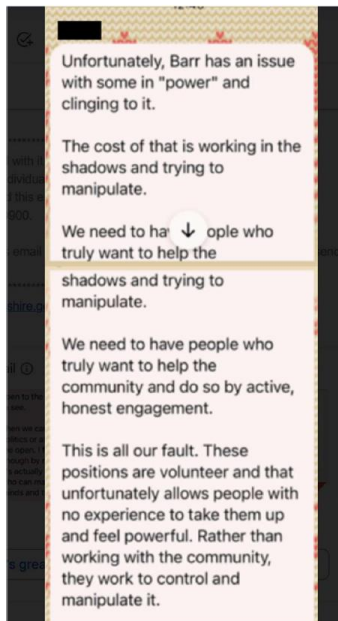
Crucially he left out the explicit offer to move BCSC's business to the hub and to bring a large amount of cash into the project. This was no mistake, if it had been, he had many opportunities to correct it – none of which he took. Below are some examples of what followed on a village Facebook group.





These are a few examples of the dozens and dozens of occasions on which this Facebook group has been used by a small group of Barr SCIC supporters, trustees and their family members to abuse other groups including BCSC and the BCA. I have seen no similar abuse directed at Barr SCIO. I have also never seen an example of a Barr SCIO trustee stepping in to stop or temper this abuse. This type of abuse along side the incidents mentioned below are why you have received so few responses criticising the proposed CAT transfer, people are intimidated by this behaviour.

What is worse is that it is actively encouraged by SCIO trustees, here is a SCIO trustee joining in the conversation



Not only has this trustee not intervened to calm the situation, but he has also chosen to describe people in other organisations as “clinging to power”. “trying to manipulate” implying they are not honest and claiming that they are “working in the shadows”. In other words to validate the abuse and encourage the hostility.

These are a handful of examples from hundreds of similar posts over the last two years.

I could go on and on, there have been many incidents, [REDACTED] was abused at work by the wife of a SCIO trustee, then a few days later by a SCIO trustee in person, then a while later a SCIO trustees called her a “fool” and an “idiot” online. I have been shouted at in the street on three occasions by the husband of a SCIO trustee. The online abuse has been awful and has meant that individuals from outside the SCIO social group are now almost universally unwilling to get involved with community life, because they know what they will get if they do.

I invite you to ask

Has Barr SCIO demonstrated that it is

“An organisation will show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

and

“An organisation will be able to demonstrate structures, policies and leadership behaviours that support the application of good standards of governance and accountability.” ?

Unfortunately, all of this has worked. People are scared. Very few people are willing to suffer the online abuse or the threatening behaviour that criticising this project including by giving negative feedback to this consultation will bring to them. People don’t want to be told “Knock my door and give me one reason...”

Please remember this is a very small village, everyone knows everyone, whatever steps you take nothing can truly be anonymised. Anyone (including me) who writes negative feedback will be identified and subject to the type of behaviour you see above.

In conclusion- there are many reasons to object to this proposal, based on my five years in community retail in the village I can truthfully say its cash flow projections are absurd, there is no scope for the level or value of sales it is based on and no market research to support the claims. It’s fund raising will strip all other organisations bare and leave them unable to operate.

The “community support” case is paper thin, not least because people are too scared to speak against it.

Agreeing this CAT would be to give a free building to an organisation to set up in competition to an existing community organisation, it would be to say that in SAC’s view a community organisation describing members of its own community as “malevolent and ill informed” is fine, that rejecting offers to collaborate is fine, that encouraging attacks on other community groups is fine and that it is not necessary for people planning to lead a £1million plus project to demonstrate that they can challenge and control inappropriate behaviour.

I ask you therefore to reject this application

Yours

[REDACTED]

Representation 73 - [REDACTED]

The current hall is a fantastic asset for a small community like Barr. The addition of a bar/pub type venue, eatery and more efficient space for groups to meet and participate in activities would be great for the village. However, I have reservations about whether this can be achieved under the current plans. This is not an objection to the CAT transfer in principle, more a desire that South Ayrshire Council make efforts to ensure that works are sustainable and can be operated fairly and equitably for all in the community.

The business plan.

There are several aspects of the business plan that don't seem to stand up to scrutiny and much of the income looks optimistic. For example, figures associated with the Bistro assume daily sales that are unlikely to be sustainable given the population in Barr, especially if it is operating in competition with the existing shop and cafe. It also assumes that a chef can be found to work every weekend. Experience of other establishments not too far away is that recruiting suitably qualified staff is difficult and at least two have closed citing this as the reason. Weekend figures for Bistro sales assume that the equivalent of 10% of the village will eat out every weekend. Bistro may be able to attract customers from outside of the village, the volumes of sales in the business plan still seem unlikely.

The current building plans.

The Hall definitely needs upgrading, becoming more energy efficient and cheaper to run. This alone will be expensive even without changing the layout of the building. It seems a shame to remove the stage and badminton court, although they are seldom used at present. Only having one kitchen to serve for the Bistro/cafe and general public use will be difficult to manage whilst complying with Food Hygiene legislation and having the main bar area in the centre of the building could restrict hall hirers for other users. Priorities may have changed over the years of developing these drawings and I think they will need to be re-visited.

The impact of the Bistro on the current shop and cafe including the Post Office.

At the recent Barr Community Shop AGM, the importance of Cafe income to support the sustainability of the Shop was raised. There is barely enough trade to run one food outlet in Barr (even the chip van won't visit!) it is unlikely to be able to sustain two in competition. If the current shop closes, Barr will lose its Post Office. (ie the Post Office needs the Shop, the Shop needs the Cafe - so no Cafe could mean no Post Office). Although a new shop could be created at a later date, once the Post Office is closed it is unlikely to ever re-open. Were the shop to move to the Hall, the current plans could not enable it to run as efficiently as it is now, as the shop space and the kitchen could not be run by the same person at the same time, this would double the existing staffing costs. Many in the community, especially those who don't drive due to age, disability or income, rely on the Post Office to manage their accounts, pay bills, post items and purchase electricity top ups. Without it, the most vulnerable in the community are at an even bigger disadvantage.

Divisions in the community.

It is no secret that Barr is a divided village, it has been mentioned in a recent report from South Ayrshire Council. However, the current plan and much of the rhetoric that goes with it claims that the Hall will be run 'by the village'. Until the animosity between different individuals and groups in the village are resolved it is difficult to see how this can be achieved. The default actions to people not getting support for a particular view seem to be boycotts, making formal complaints or even raising legal action rather than looking for solutions, negotiating compromises and supporting people to work together. There seems to be a view that 'if you're not with us, you are against us' which stifles sensible debate in the village and has led to disrespectful comments in meetings and online message groups and even some confrontations in the street. Because of this, I suspect the majority of people now remain silent and their views are unable to be represented. Until or unless these differences are resolved, I cannot see how the hall can be run to meet the needs of the whole community.

The risks are considerable as the Village could be left without a shop, cafe or Post Office and with a building that is too expensive to run with local groups and individuals unable to use it due to increased hire costs.

The opportunities are good too - with support to compromise and collaborate, Barr could have it all - hall, bar, bowling green, shop, cafe, occasional bistro, Post Office and probably things the village doesn't even know it wants yet! I am just not sure it is ready to take it on as things stand now.

Representation 84 - [REDACTED]

I would like to raise concerns about the application for an asset transfer of the Barr village hall to the Barr Village SCIO. I do not object to a CAT of the village hall per se, but the proposed business plan is not viable by any means.

The current proposed annual turnover in year 3 is £191,000. For a village with approx. 100 households with very little tourism, mainly due to a lack of tourist attractions and poor roads, this means that the bulk of turnover would be raised by the residents. Each villager, including children, has to spend roughly £750 on the premises each year. However, only a section of the residents use the hall on a regular basis. The turnover is planned to be generated mainly by opening a cafe/bar/bistro. The business plan does not mention nor recognises the existing community owned shop, cafe and Post Office in the village. This business has a turnover of about £135,000 per year of which approximately £12,000 is generated by the cafe. There is no way on earth that there is scope for a business with a 1600% increase in income. Simply extending opening hours to 12 hours per day does not mean such a huge leap of spending. Furthermore, it ignores that it will deprive the existing community shop and cafe of business.

The high turnover planned is largely to cover the staffing bill, which excludes single working staff (admirable, but not feasible), and includes a full time manager. Again, having a full time manager as well as all the staff required to run the cafe/bar/bistro, as well as cleaning staff, is disproportionate to the size of the village and low potential for commerce. There is no feasibility study included to determine what the possible turnover is for a village this size with poor infrastructure. The only known figures are those for the community cafe and shop, not to mention that the SCIO trustees do not use the current community business.

The argument is that the village is missing a social hub. This is a misrepresentation of the facilities already available in the village. The current village hall is available for lets and is used on a regular basis by several groups. None of these groups are impeded in their functioning by the current state of the hall. Fair enough that the kitchen could be upgraded, but there is a viable hall at present. Furthermore, the current community shop and cafe provide a social space many hours of the week, albeit not often in the evening.

However, the main reason for objecting to this proposal is the division caused by and the conduct of the Barr Village SCIO itself. For example, the owner of the premises of the Community Shop and Cafe is a SCIO Trustee and one of the main creators of the business plan. [REDACTED] provided the shop&cafe with a date by which time the lease would be ended, putting the community business in a precarious situation. Not only that, [REDACTED] then threatened to report the community shop and cafe for having an inadequate license for operating a cafe, no doubt with the intend of stripping the cafe element from the business. The timing of this threat was 6 months short of a retrospective change of use of the building. This was overcome by the Board of Directors, but it is odd that [REDACTED], a SCIO Trustee who was the [REDACTED] for the community shop at the time of the introduction of the cafe, should threaten with this, unless he had an ulterior motive.

When the community shop was looking for other premises, such as exploring moving into the church, it was supporters of the SCIO who verbally attacked Church Elders and the Community Shop Board on social media.

In the years of development of the CAT, the SCIO have approached the Community Shop and Cafe only to discuss dissolution of the Community company. At no point was a rental of space proposed to the shop and cafe which means that they are planning for 2 community businesses to run at the same time, with an overlap of a cafe. It just seems ludicrous. The SCIO Board currently consists mainly of Bowling Club members, who benefit most from the CAT.

It is true that the CAT is supported by part of the community, but the result of the current CAT application is a divided village with essentially 2 communities, those for the CAT and those with doubts.

The final point is the timing of suspension of the Community Council (an elected group of villagers) based on minor points (raised by SCIO Trustees and supporters) by South Ayrshire Council. At a time when SAC should be seen as completely unbiased and independent, this move seems to act merely to silence any objections or criticisms noted by the BCC, which seriously puts the independence of SAC in question. I am appalled that SAC appears biased in its support and actions of a business plan which is a pipe dream and will strip a large amount of windfarm funding for a white whale in a cost of living crisis.

Instead, give the windfarm money directly to the villagers, leave the hall as it is and end the division.

Dear Asset Transfer

I have chosen to provide some comments regarding this latest CAT request by Barr SCIO. These comment should be considered non supportive of this current request.

A suggested spend of £1.1 million priced at 2022 costs, supported by 20/21 running costs, RIBA 2 years out of date would suggest this group are making an assumption that SAC will just hand over this building.

Building costs, if you can actually get contractors, have risen by anything up to 38% over the last 3 years. I cannot see any fail safe in this business plan which will fund running the hall in its current state until funding/contractors can be arranged?

The suggested income "after" the first 2 years has so many unsustainable/unviable assumptions that it is truly alarming. There has been a year on year decrease in village volunteers, age and moving has played a part but in the main it has been the appalling conflict within this community. The income is based on 46 weeks per year of visitor/village spending. As the village has very few external visitors from Oct to May this seems an over inflated amount of income backed with high wage out goings for the same 46 weeks?

The supplied letters of support represent very few organisations/people, many are duplicates as they were written twice? Some are actually not still operating or unlikely to use the existing hall never mind a new white elephant. The latest consultation list with DTAS has groups listed who have not run in the village for over 12 years, one group listed twice yet same group, 2 "groups" that are actually subgroups of the SCIO themselves.

Many in this village have supported the idea of taking on the hall under a lease agreement, prove this is sustainable and supported before taking on a central building in this village. Which should it fail would be unsellable? Would SAC take the building back if it fails? Windfarm money grab, which seems to be basis for these plans, can be used for leased projects.

Prior and certainly since Covid very few events in the hall have attracted more than 30 attendees, in addition since 2019 there has been a large turnover of villagers and many who live/have moved here had done so with the knowledge of No Pub and few visitors. Why would they want 46 weeks of visitors to the amount listed on the SCIO income? There is virtually no unemployment and whilst Girvan records a poor score on the poverty index that cannot be true of Barr.

SAC must resist just offloading this asset to save such a small amount of money as the costs of this rural hall. There are more failed projects in rural areas than successful ones, the only businesses that ~~actually make money on these projects appear to be the third sectors~~ such as "project/development" [council#:~:text=Community%20Councils%20are%20voluntary%20bodies,entire%20community%20within%20its%20boundaries](#) SAC by rejecting the community council response has prevented the CC from performing one of our key functions and that is an affront to democracy. See copy of CC response attached which makes up part of this response.

[REDACTED], Barr Village Resident

For brevity we use the term "The Guidance" to refer to "Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities"

the term "The Act" to refer to "The Community Empowerment Act 2015".

and the terms "The Authority" and "SAC" to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as "The best value themes".

Summary

BCC supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act / Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community council is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community council members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of "Social wellbeing" Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to deescalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it near heroic terms as an organisation which seeks to deliver long standing aspiration of theirs, while there are other who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the prices points expected by the business plan are achievable.

- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social wellbeing. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

On this matter we ask you to take note that a community Council is unique in being specifically empowered by law to “ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable.” Local Government Scotland Act 1973 Sec 51

Alone among community organisations we have the authority of law to speak for Barr as a whole.

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community council that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.
- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create a hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village’s problems and aspirations to be addressed “in toto” through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of “social wellbeing” by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an “alternative proposal”. One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a “total solution” for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

Representation 98

To Whom It May Concern,

I wish to formally object to the proposed asset transfer of Barr Village Hall. I believe that this transfer would have significant adverse effects on our community for the following reasons:

Community impact

The proposed transfer relies on a significant increase to visitor footfall (which is arguably not achievable) but if it were to be achieved would lead to increased traffic and noise pollution which will disrupt the daily lives of residents. There is also limited parking within the village. The proposed 1.2 million pounds project (costed in 2021) will lead to considerable building works which would significantly impact upon residents living within the village, particularly, The Glebe, The Avenue and the Clachan. Currently the hall serves as a crucial venue for village activities including craft groups, children's sports activities and yoga classes etc. These activities would likely be halted for a considerable period of time to facilitate the proposed building works. This would have an adverse impact on the wellbeing of participants, marginalising older people and those with young families particularly as we live in a remote village served by no meaningful transport.

Economic factors

The financial viability of the project is at best questionable and more realistically fanciful. Barr is a very small rural community with no through traffic and an aging population. It also has extremely limited public transport opportunities. Although Barr is a beautiful village it has shown to be limited in attracting tourist footfall over the decades and conversely many local residents would find this extra traffic unwelcoming. Over the years the privately owned hotel and pubs have ceased to trade. The village shop/café and post office was saved from closure by willing volunteers and only exists due to the support of wind farm community benefit funding. To assert that a viable and profitable trading company can ever generate enough income from a café, bistro and bar sales to cover expenditure and staffing costs is delusional. Any SME owner can testify that since COVID energy and staffing costs have become the major risk to the operation of their enterprises so coupled with low visitor rates this venture cannot possibly succeed.

Environmental factors

Increased traffic will lead to increased air pollution, noise, erosion of the single tracked roads and habitat loss. There is a higher likelihood of road traffic accidents and the impact of a rise in vehicular traffic will lead to increased damage to roads with an increased burden on taxpayers with regards to repairs and maintenance.

Legal and procedural Issues

There have been significant procedural flaws in this process, including a lack of proper public consultation by the SCIO. This lack of transparency undermines community trust and confidence in the decision-making process at all stages. Barr Community Association considered all the options presented by South Ayrshire Council in 2017/18 when SAC approached BCA to explain the CAT transfer options of keeping the hall as it, taking a short or long term lease, or purchasing the hall. Since that date it has become apparent that communities within South Ayrshire who have sought to purchase their hall have experienced significant financial difficulties and have either closed or halted the transfer process. The BCA as custodians of the hall were always of the view that a long lease would allow the village to access the funding needed to upgrade the hall but also the opportunity to be able to return to the status quo should the long lease not be viable due to insufficient funding and volunteers. This approach would be fair and reasonable. There is obvious dissent within our village regarding this project, but South Ayrshire Council have facilitated and inflamed the situation by failing in their duties imposed by legislation. The Local Government (Scotland) Act 1973 empowered all local authorities to assist community councils, both with funding and administrative support. The Local Government (Scotland) Act 1973 provides that the

purpose of a community council is: "to ascertain, co-ordinate and express to the Local Authorities for its area and to public authorities the views of the community which it represents, in relation to matters for which those authorities are responsible." The way in which South Ayrshire Council have treated our democratically elected community councillors is abhorrent and shameful. SAC has given Barr Community Council absolutely no support and it raises the question whether SAC has deliberately done this to ensure that Barr CC cannot carry out their duties, in particular, consult with the community on this CAT transfer and carry out a proper ballot of residents.

The Community Empowerment (Scotland) Act 2015 section 82 (5), provides that "the authority must agree to the request unless there are reasonable grounds for refusing it". I believe there are reasonable grounds to refuse their request including:

- The SCIO have not identified how the project will be funded in the longer term.

- It is questionable whether the current trustees have the appropriate skills, experience and qualifications to deliver a £1million project or sufficient funds to employ those that may have such skills coupled with the actual cost running the hall as well.

- The Governance of the SCIO at present is non-existent and indeed the trustees' accountability to the membership ill defined. The very fact that the SCIO and its chair have had to complain to SAC about the alleged bad behaviour of BCC shows that in the current climate Barr requires a "higher authority" to help sort out what amount to petty squabbles – I can only imagine how difficult and damaging this organisation handling a large-scale project and this level of funding could become. The ongoing running of the facility and the relationship between the SCIO and Trading Company and other user organisations could also become matters of extreme concern. After all Barr is a community that can fall out over plastic ducks in a fund raiser duck race for the Primary School at Gala Day.

- The SCIO do not have succession plans in place to ensure new Board members / Trustees can be recruited in the future to ensure continuity of the proposed project. Since the SCIO's inception they have shown no ability to run any profit-making event regular or otherwise.

In accordance with the asset transfer guidance for authorities published by the Scottish Government 10.22 'one of the intended benefits of community ownership and community-led activity is to increase community cohesion and resilience. A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.' The basis for the current CAT application is a small group of less than 30 people most of whom are involved in other groups within the village, hence their claim about support for this project from lots of different groups. The views of residents who are not part of the SCIO or these other community interest subgroups should be considered and this has not happened because of South Ayrshire Council's failure to engage positively with our community council and enable our community council to fulfil their statutory role.

General comments

The fact that on a village Facebook media page a censured community councillor and a suspended community councillor are now inciting a small group of SCIO members to create their own 'steering group' and are planning to persuade SAC to allow them to become the new 'Barr Community Council' is evidence of the anarchy that has arisen.

Our community's well-being and future should take precedence over this asset transfer in its current format and any organisation submitting a CAT application should realistically be looking at a lease. Fundamental basic improvements to the hall would be beneficial but this can be carried out under a lease agreement thus benefitting South Ayrshire Council, the community and the hall.

Representation 99

To Whom It May Concern,

I wish to formally object to the proposed asset transfer of Barr Village Hall. I believe that this transfer would have significant adverse effects on our community for the following reasons:

Community impact

The proposed transfer relies on a significant increase to visitor footfall (which is arguably not achievable) but if it were to be achieved would lead to increased traffic and noise pollution which will disrupt the daily lives of residents. There is also limited parking within the village. The proposed 1.2 million pounds project (costed in 2021) will lead to considerable building works which would significantly impact upon residents living within the village, particularly, The Glebe, The Avenue and the Clachan. Currently the hall serves as a crucial venue for village activities including craft groups, children's sports activities and yoga classes etc. These activities would likely be halted for a considerable period of time to facilitate the proposed building works. This would have an adverse impact on the wellbeing of participants, marginalising older people and those with young families particularly as we live in a remote village served by no meaningful transport.

Economic factors

The financial viability of the project is at best questionable and more realistically fanciful. Barr is a very small rural community with no through traffic and an aging population. It also has extremely limited public transport opportunities. Although Barr is a beautiful village it has shown to be limited in attracting tourist footfall over the decades and conversely many local residents would find this extra traffic unwelcoming. Over the years the privately owned hotel and pubs have ceased to trade. The village shop/café and post office was saved from closure by willing volunteers and only exists due to the support of wind farm community benefit funding. To assert that a viable and profitable trading company can ever generate enough income from a café, bistro and bar sales to cover expenditure and staffing costs is delusional. Any SME owner can testify that since COVID energy and staffing costs have become the major risk to the operation of their enterprises so coupled with low visitor rates this venture cannot possibly succeed.

Environmental factors

Increased traffic will lead to increased air pollution, noise, erosion of the single tracked roads and habitat loss. There is a higher likelihood of road traffic accidents and the impact of a rise in vehicular traffic will lead to increased damage to roads with an increased burden on taxpayers with regards to repairs and maintenance.

Legal and procedural issues

There have been significant procedural flaws in this process, including a lack of proper public consultation by the SCIO. This lack of transparency undermines community trust and confidence in the decision-making process at all stages. Barr Community Association considered all the options presented by South Ayrshire Council in 2017/18 when SAC approached BCA to explain the CAT transfer options of keeping the hall as it, taking a short or long term lease, or purchasing the hall. Since that date it has become apparent that communities within South Ayrshire who have sought to purchase their hall have experienced significant financial difficulties and have either closed or halted the transfer process. The BCA as custodians of the hall were always of the view that a long lease would allow the village to access the funding needed to upgrade the hall but also the opportunity to be able to return to the status quo should the long lease not be viable due to insufficient funding and volunteers. This approach would be fair and reasonable. There is obvious dissent within our village regarding this project, but South Ayrshire Council have facilitated and inflamed the situation by failing in their duties imposed by legislation. The Local Government (Scotland) Act 1973 empowered all local authorities to assist community councils, both with funding and administrative support. The Local Government (Scotland) Act 1973 provides that the

purpose of a community council is: "to ascertain, co-ordinate and express to the Local Authorities for its area and to public authorities the views of the community which it represents, in relation to matters for which those authorities are responsible." The way in which South Ayrshire Council have treated our democratically elected community councillors is abhorrent and shameful. SAC has given Barr Community Council absolutely no support and it raises the question whether SAC has deliberately done this to ensure that Barr CC cannot carry out their duties, in particular, consult with the community on this CAT transfer and carry out a proper ballot of residents.

The Community Empowerment (Scotland) Act 2015 section 82 (5), provides that "the authority must agree to the request unless there are reasonable grounds for refusing it". I believe there are reasonable grounds to refuse their request including:

- The SCIO have not identified how the project will be funded in the longer term.
- It is questionable whether the current trustees have the appropriate skills, experience and qualifications to deliver a £1million project or sufficient funds to employ those that may have such skills coupled with the actual cost running the hall as well.
- The Governance of the SCIO at present is non-existent and indeed the trustees' accountability to the membership ill defined. The very fact that the SCIO and its chair have had to complain to SAC about the alleged bad behaviour of BCC shows that in the current climate Barr requires a "higher authority" to help sort out what amount to petty squabbles – I can only imagine how difficult and damaging this organisation handling a large-scale project and this level of funding could become. The ongoing running of the facility and the relationship between the SCIO and Trading Company and other user organisations could also become matters of extreme concern. After all Barr is a community that can fall out over plastic ducks in a fund raiser duck race for the Primary School at Gala Day.
- The SCIO do not have succession plans in place to ensure new Board members / Trustees can be recruited in the future to ensure continuity of the proposed project. Since the SCIO's inception they have shown no ability to run any profit-making event regular or otherwise.

In accordance with the asset transfer guidance for authorities published by the Scottish Government 10.22 'one of the intended benefits of community ownership and community-led activity is to increase community cohesion and resilience. A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.' The basis for the current CAT application is a small group of less than 30 people most of whom are involved in other groups within the village, hence their claim about support for this project from lots of different groups. The views of residents who are not part of the SCIO or these other community interest subgroups should be considered and this has not happened because of South Ayrshire Council's failure to engage positively with our community council and enable our community council to fulfil their statutory role.

General comments

The fact that on a village Facebook media page a censured community councillor and a suspended community councillor are now inciting a small group of SCIO members to create their own 'steering group' and are planning to persuade SAC to allow them to become the new 'Barr Community Council' is evidence of the anarchy that has arisen.

Our community's well-being and future should take precedence over this asset transfer in its current format and any organisation submitting a CAT application should realistically be looking at a lease. Fundamental basic improvements to the hall would be beneficial but this can be carried out under a lease agreement thus benefitting South Ayrshire Council, the community and the hall.

Representation 101

Proposed CAT Transfer of Barr Community Hall.

Consultation response by [REDACTED]

For this response I will not address the impracticable business case for this proposal as it has been covered elsewhere. Instead I will focus on the community element as the primary reason that South Ayrshire Council should reject the asset transfer request.

The process which has led up to this point has resulted in dozens of complaints. For a parish population of circa 260 people this is extremely high. It is likely the highest complaints per capita relating to any community asset transfer. The complaints have not been isolated to a short period. They have been lodged at the various organisations, including the General Assembly of the Church of Scotland, over the past 18 months demonstrating a persistent dispute.

Attempts to take the hall into some form of community ownership has been discussed for decades with large sums from community benefit funds being used to pay for various reports. None have been successful. Past attempts have failed due to significant opposition within the community and significant opposition remains, for reasons old and new.

The disputed process has deepened alienation within the community. Village events are poorly attended and groups are often of “a side”. The majority do not wish to take a side and wish that the fighting would stop.

South Ayrshire Council are intimately aware of the toxicity within the village. To approve the asset transfer would require the Council to ignore the reality of the situation. Instead the Council should acknowledge the problems within the village and seek resolution of these deeply ingrained issues rather than enabling further wastage of resources.

Consultation response by Barr Community Council (BCC) - Steering Committee

For brevity we use the term “The Guidance” to refer to “Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities”

The term “The Act” to refer to “The Community Empowerment Act 2015”.

The terms “The Authority” and “SAC” to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as “The best value themes”.

Summary

BCC supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community council is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community council members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of "Social wellbeing" Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to de-escalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last two points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it in heroic terms as an organisation which seeks to deliver long standing aspiration of theirs, while there are others who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the prices points expected by the business plan are achievable.
- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social well-being. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

On this matter we ask you to take note that a community Council is unique in being specifically empowered by law to “ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable.” Local Government Scotland Act 1973 Sec 51

Alone among community organisations we have the authority of law to speak for Barr as a whole.

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community council that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.
- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create a hub” to “enough people have expressed support for this hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for

Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village’s problems and aspirations to be addressed “in toto” through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of “social well-being” by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an “alternative proposal”. One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a “total solution” for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

Representation 103

Proposed CAT Transfer of Barr Community Hall. Consultation response by Barr Community Group (BCG)

For brevity we use the term “The Guidance” to refer to “Asset Transfer under the Community Empowerment (Scotland) Act 2015 Guidance for Relevant Authorities”

the term “The Act” to refer to “The Community Empowerment Act 2015”.

and the terms “The Authority” and “SAC” to refer to South Ayrshire Council.

We refer to the best value themes listed on pages 59-60 of the guidance as “The best value themes”.

Summary

BCG supports a phased transfer of control and subsequently ownership of Barr Community Hall as one part of a comprehensive settlement of the issues between the various organisations in Barr. It opposes the application as currently configured.

The application as currently configured does not meet the need for a comprehensive settlement for all parties in the village and is not in our view appropriately phased. We believe that an alternative proposal under Section 82 (6) (c) of the Act /Para 4.9 of the guidance should be brought forward by SAC.

It is clear to us that the most pressing community priority is the resolution of conflict between individuals and organisations on the village and we believe that a structured transfer of control and later ownership of the hall could be one important element of this.

With regard to the application in general:

We note positively

- The commitment energy and passion with which it has been brought forward. Effort to better our community is something we would wish to see rewarded.
- It has significant and committed support from a section of the village.
- Some people in the village believe it to be a valuable part of sustaining the economic and social life of the village.

We note with concern that

- It faces significant and committed opposition from another section of the village.
- Some people believe such a proposal will be harmful to the village by creating an unsustainable burden on the community.
- That is strong feeling among a substantial number of people that the conduct of the CAT is in itself grounds to reject it.

The general state of conflict in the community

It is not seriously disputed that there is a serious situation of conflict between groups and individuals in Barr. This has been the state of affairs for some time, however it has significantly increased in intensity over the last 30 months.

Our purpose here is not to assign blame, but rather to note that this is the situation and to highlight its relevance. This conflict has taken the form of angry and hostile exchanges at meetings and between individuals, attempts to undermine the work of other organisations and prevent them from obtaining funding. Aggressive letter writing, aggressive social media exchanges and the use of the community council complaints process.

This has caused real and lasting harm to individuals who feel they have been targeted for harassment and abuse. The community group is aware of many such incidents, including the abuse of individuals in the street, the abuse of individuals in their place of work and the use of disrespectful and inflammatory language towards individuals in meetings. In several cases community group members have either personally witnessed this behaviour or have seen signed contemporaneous accounts from victims or witnesses. At least one of the incidents crossed the threshold of criminality, others are below that threshold, but have still made life extremely unpleasant and stressful for individuals.

We note with real sadness that over the last two years a number of our longest standing and hardest working community volunteers have been driven out of community life by the incessant conflict, hassle and abuse. Many other promising individuals will not get involved in community life, because they do not want this in their lives. To achieve optimum social wellbeing all residents must feel Barr is a community where they can contribute.

All of these incidents were linked to the proposed CAT transfer. This is not to say they were the fault of Barr SCIO, but rather that the CAT transfer has become a locus of conflict.

This state of conflict is likely undermine any work which takes place on the hall. There is a substantial risk that the conflict will merely shift from whether the CAT application is made and granted, to who controls the hall, whether proposals are funded, what work is undertaken on it, what activities take place in it etc. We have little doubt that any planning or licensing applications will face objections, funding applications will be exposed, work will be the subject of complaints etc.

We note with concern that at no point in its application does Barr SCIO acknowledge the reality of community conflict or make any reference to how it would seek to resolve it.

This is a highly relevant consideration under the heading of "Social wellbeing" Section 82 (3) (c iv) of the Act in that by failing to address, and potentially worsening, conflict the application as currently structured would worsen social wellbeing.

We ask you to note that this situation of conflict is far from unique to Barr. Community benefit funding has driven similar conflicts in South Ayrshire Communities including Pinwherry/Pinmore and Barrhill and East Ayrshire communities notably New Cumnock.

This conflict is still escalating and is beginning to effect organisations both within and outside Barr. Complaints/angry letters have been received by multiple parties, these include Barr Community Shop and Café, Barr Community SCIO, Barr Community Association, OSCR, the ICO, The Church of Scotland, Foundation Scotland, South Ayrshire Council and others.

The Applicant Organisation

We note positively that;

- Barr SCIO has proved itself to be an energetic and committed part of the community architecture.
- It has a duly elected board with members who we believe to be eligible for both membership and trusteeship.
- It has a substantial membership with whom it regularly meets and as far as we are able to determine is now conducting its affairs in line with its articles of association.
- Barr SCIO has exerted considerable effort in reaching the stage it has reached.
- At its last AGM Barr SCIO showed progress towards extending membership of its board beyond the social group which previously dominated it.

We note with concern that

- Trustees have used inflammatory and unhelpful language to refer to people who disagree with its views and question its intentions.
- Trustees have declined to respond to steps taken or proposed by other organisations to deescalate matters in the village. These have included declining to meet with committee members from other organisations to discuss problems and failing to respond to a structured offer from BCSC Ltd to prevent competition between the current shop and the proposed hub.
- Eligible community members have been refused membership of BSCIO after criticising the organisation.
- Until last week SCIO membership required an individual to sign a statement saying that they would “act at all times in the best interests of Barr SCIO”

Whether the last two points arise from naivety or deliberate attempt to exclude critical individuals, they have had the effect of preventing eligible community members from taking up membership. SAC should carefully consider whether this constitutes a breach of the requirement under paragraph 5.11(b) of the guidance that “Membership of the body must be open to anyone who is a member of the defined community. There must not be any additional requirements.” Throughout the entire period during which the application was being prepared there were “additional requirements”

Barr SCIO strongly divides opinion. There are those within the village who see it in heroic terms as an organisation which seeks to deliver long standing aspiration of theirs, while there are others who see it as a destructive force whose behaviour has irreparably harmed community cohesion. In our view most people see it as somewhere between these two extremes, an organisation that has done good work which has been marred by failures of governance and conduct.

The business case for the application and its sustainability

We note positively that

- Barr SCIO has an ambitious plan which if successfully implemented would provide some significant economic positives for Barr
- The hub would contain services of value to the community.
- That a full business plan and cash flow projection has been developed.

These are relevant considerations under the best value themes of Vision and Leadership

We note with concern that

- A number of individuals with relevant experience in hospitality and retail have cast doubt on whether the levels of trade and the price points expected by the business plan are achievable.
- As currently conceived the Hub would be in direct competition with the existing community Shop, Café and Post Office a community business which has served Barr for more than a decade. This business depends on its café income.
- That concerns have been raised that the level of fundraising required for the hub would soak up all or nearly all of the funds likely to be donated in the village thereby starving other groups of the opportunity to raise funds.

These are relevant considerations under the best value themes of Effective partnerships and Sustainability.

Barr has struggled in the past to make some of the services planned for the hub profitable. We note for example that several attempts to operate pubs/food service businesses in the village have failed despite the best endeavours of their owners. However an improvement of the social space and the re-establishment of a pub would be welcomed by many residents.

The key issues SAC must consider are 1) Whether the income and expenditure anticipated is deliverable which should be considered under the headings of economic development and Regeneration and 2) The impact on existing community groups and services which should be considered under the headings above and the heading of social wellbeing. There is also a consideration under the guidance of whether the best value theme of Effective partnerships has been met. Under this theme an applicant organisation is supposed to “show how it, and its partnerships, provides a collaborative approach to the challenges that communities face.”

Community Support for the application

We note that the guidance states that “community support is vital” p59 and we have serious concerns over the case being made for the community support of this application.

We note positively that.

- A portion of the community strongly supports this application and that they make up a significant share of the community.
- That a number of relevant user groups support this application.
- Barr SCIO has held a range of community engagement events

We note with concern that.

- The use of intemperate and inappropriate language by Barr SCIO trustees has had the effect of intimidating a proportion of the population who might otherwise express criticism.
- A number of people have told members of the community group that they feel unable to safely express their views.
- Some community organisations have felt unable to respond to the application due to the risk of that group and/or its leadership coming under attack from people in the community.

You should be aware that

- Members of our community have represented to us that they would find extensive construction work in the centre of the village to be disruptive and unwelcome.

- Members of our community have represented to us that they would oppose the creation of new licensed premises in the village due to the negative effect on their quality of life.

The situation in Barr is currently very bad. In this context many people have felt unable to engage with the CAT process, particularly those who would be critical of it. We note that a number of individuals have reported to us being harangued in the street or in their place of work or have received abusive correspondence due to criticisms of this proposal which they have expressed.

In one such incident a woman walking alone was shouted and sworn at because she was wrongly thought to have delivered a letter criticising Barr SCIO.

We note a “project update” letter from Barr SCIO in 2023 which used the terms “malevolent” and “ill informed” to describe criticism of the proposal. This was published on Barr SCIO letterhead, signed “The Trustees of Barr SCIO” and was hand delivered to every home in the village – this had an intimidatory effect and set the tone for much of what followed.

This is a highly relevant considerations here under the best value theme of “Governance” found on p59 of the guidance which states that “An organisation will be able to demonstrate structures, policies and *leadership behaviours* that support the application of good standards of governance and accountability” (emphasis ours). Structures and policies may be in place, but leadership behaviours are not and structure and policy are paper exercises if they do not affect behaviour.

Subsequently individuals who have criticised the plan have been publicly called “idiots” “fools” “liars”, “selfish” and “egotistical”. We have seen no examples of Barr SCIO trustees seeking to temper this language. Instead following the publication of the Hub Business plan a SCIO trustee openly described anyone who might criticise it as “nitpickers”. We also note the promotion by the chair of Barr SCIO on a village Facebook group of a letter which used inflammatory terms to describe other groups in the village. The net result is that many people in the village are scared to put their heads above the parapet on this issue. This is unacceptable, a serious red flag and is further grounds for concern on the best value theme of “governance”.

This problem has marred all community engagement conducted by Barr SCIO. There is a strong feeling among a portion of the village that if anyone attends a community engagement event and is critical, they will have already been judged to be a “nitpicker” and will be targeted for doing so. Again, there is a clear best value consideration here.

The case for community support makes heavy reliance on a survey conducted by Barr SCIO in 2022. We note that Surveys are included in the guidance as a means by which community support can be assessed. But we have grave concerns about this survey, no real attempt was made at this time to inform individuals about the risks and benefits of different models of control for the hall or to present options. Indeed, the opposite was the case. A Barr SCIO trustee publicly stated they must “save the hall” grossly overstating the threat and discussion of the merits of leasing was actively suppressed. We note that Individuals were asked to complete the survey in the presence of the SCIO trustees who distributed it and one vulnerable elderly resident has told us that he supported it because he was told that “if enough people don’t sign, the hall could be knocked down”.

It seems to us to be very dubious reasoning to go from “some people have expressed support for a purchase to create **a** hub” to “enough people have expressed support for **this** hub”. There are other substantial concerns about this survey, including that it was distributed only within the village, not across the rural area and that it was distributed to households, not individuals.

Overall, we believe it to be a poor-quality piece of evidence.

We also note that Barr SCIO cites in support of its application a vote held at its 2023 AGM. It is worth noting that despite insisting in its membership criteria that members be “supporters” and the very real atmosphere of intimidation which followed the project update mentioned above, and the availability of proxy votes to anyone unable to attend, fewer than half of all Barr SCIO’s own members chose to support the application.

We have seen nothing that convinces us that “free, current and informed consent” has been obtained from the community for this project and nothing which convinces us that the National Standard for Community Engagement has been met. More worryingly, given the atmosphere of intimidation we see no way the high-quality dialogue necessary to obtain “free current and informed” consent can be achieved. People will not dialogue as long as they believe that they may be attacked for doing so.

We note that the guidance states “A scheme that attracts substantial opposition and causes division in the community may not have a net benefit. It could also result in fewer people becoming involved or using the services.” P45-46. There is no doubt that as matters stand a proportion of the village would refuse to use the hub facility. Nothing can change that other than a total solution which recognises the needs and aspirations of all of Barr’s organisations.

Conclusion

Due to the serious issues raised above we are asking that you decline the current application and that you work with Barr SCIO to find a structured way that control and *subsequently* ownership can be transferred as part of a total solution for Barr.

We recognise the enormous work and energy that Barr SCIO have brought to the application and the passion of their supporters. Hard work, commitment and passion in the cause of community are things we would wish to see rewarded. However, we also recognise that there are other groups who have worked just as hard and who are supported just as passionately. As currently formulated this application would deny those other groups their aspirations. Either accepting or declining the application as it stands is likely to disenfranchise and anger a significant proportion of the village and to worsen division.

The answer therefore is for the village’s problems and aspirations to be addressed “in toto” through a structured agreement between groups and SAC that recognises and supports their aspirations and roles. A structured transfer of control and subsequently ownership should be part of this process. This would not only retain the goodwill of as many people as possible but would also allow BSCIO to establish the viability of its business plan, to demonstrate that it can work collaboratively with other organisations and to demonstrate that it has made a sustained commitment to inclusive governance.

We believe this would offer additional benefits beyond those currently proposed particularly under the heading of “social wellbeing” by moving the current state of conflict towards resolution.

We note that section 82 (6) (b) of the act allows the Authority to bring forward an “alternative proposal”. One alternative proposal likely to attract widespread support is for a 10-year lease with a right to buy at five years subject to adequately demonstrating delivery of the best value themes, particularly those around leadership, governance, and sustainability.

We suggest that SAC considers this as part of a resolution for the whole village. A lease of this length would be able to attract funding. It would also stabilise and calm the situation allowing a stable foundation for a future assumption of ownership. However, it must be emphasised that this would only be successful as part of a “total solution” for Barr, supported by SAC, which recognises the needs and aspirations of all groups and organisations.

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

NOTICE OF ASSET TRANSFER REQUEST

An asset transfer request has been made to **South Ayrshire Council** under Part 5 of the Community Empowerment (Scotland) Act 2015.

The request has been made by **Barr Community SCIO (SC049703)** and relates to the **Barr Community Centre, Stinchar Road, Barr, KA26 9TW**.

The request is for **purchase** of the community centre building, bowling green and grounds.

The **proposed use** is: as a multi-purpose, community centred hub providing a cafe/bar, snug area, meeting room, large hall, fully equipped kitchen, office space and public toilets. The bowling green will continue in its current use.

The documents relating to this request can be viewed online at <https://www.south-ayrshire.gov.uk/community-asset-transfer> or by contacting **cat@south-ayrshire.gov.uk**

Anyone may make representations about this request to **South Ayrshire Council**. Representations must be in writing, by e-mail or by online response as detailed below, and include the name and address of the person making it. A copy of the representation will be provided to the organisation making the request for comment.

A redacted copy of any representations and comments received will be published online at <https://www.south-ayrshire.gov.uk/community-asset-transfer>. Please note that all representations and comments are reviewed by Council officers before they are published on the Council's web pages. This is to ensure that all comments made are neither offensive nor libellous and that their publication also complies with the Data Protection Act.

Representations must be made no later than **Wednesday 12th June 2024 at 5:00pm**. They should be made via the **online response form**, e-mailed to **cat@south-ayrshire.gov.uk** or delivered for the attention of **Colin Love, Team Leader Community Asset Transfer, Asset Management, Housing, Operations & Development Directorate, County Buildings, Wellington Square, Ayr, KA7 1DR**.

General information about the asset transfer scheme is available at <https://www.gov.scot/policies/community-empowerment/asset-transfer/>

South Ayrshire Council's Asset Management and Community Asset Transfer Privacy Notice can be viewed on the Council's website at: www.south-ayrshire.gov.uk/Asset-Management-and-Community-Asset-Transfer-privacy-notice



Stage 2

Community Asset Transfer (CAT) request

IMPORTANT NOTES:

This form must be used by a community-controlled body wishing to formally request transfer of a Council-owned asset from South Ayrshire Council under Part 5 of the Community Empowerment (Scotland) Act 2015.

Before and during completion of this application you must refer to the [asset transfer guidance for Community Transfer Bodies provided under the Community Empowerment \(Scotland\) Act 2015](#). Throughout sections of the application, where applicable, relevant guidance page numbers have been provided to assist.

Council officers may require a number of follow-up meetings to discuss the proposal. This is with the aim of better understanding your proposal or to clarify information that has been submitted.

The sections in the form below are designed to inform the Council about the governance of your organisations, your detailed plans for the asset, support from the local community and other interested parties, financial plans and risk management. Information contained within the application form and any supporting documentation submitted will be shared with those involved within the decision-making process and data protection and commercial confidentiality arrangements will apply on such occasions.

If you are applying for a capital grant within your application, then please read the Advancing Community Assets Fund guidance before making your request. We also provide additional information on our website:

www.south-ayrshire.gov.uk/community-asset-transfer.

For assistance in completing this form or if you have any questions regarding a Community Asset Transfer and development grant, please contact:

Sarah Baird, Community Asset Transfer Team Leader
South Ayrshire Council

E-mail: cat@south-ayrshire.gov.uk **Telephone:** 01292 613072

**THIS IS AN ASSET TRANSFER REQUEST MADE UNDER PART 5 OF THE
COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

SECTION 1: ORGANISATION INFORMATION

Please provide details of the Organisation making the request	
1.1 Name of Organisation (Community controlled body):	Barr Community SCIO
1.2 Address of Organisation (this should be the registered address, if you have one):	1a, Glenginnet Road, Barr, KA26 9TU
1.3 Contact Name:	Ed Connon
1.4 Position in Organisation:	Trustee and Secretary
1.5 Correspondence address:	As above
1.6 Postcode:	As above
1.7 Telephone Number:	07711672827
1.8 Email address: Do you agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above?	barrscio@gmail.com YES
1.9 Website address:	https://www.barrvillage.co.uk/hall-project/

1.10 Social media links e.g. Facebook, Twitter	https://www.facebook.com/barrcommunityscio	
1.11 Please indicate what type of Organisation you are, along with the official number (if applicable): (see pages 11-15 of guidance)	Company Limited by Guarantee and its company number is:	
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is:	SC049703
	Community Benefit Society (BenCom) and its registered number is:	
	Voluntary or Unincorporated Organisation (no number)	
	Other: Please specify:	
1.12 Please indicate what type of Community controlled body you are (see pages 11-15 of guidance) Please tick only <u>one</u>		
Community Controlled Body (see pages 11-14 of guidance)	Yes	
Your Organisation is individually designated as a community controlled body by Scottish Ministers (see page 14-15 of guidance) <i>If yes, please give the title and date of the designation order:</i>		
Your Organisation falls within a class of bodies which has been designated as community transfer bodies by Scottish Ministers (See pages 14-15 of guidance). If yes, what class of bodies does it fall within?		

A copy of the our Constitution, is included with our application submission

SECTION 2: ASSET INFORMATION

2.1 Provide the name (if it has one), address and postcode of the asset:	Barr Village Hall & Community Centre, Stinchar Road, KA26 9TW
2.2 Provide the name of the landlord or owner of the asset:	South Ayrshire Council (owner)
2.3 Is the asset for a building or land or both?	Village Hall including bowling green and grounds.
2.4 Provide the UPRN (Unique Property Reference Number) if known (this will be given in the Council's register of land)	000141052930
2.5 Map Reference /Boundary Plan <i>Provide a map or boundary plan – this could be a google street view with the land and/or property you wish to enquire about indicated. This is to ensure all parties are clear on the nature of the request.</i>	

<p>2.6 If there are any restrictions on the use or development of the land, please explain how your project will comply with these:</p> <p><i>Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.</i></p>	<p>Barr is a conservation village which will be considered in all plans.</p> <p>Part of the land included in the asset is a bowling green, which will continue to operate.</p> <p>There are two war memorials on part of the site (current access will be unaffected).</p> <p>The land and buildings (which were acquired by Barr Parish Council for no consideration) are held in trust by SAC (as successor local authority) 'for the benefit of the residents of Barr Parish'.</p> <p>There are listed buildings and a graveyard in proximity.</p>
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SECTION 3: TYPE OF REQUEST, PAYMENT AND CONDITIONS

3.1 Please indicate what type of request is being made (see pages 30-31 of guidance):	For ownership (under section 79(2)(a)) go to section 3.2A below	Yes
	For lease (under section 79(2)(b)(i)) go to section 3.2B below	
	For other rights (under section 79(2)(b)(ii)) go to section 3.2C below	
3.2A – Request for ownership What price are you prepared to pay for the land and/or building requested (see parts 11 & 12 of guidance) <i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i> Have you sought an independent financial assessment of the value for the land/property? <i>If so, please identify the source and the estimated value</i>	<p>Proposed price: £1 – in consideration of community benefit offered by the proposed use and cost of essential repairs – see supporting information in Business Plan.</p> <p>Source: DM Hall LLP (December 2021) instructed by SAC - Estimated Indicative Valuation: £100,000.</p> <p>This valuation was prepared without inspecting the Title Deeds and it was assumed that the property is “...free from encumbrances, restrictions or outgoing of an onerous nature which would affect the value” i.e., it was pre-supposed that ‘clear title is available’.</p> <p>The valuation also assumed that there would be demand from parties seeking to develop the site for an alternative use in the event of the property being offered for sale to the open market.</p> <p>These assumptions are incorrect.</p> <p>A review of the title deeds shows that the property, which was acquired by the local authority for no financial consideration, is held ‘in trust for the inhabitants of the Parish of Barr’.</p> <p>Whilst South Ayrshire Council has confirmed that the</p>	

	<p>property is not a 'Common Good' asset, it will insist on a restrictive condition being included in any sale or transfer to prevent any alternative use or purpose.</p> <p>Furthermore, the bowling green and putting green areas will continue in their current use as amenity land.</p> <p>The independent valuation, which was based on a limited visual inspection, also assumed that the property is in an adequate overall state of repair.</p> <p>However, with reference to a Condition Report instructed by SAC, much of the property requires essential repairs and in particular external areas with timbers and windows require extensive maintenance or replacement.</p> <p>Similarly, the building is poorly insulated and all electrical and heating systems require replacement. Core facilities, such as the kitchen, are also out-dated and unsuitable for purpose.</p> <p>The current estimated cost of essential repairs is £243,000 according to the latest condition survey by Avison Young (July 2023).</p>
<p>3.2B – Request for lease: What is the length of lease you are requesting?</p> <p>How much rent are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year (see parts 11 & 12 of guidance)</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p>	<p>N/A</p>

3.2C – Request for other rights: What are the rights you are requesting?	Yes/ No
Do you propose to make any payment for these rights?	The public toilets will continue to be operated and maintained for South Ayrshire Council under the Council's 'Comfort Scheme'. Estimated revenue: £1,000 per annum.
If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year.	The application is made on the understanding that:
<i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i>	i) The Community Hub will qualify for and be granted a full rates exemption by SAC. <i>Review of current SAC guidance indicates that this is appropriate.</i>
	ii) SAC confirming that there are no planning restrictions affecting the Community Hub development proposals. <i>Initial consultations with SAC Planning indicate that this is appropriate.</i>
	iii) Title transfer, when completed, will include a condition to the effect that the village hall will continue to be held in trust or equivalent 'for the benefit of the residents of Barr Parish'. <i>Initial discussions with SAC indicate that this will be a condition of any transfer agreement.</i>

SECTION 4: COMMUNITY PROPOSAL

4.1 Detail the reasons for making this asset transfer request and how the land and/or building will be used (see pages 30-33 of [guidance](#))

This section should include:

- Describe the vision, aims and objectives of your proposal to take on the asset
- Why there is a need for the particular asset requested and why this specific building or land being requested is necessary or particularly suitable for your proposal
- Please set out how the land or building will be used and what activities (in general terms) will take place there
- Detail any development or changes you plan to make to the land or building
- Any other information you consider relevant

The strategic aims of the project are:

- To purchase the Barr Community Hall and renovate it into a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub, providing a café/ bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.
- To reduce social isolation and boost community health and wellbeing, while providing opportunities for community activities, projects, local business creation, events, and workshops. The hub will provide much needed facilities for Barr, South Ayrshire and beyond.

A series of objectives have been identified which both align with the SCIO's charitable purposes and determine the strategy for the Hub:

Social and Community Events

- Engaging with the village community to provide social events for all age groups, bringing together many of the skills available in the community, and reducing social isolation. Increased access to opportunities to engage with local art, craft and heritage.

Sustainable Community Asset

- Develop a financially sustainable community asset that will remain active for many generations.
- Support and improve the health and wellbeing of everyone in the community through support, facilities and activities.

Supporting Tourism

- Networking and engaging with similar communities and active tourism organisations to develop a facility that will capitalise on Barr's outstanding natural environment.

Empowering Employability

- Supporting learning and training by working with higher and further education institutions and using established agencies who can offer targeted training, life and workplace skills for a wide range of people.

Supporting Rural Business

- Supporting local businesses by organising events and providing space for small businesses to use, as well as strengthening and supporting other businesses by bringing people into the village.

Barr suffers from rural deprivation, as reflected in the Scottish Index of Multiple Deprivation (SIMD) 2022 statistics for the data zone within which Barr resides (S01012419 – Carrick South).

The SIMD statistics show that the data zone for Barr falls within the **most deprived** decile for geographic access to amenities. This exemplifies the rural isolation of the village and the difficulties in accessing services.

Furthermore, the area is classified as “6. Remote Rural” in the Scottish Government 6-Fold Urban Rural Classification, which is described as an area with a drive time of 30–60 minutes to a settlement of 10,000+.

There is an elderly population; 40.2% are aged 60+, substantially higher than the Scottish national average of 23.3% and there is a low population of children/young people aged under 16 (Scotland’s Census).

At least 27% of the population of Girvan and South Carrick Villages have at least one long-term health condition (Girvan and South Carrick Locality Profile), the top five of which are arthritis, coronary heart disease, cancer, asthma and diabetes, whilst 25% of the population were prescribed with medication for depression, anxiety or psychosis, a trend which is increasing year on year.

Health issues in Barr are compounded by the lack of health services in the village, resulting in the need to travel to access all health services, such as pharmacy, A&E, dentist, hospital, mental health, and bereavement support.

The impact of the above challenges faced by the community is amplified by South Ayrshire Council’s review of all Council owned halls because, in Barr’s case, the current arrangement cannot remain in the longer term. Therefore, there is a risk that ultimately, the hall could be lost to the community if a more sustainable community-led solution is not found.

Additionally, the hall being under ownership of South Ayrshire Council limits the opportunity to successfully attract grant funding for any improvements.

The proposed solution, therefore, is to transfer ownership of the community hall from South Ayrshire Council to the residents of Barr. Much needed investment will then provide multi-use, flexible spaces including a café/bar & bistro, a hall and rooms for event hire. Communal seating areas, kitchens for food prep, public toilets, and an interpretation space will be used for several

purposes including exhibition space, pop-up shops, markets, and performance arts.

The community of Barr has come a long way in the journey to create a new community facility and has worked through other options to ultimately conclude that acquiring and redeveloping the community hall is the most achievable and suitable option for the community. Since the closure of the local pub, work has been carried out to determine the best use of village facilities.

A comprehensive Feasibility Study and public ballot carried out in 2015/16 recommended an amalgamation of facilities to form a central hub as a community asset and a visitor attraction.

An architect was commissioned to look at the available buildings and advised that the community hall was the most viable option with a view to financial sustainability and the potential to fulfil the community needs as identified in the study.

South Ayrshire Council Community Asset Transfer Team advised that, charitable status in the structure of a Scottish Charitable Incorporated Organisation (SCIO) or similar would be required to comply with asset transfer regulations. Barr Community SCIO was formed in November 2019 following discussions with SAC's Community Asset Transfer Manager and community stakeholders including the Barr Community Association.

The project is the best option for the community in terms of providing a sustainable community facility. There will be opportunities to bring in outreach services from outside agencies and organisations to benefit residents of the village. It will provide skills development and learning opportunities, provide increased, accessible social opportunities, and provide health and wellbeing services and opportunities.

Other examples include a pop-up cinema, touring music and theatre, fitness classes, healthcare outreach sessions, walking group meetings; education and training e.g., first aid, specialist talks.

There are also regular annual community events, many of which include a fundraising element, such as an annual Gala, Easter, Halloween, Bonfire Night, Christmas Fair, Hogmanay, Burns dinners, and a Trails Day, which ties in with the popular walking trails around the village.

Over and above this, community groups and will be able to hire parts of the building, providing clubs and activities that are fundamental to positive and inclusive community life. Private hires for meetings, events, parties and other family celebrations will also be promoted.

4.2 Set out the benefits that you consider will arise if the asset transfer request is approved (see pages 30-33,41-44 of [guidance](#))

This section should include:

- Describe the current use of the asset and detail the benefits that your proposal will bring that you consider will replace the benefits of its existing use
- How the project will benefit your community, and others including how it will promote or improve economic development, regeneration, public health, social wellbeing or environmental wellbeing and reduce inequalities

- Describe how your organisation intend to evidence the benefits arising from the proposal
- Any other information you consider relevant

Community ownership of the village hall will secure a much-needed community resource to benefit all sections of the village and surrounding areas.

The associated Community Hub will provide multiple benefits as summarised below.

Benefit 1) Economic Development

Community ownership of the hall will enable the community to utilise the asset and provide community events and workshops from the new facility, provide key facilities including a pub, café, public toilets and cover the running costs.

Benefit 1 assists South Ayrshire Council in meeting one of their priorities identified in the [South Ayrshire Council Plan 2023-2028](#): “Work and Economy: everyone benefits from a local economy that provides opportunities for people helps our businesses flourish” (p.15) because creating a venue in a rural location will make it easier to set up new enterprises, including social enterprises, by enabling potential entrepreneurs to access information, meeting facilities and support.

Additionally, this speaks to the key theme of “making sure people have the opportunity to improve their skills and enjoy inclusive growth”, identified as a strategic objective in the [Strategic Economic Plan: Vision 2030](#) (p. 14).

This benefit also relates to two objectives of “an entrepreneurial culture” and “a more dynamic rural economy” identified as priorities in SAC’s [Economic Development Strategy 2013-2023](#), (p. 11). While this strategy effectively ends in 2023, the SCIO’s business plan was developed during the lifespan of the strategy and in concordance with it.

Lastly, in 2021-2022, SAC undertook a series of Community Conversations with the community in Barr in relation to Place Planning. The survey identified Work and Local Economy as one of the three most pressing concerns. The hall project will answer this concern since the community will be able to use the building to its full potential, providing employment opportunities, increasing usage/hire of all the internal spaces and therefore increasing footfall of locals and visitors.

The future of rural Ayrshire communities is closely connected with maintaining facilities for local employment and ensuring access to key services. Community ownership will go a long way in achieving this and also reflects the dual pillars of “land and assets” and “employment” in relation to Community Wealth Building, a key part of the [Ayrshire Growth Deal](#) and the [Ayrshire Regional Economic Strategy](#).

Benefit 2) Rural Regeneration

The purchase of the hall will secure a community facility, provide vital services to rurally isolated communities and increase footfall into Barr. This benefit meets South Ayrshire Council’s objective of “[an attractive place in which to live, work, visit and invest](#)” (p. 12), as the development of this facility in Barr offers incentives for businesses to relocate and by having a fit-for-purpose

community facility, an opportunity is provided for commercial activity.

Again, though this strategy from the Economic Development Strategy 2013-2023 effectively ends in 2023, this document was created in alignment with it. It also aligns with the aim to “create vibrant communities and inclusive growth” identified as a priority in the [Strategic Economic Plan](#) (p. 18). The project will enable the community to invest in the fabric of the building, respond to the needs of the community and provide opportunities for local practitioners and businesses, such as art exhibitions, keep fit classes, dance lessons and similar.

Benefit 3) Social Wellbeing

The social impacts of the new facility will be substantial. The consultations have identified that residents wanted a hub; a focal point to bring the community together. With the loss of the last pub in the village, it was seen that the general lack of facilities for meeting others was having a detrimental effect on the village.

Community ownership provides buy-in from residents making it more likely that they will get involved as volunteers, supporters and users of the facility. Barr has a small and largely scattered population, and it is important that there are opportunities for people to get together socially to combat loneliness and associated mental health issues. We will be able to reduce social isolation by providing events and activities in the accessible venue, in addition to developing networks with support groups and boosting health and wellbeing.

Current community groups’ membership will expand, and new organisations should develop, bringing programmes and services that will benefit the whole community. The community will be empowered to create opportunities and deliver services that are applicable to the requirements of the local residents.

The facility will improve the quality of life for residents, adding value to resident’s life experience by providing projects, events, experiences, or simply a ‘space’ in a purpose-built, warm and accessible environment, that meet the needs of the community. In this way, Benefit 3 goes some way to address one of three most pressing concerns identified by Barr community in the [Place Planning consultation 2021-2022](#), “Social Contact”.

Additionally, Benefit 3 meets Priority 3 (Civic and Community Pride) of SAC’s [Plan 2023-2028](#), “Community Engagement” where “everyone has the opportunity to influence and contribute to what happens in their local area”.

With a newly developed, purpose-built venue, activities and events for children, young people and families will be able to take place. We will provide a place where residents can go and ensure they are fully up to date with the community in its wider form, whilst also attending local surgeries, information days and support groups.

A new community resource will reinforce a sense of place and help bring people together, as they will be able to participate in a range of community events and access key services, such as the bistro/café and pop-up business opportunities.

Furthermore, if the community facility was ever under threat of closure in the future, the existing

public transport to events outside of the parish, for example to neighbouring villages, is extremely limited. Therefore, this creates barriers to participation for young people and old or elderly people without their own transport, or indeed for families/couples who only have one car, which is used during the day by the parent who goes to work, leaving the family members at home with no way of accessing community/social activities. The limited public transport infrastructure adds to the importance of maintaining a local community facility in Barr.

Benefit 4) Reducing Inequalities

Barr is an isolated community with poor access to public transport. The community hall provides a focal point for events and activities that can include everyone, including health and wellbeing, arts and music and social. Geographic barriers will be broken down by services and facilities on residents' doorsteps.

Benefit 4 correlates with Priority One: Spaces and Places from SAC's [Plan 2023-2028](#), primarily in reference to "Moving around and the environment", where everyone can access streets, places and spaces that make a positive contribution to wellbeing, are well connected, well designed and maintained.

Rural care is not easy, particularly with a very dispersed elderly community across a sometimes remote and not easy to access location. The Hub will enable a larger number of elderly people to be collected to and from their homes and attend a central focal point for activities. This will reduce inequalities, isolation and improve care opportunities, and also responds to the issue raised by SAC of "[Our Ageing Population](#)" (p. 18), wherein services and facilities which cater towards our increasing elderly population are becoming more stretched.

A community Hub in Barr could become a centre for regular visits from the Health and Social Care Partnership partners, and some NHS services, thus providing easier access to health services to a growing elderly population within a very rural area. This also speaks to the [Ayrshire Regional Economic Strategy](#) regarding "helping people of all ages to live healthy and happy lives", and "extending opportunities for healthy ageing" (p. 42).

The aim is to deliver a facility for the improvement of both physical and mental health.

Benefit 5) Environmental Development

A large part of the redevelopment work is to make the building more environmentally friendly and therefore more financially sustainable, via energy saving procedures including substantial insulation throughout and the installation of an economical heating system.

A renewable energy team within the SCIO is already investigating ways in which the building (and the SCIO's other activities) can be more environmentally friendly. Benefit 5 correlates with the Scottish Government's commitment to [reach net zero emissions by 2045](#).

Furthermore, where possible, local produce and suppliers will be used, reducing the carbon footprint of the business. The community will also have a vested interest in keeping the building and grounds in good order, adding to the aesthetics of the pretty conservation village and the

visual environment will be enhanced by a thriving building that is well maintained.

In these ways, Benefit 5 also meets SAC's Plan 2023-2028 relating to "[Sustainability, climate change and biodiversity](#)" (p. 18) wherein the commitment to be net zero by 2045 is reiterated, and to promote local solutions to the global climate crisis, as well as Priority Theme 6 identified in the [Ayrshire Regional Economic Strategy](#): "Enhancing Natural Capital" (p. 60).

Evidence of the benefits that will arise from the project will be collected. For example, our financial records will show the income raised through events and activities. We will also record numbers of users of the building at regular groups, one-off and new events and activities such as pop-up restaurant evenings.

Our heating and lighting bills will show the energy efficiency of the building and regular audits will identify areas for improvement. We will also collect feedback from those that hire and use the hall to identify the benefits they are gaining from its use.

4.3 What negative consequences (if any) may occur if your request is agreed to and how would you propose to minimise these (see page 33 & 45 of [guidance](#))

This section should include:

- Detail any potential negative consequences identified for the local economy, environment, or any group of people and explain how you will reduce or remove these
- Any other information you consider relevant

No negative impacts on individuals have been identified because the proposal is designed to support all members of the community with input from the community at all stages of development.

The local environment will be improved by ensuring that the building is well used, often this will be simultaneous use of different sections of the hall which will reduce the environmental impact. A multi-use Community Hub will reduce the need for residents to travel elsewhere for essential services. Similarly, the local economy will benefit from increased employment opportunities.

Although discussions have been taking place with a view to accommodating the local community shop and post-office within the Community Hub, it is understood that the current shop Directors have decided to develop an alternative facility. The Community Hub will seek to avoid operating in direct competition with the current community shop and post-office whilst it continues to operate and is supported by the community.

In October 2023, a series of independently facilitated workshops allowed residents and other village groups to share feedback on the hall's current use, future needs, and the proposal to turn it into a community owned hub.

The report from these workshops is included in the accompanying Business Plan (Appendix 11) and key feedback has been summarised as follows:

- Current facilities are outdated and inefficient. The kitchen, heating, layout, and accessibility need upgrading along with more storage and better booking systems.

- The hall should be a warm, welcoming place, open more hours for social gatherings and events, and for visitors. A café/bar would provide an inviting space.
- Young people need a place to go after school and evenings. More youth activities and a club could use the hall. Space for elderly to socialise is also needed.
- The community wants greater involvement in managing and using the hall flexibly. A village team overseeing the building with new groups would aid communication.
- The proposal to fully insulate and refurbish the hall into a modern multi use hub received overwhelming support. The plan offers solutions to all issues raised.
- Funding opportunities like the SSE legacy fund could support redevelopment. The community has skills to operate the hall successfully.
- Communication must continue through newsletters and meetings. All voices deserve to be heard before final decisions are made.

There was a shared feeling that progress is wanted after years of discussion. Barr needs a central hub benefiting all generations. Upgrading the hall for community ownership provides huge potential for bringing people together.

4.4 Describe how your organisation will be able to manage the asset and achieve your objectives (see pages 32-33 of guidance)

This section should include:

- Provide detail of the structure of your organisation
- Evidence the strength of leadership, skills, experience and capacity to deliver of your Board and staff of your organisation to maximise the prospects of the asset. If the skills are not currently in place, describe how you intend to address this
- Detail the business fit between the core objectives of your organisation and the proposed use of the asset
- Describe how you operate your organisation including how often meetings are held, how you communicate with members and stakeholders etc.
- Evidence of track record of previous project delivery
- Whether you intend to use professional advisers, etc.
- Any other information you consider relevant

Barr Community SCIO trustees have a diverse skills base, offering experience and knowledge across a broad section of industries and all live within the village or outlying farms. The Trustee Board currently includes a Financial Manager, an IT expert and businessperson, a local farmer, a retired Civil Engineer and NHS Clinical Administration Staff.

Overall expertise ranges from finance, business management, tourism and catering, to farming, administration, health and wellbeing and IT, supported by local volunteers and an experienced Community Development Officer.

Crucially, all trustees are a strong presence in the community and have a deep knowledge of the local area and the needs and wishes of the local community. They are actively involved in

community life and most of the trustees are involved in other community groups and volunteer at community events.

Currently there are 7 trustees on the SCIO Board, 4 elected trustees, 2 co-opted and 1 appointed (group representative). The SCIO Constitution allows for a total of 12 trustees: 7 elected charity trustees, 3 appointed charity trustees, and 2 co-opted charity trustees.

The SCIO constitution was formally amended at the AGM in 2022 to allow representatives of other key community organisations to join the SCIO Board if they so wished, to ensure transparency and communication within the community and other groups. Our current membership is over 120.

The SCIO was formed to benefit the community of Barr, to protect the Barr Community Hall asset as the rural heart of the community, and to establish a viable and sustainable facility for all ages and abilities in Barr village and the wider rural residents. As such, the proposal to transfer the asset of the village hall to the SCIO matches our charitable purposes.

SCIO trustees meet regularly, and membership is open to anyone aged over 16 who live or work in the community and support the SCIO's charitable purposes. Matters arising are discussed and decisions are agreed upon by the trustees at Board meetings (which are open to the public). Decisions are then communicated to the members for further discussions and review if required.

Minutes and reports are published on the village website. In this way, the community is fully involved with the operation of the charity and are actively engaged in the decision-making process.

Barr Community SCIO frequently communicates with the community in the Barrometer Community Magazine, which is distributed to every household in the parish and the SCIO produces regular update newsletters, leaflets and questionnaires to consult with residents. Online communication is also used via the community Facebook page and website which has recently been revamped and all trustees are contactable by phone, email and face to face.

Public meetings are held 2-3 times per year, often with refreshments provided, to encourage community members to attend and ask questions, review ideas/plans/drawings/documents and put forward proposals.

Other projects currently being carried out or supported by Barr Community SCIO are:

- The development of a community 'Greenspaces' volunteer group, which has undertaken the refurbishment of the community mosaic sundial sculpture, and created a Fairy Trail in the woodlands, incorporating workshops in the village hall and in Barr Primary School.
- Barr Trails waymarking improvements and updating the maps/signage in cooperation with SAC's Access Officer and Scottish Forestry.
- The Barrometer – Publication of a community magazine and newsletter which is hand-delivered to every household. The Barrometer Groups aims to publish Spring, Summer, Autumn, and Winter editions.

A professional team including architects and designers from Graven Creative Design and surveyors from Armour Construction Consultants, have worked with the SCIO trustees to develop the layout

plans and will manage the capital phase of the project in conjunction with the SCIO trustees.

Barr Community SCIO is also a member of DTAS (Development Trust Association Scotland), which is an independent, member-led organisation which aims to promote, support and represent development trusts in Scotland, providing training, advise and support where required.

We are also supported by Social Enterprise Scotland, a representative body for social enterprises in Scotland and Just Enterprise, a Scottish Government-funded programme providing expert advice, support, training and information for the Third Sector organisations.

Previously, the SCIO has also received Project Officer support from Creetown Initiative. Creetown is a social enterprise and consultancy business, providing support to other communities, projects and charities. Experienced community practitioners, the team at Creetown Initiative deliver their own projects, hence have on-going practical experience to offer to other community organisations.

Since July 2022, the SCIO has been supported by a directly employed Development Officer from the local area to help bring together plans and coordinate partnerships with stakeholders and other community groups. This has been enabled and supported by local wind farm funds administered by Foundation Scotland.

SECTION 5: SUPPORT

5.1 Provide evidence of how you know that your proposals are supported by and meet the needs of the wider community and South Ayrshire. You should describe the level and nature of support for the asset transfer request from your community and, if relevant, from others (see page 33-34 of [guidance](#))

This section should include:

- Evidence from a range of activities undertaken to engage with your community, such as public meetings, community surveys, community action planning or charrette etc.
- Detail evidence of any support from local Councillors, Community Council, other community leaders and other relevant parties
- You are encouraged to include information on the total number of people in the community and how many of them are members of the organisation to provide context for the level of support.
- You may also wish to include other support you are receiving for example from another local community or organisations or national organisations.
- Details of any identified concerns or objections within your community in relation to the proposal that you are aware of and what steps have been taken to address and overcome these.
- Any other information you consider relevant

Evidence of support is included in the accompanying Business Plan

Barr Village has a population of approximately 110, while the total for the Parish of Barr is in the region of 260. The SCIO has a membership of 120, plus 7 Trustees, which represents over 60% of those eligible to join either as an Ordinary (age 16 and over) or Junior Member (age 12 to 15). However, to ensure inclusion, community consultations are open to the entire community.

In 2015, a feasibility study funded by South Ayrshire Council Ambition Fund was carried out to determine the needs of the village in relation to the community hall and facilities. The need for the feasibility study was influenced by the closure of the King's Arms, the village pub, and the uncertainty of the future of the local shop.

The scope for the feasibility study included the following:

- Desk Top Study - An analysis of existing information/reports/ publications.
- Public Consultation - with Barr Parish residents comprising surveys and formal community engagement events.
- Regional/Stakeholder Engagement – surveys and community event.
- Youth Voice – including engagement & work experience opportunities.

An open meeting was held in October 2016 to present the findings and conclusions of the study.

Four options were presented with an overview of benefits, costs, and risks and a ballot arranged to gauge public opinion (ballot results shown in brackets).

- Option 1: Do nothing (38 votes – 20.2%)
- Option 2: Purchase existing Pub/Shop and develop (44 votes – 23.4%)
- Option 3: Purchase suitable building for community hub (99 votes – 52.7%)
- Option 4: Purchase Dinmurchie to creating an outward-bound centre (7 votes – 3.7%)

The ballot demonstrated a substantial majority support for Option 3 i.e., to purchase a suitable building for a community hub. An architect was commissioned to look at the available buildings and advised that the community hall was the most viable option with a view to sustainability and the potential to fulfil the community needs as identified in the study.

During the following 4 years the Barr Community SCIO was formed to progress the hall project and a Community Asset Transfer Stage 1 application was submitted to South Ayrshire Council and approved to move forwards to stage 2. Funding was secured from Scottish Land Fund Stage 1 application for architectural scoping costs for the hall, which was carried out in January 2020.

With the onset of the Covid-19 pandemic with key funders prioritising Covid resilience funds over capital grants, a scaling-back of the project was considered to include only essential repairs and minor upgrades to make the building more efficient and usable, without major structural changes.

The community raised concerns over this proposal, primarily because the project was moving away from the community's core wish of creating a multi-functional community hub. As Barr Community SCIO is completely community-led, the Trustees paused development of the project during the pandemic to allow further consultation.

In December 2021, the SCIO conducted consultations with community groups, interested parties and key stakeholders. An open public meeting was also held to provide opportunity for any community member to speak with the SCIO, raise any concerns or put forward any ideas. Feedback was extremely useful and informed the continued development of the proposal.

In early 2022, a variety of architectural concepts were produced for the hall redevelopment, providing a starting point for conversation to ensure that the result is relevant, sustainable and applicable to community need/desire. Three community meetings took place in January, February and March 2022 with the SCIO trustees, a representative from each community group or organisation in the village and SAC Community Asset Transfer Officer, SAC Thriving Places and Councillor Alec Clark.

In March 2022 a leaflet and survey were distributed to every household in the parish, with a return rate of 73%, 98% of those returned pledging their support for the community purchasing the Barr Hall via a community asset transfer to turn it into a multi-functional and sustainable community hub that will benefit the community for future generations. Of the 120 households balloted, 70% therefore pledged their continued support for the project.

In July 2022, a public meeting was held to discuss potential governance structures with support from the Plunkett Foundation. Feedback from the meeting was used to refine the proposed Hub

management structure.

In November 2022, an Open Day event was held by the SCIO and included a representative from DTAS, officers from the Social Enterprise team and Community Wealth Building teams in SAC, local councillors, a representative from the Scottish Land Fund, and project designers. The meeting showcased all the work done to date providing clear information and a proposed pathway towards completion.

Community members were encouraged to ask questions and leave feedback via postcards. All feedback was responded to in a document which was shared online and in person. The feedback was overwhelmingly positive. Additionally, we have continued to receive support from village groups and from elected members Cllr Alec Clark and Cllr Peter Henderson (prior to his retirement in June 2023).

In March 2023, at the SCIO's AGM, members were again asked if they supported the project. 64 votes were cast (23 by proxy and 41 in person). Of these, 7 votes were cast in favour of pausing the project, 48 members voted to continue with the project, and 9 abstained – 75% of members (excluding trustees) voted to proceed with the project, showing continuing strong support.

The SCIO Board has since consulted further with DTAS and COSS, specifically to take account of their advice in relation to ensuring that the Business Plan is robust and sustainable and in delivering further community engagement workshops to ensure that all residents are represented, and their opinions heard. In October 2023, a series of independently facilitated workshops allowed residents to share feedback on the hall's current use, future needs, and the proposal to turn it into a community owned hub. The Workshops Report is included as an appendix in the Business Plan and key feedback can be summarised as follows:

- Current facilities are outdated and inefficient. The kitchen, heating, layout, and accessibility need upgrading along with more storage and better booking systems.
- The hall should be a warm, welcoming place, open more hours for social gatherings and events, and for visitors. A café/bar would provide an inviting space.
- Young people need a place to go after school and evenings. More youth activities and a club could use the hall. Space for elderly to socialise is also needed.
- The community wants greater involvement in managing and using the hall flexibly. A village team overseeing the building with new groups would aid communication.
- The proposal to fully insulate and refurbish the hall into a modern multi use hub received overwhelming support. The plan offers solutions to all issues raised.
- Funding opportunities like the SSE legacy fund could support redevelopment. The community has skills to operate the hall successfully.
- Communication must continue through newsletters and meetings. All voices deserve to be heard before final decisions are made.

There was a shared feeling that progress is wanted after years of discussion. Barr needs a central hub benefiting all generations. Upgrading the hall for community ownership provides huge potential for bringing people together.

5.2 Provide details of any current or proposed partnership working arrangements with other organisations in developing and/or delivering your proposal.

This section should include:

- Detail at what stage the partnership is
- Who are the partners
- Are there written agreements in place, if so, please provide a copy with the application
- Any other information you consider relevant

We are working and consulting with the following individuals, groups and organisations:

- Social Enterprise Development Officer, South Ayrshire Council
- Community Wealth Building Officer, South Ayrshire Council
- Local elected councillor Alec Clark
- Local elected councillor Alan Lamont
- Development Trust Association Scotland
- Community Ownership Support Service
- Scottish Land Fund
- Foundation Scotland
- Barr Bowling Club (current tenant)

In addition to the organisations above, Barr Community SCIO has letters of support from partner organisations, who have indicated they would deliver outreach programmes and support sessions to Barr residents from the community hall or by supporting other organisations.

The rural isolation of our village and large elderly population results in many older people missing out on health and wellbeing activities, including opportunities to meet others in a warm, fit-for-purpose facility. Organisations including Living with Leisure, Biosphere Bikes and Voluntary Action South Ayrshire support marginalised sectors of the community and both would be prepared to work with the community to deliver support in the village.

Letters of support for the acquisition of the village hall by the community and creation of a Community Hub have been received from:

- Jeanne Freeman MSP
- Councillor Alec Clark
- Barr Community Council
- Forestry and Land Scotland (South Region)
- Barr Bowling Club
- Barr Primary School
- Living with Leisure Group, Girvan
- Ayr and District Rambling Club
- Galloway and Southern Ayrshire Biosphere
- Girvan Youth Trust
- Barr Bikes
- Biosphere Bikes
- Barr Sheepdog Trial Association
- Adventure Centre for Education (ACE)
- Outdoor Access, SAC
- Barr & District Burns Club
- South Ayrshire Community Transport
- South Ayrshire Paths Initiative

We also have numerous letters of support from community members, local business owners, and stakeholders. We expect that when the facility is in community ownership, new individuals, groups and organisations will build partnerships with the SCIO, thus increasing use of the building.

SECTION 6: FINANCIAL INFORMATION

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land and/or building, and your proposed use of the asset (see page 33 of [guidance](#))

This section should include:

- Your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, on-going maintenance, and the costs of your activities.
- Provide an explanation how you have established the cost e.g., estimates, quotes etc.
- All proposed income and investment should be detailed, including volunteer hours and donations/fundraising activities.
- Are the sources of income sustainable, i.e., likely to persist over the next few years, or are short-term, or will there be a need for subsidy from another source for example public funds?
- If you intend to apply for grants or loans, you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants. Please indicate whether grant fund applications have been secured or are currently pending.
- If your organisation has ever been investigated for poor financial management or failure to demonstrate good organisational governance, please provide details.

Barr Community SCIO submitted a successful Scottish Land Fund stage 1 application in 2020. However, based on the present condition of the building and the social benefits provided by the Hub when completed, the community will offer £1 to purchase the Community Hall and grounds from South Ayrshire Council.

We have engaged architects and QS to produce outline drawings and costings for the redevelopment of the building into a multi-purpose hub. They have also identified initial works that should be carried out to ensure the building is wind and watertight, during the period of transition between Council ownership and the completed refurbishment. Based on a condition survey instructed by South Ayrshire Council, these costs will be in the region of £250,000. We will apply to the Advancing Community Assets Fund to carry out these essential repairs.

A funding strategy for capital redevelopment is outlined in Appendix 3 of our Business Plan. This includes applications to SAC's Advancing Community Assets Fund, the Community Ownership Fund, Swire Charitable Trust, CARES, and the Regeneration Capital Grant Fund.

The Barr Legacy Fund, currently held and managed by Scottish & Southern Energy, has also been identified as a key source of capital funding. The Legacy Fund contains monies allocated for a single large-scale community project as part of the Hadyard Hill Wind Farm development. Additionally, we have access to other windfarm community benefit funds, including Kilgallioch, Carrick Futures and Barr Community Fund, which we may apply to if required.

Further details on operational matters, including details of projected revenue and running costs for the first 5 years of trading, can be found in Section 3 of the Business Plan.

6.2 ONLY for organisations formed within the last twelve months unable to submit accounts:	
6.2a When was the organisation formed?	The SCIO was registered on 5 Nov. 2019
6.2b What is you projected annual income for 2020/2021?	N/a
6.2c What is your projected annual expenditure for 2020/2021?	N/a
6.3 Does the organisation hold a bank account? If so, please provide full details (name of bank, address, sort code, account number etc.)	
Bank name:	Bank of Scotland
Bank address:	PO Box 17235, EH11 1YH
Sort code:	80-22-60
Account number:	19907869

6.4 Is your organisation currently in receipt of funding from <u>any</u> public body, South Ayrshire Council, The National Lottery funding or similar organisations? If so, please list these here with the amounts awarded and dates (last three calendar years only)		
<i>Funder</i>	<i>Amount of award</i>	<i>Period of award</i>
Scottish Land Fund Stage 1 (architects fees - paid to BPDC as responsible organisation prior to formation of the SCIO)	£15,000	2020/21
Foundation Scotland (development officer costs – community engagement and project scoping)	£25,000	2020/22
Foundation Scotland (development officer costs – further community engagement and business plan)	£20,000 (£13,500 spent to date)	2022/23
Community Wealth Building, South Ayrshire Council (business plan accountancy support)	£3,500	2022/23

Barr Community Council - Small Grants (Community Open Day materials and catering)	£150	2022
DTAS – Community Engagement Workshops –independent facilitator fees	£960	2023

6.5 How do you plan to finance any development or refurbishment costs, on-going repairs, caretaking, cleaning, maintenance, insurance, rates and other running costs?

This section should include:

- Details on any works you plan to undertake post-acquisition and information on your plan for sustaining the asset
- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- How you intend to continue to operate should any income related to the proposal not be generated as planned.
- What your plans for the proposed asset would be should your organisation incur operational difficulties or ceases trading.
- Any other information you consider relevant

The village hall will be developed into a Community Hub, providing multi-use, flexible spaces including a cafe/bar & bistro, a hall and rooms for event hire, a communal seating area, kitchens for food preparation, public toilets, and an interpretation space.

Without redevelopment, the village hall could remain a financial liability rather than a community asset. To address this, consideration has been given to the minimum requirements for a viable social enterprise facility providing a range of social and recreational activities and with sufficient income to cover running costs.

The estimated capital cost of £725,000 for a 'Minimum Viable Product' includes construction costs of £486,000 (including £200,000 for essential repairs), fees of £107,000, a general risk contingency of £95,000, and an inflation allowance (to Q1/2024) of £37,000. Funding would be sought from a variety of local and national funders.

Potential income sources for the Hub are through 'hall hires (Lets)' and longer-term rental (Leases)'. Community events, such as dances, fundraising nights and seasonal gatherings provide a good source of income, supplemented by private hires. Catering for community and private events will provide additional income for the SCIO's Subsidiary Trading Company.

The Trading Company will rent space from the SCIO and all users will pay a proportion of running costs. Use of the main hall and other spaces for private hires (e.g., weddings and other celebrations) will allow the Trading Company to generate associated income, whilst SCIO members and affiliated groups will have discounted use of all Hub facilities for community events.

Fundraising will be needed to address projected deficits during initial years and to raise additional monies to help fund future development plans. The primary funding source for redevelopment will be from national funders such as the Community Ownership Fund and the Regeneration Capital Grant Fund. A small amount of current Barr community funds will be used for redevelopment, and the majority of this will be towards seed funding. Use of the hall will increase once the essential repairs have been carried out, and community ownership gives a sense of pride and control. Village events private hires and passing trade will generate income to ensure long-term sustainability.

The main customer base for the Hub includes the local community, local statutory bodies, external organisations, private hire, commercial hire and the possibility of small businesses and pop-up enterprises. Additionally, we have identified key geographic markets for tourism to the area, based on information provided by local and national Destination Marketing Organisations (DMOs).

The Trustees are confident that sufficient revenue can be generated to maintain and develop the Community Hub, but also have security that funding bodies will be able to provide support if needed on occasion. Use of the hall is forecast to increase once the essential repairs have been carried out, and community ownership gives a sense of pride and control, and village events held throughout the year will continue to help ensure the Hub's long-term sustainability. SCIO trustees are committed to be flexible and adapt to meet any challenges in relation to financial projections.

6.6 Please provide details of contingency plans that you have in place.

This section should include:

- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- How you intend to continue to operate should any income related to the proposal not be generated as planned.
- What your plans for the proposed asset would be should your organisation incur operational difficulties or ceases trading.
- Any other information you consider relevant

Income predictions are difficult for any new enterprise. Supporting evidence can be found from a variety of sources and industry standards but ultimately these are merely predictions based on our best estimate of the potential use of the Hub by residents and visitors. It is important therefore, that actual performance is constantly monitored and reviewed against Business Plan predictions and action taken when needed to respond to new challenges or to pursue new opportunities as and when they arise.

Flexibility is key to ensuring that the Hub proposals are sustainable without continued reliance on grant funding and can adapt to changing circumstances when needed. The current Business Plan proposals seek to avoid reliance on a single income stream and avoid over-reliance on volunteer time particularly for the operation of the Trading Company. Ultimately, staffing costs can be reduced if current income predictions prove to be overly optimistic.

Expenditure on salaries and wages assumes that the Trading Company will employ a full-time Hub Manager with appropriate skills and experience supported by part-time catering, caretaking, and cleaning staff. Fundraising will be required to address initial trading deficits and to raise additional monies to help fund future building maintenance and redevelopment where and when required. Our development officer has had discussions with funders such as Foundation Scotland who have indicated that policy relating to funding applications is shortly to be reviewed to better support community projects which provide great benefit and positively impact community members.

Hub opening times will remain flexible but will be notionally 42hrs per week in Year 3 (6 hrs/ day) increasing to 84hrs per week (12 hrs/ day) in Year 5. Volunteer time will enable extended Hub opening under the Hub Manager's direction. 'Self-service' use of the main hall and other Hub facilities will be possible for groups outside normal Hub operating times.

A Risk Assessment has been carried out to increase awareness of project risks and to enable the development of a risk mitigation strategy. The results will be carried forward along with new risks identified as the Project proceeds. No risks with a high likelihood of occurrence or potential impact were identified. However, risks such as loss of staff, lack of volunteers, unsuccessful funding applications, lack of community buy-in, and reduction in available funding will be constantly monitored and reviewed along with actual performance against the Business Plan. Action will be taken to respond to new challenges or new opportunities.

SECTION 7: ADVANCING COMMUNITY ASSETS FUND – CAPITAL GRANT REQUEST

APPLICANTS MAY APPLY TO THE ADVANCING COMMUNITY ASSETS FUND FOR CAPITAL WORKS, RELEVANT TO THE CONDITION OF THE ASSET BEING REQUESTED ONLY

7.1 Do you wish to apply for a capital grant?	Yes
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7.2 How much capital grant are you applying for?	£258,500
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Item	Cost (£)	Have estimates/quotes been sought?
<i>Provide a <u>detailed</u> cost breakdown itemising expected expenditure that you require the development grant for:</i>	<i>Please advise if each cost is inclusive or exclusive of VAT</i>	<i>If yes please submit copies with the application</i>
Structure & Fabric	£200,700 (excluding VAT)	No
Building Engineering Services	£57,800 (excluding VAT)	No
Total	£258,500 (excluding VAT)	

A fully itemised breakdown of the above is included in an updated Condition Report prepared by Avison Young for SAC (dated June 2023). The updated report is based on an inspection carried out on 20th June 2023. As noted in the A-Y Report, these are budget costs.

Detailed specifications will be required to obtain competitive prices from suitable contractors. Overheads, profit, and preliminaries have been included but professional and statutory fees are excluded.

The figures provided by Avison Young were current at Q2 2023 (VAT and extraordinary expenses are excluded). The £258,500 capital grant figure being applied for includes an inflation adjustment of £14,800 based on forecast average tender price increase of 3.0% annually from Q2 2023 to Q2 2025 when we anticipate that these works to be carried out.

A full copy of the updated Avison Young report is included in the accompanying Business Plan in Appendix 7 together with a copy of a previous Condition Report prepared by Avison Young for SAC in March 2021.

SECTION 8: RISK/SOCIAL IMPACT

8.1 Please outline whether any other organisation/business in your area will be affected by your proposals and what barriers or challenges to your project succeeding you have identified.

This section should include:

- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- Any other information you consider relevant

We have assessed the potential for displacement and concluded that there is little or none. The proposal is to buy an asset that is already operating. Any new activities and events will be organised in collaboration with the community and will not compete with anything else happening in the vicinity.

There are so few amenities in the village that community ownership of the hall will only enhance the area, rather than detract from it.

The nearest other villages are over six miles away (Pinmore to the south-west; and Dailly to the north) and the nearest major town, Girvan, is 8 miles away. As Barr is so isolated and poorly served by public transport, we will not be displacing any organisations or businesses in these areas either.

Our business plan outlines the expected income and expenditure, along with a funding strategy for delivering the project. In addition, the SCIO board meet at least monthly and will monitor cash-flow to ensure that the project is sustainable in the long-term.

Challenges to the project succeeding could include securing the funding to purchase the building and for essential repairs. A robust funding strategy has been devised based on a thorough, specialist knowledge of the funding opportunities available and support and expertise is provided by the Community Development Officer.

Another potential challenge is related to the capacity of our Board of Trustees, in terms of time given and relevant skills to manage the project. Though our trustees have an impressive range of abilities and experience to take the project forward, we are acutely aware that trustees are volunteers and should not be wholly depended upon. To mitigate this risk, we will continue to employ a dedicated Development Officer and as the project progresses, increase employment positions as needed.

In time, volunteers will be sought to help take forward different aspects of the project. Volunteer support has been strong in the village in the past in terms of organising events and so on. Success breeds success so when the community hall has been transferred and being run well, this will encourage other volunteers and board members to become part of its success.

DECLARATION

We, the undersigned on behalf of the community-controlled body as noted at section 1, make an asset transfer request as specified in this form.



We confirm that we have read and understood the [Scottish Government Guidance for Community Transfer Bodies under the Community Empowerment \(Scotland\) Act 2105](#).

We declare that the information provided in this form and any enclosed accompanying documents are correct.

We confirm that if there are any significant changes to the application or the proposal, South Ayrshire Council will be informed immediately.

Where the Organisation provides any personal data (as defined in the Data Protection Act 1998) to South Ayrshire Council in connection with this, the Council will use that personal data for such purposes as outlined here. It may share that personal data with other regulators (including the Council's and Organisation's external auditors, HMRC and law enforcement agencies) as well as with the Council's Elected Members and Senior Officers. The personal data may be checked with other Council Services for accuracy, to prevent or detect fraud or maximise the Council's revenues. It may be shared with other public bodies for the same purposes. The Organisation undertakes to ensure that all persons whose personal data are (or are to be) disclosed to the Council are duly notified of this fact.

Where the Organisation processes (or will process) personal data (as defined in the Data Protection Act 1998), it hereby confirms that it has (or will acquire) a valid Notification with the Information Commissioner covering its processing of personal data, including in that Notification the disclosure of personal data to the Council. This requirement shall not apply if the Organisation is, by virtue of the Data Protection (Notification and Notification Fees) Regulations 2000 as amended, exempt from the requirement to notify.

1 st office bearer	
Name:	Neil Gillon
Address:	Lanes Farm, Barr, Girvan, South Ayrshire
Date:	20 th March 2024
Position:	Chair
Signature:	
2 nd office bearer	
Name:	Ed Connon
Address:	1a Glenginnet Road, Barr, Girvan, South Ayrshire
Date:	20 th March 2024
Position:	Secretary
Signature:	

CHECKLIST OF ACCOMPANYING DOCUMENTS

<p>Please provide details of all documents which you are including with your proposal. All documents submitted electronically should be named clearly referencing the name of your organisation e.g. ABCorg/Business Plan2020, ABCorg/Constitution etc</p>	
<p>Section 1 Organisation information</p> <ul style="list-style-type: none"> You must attach your organisation's current constitution, articles of association or registered rules Any other information you consider relevant 	<p>Barr Community SCIO (last amended 29/03/23).</p>
<p>Section 2 Asset information</p> <ul style="list-style-type: none"> Include any relevant maps, drawings or description of the land/building requested and any development or change you plan to do to the asset Any other information you consider relevant 	<p>Existing property details and plans showing the proposed development are included in the Business Plan.</p>
<p>Section 3 Type of request, payment & conditions</p> <ul style="list-style-type: none"> Include specific details of any terms and conditions that you wish to be applied to the request Any other information you consider relevant 	<p>To be discussed and agreed with SAC during assessment period.</p>
<p>Section 4 Community proposal</p> <ul style="list-style-type: none"> Include any documentation such as market research and analysis, feasibility study, options appraisal etc. You may wish to include examples of previous projects that you have successfully delivered and/or letters of support from partner/s that you are/will be working with. Any other information you consider relevant 	<p>See Business Plan Section 7 and Appendices 6 and 10.</p>
<p>Section 5 Support</p> <ul style="list-style-type: none"> Include evidence of the level and nature of community support for the asset transfer, this may include letters of support, copies of surveys undertaken etc. Any other information you consider relevant 	<p>See Business Plan Section 4 and Appendices 10 and 11.</p>
<p>Section 6 Financial information</p> <ul style="list-style-type: none"> Provide a copy of the current business plan, copies of the last 3 months bank statements and any evidence of funding or loans secured to date Any other information you consider relevant 	<p>Business Plan (updated November 2023).</p> <p>Three bank statements - from Sept to Nov 2023 inclusive.</p>
<p>Section 8 – Risk/Social Impact</p> <ul style="list-style-type: none"> Include any risk analysis/assessment undertaken and how you will counter any risk identified. Any other information you consider relevant 	<p>See Business Plan Sections 2 and 3.</p>



Barr Community Hub

Business Plan

Updated December 2023

Prepared by: Barr Community SCIO Trustees and Community Development Officer

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(Barr Community SCIO - SCO49703)

1. Executive Summary

This Business Plan sets out the strategic direction to transform the existing Barr Village Hall into a viable and sustainable community hub promoting social cohesion and providing opportunities for visitors and locals to connect and make the most of Barr's stunning natural environment.

Barr Community SCIO was established in November 2019 with the support of the community to enable an asset transfer and protect Barr Village Hall at the heart of this rural community. The SCIO proposes to transfer ownership of the hall property from South Ayrshire Council to the residents of Barr, providing multi-use, flexible spaces including a cafe/bar & bistro, a hall and rooms for event hire, a communal seating area, kitchens for food preparation, public toilets, and a multi-use interpretation space.

An independent valuation of £100,000 was prepared for SAC without inspecting the title deeds and assuming that the property was "...free from encumbrances, restrictions, or outgoings of an onerous nature". However, the building requires substantial upgrading, and a review of the title deeds shows that the property is held 'in trust for the inhabitants of the Parish of Barr'. The community will, therefore, offer £1 to purchase the hall and grounds.

Without redevelopment, the village hall could remain a financial liability rather than an asset due to its spatial limitations. To address this, consideration has been given to the minimum requirements to produce a viable social enterprise facility providing a range of social and recreational activities and with sufficient income to cover operating costs. The current estimated capital cost of a 'Minimum Viable Project' is £725,000 including short- and medium-term essential repairs.

Potential income sources for the Hub include 'hall hires (Lets)' and 'longer-term rental (Leases)'. Hall hires can be divided into two categories; occasional lets and regular user groups. Community events, such as dances, fundraising nights and seasonal gatherings provide a good source of income, supplemented by private parties and rentals. Catering for community and private events will provide additional income for the SCIO's Subsidiary Trading Company.

The Subsidiary Trading Company will rent space from the SCIO and all users will pay a proportion of running costs. Use of the main hall and other spaces for private hires (e.g., weddings and other celebrations) will allow the Trading Company to generate associated income, whilst SCIO members and affiliated groups will have discounted use of all Hub facilities for community events.

Fundraising will be needed to address projected deficits during initial years and to raise additional monies to help fund future development plans. The primary funding source for redevelopment will be from national funders such as the Community Ownership Fund and the Regeneration Capital Grant Fund. A small amount of current Barr community funds will

be used for redevelopment, and the majority of this will be towards seed funding. Use of the hall will increase once the essential repairs have been carried out, and community ownership gives a sense of pride and control. Village events private hires and passing trade will generate income to ensure long-term sustainability.

A Risk Assessment has been carried out to identify potential risks, such as loss of staff, lack of volunteer time, unsuccessful funding applications, lack of community buy-in, and reduction in available funding. The Risk Assessment will be constantly monitored and reviewed along with actual performance against the Business Plan. Action will be taken when needed to respond to new challenges or pursue new opportunities as and when these arise.

The main customer base for the Hub includes the local community, local statutory bodies, external organisations, private hire, commercial hire and the possibility of small businesses and pop-up enterprises. A Hub Manager will be tasked with promoting and marketing the Hub as a venue. Additionally, we have identified key geographic markets for tourism to the area, based on information provided by local and national Destination Marketing Organisations (DMOs).

In 2015 Barr community participated in a Feasibility Study and Community-Wide Consultation. Four options were presented, and a ballot resulted in majority support for option 3: Purchase suitable building for community hub. A study was commissioned which identified the community hall as the most viable option with a view to sustainability and the potential to fulfil the community needs as identified in the feasibility.

From November 2020 to December 2021, Barr Community SCIO consulted with residents, community, groups, interested parties and key stakeholders by survey and through meetings to gauge opinion on the hall transferring to community ownership. Again, in March 2022, an information leaflet was distributed to every household, asking the residents if they still supported the project. With a return rate of 73%, 98% of those returned confirmed their support.

In July 2022 an open meeting was held to discuss governance options for the project. It was well attended and provided a forum for comment on the proposals. The overwhelming conclusion was that the management should consult regularly and be accountable to all members and residents.

At an Open Day event in November 2022, the SCIO trustees presented a range of project information for public viewing and discussion. Almost all feedback was positive, and all questions were answered by the Trustees in a document published on the village website and other social media outlets. There was a clear indication that Barr Community was still supportive of the CAT process and Community Hub Project.

A series of community engagement workshops held in October 2023 confirmed the shared feeling that progress is wanted after years of discussion.

Barr Community SCIO Trustees have a diverse base of skills, each offering experience and knowledge across a broad section of industries and all living within the community. The SCIO has over 120 members and Barr's community has the ability and proven desire to take this project forward initially under the direction of the current SCIO Trustees and membership.

The project will benefit all residents, developing the fragile village economy and enabling all generations to come together and help build a resilient, sustainable, and fully inclusive community.

2. The Business and What it Does

2.1 Barr Community SCIO History and Background

Barr Community SCIO was established in November 2019 so that a community asset transfer of the community hall could be undertaken to protect the Barr Community Hall as the heart of this rural community. Barr Community SCIO's main charitable objective is to benefit the community of Barr and to ensure the community hall is a viable and sustainable facility for all ages and abilities.

Barr Community SCIO is a two-tier SCIO, meaning that it is a charitable organisation governed by its members through a Board of elected and appointed Trustees. The Trustees administer the SCIO on behalf of its members. The SCIO exists to benefit the community of Barr and to protect the Barr Community Hall asset as the heart of the rural community.

In line with its Constitution, the SCIO achieves these objectives through advancement of the SCIO's charitable purposes, those being to:

- encourage Citizenship & Community Development.
- promote Arts, Heritage, Culture & Science.
- provide Recreational Facilities, and
- organise Recreational Activities.

Membership is open to individuals aged 16 and over who live or work in the community and support the SCIO's charitable purposes.

Between 2015 and 2018 the community of Barr identified the need for a community hub in the village, via a community-wide Feasibility Study (see Appendix 6). A community meeting was held on 1st December 2016, with representatives present of all stakeholders and organisations in the village including Barr Parish Development Company (BPDC), Barr Community Council (BCC), Barr Community Association (BCA), Barr Stores Steering Group (BSSG), Colin Love (South Ayrshire Council Enterprise Development Officer), various Councillors, Health and Social Care Partnership (HSCP). A unanimous vote of all stakeholders agreed that the Barr Parish Development Company should lead the project of creating a suitable community hub.

Barr Community SCIO was formed from the outcome of several meetings in 2018 with the South Ayrshire Council (SAC) Community Asset Transfer Manager and community stakeholders. South Ayrshire Council's Community Asset Transfer Team advised that to comply with asset transfer regulations, charitable status would be required in the structure of a Scottish Charitable Incorporated Organisation (SCIO).

On 5th June 2018 it was agreed that Barr Community SCIO should be set up and this was achieved on 5th November 2019. The initial application had 3 Trustees and 20 members and in January 2020 volunteers delivered a letter to every house in Barr summarising actions to date and inviting residents to become SCIO members. As of March 2023, Barr Community SCIO has 120 members, and 7 Trustees.

2.2 Community Objectives Achieved by Barr Parish Development Company (prior to SCIO creation) and Barr Community SCIO

Barr Trails	Barr Trails waymarking improvements and updating the maps/signage. This project has helped to highlight and showcase an important part of Barr's heritage and natural setting.
Children's Facilities	A new "Children's Choice" Playground designed by the children and an adjoining Multi-use Games Area (MUGA).
Arts Projects	Community engagement also saw Barr Community contribute time, logistics and design skills, creative input, and china crockery to create a human sundial linking to local landmarks, trails, and wildlife around Barr. This was carried out as part of the Carrick Heritage Trail and included mosaic artwork made by volunteers of all ages including all the Barr Primary School children.
Greenspaces	The development of a community 'Greenspaces' volunteer group, who have undertaken the refurbishment of the community mosaic sundial sculpture, incorporating workshops at the Barr Primary School.
Communications	Revamping the community website, updating it regularly and creating and maintaining the Barr Community SCIO Facebook page and the Barr Village Facebook page. The SCIO also actively supports the village newsletter, The Barrometer.

2.3 Hub Management Structure

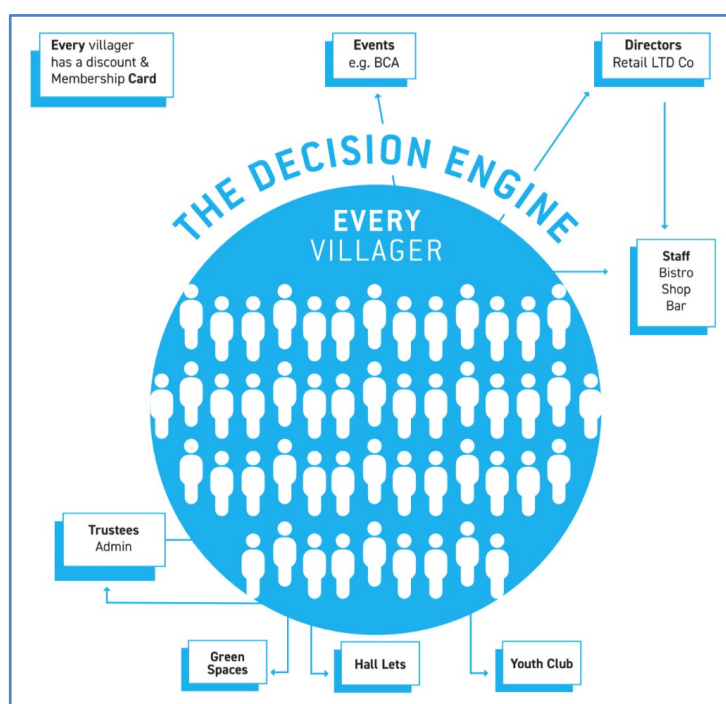
This is in the form of a two-tier Scottish Charitable Incorporated Organisation (SCIO). Barr Community SCIO registered with OSCR on November 5, 2019. The management structure

and the constitution which underpins it (see Appendix 9) allows for an asset transfer to take place between the Local Authority and SCIO. An asset transfer of the community hall to the SCIO will allow the SCIO to develop the Hub project in line with its charitable purposes.

As this Business Plan outlines, whilst the SCIO will retain overall management responsibility for the Hub, a new legal structure in the form of a social enterprise company limited by shares will be created to manage all non-primary purpose trading elements. Barr Community SCIO will be the sole shareholder in the subsidiary company and profits will be passed to the SCIO as parent company by means of a dividend payment or gift aid donation. The relationship between SCIO members and the company will be governed by Articles of Association (“Articles”) and the company will comply with all legal requirements pertaining to its identity.

Once the Hub is operational, Barr Community SCIO’s duties will evolve into that of a Hub manager and landlord facilitating and supporting village groups and overseeing compliance with charity rules and regulations. Non-primary trading elements of the Hub will be handled by the wholly owned subsidiary trading company. A tenancy agreement using standard commercial terms will be drawn up between Barr Community SCIO and the subsidiary trading company.

Members will approve any updates to the constitutions and articles associated with each organisation. Monthly meetings will be held for members of the SCIO and its trustees to ensure members shape the direction of the project. The SCIO’s goal is the provision of a community hub run by the community, and this governance model enables every resident to be informed and heard.



2.4 Local Context

2.4.1 Location and Environment

Barr is a traditional Ayrshire village located approximately 8 miles inland from the town of Girvan in the district of South Carrick. The village is situated in the Stinchar Valley where the Water of Gregg joins the River Stinchar. The map below shows the location of Barr in relation to other communities in the South Ayrshire Council electoral area and surrounding region.

The village is very rurally situated in an upland area 8 miles east of Girvan, 28 miles north of Newton Stewart and 22 miles south of Ayr. It is over 6 miles to the nearest villages using 'B' classified or other un-classified roads with Pinmore to the south-west and Dailly to the north.

The rural nature of Barr is reflected in the Scottish Index of Multiple Deprivation (SIMD) 2020 statistics for the data zone within which Barr resides (S01012419 – Carrick South).

SIMD is a means of analysing small population areas (data zones) that have characteristics associated with deprivation, divided into seven domains: income, employment, health, education, housing, geographic access to amenities, facilities, and services, and crime.

The geographic access to amenities, facilities, services decile for Barr is ranked at 1, which is the most deprived (1 = the most deprived and 10 = least deprived). This reflects the rural isolation of the village and the difficulties in accessing services.



Barr suffers from rural deprivation. The SIMD statistics show that the data zone for Barr falls within the most deprived decile for access to amenities. This exemplifies the rural isolation of the village and the difficulties in accessing services. Furthermore, the area is classified as “6. Remote Rural” in the Scottish Government 6-Fold Urban Rural Classification, which is described as an area with a drive time of 30–60 minutes to a settlement of 10,000+.

2.4.2 Natural Surroundings

Barr is located on the edge of the Galloway Forest Park, Britain’s largest forest and renowned dark sky park offering unparalleled access to viewing the stars. The village is in a conservation area and a region of stunning natural beauty favoured by walkers, cyclists, nature lovers and those seeking peace and solace. The local environment is home to a range of wildlife including otters, deer, birds of prey, hares and rabbits, pine martens and more. Barr is part of the Galloway & Southern Ayrshire UNESCO Biosphere. This also means that Barr is part of a wider project encompassing all 13 of the UNESCO place-based designations in Scotland to create a UNESCO trail.

Additionally, about 30 km of walking and cycling trails have been joined together to create varied trails through the countryside around Barr. All trails start and finish at the Barr Trails

car park. The trails are developed, promoted, and maintained in partnership with Forestry & Land Scotland and South Ayrshire Council.

2.4.3 Population

The Barr community has a population of around 270 with the village itself having around 140 residents. According to Scotland's Census Results Online 2011 (due to be updated in 2023), this comprises 17.4% aged under 16, 48.1% aged 16–59 and 40.2% aged 60+. These figures, compared to the Scottish national averages of 35.8%, 59.6% and 23.3% respectively, highlight Barr's ageing population, a somewhat low population of children and young people aged under 16 and a reduced number of working aged people in the village.

2.4.4 Local Economy and Employment

The 2011 census data (due to be updated in 2023) shows that 14.6% of Scotland households have at least one person aged between 16-74 who is unemployed. The proportion for South Carrick is somewhat lower at 9.1%. The SIMD figures show that Barr is in the top half of deprivation for income, indicating that average salaries for the area are lower than the Scottish average.

Over 13% of those who work in Barr are self-employed, likely due to the rural location and lack of employment opportunities nearby, compared with the national average of 7.5%. Around 15% are retired, which is in line with the Scottish average.

The main employment sectors are manufacturing, education, wholesale/retail trade and agricultural and forestry. The most common job types are skilled trades, professional/technical and elementary occupations.

The Barr Education and Training Fund currently provides bursaries to residents of the Barr Community Council area to help them access training and education opportunities that better equip them with the range of skills needed to enter or retain employment.

However, the lack of regular public transport restricts people's ability to secure work in the neighbouring towns and people living in Barr are likely to be retired, able to work from home or they have access to private transport.

2.4.5 Safety, Health, and Wellbeing

The SIMD crime statistics for the area that includes Barr show that it is in the second least deprived decile, thus experiencing little crime. Health and wellbeing are relatively good, with over half of the population reporting good health (the Scottish average is 52.5%).

However, residents in Barr must travel beyond the village for all health services. For example, the closest GP, dentist, optician, and pharmacy services are in Girvan or Dailly. Other health and wellbeing services, such as a community hospital and bereavement support can also be

found in Girvan. Girvan community hospital A&E department deals with minor injuries and anything more serious is directed to the University Hospital in Ayr, a 45-minute drive. The nearest NHS hospital for many surgical procedures requires a longer journey to Crosshouse Hospital in Kilmarnock.

Additionally, the remote location of Barr and outlying farms and households means residents are at risk of being impacted by social isolation exacerbated by rurality. For example, residents who live in rural areas are more likely to experience poorer physical and mental health, loss of independence, and lower quality of life when services and amenities become difficult to access.

2.4.6 Education

The nearest secondary school is in Girvan. There are no Further Education (FE) centres, colleges, or universities in the vicinity. The nearest college is in Ayr, which is 22 miles away and offers courses up to HND level (SCQF Level 8), and Stranraer College which is 37 miles away and only offers courses up to HND level.

To complete a degree course (or higher-level courses), students must be prepared to travel, study from home, or move away. For a full selection of higher education courses, the options are to travel to Glasgow (57 miles), Stirling (82 miles), Edinburgh (107 miles), Carlisle (108 miles), Newcastle (163 miles) or even further afield.

The University of the West of Scotland (UWS) in Ayr has degree and post graduate level courses. although, the selection is limited. The Crichton Campus in Dumfries, 74 miles east, also offers courses from Glasgow University and the University of the West of Scotland. However, subjects are limited to health and social studies, primary education, computing, nursing, business, and enterprise.

The current census data (due to be updated in 2023) shows that around a third of Barr residents have no higher academic qualifications, which is just above the Scottish average of 26.8%. That is not to say that there are not those with higher qualifications, professional qualifications, and degrees but the percentage is below the Scottish average.

2.4.7 Transport

Barr is very poorly connected via road and community transport is patchy at present. There are currently two public transport options available for Barr residents:

- I. Service CB8 – operated by South Ayrshire Community Transport (SACT) for Strathclyde Partnership for Transport (SPT). There are 5 services a day, between Barr village and Girvan Harbour on Mondays, Wednesdays, Fridays, and Saturdays.

- II. Service R700 - this is a MyBus Rural DRT (Demand Responsive Transport) service also operated by SACT on behalf of SPT. This is a bookable service offering door-to-door transport, but only available in Barr on 2 days a week (Tuesdays and Thursdays).

The nearest train station to Barr is in Girvan, 8 miles west, with services to Ayr in the north and Stranraer in the south. There are 7 trains a day running from Girvan to Ayr and 8 trains running from Ayr to Girvan. There are regular SPT bus services operating from Girvan to Ayr and Stranraer. According to recent research carried out in the village, a small number of people use public transport to get to work.

When services and access to service provision are not available locally, residents must travel, and some will be deprived of basic services due to limited public transport provision.

2.5 The Issue

Despite its stunning natural location and wealth of outdoor opportunities for walkers, cyclists, and nature lovers, Barr has been in decline for a while and has sadly lost most of its amenities and services. What remains is the community hall (incorporating public toilets), a church, and a general store (shop and post office). Remaining facilities need refurbishment and capital to support their long-term sustainability.

The closure of the village pub in 2015 removed an opportunity for social mixing. In addition, the current opening hours of the general store, which is staffed by a mixture of paid staff and volunteers, means there is often nowhere for locals and visitors to go in the afternoons and evenings. As a result, social and rural isolation is a key problem, and there is limited scope in providing a hospitable welcome to visitors which may discourage them from returning.

In its current setup, the community hall offers hall hire for community groups, and accessible public toilets. There are also kitchen facilities and some office space. Barr Bowling Club occupies a small portion of the footprint of the hall. The Bowling Club 'hut' was built by its members who also maintain the bowling green and surrounding green spaces. In its current setup, the hall building is difficult to heat and light efficiently, and the footprint is inflexible for a variety of uses.

Barr Community Hall is owned by South Ayrshire Council. Barr Community Association is currently responsible for hall bookings. There is a small hall with a seating capacity of 40, a large hall with a capacity of 120 (or 95 seated at tables) and a kitchen. The public toilets attached to the building and are usually open from early morning to dusk. Poor building layout and lack of efficient storage means that the full potential of the building is not currently realised.

2.6 Proposed Solution

The proposed solution to at least some of the above issues is to transfer ownership and control of the community hall to the residents of Barr, so that the hall can be transformed through refurbishment and development into a multi-purpose and modern Community Hub.

The Hub will provide multiple, flexible spaces for community use, including areas to eat and drink, a hall for event hire for local groups and visitors, a communal seating area and hot-desking zone, kitchens for food preparation, public toilets, and a commitment to maintain and improve the existing bowling club facilities.

An interpretation space will be available for various purposes including a ‘pop-up’ retail outlet for local crafts, plant sales, and charity goods. The hub project prioritises the wellbeing and needs of the local community. The flexibility of the multifunctional interpretation space means it can be used in a variety of ways including childcare, youth groups, mobile or part-time beauticians, hairdressers and other wellbeing and care businesses and initiatives, and a place to work and study with access to free WiFi. We also anticipate using this space and other parts of the Hub to house Barr Archives, a collection of historical documents and photographs which are currently looked after by a member of the community but will be made available to the public. The project will benefit the community in ways which currently do not exist or are not effectively or efficiently accessible in the community.

Creating a multi-functional hub, which has longer and more flexible opening hours, will help to address the issues of social isolation since it will serve as a place that local people can gather to eat, drink, socialise and obtain support, when needed. It also diversifies opportunities for attracting visitors and tourists into the village. Attracting tourists and visitors into the village who may access the existing walking trails, for example, is a secondary but vital thread which will provide revenue. It also speaks to South Ayrshire Council’s tourism strategies and with neighbouring town Girvan’s community-led tourism initiatives.

Although the Hub’s primary purpose will be community benefit, addressing social and rural isolation, it will also have several secondary outcomes. The community use will be for local groups to meet and organise events. Associated commercial activities will provide a cafe/bar & bistro with events space. Commercial use will generate profit to help fund and subsidise the community use for charitable purposes. An upgraded facility, with longer opening hours, will support tourism and rural businesses. Additional job opportunities will be created, and training and workplace skills will be facilitated through partnerships with educational groups and institutions.

All uses will help to address issues related to social and rural isolation. People will be able to visit and meet with others in the cafe/bar or other communal areas to reduce isolation, and the community space will be used by groups and organisations that will enable people to meet thereby further improving opportunities for social contact, recreational activities, and conversation.

It is also anticipated that partnerships with local and national healthcare providers will enable clinics, consultations, and other health & wellbeing activities to be carried out in the Hub to help combat lack of access to services and amenities, and community groups, classes, workshops, and other educational opportunities will be encouraged to address issues relating to education and employment.

2.7 Strategic Aims

To purchase the Barr Community Hall and renovate it into a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub, providing a café/bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.

To reduce social isolation and boost community health and wellbeing, while providing opportunities for community activities, projects, local business creation, events, and workshops. The hub will provide much needed facilities for Barr, South Ayrshire and beyond.

2.8 Outcomes

A series of aims and objectives which align with the SCIO's charitable purposes have been compiled by the organisation to determine the strategy for the Hub, and includes:

Social and Community Events	Engaging with the village community to provide social events for all age groups, e.g., providing a help centre for older and less mobile residents, and space for young parents, bringing together many of the skills available in the community and reducing social isolation. Increased access to opportunities to engage with local art, craft, and heritage.
Sustainable Community Asset	Develop a financially sustainable community asset that will remain active for many generations to help support and improve the health and wellbeing of everyone in the community. Provides on-going support for young people, provision of facilities and activities for the elderly.
Supporting Tourism	Actively networking and engaging with similar communities and experienced active tourism organisations to develop an infrastructure to capitalise on the appeal of Barr's unique environment as a visitor destination.
Empowering Employability	Supporting learning and training, negotiating outreach with institutions such as University West of Scotland and Ayr College, utilising established

	agencies such as DTAS, SENScot, VASA, Business Gateway and Firstport, targeting training, life, and workplace skills for young people in partnership with Girvan Academy, the Princes Trust, Girvan Youth Trust, Galloway & South Ayrshire UNESCO Biosphere, and Adventure Centre for Education (ACE).
Supporting Rural Business	Support local businesses by organising events and providing a space for small businesses to hire, as well as strengthening and supporting other businesses by bringing people into the village.

The success of the Hub depends on it offering a sustainable multi-use community-owned asset providing versatile space with a full range of facilities. It should be a fit-for-purpose facility with well-designed communal areas where events and activities will enable the community to come together.

The principle by which the Hub will operate will be driven by a desire to do what is best for the community and, in doing so, will promote equality, access and diversity. It will promote the use of environmentally friendly carbon neutral facilities, build partnerships through collaboration and creative innovation, and deliver safe services and manage finances efficiently and effectively.

2.9 Execution

The Hub will be developed and managed initially by Barr Community SCIO and their Community Development Officer with the support of community groups and members. The staged approach (outlined in this Business Plan) will ensure that the hall facilities continue to operate during and immediately after the community asset transfer, generating income through hires etc., while initial refurbishment is carried out.

During the initial refurbishment, the management structure will add a wholly owned subsidiary company to facilitate various trading activities and support Hub operations. A well-planned marketing strategy will be developed and delivered to promote the Hub. New jobs and volunteer opportunities will be created as the project develops and progresses.

2.10 Risk & Mitigation

As part of this Business Plan and the Community Asset transfer Stage 2 application, Barr Community SCIO have detailed mitigation for potential risks. These include mitigating impacts on loss/lack of the development officer, volunteers and funding, lack of community buy-in, and the building requiring more work than anticipated. The Trustees are acutely aware of the risks which accompany an asset transfer but have weighed the risks against the perceived benefits for the community of Barr, and strongly feel that the benefits of community ownership outweigh risks that can be avoided or managed.

2.11 Outcome

The outcome of this project is a sustainable, eco-friendly, and efficient community hub which benefits the local community by providing a place for people to congregate, eat, drink, and socialise. The Hub will also provide a welcoming place for visitors and tourists, encouraging them to explore the natural assets on the doorstep of Barr village. This will provide additional income to help support the primary objectives. The potential of this project is far-reaching and will positively impact the village by not only preventing but reversing rural deprivation and current levels of isolation.

Key success factors of the redeveloped Hub facility will include:

- Maintaining a prominent level of “community buy-in” by engaging at every opportunity and keeping residents informed, seeking feedback and suggestions to ensure the services meet local needs.
- Monthly members meetings open to all Hub users, and an ongoing suggestions box at the front door to gather comments and suggestions.
- Effective day-to-day management of the building, involving a strong volunteer management team and part time staff.
- Keeping overheads low, including an economical heating system and energy saving elements (insulation, LEDs etc), which will be factored in as part of the capital phases.
- Providing a warm, clean, and comfortable facility which the community will enjoy.
- Increasing opportunities for the community to take part in activities and services, including social events, skills development and health and wellbeing activities.
- Engaging with key partners and community groups in local towns and villages.
- Effective marketing and communications with the community and to potential users
- Adapting to changes in local requirements, trends, target markets and audiences.

"The realisation of the Glentrool Hive has been invaluable to our small community. Glentrool and Bargrennan are two small rural communities who when the school building closed, lost another of its vital community resources. There was the very real possibility that this building would have been left to deteriorate and pose a health hazard to the residents of the village.

With the funding provided, our community was able to rejuvenate and redesign our future. The Glentrool Hive, since reopening its doors in 2022 has provided our area with a first-rate multipurpose community and activity centre, providing a safe and inclusive space for locals to enjoy, provided essential employment and rejuvenated an isolated community.

The facilities that were integrated into the plans for the Hive have given us the scope to pursue a sustainable revenue stream which is returned back to our community for the social and economic growth of our residents and businesses."

Billie Jones – Project Manager, The Glentrool Hive Development Trust.

3. The Proposal

Barr Community SCIO proposes that ownership of the community hall is transferred to the residents of Barr, via Barr Community SCIO.

Once ownership is transferred, the hall will be transformed through refurbishment and development into a 'fit-for-purpose' Community Hub providing multi-use, flexible spaces including a cafe/bar & bistro; a hall and rooms for event hire by local groups and visitors; a communal seating area and hot-desking zone; kitchens for food preparation; public toilets; and a commitment to maintain and improve the existing bowling club facilities.

An interpretation space will be available for various purposes such as health and wellness treatments and therapies, or a trading space for local crafts and produce, plant sales, and charity goods.

3.1 Existing Facility and Layout

Barr Community Hall accommodates several community groups as well as one-off social and fundraising events. On completion of a Community Asset Transfer, ownership and management of the hall would transfer from South Ayrshire Council to the SCIO.

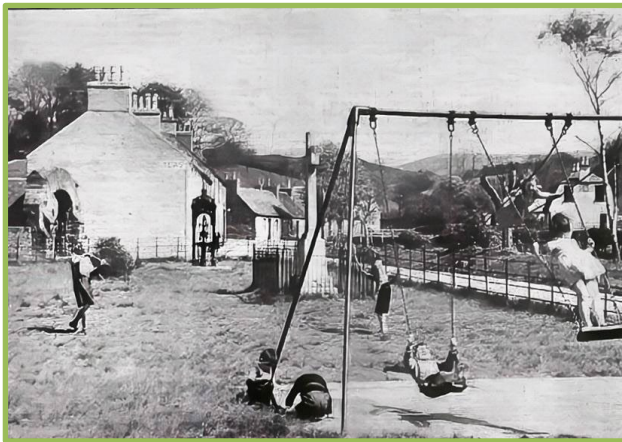
The existing facility comprises the hall building, a bowling green, a putting green (which is awaiting reinstatement post-Covid), Barr War Memorial and Public Toilets and the entire site is surrounded by an iron post-and-rail fence.



The original village hall was built on land donated by local landowners. Funding for the building was secured from William Morton and the Carnegie Trust to provide an educating and improving amenity for the people of the village. Opened in 1913, and at times called the Carnegie Institute, the building contained a recreation room, library, a reading room, and a small hall for general entertainment. The bowling green was built in the 1920s with a clubhouse being added a short time later. The land next to the bowling green, which was once occupied by some goats and their huts, is now the putting green. Thanks to the Hannah family the village hall was extended with a much larger main hall, in 1960, and in 2003 another extension provided a new entrance and the public toilets. Before a doctors' surgery was built on another site, the village hall also housed a GPs' practice.

Review of the title documents shows that ownership of the land and buildings was transferred to Barr Parish Council in 1932 **to hold in trust for the benefit of the inhabitants of Barr** for no

consideration i.e., no money was paid for the land and building(s). South Ayrshire Council is the latest 'local authority' to inherit the village hall from Barr Parish Council.



In March 2021 Avison Young, a firm of Chartered Surveyors, carried out a condition survey of the existing village hall for South Ayrshire Council for the purposes of a potential Community Asset Transfer.

The survey report (dated March 2021) describes the property construction.

"The original building has been traditionally constructed, the east extension has been formed using a portal

frame form of construction, and the south extension appears to have been formed using a timber kit. A suspended timber floor appears to have been used in most areas.

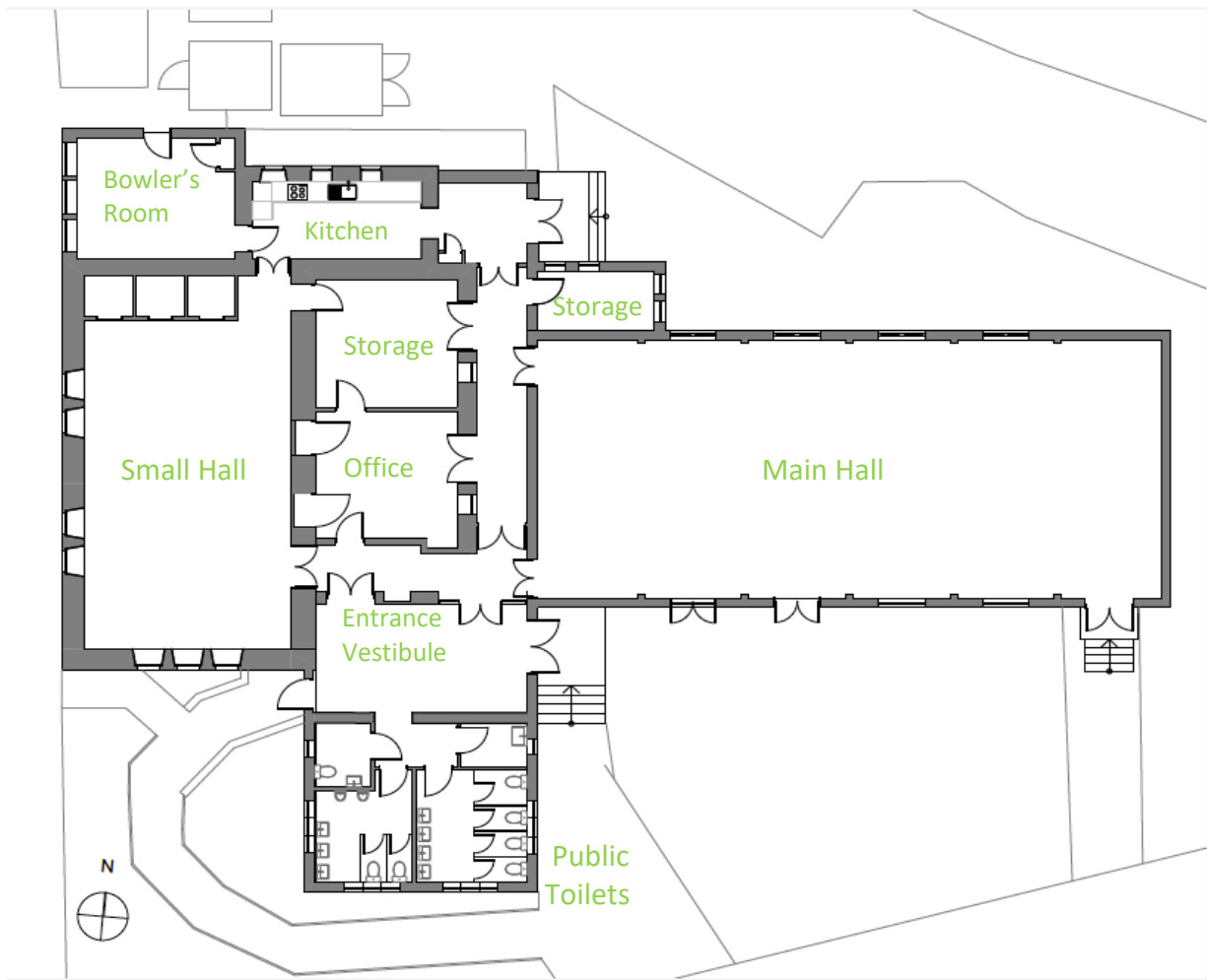
The original building has several traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in mineral felt above the corridor areas that link the two extensions to the original building. The south extension has a mono pitched roof, with a slate covering. Most gutters and downpipes are cast iron."

The Condition Survey found that the building structure and fabric is in a poor state of repair with inadequate insulation.

It was noted by the surveyor that elements of the property, and in particular external areas with external timbers and windows, require extensive maintenance or replacement.

It was also noted that felted roof coverings will require replacement and that the electrical systems are old and out-dated and that the heating systems are very inefficient in terms of energy use.





Current building layout (September 2022)

3.2 The Proposed Development

The following sections describe the several stages involved in transforming a local authority owned village hall into a Community Hub, including:

- **acquisition** from South Ayrshire Council by Community Asset Transfer (CAT)
- **essential repairs** to bring the building up to a basic serviceable condition, and
- **renovation** (full or partial) to create a modern, multi-functional, and sustainable facility to satisfy the needs of the present community and future generations.

Implementation of capital works will be staged where necessary due to planning and funding processes, prioritising continued income generation to ensure the long-term sustainability of the project. The redevelopment section below includes a 'Minimum Viable Project' position which represents the lowest capital spend considered necessary to transform the village hall from a financial liability into a sustainable community asset.

A further section titled 'Running Costs and Revenue' sets out the projected annual running costs and income for the first 5 years' operation of the Hub project (see section 3.7).

3.3 Acquisition

The community will offer £1 to purchase the Barr Community Hall and grounds from South Ayrshire Council. Barr Community SCIO Trustees considers this a reasonable valuation for the reasons described below.

An independent valuation of the property was instructed by South Ayrshire Council and carried out in November 2021 by DM Hall LLP (see Appendix 7).

D M Hall applied a rate of £20 per sq. ft to the Gross Internal Area of the main building, which produced a valuation of £84,600. This was rounded up to £85,000. A sum of £15,000 was added for the bowling green and putting green areas, reflecting their current use as amenity land. This gave a total indicative valuation of £100,000.

The valuation was prepared without inspecting the Title Deeds and it was assumed that the property is "...free from encumbrances, restrictions or outgoing of an onerous nature which would affect the value" i.e., it was pre-supposed that 'clear title is available'.

The valuation also assumed that there would be demand from parties seeking to develop the site for an alternative use in the event of the property being offered for sale to the open market.

Those assumptions are incorrect. A review of the title deeds shows that the property, which was acquired by the local authority for no financial consideration, is held 'in trust for the inhabitants of the Parish of Barr'. Whilst South Ayrshire Council has confirmed that the property is not a 'Common Good' asset, the local authority has confirmed that it will insist on a restrictive condition being included in any sale or transfer to prevent any alternative use or purpose. Furthermore, the bowling green and putting green areas will continue in their current use as amenity land.

The independent valuation, which was based on a limited visual inspection, also considered that the property is in an adequate overall state of repair. It has been noted however, with reference to the Avison Young Condition Report, that significant parts of the property require essential repairs and in particular external areas with timbers and windows requiring extensive maintenance or replacement.

Several roof coverings are felted and will require replacement in the short- to medium-term. Electrical systems were reported as being out-dated or dilapidated and the heating system (wall-mounted electric heaters) is highly inefficient particularly when combined with inadequate building insulation - see 'Essential Repairs' below.

If a higher purchase price is agreed, funding will be sought from the Scottish Land Fund (SLF). It is understood that the SLF will normally fund up to 90% of an agreed CAT purchase price.

Funding for conveyancing costs and for any residual purchase costs not covered by the SLF will be sought from local community and wind farm funds.

3.4 Essential Repairs

The village hall will remain available for community activities, outside hire and village activities while the essential repairs, as detailed below, are being undertaken. This is vital for maintaining community wellbeing and will help to pay for basic operating costs.

A *Schedule of Works for Essential Repairs* was included in the independent valuation report. The schedule can be found under “Condition Report” in the latter half of Appendix 7 and was compiled and costed by Avison Young in February/March 2021.

Below is a summary of the essential repair works required and estimated costs (Q4/20).

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 years)	Total £
Structure and Fabric	£49,950	£66,850	£0	£116,800
Engineering Services	£300	£57,500	£0	£57,800
Total (£)	£50,250	£124,350	£0	£174,600

The base date for estimated costs in the original Avison Young report was Q4/2020. Adjusting for inflation suggests that a more realistic updated estimate of essential repairs at 2023 values would be circa £200,000. This also assumes that some cost efficiency can be achieved as the work would be undertaken as the preliminary stage of a more substantial redevelopment project as described below.

In July 2023, South Ayrshire Council instructed Avison Young to provide an updated Condition Report for the Hall. The updated report increases the total estimated cost of essential repairs from £174,600 to £243,300.

A comparison of the essential repairs schedule of work items shows as follow:

- The £10k or thereby reduction in ‘Immediate/Short Term (0-1 Years)’ costs is largely accounted for by some repairs and maintenance carried out over the intervening

period e.g., redecorating the boundary fence, but this is partially offset by several new items e.g., supply and instal new timber fence between bowling and putting greens.

- Although there is little difference in the 'Medium Term (2-5 Years)' costs, a few items have been addressed by repairs and maintenance and a few new items added.
- The £79k or thereby 'Long Term (6-10 Years)' costs included in the updated report are largely accounted for by 2 items; £60k for the full replacement of the perimeter fence and £18.5k for a new disability access ramp (the current one is substandard) and improvements to the existing front steps (again, these are substandard).

Whilst Avison Young has identified the perimeter fence and accessibility items as longer term works (6 Years +), the associated costs (circa £79k) will have to be addressed in this Business Plan as they represent a substantial potential liability for the CAT and Hub project.

Funding for these essential repairs will be sought from South Ayrshire Councils' Advancing Community Assets Fund (ACAF). Funding of any residual repair costs not covered by ACAF will be sought from local wind farm funds.

3.5 Redevelopment to Create a Community Hub

Barr residents have expressed a clear desire and need for a fit-for-purpose community hall and meeting place, providing multi-use spaces for social gatherings, community events, clubs, meetings and health and wellbeing projects for all age groups. This is the vision that the SCIO has been working hard to realise for the community.

The property has undergone a dimensional survey and conceptual designs have been prepared by architects to establish the level of redevelopment and refurbishment required. Two building layout options were prepared (see Graven Designs – Option B in Appendix 4) providing flexible community-use spaces. Both options included the following elements, the main difference between layouts being the potential relocation of the existing public toilets to the rear of the building to provide more flexible space around the interpretation space/retail area:

- Flexible interpretation space/retail area
- Cafe/bar & bistro
- Communal seating areas
- Fully equipped kitchen & preparation area
- Smaller meeting rooms
- Flexible large hall (with provisions for sub-division)
- Public toilets
- Bowling Club room
- Storage space (designed to minimise loss of functional floor area)

The Hub will be a destination for the community and visitors to the village, allowing people to flow through the building organically and with ease, but with the added benefit of opening or closing off different elements of the building at differing times. This will provide security,

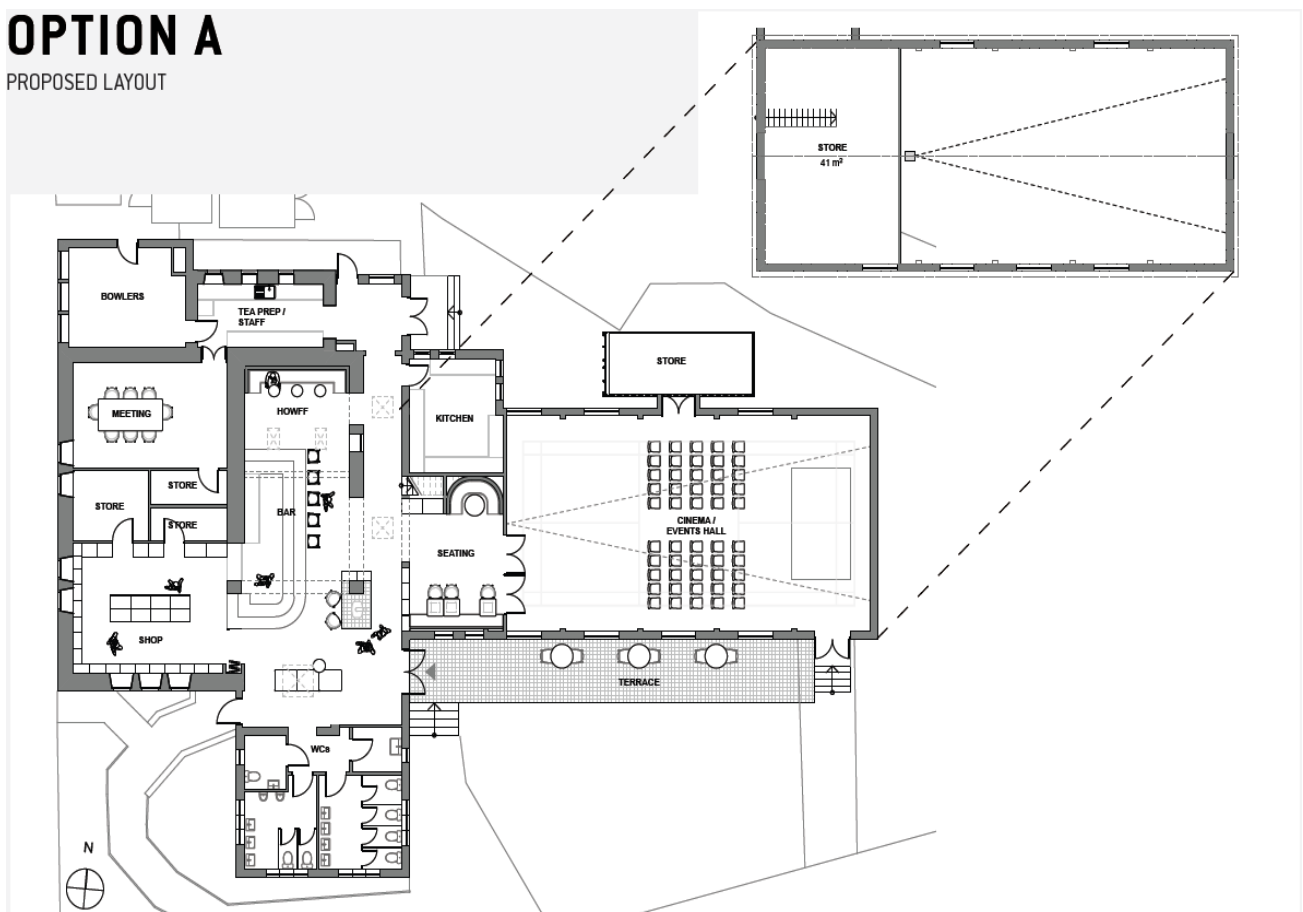
e.g., by closing off the interpretation space/retail area and main hall when they are not in use and facilitating simultaneous use of different spaces by separate groups.

Externally, Barr Community SCIO will work with the relevant authorities to maintain the War Memorial which is in the grounds of the Hall, in partnership with Greenspaces and Girvan & District Great War Project.

Following preliminary costing and consultation with potential Hub users, Option A was selected as providing the best use of space in terms of flexibility and openness, energy efficiency, and cost (value for money). This plan was further refined to include additional office and circulation space (see Proposed Building Layout in Section 4 - Strategic Case).

OPTION A

PROPOSED LAYOUT



Option Layout A

In July 2022, Armour Construction Consultants provided a RIBA Stage 1 Cost Plan for Option A, the preferred option (see Appendix 8 for full costing). A summary of the project capital cost is as follows:

VILLAGE HALL, BARR, GIRVAN
REFURBISHMENT AND EXTENSION
4TH JULY 2022
RIBA STAGE 1 - COST PLAN



1.0 SUMMARY									
Total Gross Internal Floor Ar = 467									
	COST	% of Total	Cost / m2 of GIFA	TERRACE	EVENTS/ HALL	TOILET REFURB	SHOP FIT-OUT	OTHER	
0- Demolitions & Alterations Total	19,365	2.09%	41.47	-	4,300	1,400	-	13,665	
1- Substructure Total	-	0.00%	-	-	-	-	-	-	
2- Superstructure Total	234,475	25.35%	502.09	62,500	95,790	350	-	75,835	
3- Internal Finishes Total	76,440	8.26%	163.68	8,800	20,005	2,800	-	44,835	
4- Fittings & Fixtures Total	49,500	5.35%	106.00	-	750	-	25,000	23,750	
5- Services Total	249,003	26.92%	533.20	13,500	45,900	28,165	-	161,438	
6- External Works Total	37,600	0.00%	80.51	-	-	-	-	37,600	
Sub-Total	666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123	
Preliminaries	18% 119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282	
Sub-Total	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405	
Potential Phasing / Sequencing of Works / NPO	Excl. Excluded / N/A			Excl.	Excl.	Excl.	Excl.	Excl.	
Sub-Total	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405	
Contingencies / Design Risk	10% 78,630	8.50%	168.37	10,006	19,676	3,860	2,950	42,139	
Sub-Total	864,961	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544	
Inflation (2nd Qtr 2022 to 1st Qtr 2024)	6.93% 59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124	
TOTAL CONSTRUCTION COST	£ 924,903	100.00%	1,980.52	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668	
Professional Fees - Design Team (Allowance)	17.5% 161,858								
Sub-Total	1,086,761								
Statutory Fees / Approvals (Allowance)	10,000								
TOTAL DEVELOPMENT COST	£ 1,096,761								
Client Direct (Allowance)	75,000								
TOTAL DEVELOPMENT COST INCL. CLIENT DIRECT	£ 1,171,761								

Refer to attached Notes and Appendices for details of Cost Data / Information used, Exclusions, Risks and Relevant Assumptions on Scope / Specification / Extent of Works

ACC Ref. 8069

4 July 2022

111 Bell Street
Glasgow G4 0TQ

Reported

Chartered Quantity Surveyors

The total estimated capital cost of circa £1.2m includes construction costs of £786,000 (including £200,000 for essential repairs). professional and approval fees of £172,000, a general risk contingency of £154,000, and an inflation allowance (to Q1/2024) of £60,000.

N.B. This estimate was prepared before the updated condition survey was instructed by South Ayrshire Council in July 2023 (see 3.4 above). The additional cost of essential repairs

reported by Avison Young (circa £69k) will increase the total estimated development cost from £1,172k to £1,284k (including preliminaries, inflation, fees, and contingencies).

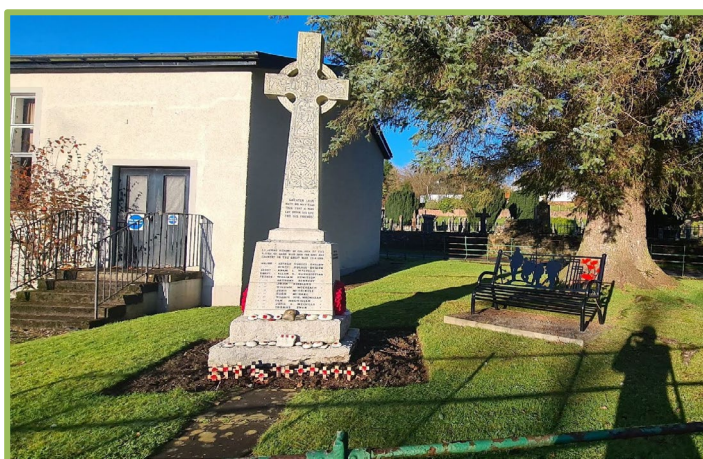
3.6 Minimum Viable Project

Even after essential repairs have been completed, the existing village hall could remain a financial liability (as it is at present) rather than a community asset, due to inherent spatial and design limitations. That result would be unacceptable.

Without a centralised seating and serving area, social events and activities can only take place in one of the two existing halls. The halls are relatively large and difficult to heat and are separated by a raised (and largely unused) stage, a service corridor, and adjoining storage rooms. The existing kitchen is also situated remotely from the larger of the two halls.

These limitations combine to result in the very inefficient and inflexible use of space and resources such as catering support and adult supervision cannot be provided by a single team of volunteers.

However, recognising that funding may not be available to deliver all desired repairs and redevelopment works (identified in 3.4 and 3.5 above) immediately, consideration has been given to the minimum requirements to produce a viable social enterprise facility providing the community a range of social and recreational activities and with sufficient income to cover operating costs (also see 'Hub Running Costs and Revenue' below).



Setting aside the estimated £200,000 required for short and medium term 'essential repairs', as discussed in 3.4 above, analysis of the remaining £586,000 construction cost shows that savings of around £300,000 can be achieved by deferring or removing non-essential expenditure items such as the glazed terrace, public toilet refit, retail area fit-out, external and mezzanine level storage, various specialist finishes, and external works to repair and redecorate the existing boundary fence.

The reduced total estimated capital cost of £725,000 for a '**Minimum Viable Project**' includes construction costs of £486,000 (including £200,000 for essential repairs), fees of £107,000, a general risk contingency of £95,000, and an inflation allowance (to Q1/2024) of £37,000.

NB This 'MVP' capital cost does not include the estimated cost of longer-term (6 Years +) essential repairs identified in Avison Young's updated Condition Report i.e., £60k for the full replacement of the perimeter fence and £18.5k for a new disability access ramp.

Funding for the 'MVP' renovation and redevelopment will be sought from a variety of local and national funding sources - see funding streams for capital redevelopment in Appendix 3.

3.7 Hub Running Costs & Revenue

The following sections set out the projected annual running costs and income for the first 5 years' operation of the Hub. During the first years as the project progresses through the staged redevelopment, different elements will be open while others may be closed, depending on the refurbishment schedule. However, once fully operational, the Hub will open as frequently and flexibly as possible. Whilst seasonality, hall lets and events, staffing and running costs are likely to determine opening patterns, it is anticipated that the Hub will be open for public use every day between 8am and 8pm and later at weekends.

3.7.1 Running costs (expenditure)

The following information is based on running costs included in the 'Barr Village Hall Information Pack - December 2021' provided by SAC (the Information Pack' also included the D M Hall and Avison Young reports mentioned earlier) supplemented by more recent running cost figures provided by SAC.

Summary of recent annual running costs

Type	15/16	16/17	17/18	18/19	19/20	20/21	21/22
Electricity	£3,772	£3,395	£3,355	£4,372	£4,936	£6,217	£3,046
Water & Sewerage	£1,122	£1,755	£1,578	£2,276	£3,127	£2,014	£3,349
Business rates	£5,424	£5,469	£7,969	£8,208	£8,092	£8,282	£8,281
Maintenance - Cleaning	£208	£575	£363	£439	£0	£0	£1,970
Maintenance - CRA	£6,636	£0	£0	£4,966	£3,398	£7,391	£19,351
Maintenance - General	£101	£0	£0	£0	£0	£0	£1,074

Security	£0	£0	£140	£0	-£140	£0	£0
Waste collection	£507	£549	£595	£640	£668	£0	£720
Totals (£)	£17,770	£11,744	£13,999	£20,900	£20,080	£23,904	£37,791

The following variables affecting Hub running costs should be considered in more detail going forward in discussion with SAC:

- Unit costs for energy have risen since the Information Pack was provided by SAC.
- It is unclear if 'Caretaker' wages have been included in the information so far provided by SAC. Based on recent job adverts, these could exceed £12k per annum.
- Increased opening hours and visitor numbers will increase energy consumption (including metered water).
- A community run asset may be eligible for a water/ sewerage charge exemption although examination of the criteria indicates that the Hun would not be exempt.
- Business rates exemption is available for charitable organisations and the charitable elements of a social enterprise, rates exemption is also available for properties within a rural settlement used for purposes beneficial to the local community.
- Essential repairs will improve thermal efficiency (and reduce energy bills) by replacing single-glazed windows and doors, adding thermal insulation to roofs and external walls, and replacing out-dated and inefficient heating systems with a 'renewables' option (e.g., 'air-source' heating and solar PV).
- Installation of greywater and rainwater recycling will reduce metered water consumption lowering costs substantially after year 2.

Business Energy Scotland (BES) is funded by the Scottish Government to provide free, impartial support and access to funding to help small and medium-sized enterprises save energy, carbon and money. Previously known as the Energy Efficiency Business Support Service from Zero Waste Scotland, Business Energy Scotland launched in April 2022 and is managed by Energy Saving Trust.

BES will provide support to carry out a comprehensive energy efficiency assessment of the village hall, including all elements of the building (large hall, small hall, toilet block, kitchen, smaller internal rooms, bowling club room). The assessment will identify areas for energy generation or saving money by implementing measures to use resources (i.e., electricity, water & sewerage, waste disposal) more efficiently and economically.

3.7.2 Income (revenue)

Potential income sources for the Hub operation are through 'hall hires (Lets)' and 'medium- or long-term commercial rental (Leases)'.

(Note: The total gross internal floor area (GIFA) of the existing building is approximately 390 sqm of which the events space for 'Lets' (main hall and interpretation space) is approximately 190 sqm i.e., approximately 49% of GIFA, and the Café/bar & bistro area 156 sqm (approximately 40% of GIFA). The remaining 11% of GIFA is occupied by communal spaces, toilets, and the Bowling Club hut - So, areas leased to the subsidiary trading company should be expected to contribute 40% of total utilities, rates, and general maintenance costs; with 'Lets' and other areas contributing the remaining 60%)

Hall hires (Lets)

It is assumed that the regular hires that currently take place in the Community Hall will continue. It is anticipated that there will be a gradual and steady increase in levels of activity both in terms of occasional events and regular hall hires once the initial essential repairs work is carried out and the hall is marketed more widely.

Hall hires can be divided into two categories; occasional lets and regular user groups (see Appendix 5 for projected hall 'Lets' and charges).

Occasional lets

Community events, such as dances, fundraising nights and seasonal gatherings provide a good source of income for the hall, in addition to social benefits to the community and community events should be encouraged to continue and expand. Private parties and rentals can be a steady source of income as there is nowhere else in the village to hold this sort of event.

Commercial lets (e.g., fitness classes and dance classes) are unlikely to be a major source of income although a commercial user could provide a useful source of regular income. Catering for community and private events will provide additional income for the SCIO's Subsidiary Trading Company.

Regular user groups should be supported. An average of 8 hours hall use per week at £5 per hour would cost more than £2,000 per annum. A discounted annual charge of say £1,000 would represent an approximate 50% reduction in annual hire fees. Constituted groups are eligible to apply to the Community Council Small Grants Fund for £500 towards hall hire costs.

The estimated initial income from hall 'Lets' is £1,800 per annum + a share of running costs.

(See Appendix 5 for projected hall use and hire rates)

Barr Hall: Current and future use

Examination of current hall use gives an immediate understanding of who will use the hall initially. Usage levels are projected to increase once the essential repairs have been carried out. Other case studies of similar organisations to the SCIO show that when a facility is fit-

for-purpose, usage of the facility increases. Community ownership gives a sense of pride and control which brings additional support from the Community.

Village events organised by the Community Association and other groups and individuals are held throughout the year in the hall with money being raised for both local and national charities. The hall is also used in the celebration of annual community events such as the Gala, Easter, Halloween, Bonfire Night and Fireworks, a Christmas Fair, a MacMillan Day, and Hogmanay, as well as a Trails Day.

Groups currently hiring the hall regularly include the Stinchar Valley Quilters, Barr Bowling Club, Barr Community Association, Barr Community SCIO and Barr Community Council. The Quilters group has a strong membership, including many from neighbouring villages and helps support creative skills by holding exhibitions and craft sales in the hall.

The Primary School has used the hall for larger-scale performances and fundraising events. The Bowling Club is actively involved with other local bowling clubs and hosts open competitions. See Appendix 11.

The 'Interpretation space' (a separable space off the main foyer and lounge area) will be available for private let for a variety of 'pop-up' uses such as GP consultation and pharmacy collections, health and therapy treatments, collectables and craft sales, small exhibitions, and charity shops and general retail.

The estimated income from Interpretation Space occasional and short term 'Lets' is £1,380 per annum (in Year 3) + a share of running costs.

3.7.3 Medium- or long-term rental (Leases)

Subsidiary Trading Company

The Trading Company will rent space from the SCIO under a standard commercial lease. Under a commercial lease, the Hub tenant would be responsible for a proportion of all running costs including business rates (if payable), utilities charges, and facility management e.g., cleaning, waste disposal, and general maintenance. The SCIO, as landlord, would retain responsibility for all building maintenance and insurance.

Rental income from the Trading Company, based on £25/sqm for all leased areas, can be estimated as follows (Internal floor areas i.e., Hub space for commercial lease, from Option A; and indicative rental values):

Cafe/bar & bistro + kitchen - 156 sqm; estimated revenue £3,625 per annum + a 40% share of running costs.

Bowling Club

Bowling Club hut - 15 sqm; estimated revenue £375 per annum + a share of running costs.

An annual charge of £375 represents a weekly charge of less than £10 per week. It will be a condition of the Bowling Club lease that the Club maintains the bowling green and surrounding landscaped areas in pristine condition, in return for free and unhindered use of the bowling green and surrounding space.

An alternative arrangement could involve the Bowling Club reverse charging the SCIO for grounds maintenance carried out in association with the SCIO's Green-spaces group.

Public toilets

The public toilets would continue to be leased by South Ayrshire Council under the Council's 'Comfort Scheme' - 40 sqm; estimated revenue £1,000 per annum (including running costs).

<https://south-ayrshire.gov.uk/article/26988/Comfort-scheme>

3.7.4 Expenditure v Income (SCIO)

Based on GIFA, *areas leased to the Subsidiary Trading Company should contribute 40% to total utilities, rates, and general maintenance costs and the Bowling Club 4% leaving the SCIO to contribute the remaining 56% for running costs associated with 'Lets' space and other areas (e.g., public toilets and communal areas).*

The estimated basic running costs for the Hub during each of the first 5 years of operation are as follows. A contribution to running costs will be charged to all hall tenants and occasional users although charges to community groups and individuals running community events will be discounted.

Expenditure	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
Electricity	£4,500	£4,725	£4,961	£5,209	£5,470	Reduced electricity costs after redevelopment through improved insulation and heating systems will be offset by increased consumption.
Water & Sewage	£2,000	£2,100	£2,205	£2,315	£2,431	Rainwater recycling will reduce metered costs. Possible social enterprise exemptions.
Business rates	Nil	Nil	Nil	Nil	Nil	Business rate exemption.

Maintenance - Cleaning	£2,000	£2,100	£2,205	£2,315	£2,431	Cleaning of leased areas will transfer to tenants.
Maintenance – General	£500	£525	£531	£579	£608	Provisional sums - General maintenance responsibilities.
Security & Broadband/Telecoms	£900	£965	£992	£1,042	£1,094	CCTV & alarms will be included in capital works.
Waste Collection	£500	£525	£551	£579	£608	Discussions with SAC will identify possible savings.
Insurance, accountant, and fees	£2,200	£2,310	£2,426	£2,547	£2,674	Budget costs only.
Expenditure Totals	£12,600	£13,230	£13,892	£14,586	£15,315	Including 5% inflation allowance

Income	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
From Hall hires (Lets)	£1,800	£1,980	£1,985	£2,084	£2,188	Projected income based on 'current' use.
Trading Company Lease	Nil	Nil	£4,000	£4,200	£4,410	Based on GIFA, additional charge for running costs.
Bowling Club Lease	£375	£394	£413	£434	£456	Based on GIFA, additional charge for running costs.
Public Toilets Lease (SAC)	£1,000	£1,050	£1,103	£1,158	£1,216	Includes contribution to basic running costs (utilities etc).
Interpretation Space Lets	Nil	Nil	£1,380	£1,449	£1,521	Based on GIFA, additional charge for running costs.
Running Costs Recovery (Recharge)	£8,820	£9,261	£9,724	£10,210	£10,721	Assumed 70% recovery to account for community group and individual discounts.
Income Totals	£11,995	£12,595	£18,604	£19,535	£20,511	Marketing and improved contacts will increase actual income above inflation.

Expenditure v Income	Year 1	Year 2	Year 3	Year 4	Year 5	Notes
Surplus (Deficit)	(£605)	(£636)	£4,713	£4,949	£5,196	Deficits in Years 1 and 2 will be addressed by additional fundraising.
Set-aside income	Nil	Nil	£2,756	£2,894	£3,038	Reserve fund for repairs & renewals
Net Surplus (Deficit)	(£605)	(£636)	£1,957	£2,055	£2,158	Net surplus available to support other charitable purpose activities.

Note: figures shown include an assumed 5% annual inflation. All figures exclude vat and detailed accountancy projections are available on request.

3.7.5 Fundraising

Fundraising activities will be required to address deficits in the early years and to raise additional monies to help fund future building maintenance and redevelopment. Activities such as sponsored events, crowdfunding, donor fundraising and corporate/private events will form the main part of fundraising focus, along with grant funding if needed.

Fundraising will be supported by a self-funded Development Officer, who's duties will include assisting other community groups and associations to source specifically targeted local and national funding for activities directly aligned to the SCIO's charitable purposes.

The Development Officer will also assist the SCIO Board and its Trading Subsidiary Company with the development of a marketing strategy, recruitment, and to source funding for the planned redevelopment of the village hall and community centre.

3.7.6 Expenditure v Income (Trading Company)

Routine management of leased areas for non-primary purpose trading (café/bar & bistro) will transfer from the SCIO Trustees to the SCIO's Subsidiary Trading Company in Year 3.

The Hub Manager, employed staff, and volunteers will liaise with the Bowling Club and other Hub users to coordinate use of shared facilities such as the kitchen and preparation areas.

Expenditure	Year 3	Year 4	Year 5	Notes
Commercial lease payments to SCIO	£4,000	£4,200	£4,410	Cafe/bar & bistro + kitchen areas.

Contribution to running costs	£5,557	£5,834	£6,126	Based on 40% GIFA.
Cost of sales	£26,548	£34,704	£49,282	Goods purchased for resale in cafe/bar and bistro
Salaries & wages	£54,582	£71,835	£105,926	F/T Hub Manager and P/T catering and caretaking staff assuming no lone working. Flexible operating, notionally 48hrs/wk in Yr 3 to 132hrs/wk in Yr 5. Volunteers will enable extended opening.
Other payroll costs	£11,316	£14,787	£21,626	Employer's NI, pension payments, staff training, etc.
Misc materials & sundries	£300	£315	£331	Stationary & printing, cleaning, and misc. materials.
Insurance, accounts, and licencing	£1,200	£1,500	£1,875	Budget costs only – quotations required.
Wastage & stock depreciation	£962	£1,283	£1,861	Calculated as a percentage of sales.
Interest on loans	£500	£250	Nil	Interest on seed funding.
Expenditure Totals	£104,956	£134,708	£191,437	

Income (sales)	Year 3	Year 4	Year 5	Notes
Café/bar & bistro	£68,268	£95,348	£141,213	Café based on 50 weeks, 7 days/wk; bistro based on 46 weekends. Opening increases from notional 8hrs in Yr 3 to 12 hrs in Yr 5.
Events	£21,300	£24,854	£33,935	Based on 60 attending events and private hires and 40 attending coffee mornings.
Passing trade	£6,624	£8,114	£10,954	Tourists, walkers, and cyclists; 24 visits/wk in Yr 3 up to 36 visits/wk in Yr 5.
Miscellaneous sales	£5,000	£5,250	£5,513	Non-food, hardware and local craft items.
Income Totals	£101,192	£133,566	£191,615	

Expenditure v Income	Year 3	Year 4	Year 5	Notes
Surplus (Deficit)	(£3,773)	(£1,142)	£178	Deficits will be addressed by loan or share capital and fundraising activities. Surplus in later years will be donated to support the SCIO's charitable purposes.

Note: figures shown include an assumed 5% annual inflation. All figures exclude vat and detailed accountancy projections are available on request.

Funding organisations recognise that predicting likely income is difficult for any new enterprise. Supporting evidence can be found from a variety of sources and industry standards but ultimately these are merely predictions based on our best estimate of the potential use of the Hub by residents and visitors.

The following figures for Year 1 of the Trading Company show the projected income breakdown used by CJM Accountancy for our current financial projections. It is important however, that actual performance is constantly monitored and reviewed against Business Plan predictions and action taken when needed to respond to new challenges or to pursue new opportunities as and when they arise. Flexibility is key to ensuring that the Hub proposals are sustainable without continued reliance on grant funding and can adapt to changing circumstances when needed.

The current Business Plan proposals seek to avoid reliance on a single income stream and avoid over-reliance on volunteer time particularly for the operation of the Trading Company. Ultimately, staffing costs can be reduced if current income predictions prove to be overly optimistic.

Sales unit	footfall	sales	total	Income	Gross Profit
Café (daily average)					
Coffee & Cake	8	£4.00	£32.00		
Breakfast	4	£6.00	£24.00		
Filled rolls / snacks	4	£6.00	£24.00		
Hot food/takeaway	4	£10.00	£40.00		
Drinks	8	£3.50	£28.00		
			£148.00	£51,800.00	£38,850.00
Bistro					
Based 46 weekends					
1 evening/ 12 covers @£16	552	£16.00	£8,832.00		
Sunday lunch 8 covers @£12	368	£12.00	£4,416.00		
plus drinks	920	£3.50	£3,220.00		
			£16,468.00	£16,468.00	£12,351.00
Events (60 attending)					
20 events per annum					
12 community events (bar income)	720	£21.00	£15,120.00		
6 coffee mornings	240	£6.00	£1,440.00		
2 private hires					
Hall hire	2	£150.00	£300.00		
Catering	120	£16.00	£1,920.00		
Bar	120	£21.00	£2,520.00		
			£21,300.00	£21,300.00	£15,975.00
Passing Trade					
Tourists/Walkers/Cyclists					
24 visitors/wk average (46 weeks)	1104	£6.00	£6,624.00	£6,624.00	£4,968.00
Income Café/Bistro/Bar				£96,192.00	£72,144.00

Expenditure on salaries and wages assumes that the Trading Company will employ a full-time Hub Manager with appropriate skills and experience supported by part-time catering, caretaking, and cleaning staff.

Hub opening times will remain flexible but will be notionally 42hrs per week in Year 3 (6 hrs/ day) increasing to 84hrs per week (12 hrs/ day) in Year 5. Volunteer time will enable extended Hub opening under the Hub Manager's direction. 'Self-service' use of the main hall and other Hub facilities will be possible for groups outside normal Hub operating times.

3.8 Project Action Plan

Project delivery will be phased recognising the need to maintain services, generate income, and ensure long-term sustainability.

Action	Planned date
Finalise draft Business Plan & Community Asset Transfer application	November 2023
Submit Community Asset Transfer (CAT2) application to SAC	December 2023
South Ayrshire Council Validate CAT2 application	February 2024
Validate Hub designs and confirm budget prices for Phase 1 work	Jan/Feb 2024
Submit Advancing Community Assets Fund (ACAF) application to SAC	December 2023
Submit Community Ownership Fund (COF) application	January 2024
Other fundraising and funding applications for Phase 1 work	January 2025 on
Asset transfer request live and published online	February 2024
Asset Transfer Approved by SAC	June 2024
Design development for Tender	March/May 2024
Tender and contractor selection for Phase 1 work	June/August 2024
Fundraising and funding applications for Phase 2 work	June 2024 on
Secure funding for Phase 1 work	August 2024
Complete conveyancing and transfer of ownership	August 2024
Phase 1 (essential repairs and maintenance) work	Sept 2024 – June 2025
Tender and contractor selection for Phase 2 work	March – May 2025
Secure funding for Phase 2 work	May 2025
Phase 2 (Hub redevelopment) work	June - Dec 2025

The SCIO Board, with support from an architect and quantity surveyor, will oversee the refurbishment of the hall building and grounds. Existing users will be kept informed of partial closures and re-opening dates so that events and classes can continue as far as possible as well as marketing and promoting the hall and grounds to attract new users.

The Development Officer will assist the community asset transfer process and to secure funding for the redevelopment. The Development Officer will work with volunteers in the village who have a broad range of skills, including administrators, legal personnel, bookkeepers, electricians, builders, designers, artists, and those involved with community engagement to garner support for the project and its on-going success.

3.9 Risk Assessment

A Risk Assessment was carried out to increase awareness of project risks and to enable the development of a risk mitigation strategy. The results will be carried forward along with new risks identified as the Project proceeds. Risks with a low likelihood of occurrence or potential impact have not been included. No risks with a high likelihood of occurrence or potential impact were identified. Risks such as loss of staff, lack of volunteers, unsuccessful funding applications, lack of community buy-in, and reduction in available funding will be constantly monitored and reviewed along with actual performance against the Business Plan. Action will be taken to respond to new challenges or new opportunities.

Risk	Likelihood/ Potential Impact	Suggested Mitigation Actions
Loss of Development Officer	Medium/ Medium	Continuity will be maintained through Barr Community SCIO Trustees.
Not enough volunteers	Medium/ Medium	Establish an informed team of volunteers and encourage involvement.
Unsuccessful funding applications	Medium/ Medium	The funding plan will include a selection of funding sources and alternative funding.
Building condition is worse than thought	Medium/ Medium	Recommend more detailed investigation and negotiate a risk contingency with SAC.
Trading company losses – risk to asset	Medium/ Medium	Hub governance structure will effectively protect SCIO from trading company losses.
Reduction in available capital funding	Medium/ Medium	Capital works are phased and can be adapted to suit available funding.
Lack of community buy-in	Medium/ Medium	Regular communication and on-going dialogue. Keep community informed.

4. Strategic Case

70% of the community actively support the acquisition of the Barr Community Hall to turn it into a community owned hub.

Additionally, South Ayrshire Council is actively supporting the community asset transfer process and considerable development and community consultation work has been carried out to establish support for the project within the wider community.

4.1 Feasibility Study and Community-Wide Consultation 2015

In 2015, Barr Parish Development Company commissioned a feasibility study, funded by South Ayrshire Council Ambition Fund to determine the needs of the village in relation to the community hall and facilities (see Appendix 6).

The need for the feasibility study was influenced by the closure of the King's Arms, the village pub, and at the time, the uncertainty of the future of the local shop.

The scope for the feasibility study included the following:

- Desk Top Study - An analysis of existing information/reports/ publications.
- Public Consultation - comprising surveys and formal community engagement events.
- Regional/Stakeholder Engagement – surveys and community events.
- Youth Voice – including engagement & work experience opportunities.

An open meeting was held in October 2016 to present the findings and conclusions of the study.

Four options were presented with an overview of benefits, costs, and risks.

- | | |
|-----------|--|
| Option 1: | Do nothing. |
| Option 2: | Purchase existing Pub/Shop and develop. |
| Option 3: | Purchase suitable building for community hub. |
| Option 4: | Purchase Dinmurchie and turn it into an activity centre. |

A ballot resulted in majority support for Option 3.

The implementation of this option involved the purchase of available buildings to develop a Village Hub offering hospitality, a small visitor/tourist centre and a small campsite. An architect was commissioned to look at the available buildings and advised that the community hall was the most viable option with a view to sustainability and the potential to fulfil the community needs as identified in the study. Subsequent discussions with South Ayrshire Council identified that a Community Asset Transfer (CAT) of the village hall and grounds would be considered.

Of particular relevance to the potential use and redevelopment of the village hall as a Community Hub, is that the property in its current form/configuration and under Council ownership, offers limited opportunities to attract grant funding for improvements.

4.2 Supporting Partner Organisations

Barr Community SCIO has letters of support from partner organisations who have indicated they would deliver outreach programmes and support sessions to Barr residents from the community hall or support other organisations to achieve this (see Appendix 10).

The rural isolation of our village and large elderly population results in many older people missing out on health and wellbeing activities, including opportunities to meet others in a warm, fit-for-purpose facility.

Organisations including Living with Leisure and Voluntary Action South Ayrshire support marginalised sectors of the community, and both would be prepared to work with the community to deliver support in the village. This could include hosting cosy spaces events to help combat the current cost of living crisis, hosting regular coffee mornings targeting community members who may be experiencing social isolation and/or on low incomes, and helping to develop and host information sessions on a range of issues including improving and developing workplace skills.

The Hub will also provide opportunities for more community-led events such as dances, teas, and celebrations, ensuring social cohesion and community development continue to be at the fore. This list is not exhaustive. We anticipate developing existing and creating new partnership organisations to respond to the perceived needs of the community.

4.3 Partner and Stakeholder Conversations 2021

From November 2020 to December 2021, the SCIO and Creetown Initiative Ltd., consulted with residents, community groups, interested parties and key stakeholders by conducting a survey and at an open meeting providing opportunities for community members to raise any concerns or put forward ideas. Feedback was extremely useful in informing the development of the proposals. Several actions were taken forward with a view to bringing the community together – community groups in particular – to work towards the Hub project. The reports and minutes from these consultations are included in Appendix 11.

4.4 Place Planning

Between October 2021 and January 2022, SAC sought to identify the main concerns facing residents through a series of consultations carried out in conjunction with the Community Council. The Scottish Government's Place Standard toolkit was used to assess the community's priorities. Work and local economy, social contact, and facilities and amenities were identified as priorities for improvement and specific comments called for investment to improve and modernise the village hall and establish a multifunctional community hub.

4.5 Community-Wide Consultation 2022

In early 2022, architectural concepts were produced for the hall, providing a starting point for conversation to ensure that the result is relevant, sustainable, and applicable to community need/desire. Three community meetings took place between January and March 2022 with the SCIO trustees, a representative from each community group or organisation and SAC Community Asset Transfer Officer, SAC Thriving Places team, and Councillor Alec Clark. In March 2022 an information leaflet and survey were distributed to every local household.



In December 2021, Barr Community SCIO consulted with the various community groups, key stakeholders and partners, to ascertain the community's thoughts on the future of the hall. Architect drawings have been created to provide a starting point for conversations as to what could be achieved and South Ayrshire Council have provided an independent valuation of the hall. The SCIO Board has co-opted on new Trustees and is intending to make changes to its constitution to increase the Trustee number to enable individuals from other Barr community groups to join the SCIO board at its AGM.

DETAILS COMING SOON:

COMMUNITY OPEN DAY

to provide information and initial designs and to find out the community's ideas about the potential transfer of the hall to the community. Please come along.

In the meantime, Barr Community SCIO would be very grateful if you could provide us with your support:

☐ I support the community purchasing the Barr Hall via a Community Asset Transfer to turn it into a multi-functional and sustainable community hub, that will benefit the community for future generations.

Signature: _____ Date: _____

Print Name: _____

Any comments?

Please return the signed form to the **postbox outside on Barr Hall railings**. Alternatively we can return to your door to collect the form.

BARR Community SCIO
Barr Community SCIO, Brigend, Changue Road, Barr
barrscio@gmail.com
www.barrvillage.co.uk
@barrcommunityscio

There was an outstanding return rate of 73% with 98% of responses pledging their support.

This means that of 120 households balloted, 70% pledged their support for the community purchasing the Barr Hall via a community asset transfer to turn it into a multi-functional and sustainable community hub that will benefit the community for future generations.

In July 2022, a public meeting was held to discuss potential governance structures which could be implemented to manage the hall, with representation from the Plunkett Foundation. The meeting was well attended and led to Barr Community SCIO outlining their preferred model for governance, outlined in section 6.

4.6 Open Day November 2022

In November 2022, an Open Day event was held with trustees of the SCIO, a representative from DTAS, an officer from the Social Enterprise team in South Ayrshire Council, local councillors Alec Clark and Peter Henderson, Community Wealth Building, an officer from Scottish Land Fund, and designers from Graven Images.

The meeting highlighted to the community why the asset transfer is the preferred option for Barr Community SCIO, what the Hub might look like, what costs are involved, and a timeline of the project. Community members were encouraged to ask questions and leave feedback in an opinion box. All questions were answered by SCIO Trustees and shared with the community (see link to Q&A):

<https://www.barrvillage.co.uk/hall-project/>



Updated plans and a cross-sectional view of the Hub were developed and displayed by Graven designers, along with an animated white card model of the building plan (see above and below). The plans were updated from the original option (Option A, above), which developed the meeting space into a back lounge, and shortened the bar to allow access between the back bar and the main bar. Other updates included replacing the 'Howff' with a larger kitchen

area and creating storage where the kitchen was originally planned. These changes were made in response to feedback and in collaboration with Graven designers.

Proposed building layout

Ground Floor Plan



4.7 Community Engagement Workshops October 2023

In October 2023, a series of independently facilitated workshops allowed residents to share feedback on the hall's current use, future needs, and the proposal to turn it into a community owned hub.

The report from these workshops is included in Appendix 11 and key feedback has been summarised as follows:

- Current facilities are outdated and inefficient. The kitchen, heating, layout, and accessibility need upgrading along with more storage and better booking systems.
- The hall should be a warm, welcoming place, open more hours for social gatherings and events, and for visitors. A café/bar would provide an inviting space.
- Young people need a place to go after school and evenings. More youth activities and a club could use the hall. Space for elderly to socialise is also needed.
- The community wants greater involvement in managing and using the hall flexibly. A village team overseeing the building with new groups would aid communication.
- The proposal to fully insulate and refurbish the hall into a modern multi use hub received overwhelming support. The plan offers solutions to all issues raised.
- Funding opportunities like the SSE legacy fund could support redevelopment. The community has skills to operate the hall successfully.
- Communication must continue through newsletters and meetings. All voices deserve to be heard before final decisions are made.

There was a shared feeling that progress is wanted after years of discussion. Barr needs a central hub benefiting all generations. Upgrading the hall for community ownership provides huge potential for bringing people together.

5. Details of the Organisation

Website

- www.barrvillage.co.uk/community-hall/
- <https://www.barrvillage.co.uk/development/>

Correspondence address

- C/o, Ed Connon, 1a Glenginnet Road, Barr KA269TU

E-mail address (Home & Business)

- barrscio@gmail.com

Legal Status

- SCIO: SC049703

Date of start or proposed start

- Registration date with OSCR: 05/11/2019
- Projected Asset Transfer: December 2024

Name(s) of Trustees

Current Board Members (November 2023)

- Neil Gillon (Chair)
- Ed Connon (Secretary)
- David Irvine (Treasurer)
- Doreen Sherry
- Isobel Ringrose
- Graham Brady
- Robert Muir
- William Forey (Bowling Club Rep.)

Advisors

- Business Gateway
- Social Enterprise Scotland (SES)
- Community Enterprise in Scotland (CEIS)
- Just Enterprise
- Development Trust Association for Scotland (DTAS)
- Community Ownership Support Service (COSS)
- Community Asset Transfer, South Ayrshire Council
- Community Wealth Building, South Ayrshire Council
- Scottish Land Fund
- Foundation Scotland
- Parris & McNally and CJM Project Financial Management Ltd
- The community and residents of Barr

6. People & Governance

6.1 Trustees

The Trustees of Barr Community SCIO have a diverse skills base, each offering experience and knowledge across a broad section of industries and all living within the community.

The Trustee Board currently comprises:

Chair and Trustee: Neil Gillon is a contract farmer living and working in the wider Barr community, managing livestock. Neil is the Scottish Vice-President of the International Sheepdog Society, and regularly competes at national and international levels. He was previously Vice-Chairperson of the Scottish National Sheepdog Trial and was awarded for creating an event which contributed greatly to the local economy and tourism. Currently, Neil is the Chairperson of the local Barr Sheepdog Trial, and he also has experience in business, running a successful restaurant in the nearby village of Dailly.

Trustee/Secretary: Ed Connon is a retired civil and environmental engineer and has lived in Barr with his wife and two children for over 20 years. Ed joined Barr Community Council in 2022 and joined the Board of Barr Community SCIO in April 2023. During his working career, Ed was a Trustee and Scottish Branch Representative of CIWEM (the Chartered Institution of Water & Environmental Management). He is currently a Trustee and Secretary of Carrick Rugby Football Club (also a SCIO). He is a keen walker and cyclist and can occasionally be seen driving the village bus!

Trustee/Treasurer: David Irvine is the founder and CEO of MaidSafe, a company that develops decentralised, privacy-focused technologies for the internet. He has over 20 years' experience in the tech industry. David is also involved in various charitable and philanthropic efforts, including supporting organisations that work to promote digital literacy and access to education. He has lived in Barr since 2016 and is involved in the community, hosting the annual Barskaig Bash for the village.

Trustee: Isobel Ringrose previously worked for the NHS for 25 years as a receptionist and is actively involved in Barr community. Isobel currently runs Barr Bowling club (treasurer and secretary) organising tournaments and catering for events, and previously organised and ran Barr Tea Room. She was chairperson of the Barr Community Association and has been a trustee on the SCIO for several years.

Trustee: Doreen Sherry has over 20 years' experience in administration within various fields, including running a pharmaceutical buying group dealing with at least 20 independent pharmacy businesses and dealing with national pharmaceutical suppliers for many years. Doreen has held voluntary positions in many community groups in Barr, including chairperson of Barr Primary Parents Council, Barr/Dailly Flower Show treasurer, Youth Club volunteer and

treasurer of Barr Community Association. Doreen's creative contributions and positive influence makes her an essential member of Barr Community SCIO.

Trustee: Bob Muir moved to Barr over 4 years ago with my partner Rachel after he retired. He had previously worked for a large supermarket chain for 37 years in various management roles including Trading, Display and Refurbishment, Distribution and Systems installation. Since moving to Barr Bob has been active in the community by working as a volunteer in the Community Shop and as a member of the Community Funding Panel. He joined the SCIO as a Trustee in the Summer of 2023.

Trustee: Graham Brady is a Chartered Alternative Investment Analyst, developing Product and Corporate strategy in the Investment Management industry. Prior to this, Graham began professional life as a British Army officer and now continues to serve as a Reservist alongside his civilian career. When not juggling two careers, Graham is a husband and father who likes to make, build and create.

6.2 Employees

Subject to available funding, a Community Development Officer will work closely with Barr Community SCIO Board to undertake project management and capital fundraising for the project once the asset transfer is complete.

The Hub project is committed to increasing opportunities for employment in the village. The SCIO is committed to providing a living wage to any employees. Under the current plans, this would include employing a salaried Hub Manager who would oversee the everyday running of the Hub, and hourly paid staff members in retail and hospitality to run trading aspects including the cafe/bar and bistro.

The position of Hub Manager may be funded initially by either community fund money or other funding applications but will be funded from Trading Company income going forward. Salaries and hourly pay will be based on industry standards for hospitality and retail sector and at least current National Living Wage for part-time and occasional staff.

During the first year of operation, while essential repairs are carried out on the building, Hub operations will be resourced largely by volunteers and 'sessional' staff. Following its establishment, the Hub's Trading Company will aim to recruit the following permanent and regular sessional staff:

- Hub Manager (salaried)
- 1 Part-time cook (enhanced hourly rate)
- 4 Part-time servers for cafe/bar and bistro (hourly rate)
- 1 Part-time cleaner/ caretaker (salaried or hourly rate)

6.3 Volunteers

Barr Community SCIO has a strong board and volunteer base, and we know that volunteers are an important aspect of the running of the Hub. At the outset, the SCIO will seek to recruit and train volunteers with the help and support of VASA (Voluntary Action South Ayrshire), as well as working with the local community to create and expand an already established bank of local volunteers to help with larger functions and events.

Moreover, additional members will be encouraged to get involved with the management of the community facility, as and when specific skill sets are required, especially to strengthen the new sub-groups. Volunteers will be coordinated by the SCIO trustees who will ensure that adequate training is provided and that all health, safety and welfare policies are strictly enforced.

6.3.1 Skills Matrix

Skills	Description	Current Strength/Capacity
Management & Governance	Extensive experience as business owners and managers; involved in large programmes of local work at a senior level.	Very Strong
Financial Management	Comprehensive experience in managing finances for business and charities.	Very Strong
Marketing	Experience in all aspects of marketing, including creation of marketing material and website management.	Strong
Community Engagement	Liaising with, visiting, and presenting to a variety of community groups, such as Community Councils and charity fundraising/ volunteer groups.	Strong
Partnership Working	Working with various organisations and authorities; liaising with other departments in companies. Working on multi organisation and inter-department initiatives; effective communication and organisational skills.	Very Strong
Managing Assets	Experience in running a 3 rd Sector Company; working within the structure of employment legislation, national and local agreements and policies governing health and safety etc. Managing and running businesses and assets.	Adequate rising to Strong as volunteers are upskilled
Business Planning	Extensive experience in writing proposals, business plans and profitability forecasts and in establishing information-gathering systems to enable implementation of these plans.	Strong
Securing Funding	Fundraising and completion of application forms for local charities and Third sector, including reports to funders, gathering statistics and outcomes.	Adequate rising to Strong as volunteers are upskilled

6.4 Hub Governance

A Finance Sub-Group group will report to Barr Community SCIO Board monthly. Management accounts will be produced each month to track income and expenditure and be reconciled to the bank account monthly. There will be a yearly income and expenditure forecast drawn up and actual figures will be monitored against this.

Ideas and feedback will be sought from the community and the various subgroups of the Trustee Board to inform an on-going management plan.

It is the intention that the project will provide a sustainable environmentally friendly building for both the immediate community and the surrounding areas to have for many years. It will enable people of all ages and abilities to come together for social activities, learning experiences, work experience and employment, to welcome visitors and for all to enjoy what is available in Barr. See Appendix 12 which outlines the analysis of options concerning preferred models for the governance of the Hub.

6.5 Hall Management - during and post redevelopment

In the first instance and during initial redevelopment, hall management will be undertaken by the Barr Community SCIO and volunteers supported by the Development Officer. The Trustee Board will oversee day-to-day operation of the Hub, as well as putting in place the legal policies and procedures e.g., health and safety, GDPR, equal opportunities etc.

Responsibility for aspects of hall management will be delegated to sub-groups. These may include:

- Finance Group
- Building Maintenance Group
- Events, Marketing and Fundraising Group

When the redevelopment work has been completed, the SCIO's role will be to facilitate and support Hub management and village groups, whilst continuing to oversee the Subsidiary Trading Company and ensure and oversee delivery of the SCIO's charitable purposes.

The SCIO Board will be supported by the 'Events, Marketing and Fundraising Group' (ongoing discussions in this regard should take place with the Community Association which currently manages village hall bookings and organises various community events) and will oversee compliance with the Hubs legal policies and procedures.

The SCIO's 'Finance Group' will continue to review charitable income and expenditure and a reduced size 'Building Maintenance Group' will oversee maintenance of retained elements of the building i.e., those parts of the Community Hub that are not leased or shared.

All 'non-primary purpose' trading aspects of the Hub operation will be managed by the Subsidiary Trading Company. It is anticipated that the Trading Company Directors will appoint a Hub Manager to manage the day-to-day retail activities with a support team of part-time employees and volunteers.

The Trading Company rental agreement will be a commercial lease, supported by a Memorandum of Understanding between the Trading Company Directors and SCIO Members.

As described in the Governance section above, regular liaison and coordination meetings will take place between the primary and non-primary purpose elements of the Hub under the direction of the SCIO Trustees and Members.

6.6 Bookings, Trading and Staffing

Initially, bookings will be made by contacting a member of the Events, Marketing and Fundraising Group (or through the Community Association which currently manages village hall bookings). The community website (www.barrvillage.co.uk) was revamped in 2022 and should include a *Calendar of Events* section for the hall. It will be possible to see what events are on and when the hall is available to book. All hirers, whether regular or one-off users, will be responsible for ensuring the building is clean and tidy after use.

7. Customers

Based in Barr with a population of 140 in the village itself, the wider community has a population of over 260. The population is 17.4% aged under 16, 48.1% aged 16–59 and 40.2% aged 60+ (Scotland's Census Results Online).

The main customer base for the Barr Community Hub will be as follows:

- Local community using the hall on a day-to-day basis for an extensive range of community activities, including use of a cafe/bar & bistro; group meetings, social functions, events, and activities.
- Local statutory bodies using the hall for various activities, including outreach surgeries, meetings, or other events.
- Other organisations that are looking for a local venue to meetings or to run events (e.g., Business Gateway delivering a workshop, or Living with Leisure delivering outreach sessions).
- Private hire, for birthday parties, anniversaries etc.
- Commercial hire, for example a small local business running a fitness class.
- Possibility of small businesses and pop-up enterprises renting office space.

A list of current groups gives an immediate understanding of who will use the hall initially (see Appendix 5). Usage levels would likely increase once the essential repairs have been carried out. Other case studies of similar organisations to the SCIO show that when a facility is fit-for-purpose, usage of the facility increases. Community ownership gives a sense of pride and control which brings additional support from the Community. It is expected many new partnerships will be developed.

Village events are held throughout the year in the hall with money being raised for both local and national charities. The hall is also used in the celebration of key annual community events such as the Gala, Easter, Halloween, Bonfire Night and Fireworks, a Christmas Fair, a MacMillan Day, and Hogmanay, as well as a Trails Day.

Groups hiring the hall regularly include the Stinchar Valley Quilters, Barr Bowling Club, Barr Community Association, Barr Community SCIO, and Barr Community Council. The Quilters group has a strong membership, including many from neighbouring villages and helps support creative skills by holding exhibitions and craft sales. The Primary School uses the hall for larger scale performances and fundraising events and the Bowling Club is actively involved with other local bowling clubs and hosts open competitions.

The potential benefits for a rural community such as Barr from a successful multipurpose Community Hub have been highlighted from a study of similar social enterprise 'CAT' projects successfully undertaken in South Ayrshire and elsewhere in Scotland. We are grateful for the support and 'testimonial' quotes provided by two of our near neighbours in Pinwherry and Glentool.

7.1 Marketing Campaigns

The SCIO will undertake several marketing communication activities to promote awareness and an understanding of its new community facilities, and social purpose. These marketing activities include:

"Our newly opened community facility in the village of Pinwherry is providing a space to meet and connect with neighbours, creating a sense of community and collaboration, contributing to the health and well-being of the local community. It has been quite a journey to get to the point of acquiring and developing our new centre but already we can see the value of it and are excited by the future opportunities it will bring."

Marie McNulty – Chair of Pinwherry and Pinmore Community Development Trust.

- Social Media - via Facebook, YouTube, and Instagram. Social media is an effective marketing tool to reach many users, including non-locals. Furthermore, it is free, apart from 'paid for posts' which can be used to further target an audience.
- Community Newsletter – The Barrometer Magazine is published in print and online quarterly and distributed to every household. It gives the SCIO an opportunity for regular updates and advertisements for the hall and events.
- Online E-Newsletter – these could be monthly or quarterly and would be for visitors and locals alike who sign up to the mailing list. The newsletters would consist of information about the area and local news, editorials, and advertisements (mainly for events within the community hall).
- Other local Newsletters – Barr has its own section in the Stinchar Valley Magazine, which is published quarterly and is distributed across 7 communities of the Stinchar Valley; Ballantrae, Barr, Barrhill, Colmonell, Lendalfoot, Pinwherry and Pinmore.
- Creating flyers/leaflets – A flyer to promote the Hall will be created which will include attractive images of the various rooms along with descriptions/sizes and maximum capacity. It will include a floor plan and details of facilities available, both inclusive of booking fee and additional hire options.
- Website – The hall will have a dedicated page on the newly revamped community website, providing an events calendar and possibly an online booking system for the hall. The website also includes an interactive map displaying information about the local area, a blog/news page, and a contact us page. Within the website there are links to the social media accounts, which are essential to boost the website traffic and increase its reach.
- Press - Regular press releases, for example, about the successful asset transfer, successful fundraising, redevelopment works etc.

Alongside its own promotional activities, the SCIO will work with clubs, groups and organisations to jointly promote facilities/services to help them build, promote and sustain their own user base, in essence mutual marketing – a ‘you promote me, I promote you’ agreement with local community facilities and organisations such as community groups and social enterprises in Girvan (e.g. Barr Bowling Club, Go Girvan: Community Led Tourism, the Quay Zone, Girvan & District Attractions, Biosphere Bikes, the Biking Explorers, and Adventure Carrick/ACE).

Similarly, the SCIO will look to promote the facility through its network of sports/leisure and community partners promotional activities. Collaborations and sharing of information and events with partner organisations, with a strong emphasis on walking, cycling and outdoor education group such as Adventure Carrick/ACE, Biosphere Bikes, the Biking Explorers, the Galloway and Southern Ayrshire UNESCO Biosphere team and local walking guides such as Gillian’s Walks.

External Marketing - marketing carried out by external agencies can be costly but there are useful external “what’s on” databases through third party social media pages and websites such as Ayrshire Daily News, Discover Ayrshire, What’s On Ayrshire and Arran and Dumfries and Galloway What’s Going On? (www.dgwgo.com). Ayrshire Daily News has over 100,000 followers on Facebook, Discover Ayrshire has 37,000 followers on Facebook and What’s on Ayrshire and Arran has 10,000 followers on Facebook. DGWGO website has an international reach to Europe and USA and has a monthly traffic of between 2,500 and 10,000 visits. DGWGO has over 100,100 likes on their Facebook page and nearly 11,000 followers on Twitter, so all their online platforms are well visited.

The immediate hall lets will come from the local groups, who are aware of the availability and through local marketing campaigns and word of mouth, the bookings will come in or be transferred from the old hall.

For local parties, targeted communications and marketing campaigns will ensure that people are aware of the venue. For events such weddings there will be an opportunity to develop collaborations with Barr Parish Church to ascertain whether wedding celebrations could be held in the hall. This would offer a very rural setting for a wedding. The hall will also be advertised for hire for private parties including for example birthdays, anniversaries, and wakes, as well as events such as concerts, theatrical performances, festivals, and markets.

7.2 Tourism in South Ayrshire

Tourists and visitors to the area are an important market for the Hub project. Despite navigating a post-Pandemic market and a cost-of-living crisis in 2022-23 which has squeezed many people financially, market research suggests there is an upwards trend in people placing value on leisure activities with psychological wellbeing benefits and with an element of escapism. For example, eating out, health and fitness activities, and mini breaks have all featured as favoured experiences for consumers.

Walking and cycling have been identified as leading activity holidays, followed by water sports and yoga/pilates breaks (Mintel Market research, October 2022). Barr Community Hub is linked with several walking trails in and around Barr, and already receives many cyclists on routes through the village, so can capitalise on this market. Furthermore, the Hub can link with other adventure tourism providers in the area including ACE, the Biking Explorers, and Biosphere Bikes, to provide packages.

7.2.1 Targeting Consumers

According to VisitScotland (November 2022), England continues to be a key market for Scottish tourism, accounting for 40% of visitor trips and 43% of visitor spends. Domestic visitors are equally important accounting for 39% of visitor trips. Overseas visitors represent 17% of the Scottish visitor market, with the largest shares coming from Germany and Ireland.

For Barr Community Hub, key geographic markets in order of priority should be:

- Southwest Scotland.
- Central belt, including Glasgow and Edinburgh.
- North of England.
- Northern Ireland.

The English midlands southwards and part of Scotland north of the central belt may be considered beyond the reach of effective direct advertising.

7.2.2 Local Tourism Context

Conversations with Go Girvan, a local Destination Marketing Organisation and social enterprise based in nearby Girvan, highlights that last year more than 10,000 people visited the area in the months between April and October. Around 2,500 of those visited the local tourist information point based in the Town House on Knockcushan Street, Girvan.

Anecdotal evidence obtained through conversations with visitors and written comments in the visitor book indicate that tourists in the area prioritise and seek recommendations for walks, trails, cycling routes and quality places to eat. At present, there are not enough facilities in the wider Girvan area with these offerings, though it is an area which is being developed and prioritised both by Go Girvan's initiatives and in line with the wider South Ayrshire Council Tourism Strategies.

The proposed Hub project offers those priorities in the form of access to trails and cycling routes, and a quality place to eat. The Hub will work closely with Go Girvan and Destination South Ayrshire to advertise and promote these offerings.

7.2.3 Customer Expectations

Conversations with others in the tourism sector in South Ayrshire, including VisitScotland, Go Girvan and Destination South Ayrshire, suggest that customers are looking for:

- value-driven destinations, i.e., value for money and good quality.
- more content and memorable experiences from holidays.
- more people are looking for self-guided trips and equipment hire.
- connections with local communities.

Barr Community Hub would again be able to capitalise on these expectations.

7.2.4 South Ayrshire Council Tourism Strategies

South Ayrshire Council published a Tourism and Events Strategy 2022-2025 in March 2022. Key priorities were identified to help make South Ayrshire become “a premier destination of choice, with an enhanced environment through social, cultural and economic activities”. Eight key offers were outlined, and the Barr Community Hub project aligns with the following:

- Culture and heritage.
- Parks, open spaces, outdoor activities, and natural environment.
- Food and drink.
- Weddings, civil partnerships, and business tourism.
- Events and festivals.

7.2.5 Key Stakeholders and Partnerships

In addition to developing a working relationship with Go Girvan and Destination South Ayrshire, Barr Community Hub will seek to develop relationships with key stakeholders and partners in tourism including:

- VisitScotland
- SCOTO: Scottish Community Tourism
- Scottish Tourism Alliance
- Scottish Enterprise
- Scotland Starts Here
- Galloway and Southern Ayrshire UNESCO Biosphere
- Southwest Scotland Community Rail Partnership
- North Carrick Community Benefit
- Ballantrae Food Festival
- Adventure Carrick/ACE
- South Ayrshire Paths Initiative
- Local Accommodation Providers

8. Legal Obligations

Barr Community SCIO takes its responsibility as an employer and supervisor of volunteers seriously. The health, safety and wellbeing of our staff and volunteers is of utmost importance, as is the protection of potential customers.

Duties under the Health & Safety at Works Act will also be reflected in the Health & Safety Policy. It is also recognised that the SCIO or its appointed agent will assume client responsibilities under the Construction (Design & Management) Regulations during the project's construction phase.

We have developed policies in relation to several aspects of our operation and have provided evidence of insurances where relevant to the Hub project. We also recognise our legal obligation to report to OSCR annually, and the legal obligations assumed by SCIO Trustees.

The following is an outline list of documents and subject areas containing provisions intended to safeguard the continued safety and wellbeing of staff, volunteers, and customers. A review of all relevant statutory provisions and associated guidance will be undertaken by the SCIO trustees along and appropriate risk assessments undertaken with professional support as the project proceeds towards each stage of implementation.

- Employers and Public Liability Insurance
- Buildings and Business Insurance
- Planning and Building Standards
- HASWA (including CDM and Workplace Regs)
- COSHH Regulations – hazardous substances
- Health & Safety Policy
 - Road safety
 - Access
 - Fire
 - Noise
 - Pollution
- Water - Access, Testing & Quality Control
- Environmental Management
- GDPR - Data Protection
- Planning and Licencing Controls
- Equality, Diversity & Inclusion
- Working with Young Persons and Vulnerable Adults

Appendices

In document:

Appendix 1: National Context

Appendix 2: Local Context – South Ayrshire Council Strategy

Appendix 3: Funding Streams for Capital Redevelopment

Appendix 4: Graven Designs - Option B

Appendix 5: Current and Future Hall Users

As attachments:

Appendix 6: Barr Parish Economic Development Strategy (Part 1): Identifying the Need, Setting the Objectives & Testing the Appetite for Change

Appendix 7.1: Barr Village Hall Information Pack – December 2021

Appendix 7.2: Updated Condition Report by Avison Young – June 2023

Appendix 7.3: Accessibility Audit, Barr Community Centre – June 2023

Appendix 8: RIBA Stage 1 Cost Plan – Village Hall, Barr, Girvan – Refurbishment and Extension

Appendix 9: Barr Community SCIO Constitution

Appendix 10: Letters of Support

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Appendix 11.3: October 2023 Community Workshops Report, Colin McNally, CJM

Appendix 12: Hub Governance Options

Appendix 1: National Context

The Scottish Government is committed to transferring more power to local communities. The Strategy for Community Empowerment is detailed below.

“We are committed to supporting our communities to do things for themselves and to make their voices heard in the planning and delivery of services.”

To empower communities in Scotland, the Scottish Government are:

- Funding community-led regeneration through the Empowering Communities Fund
- Funding participatory budgeting through the Community Choices Fund gives people more power to make decisions on spending in their local areas.
- Making it easier for communities to take over land and buildings in public ownership through asset transfer.
- Supporting community councils to represent communities’ opinions and needs to public bodies.
- Launching the Local Governance Review, a comprehensive review of how local decisions are made and how local democracy is working.

Research has shown that, when communities are empowered, there is:

- Greater participation in local democracy
- Increased confidence and skills among local people
- More people are volunteering in their communities.
- Greater satisfaction with quality of life in the neighbourhood

Better community engagement and participation leads to the delivery of better, more responsive services and better outcomes for communities.

Appendix 2: Local Context – South Ayrshire Council Strategy

The Community Asset Transfer Approach adopted by South Ayrshire Council to which Barr Community SCIO will have to adhere includes:

Phase one – Expression of interest

The Organisation must:

- Complete Expression of Interest Form
- Submit Form to the central point of contact.
- Provide a copy of the Constitution.

Phase two – Assessment and consideration

The Organisation must submit a completed Asset Transfer Request which must include:

- Constitution
- What is being requested – ownership, management, leasing, or use?
- What the Organisation wants it for
- Business Plan – How the Organisation proposes to fund the purchase/lease and on-going revenue costs and provide an indicative purchase price/rent.
- Outline and demonstrate community support for the CAT.
- Describe the benefits this will bring to the Community – Economic, Regeneration, Health, Social Wellbeing, Environmental or tackle Inequalities.

Phase 3 – Negotiation of Contract

The Organisation must engage in agreement of Contract Terms – Legal, Terms, Costs, Legacy.

The Organisation then must finalise financial arrangements.

Best Value Themes

There are 7 Best Value themes which South Ayrshire Council must consider if it is to sell or lease an asset at less than market value. These are:

1. Economic Development
2. Regeneration
3. Public Health
4. Social Wellbeing
5. Environmental Wellbeing
6. Reducing inequalities of outcome from socio-economic disadvantage
7. Any other benefits that might arise through the alternative use of the asset.

The section on community facilities within South Ayrshire local Development Plan communicates the Plan Policy on such facilities like community halls:

We will support keeping community and educational facilities, as identified on the settlement maps within the Plan, and will not allow development which has a negative effect on those facilities.

We will support re-using sites and buildings which previously accommodated community facilities, particularly where the buildings or site can be re-used for alternative community facilities.

The Plan details the Actions and the Predicted Outcomes that the Council wants to deliver. The ones that are most significant to the Community Hub development are shown below.

- We will develop localised plans focused on reducing inequalities, in line with the requirements of the Act. We will support communities to take on assets and make applications to the Community Halls Fund. We will continue to offer a range of support for those seeking additional funding support.
- We will involve local Communities in creating local place plans and setting local priorities and ensure we monitor and report on progress.
- We will undertake a detailed review of corporate property requirements including locality reviews and an annual report on Community Asset Transfer requests.

Councillors and officers working with communities to create local place plans and setting local priorities, with progress monitored and assessed.

Appendix 3: Funding Strategy for Capital Redevelopment

Preliminary conversations have been held with various funders including Scottish Land Fund (SLF) and Foundation Scotland to ensure the project fits their remit. Most large-scale funds are 2-stage processes which include an initial Expression of Interest and Full Application.

SLF funding will not be requested if further CAT negotiations indicate that SAC is unable to accept the SCIO's purchase offer.

We have checked with funds such as Community Ownership Fund that we fit their remit but cannot complete an Expression of Interest until the funding windows open. Some funders indicate they wish to see a full Business Plan before giving further commitment. However, commitment of funds is not secure until the application is submitted, and funding awarded.

Fund or Funder	Amount available	Amount to be applied for	Submission deadlines	Outcome duration
Phase 1 - Essential Improvement and Repairs				
Advancing Community Assets Fund (South Ayrshire Council)	Applications above £100k considered on case-by-case basis.	£250k	Submitted at time of CAT Stage 2.	SAC 'validate' application then decision usually within 6 months. Amount includes an additional £100k to fund longer term essential works (see section 3.4).
Community Ownership Fund (UK Government - DLUHC)	Up to £250k. Covers purchase and renovation costs. 20% match funded. Proposals should demonstrate value of the asset to local people and that asset can run sustainably for long-term benefit of the community.	£100k	First phase is EOI, followed by full application. Running until 2024/25, 3 windows annually. Expected to run Spring, Autumn, and Winter 2024.	3-4 months.
Phase 2 - Redevelopment of Hall into a Community Hub				
Barr Legacy Fund (money currently held by SSE)	Up to £129k. SSE Renewables funding for 'Barr Community Hub'.	£14k (Yr 1) £115k (Yr 2)	Ringfenced for single large community project. Ongoing dialogue with SSE.	At discretion of appropriate organisation - previously with BPDC. May require BCC sign-off.

Swire Charitable Trust	Opportunity for disadvantaged, connecting people to environment, and regeneration through heritage.	£30k	No deadlines, a rolling application. Grants over £25k reviewed quarterly.	2 - 3 months.
CARES 'Let's Do Net Zero Community Buildings Fund' (LES)	Up to 80% renewable energy costs. No upper limit. For renewable energy measures including heat pumps, solar PV, and storage batteries.	£40k	Running until March 2025. Submission of EOI and invitation to progress, must be completed within 12 months.	Unclear.
Regeneration Capital Grant Fund	£250k - £500k is realistic. 2-stage process for local regeneration projects tackling inequality in remote and disadvantaged communities.	£291k	Expected to run Summer 2024. Outcome of stage 1 by Autumn 2024, invitation to stage 2 due by November 2024.	3-4 months.
TOTAL		£840,000		

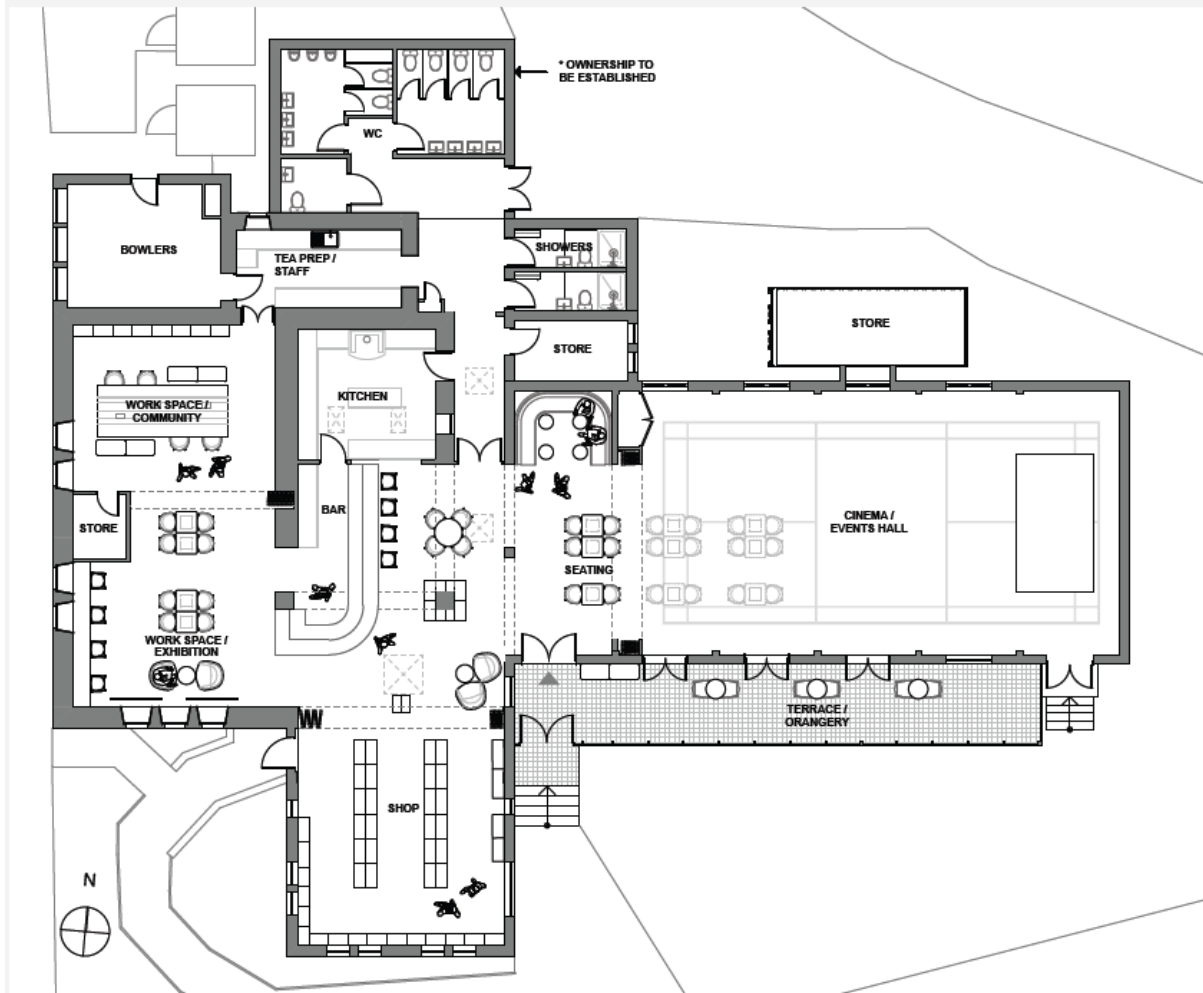
Reserve Funding List for Capital Redevelopment

Name of Fund or Funder	Amount	Deadline for Submission	Notes
Ayrshire Rural and Islands Ambition (ARIA) Fund	Up to £50k	Ongoing, next round opens in Summer 2024.	Themes include Community Wealth Building; Reducing Inequality; Just Transition to Net Zero; and Sustainable Tourism. Grant requests of up to 90% of project costs considered, 10% match funding required.
National Lottery Community Led	Up to £15k	Ongoing.	Funding to support community-led activity and wellbeing.
Carrick Futures Large Grants	Up to £25k	Ongoing.	Funds activities that support rural regeneration and sustainability. 4 deadlines annually.
Barr Community Fund	Up to £25k	Ongoing.	Supports projects located within or directly benefiting the Barr community.

Appendix 4: Graven Designs - Option B

OPTION B

PROPOSED LAYOUT



Appendix 5: Current and Future Hall Users

Tables showing current and recent hall usage, predicted new users and potential hall hire charges, with the following volumes forming the basis of the initial financial forecasts:

Users	Meetings	Hours	Months
Regular Groups			
Stinchar Valley Quilters	12	36	12
Barr Bowling Club	12	48	6
Barr Community Council	1	2	10
Barr Community Association	1	2	10
Barr Community SCIO	1	2	10
Barr Community Fund Panel Meeting	1	2	4
Irregular Groups / Activities			
Barr Primary School Performances	1	4	2
Barr Primary School Active Schools	1	2	3
Barr Bikes Fundraising	1	6	2
Barr Primary School PTA Fundraising	1	4	2
Barr Parish Church Fundraising	1	4	1
Stinchar Valley Quilters Exhibition	1	6	1
Community Events/Activities			
(January) Burns Night (party/meal)	1	8	1
(March) St Patrick's Day (dance)	1	6	1
(March/April) Easter (teas, Easter competitions etc)	1	8	1
(May) Barr Trails Day	1	8	1
(July/August) Gala	1	8	1
(September) MacMillan Day	1	6	1
(October) Halloween (Children's & adult's parties)	1	6	1
(November) Bonfire Night	1	2	1
(November) Remembrance	1	4	1

(November) St Andrew's Day	1	6	1
(December) Christmas Fair	1	8	1
(December) Senior Citizens' Christmas Party	1	4	1
(December) Hogmanay	1	9	1
External Organisations / Events / Businesses			
Travelling Theatre Nights	1	6	2
Business Gateway Workshops	1	8	2

Potential new hall usage, according to communications with organisations & groups

New Potential Users				
User Group	Description	Volume	Hours	Months
Living with Leisure	A group for Over 50s. Interested in running outreach programmes.	1	4	12
Girvan Youth Trust	Work with young people within Girvan and outlying villages. Interested in running youth outreach programmes.	2	2	12
Biosphere Bikes	A social enterprise that can provide bikes, go karts and electric bikes and support events.	This would vary and would coincide with other outdoor events (e.g., SAPI, Barr Trails, FLS etc)		
Forestry and Land Scotland	Interested in holding drop-in sessions, presentations, meetings, and interactive mapping services.	1	2	4
South Ayrshire Paths Initiative (SAPI)	Interested in assisting with active travel and outdoor initiative outreach programmes, including outdoor/ indoor-based education.	This would vary and would coincide with other outdoor events (e.g., SAPI, Barr Trails, FLS etc)		

Hall Hire Costs (Phase 1) - Potential hire (let) charges

Room	Hour/ Day Rate	Barr Community Group	Other Community Group	Commercial/ Business	Private Function
Main Hall	Hourly	£5	£10	£20	£20
	Daily	£30	£60	£120	£120
Small Hall	Hourly	£5	£10	£15	£15
	Daily	£20	£40	£80	£80
Both Halls	Hourly	£10	£20	£30	£30
	Daily	£40	£80	£160	£160

Predicted income from hall lets based on current usage levels and levels pre-Covid-19

Income	Year 1	Year 2	Year 3
Main Hall (community lets)	44 hrs/ £220	50 hrs/ £250	50 hrs/ £250
Main Hall (business/ private lets)	28 hrs/ £560	35 hrs/ £700	35 hrs/ £700
Small Hall (community lets)	74 hrs/ £388	74 hrs/ £388	74 hrs/ £388
Small Hall (business/ private lets)	10 hrs/ £50	15 hrs/ £150	20 hrs/ £200
Community Events (day rate)	5 days/ £225	5 days/ £225	6 days/ £270
Community Events (hourly rate)	43 hrs/ £344	50 hrs/ £400	54 hrs/ £432
Total	£1,800	£2,110	£2,200

Acknowledgments

Barr Community SCIO wishes to extend a heartfelt thank you to everyone who has been involved in developing this project so far, including but not limited to: Graven, Armours, Occam Architecture, Creetown Initiative Ltd, Andrew Ward and Chris Ward, Kelly Morris, Bidworks Ltd., and Parris & McNally.

Thanks also to the following organisations: Just Enterprise, Firstport, VASA, DTAS, Plunkett Foundation, Smith & Valentine Solicitors, Local Energy Scotland, and to the Community Wealth Building, Asset Transfer, and Ambition for Social Enterprise teams at SAC. We are grateful for the continued support of Foundation Scotland, Barr Community Fund, Assel Valley Falck Renewables/Renantis, Carrick Futures and Hadyard Hill.

And a personal thank you to Amy Dee-Watson and Zanne Domoney-Lyttle for their assistance and support as Development Officers.

We are continually grateful for the ongoing support of the community and residents of Barr including those who have volunteered their time in various ways since the beginning of this project.



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Appendices

This document

Appendix 6: Barr Parish Economic Development Strategy (Part 1): Identifying the Need, Setting the Objectives & Testing the Appetite for Change

Appendix 7.1: Barr Village Hall Information Pack – December 2021

Appendix 7.2: Updated Condition Report by Avison Young – June 2023

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Appendix 12: Hub Governance Options



BARR PARISH ECONOMIC DEVELOPMENT STRATEGY (PART I)

Identifying the Need, Setting the Objectives &
Testing the Appetite for Change

A study of the issues and opportunities facing the conservation village of Barr, South Ayrshire. This study was commissioned by Barr Parish Development Company, funded by South Ayrshire Council Ambition Fund and developed by Bidworks Limited.

Kelly Morris

Kelly.morris@bidworks.co.uk

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BACKGROUND

Barr Village in rural South Ayrshire, was once a thriving rural community. The beautiful landscapes, abundance of wildlife, and the choice of amenities including Barr Stores, Public Houses, the Market Garden and locally renowned 'Barr Teas', drew high volumes of residents, visitors and tourists – to the otherwise peaceful town. Various community groups organised a packed schedule of events including the well-attended gala day, keeping locals and visitors entertained all year round.

Like many rural communities, Barr has suffered a reduction in visitor and tourist numbers as well as a decrease in available job, training and development opportunities. Following changes in the socio-economic landscape, there is no longer a market garden, the last public house earlier this year (2016) and the future of Barr Stores is currently uncertain.

Following these changes, many locals viewed Dinmurchie Farmhouse and Buildings as an opportunity for positive change.

In 2013 the Barr Parish Development Company established a Steering Group with a view to purchase Dinmurchie Farm and grounds for the purpose of developing a sustainable hub for enterprise, training, tourism and social activities.

Following several consultations with BPDC members and non-members, including information days, and collation of suggestions, a great deal of support was evident for Dinmurchie Farm to be developed into a centre for excellence, with the over-riding view that acquiring the farm would provide public ownership for the benefit of all.

A ballot was held, asking the question 'Are you in favour of the FCS sale of Dinmurchie Farm to the local community? Of a possible 258 responses, 131 were in favour, 19 not in favour, 17 submitted too late, 2 spoiled (forgot to tick). Letters of support were also received from the Head Teacher of Barr Primary School, Chairman of the Barr Community Association, and local residents running existing businesses and with potential business use of premises.

At the time, it was considered that purchase and development of the land, would go some way towards supporting the BPDC's aim of restoring the community's identity.

In 2014, BPDC successfully applied to the Forestry Commission for permission to purchase the land and buildings at Dinmurchie. Throughout the application process, positive relations were established with the Forestry Commission, with a mutual keenness to work collaboratively in the purchase and subsequent development of the land and buildings.

A period of 18 months was permitted by the Forestry Commission, in order for BPDC to complete a detailed feasibility study and business case, this included an undertaking to make a robust cost analysis, source funds and ultimately purchase of the land and buildings (prior to February 2016).

SCOPE

We were initially engaged by Barr Parish Development Company (BPDC) to prepare a feasibility study for the purchase and development of Dinmurchie Farm House and Buildings. The study would support an application for capital and development funding, which would enable BPDC to purchase the land from the current landowner - Forestry Commission Scotland. South Ayrshire Council agreed to finance the study via the Ambition Fund.

Following initial engagement with BPDC, it transpired that the economic landscape of the village had changed.

The village pub 'The Kings Arms', was on the verge of closure (has since closed), and the future of the local shop 'Barr Community Stores' was uncertain. There was a growing feeling among some residents, that if the village could not sustain what it already had, how could it be successful in the acquisition of a project as major as Dinmurchie.

There were concerns with regards to the scale and complexity of the project, together with the risks inherent with listed building ownership and maintenance. Who would be responsible for overseeing the project, developing and managing the enterprise(s)?

Whilst people wanted change and accepted that an increase in visitors and tourists was required, they were concerned about the volume of visitors required to sustain such a project and whether achieving those numbers was possible or even desirable to the local community.

These changes, and a shared desire to follow feasibility best practice, prompted a reconsideration of the scope.

It was agreed that a broader study of the issues, risks and opportunities facing Barr would be required in order to identify and prioritise the needs of the village. Only once the needs of the village were known, could we consider the suitability of solutions, including Dinmurchie.

Whilst the broadening of the scope would adversely impact timescales for completion of the study, it would not require additional funding.

OVERVIEW OF APPROACH

We proposed a phased approach to the development of the study:

- Phase 1 – Identify the issues, opportunities and risks facing the village
- Phase 2 – Identify Needs & Set Objectives
- Phase 3 – Identify Suggestions & Develop Options
- Phase 4 – Sift and Package Options for Consideration
- Phase 5 – Recommendations, Next Steps

In securing funding from the South Ayrshire Ambition Fund, we agreed that the study would include the following:

- Desk Top Study - An analysis of existing information / reports / publications – this would include an analysis of the Barr Stores Feasibility Study which was underway
- Public Consultation - with Barr Parish residents comprising surveys and at least 1 community engagement event
- Regional/Stakeholder Engagement – surveys and 1 community event
- Youth Voice – Including engagement & Work Experience Opportunities

Whilst Barr Parish Development Company would hold the funds and oversee the delivery of the study, the Directors were clear about their intent to be completely impartial with regards to the findings and outcomes – the over-riding objective being “we need to do whatever is in the best interests of the village – even if that means no Dinmurchie.”

WORK IN PROGRESS

PHASE I – DESK TOP STUDY

This section provides an overview of Barr, including the features and issues that the village has faced over the years - this information having been gathered during a desk top study of websites, previous publications and studies. We then delve into the issues and opportunities currently facing Barr from the perspective of residents, youths and visitors/tourists.

BEAUTIFUL BARR

Barr is a beautiful conservation village set deep within the hills of Carrick, South Ayrshire. A picturesque village of 8.1 sq miles, with a population of c260, comprising local residents (c120+), and a scattering of dwellings and farmhouses across the wider parish.

Amenities in the village include a village shop and post office, a parish church, primary school, multi-use village hall and a doctors surgery. At the very heart of Barr, lies a vibrant local community.

Rich in history, the village is thought to have been founded in the 17th Century as a 'safe haven' for smugglers because of its remote location.

Known fondly by locals as 'The Barr', it is full of character, charm and folklore – making it an ideal destination for the creative minds of photographers, artists and writers – and those who want a break from urban life in beautifully rustic surroundings.

GETTING THERE

Set within the Stinchar Valley, beside the converging rivers of Gregg and Stinchar, Barr can be found bordering the Galloway Forest, surrounded by breath-taking woodlands.

Accessible only by car and with no through traffic, Barr is eight miles in distance from the traditional tourist town of Girvan, and yet it feels distinctly remote.

The village of Barr can be accessed from three directions – each culminating in single track roads with passing places as they enter the village. The main route which passes through the rugged Carrick hills and Hadyard Hill Windfarm, is known locally as 'The Screws' due to its twisting and winding nature.

The nearest train station is a 15 minute drive to Girvan. The busy coastal town of Ayr can be reached in 45 minutes, with Glasgow and Edinburgh 1.5 hours and 2.5 hours respectively (by car). Glasgow Prestwick can be reached by car in one hour.

There is no public transport service to and from Barr. However, SPT is attempting to gain funding in conjunction with South Ayrshire Community Transport Network to implement a scheduled bus service, three times per day, three days per week.

Currently, there is a MyBus service which locals suggest is not as effective as it needs to be. There is also a subsidised taxi service funded by South Ayrshire Council to transport children to/from schools.

On occasion, residents of Barr have the opportunity to book outings and trips through the Carrick Community Transport service.

The condition of the roads into Barr is poor and the drive can be described as 'challenging' at best, and 'off-putting' at worst (for us urbanites). In poor weather conditions, there have been occasions where residents have missed school /work for days or weeks at a time.

LIVING IN BARR

The majority of residents that live in Barr, do so because they choose to. A recurring theme is the 'attractiveness' of the village, the 'peace and tranquillity', as well as 'links to family'.

The local primary and nursery school currently serves thirty-four pupils across three groups; nursery (4 pupils) P1 – P4 (15 pupils) and P5 – P7 (15 pupils).

"Hello from the Barr pupils, this school is the best school ever. There's great education here. We have a very beautiful school garden. There are also lots of cool opportunities at Barr Primary - such as ACE days, STEM week and interesting visitors like Zoo Lab."

Mr Fraser Baird, Head Teacher (shared with Barrhill PS) manages the school, together with two full-time Primary Teachers, one Principal teacher, one part-time Nursery Teacher, one Teaching Assistant, an Administrative Assistant, and one Janitor.

Secondary school children are taught at Girvan Academy, Carrick Academy in Maybole and Queen Margaret Academy in Ayr. A locally based taxi service collects primary and secondary school children from outlying areas delivering to the primary school and pick up point for the secondary school transport to Girvan.

HEALTH & SAFETY

There is a GP outreach service from the nearby village of Dailly which also offers a prescription dispensary service. An appointment based service is held within Barr for 1 hour every Monday, Wednesday and Friday with the opportunity to collect prescriptions.

Minor injuries and non-emergency health and dental issues, are catered for at Girvan Community Hospital and the Girvan Dental Surgery.

Ambulance, Fire and Police services are all based in Girvan, with health visitors, fire safety officers and community police officers providing support locally.

COMMUNITY GROUPS

Community really does lie at the heart of Barr. It is a sociable community with various groups currently in action including:

Barr Community Council - The role of the group is to obtain and represent the views of the wider community to local government. Nine local residents are currently elected to serve the community council (until 31st March 2019).

Barr Community Association – A team of local volunteers organize activities and events for the purpose of bringing people together, improving and enhancing village life; also events include the annual Gala Day and the Auchensoul Fell Race. The group is led by an appointed Chairman, Secretary and Treasurer and are responsible for the management of the hall.

Barr Stores Steering Group (BSSG) - A small not-for-profit company was set up in June 2012 to oversee the management of the shop. There are currently two part time-employees responsible for managing the shop on a day to day basis. One of these employees is also employed by Post Office Counters to run the Community Post Office from the premises. The shop relies on the support of local volunteers and has received more than £70,000 of grant funding from Windfarm Community Benefit and other funders for start up and running costs. At the time of commencing this study, Barr Stores Steering Group had initiated a feasibility study to consider the cost, benefits and risks associated with purchasing the existing shop building.

Barr Parish Development Company – Established to further assist the community out-with the constraints of the Community Council, to fund and develop projects for the benefit of the village. A not for profit company limited by guarantee with an agreed constitution and a bank account. The group works independently of, but in tandem with the Community Council. Following consultation with every household in the Parish, 75% of villagers signed up to become members. Achieved the development of the Play Park and negotiated with South Ayrshire Council over the development of the Multi Use Games Area (MUGA)

LOCAL AMENITIES

The Parish Church - Part of a triple linkage with Girvan South and Dailly. The morning service is held in Barr Church at 12.15pm. The Church is always open and there is a book for visitors to read and sign.

The Village Hall - Owned by South Ayrshire Council which means maintenance, upkeep, janitorial and insurance costs are provided by South Ayrshire Council. According to the Barr Community Action Plan (2012), this may change and so the community must carefully consider the viability of the hall.

The mixed community use venue includes a large hall, small hall, meeting rooms, a stage, kitchen and toilets. South Ayrshire Council employ one person to manage the facility.

The hall is used as a meeting and events venue by various creative, sports and social clubs including the Wee Whist, Quilters Club, Scottish Women's Rural Institute, and the renowned Barr Tea Room.

The hall is also used by South Ayrshire Council as a polling station and by the Education Department as a facility to provide PE for the Primary School.

The hall is in need of refurbishment. A survey of the hall was undertaken on behalf of South Ayrshire Council in January 2016. The survey identified works amounting circ £100,000 to bring the facility up to standard. The works were categorised into four categories including essential and desirable works.

At present, South Ayrshire Council has declared that funding is only available for essential maintenance and there are no planned improvements or refurbishment for the foreseeable future.

Barr Stores - There is one convenience store in the village. The community-run shop is open seven days a week and offers a wide range of food staples, off-license and newspapers.

A small café operates from the shop seven days a week, with a Pizza, and Fish and Chip takeaway service available on Fridays and Saturdays. Post office services are also provided Monday to Friday.

The shop is currently reliant on volunteers and funding. At the time of commencing this work, Barr Stores Steering Group were in the process of undertaking their own feasibility study – a consideration of options to purchase and develop the store. The study was published in September of 2015 – a summary of which can be found later in this report.

The Wee Gallery - Owned and operated by local artist Merlin Currie, the gallery showcases her own work and that of artists and craftspeople in and around the area, including the-glasswork of Angus Corbett. Angus was supported by the Princes Trust Enterprise Scheme to set up his own business 'Aye Glass' in the village.

SPORTS AND RECREATION

Locals can participate in a range of sporting activities and clubs from the long established **Barr Bowls Club** and **Barr Putting Green** to the more recently established **Badminton, Horticultural and Cycling clubs**.

The Play Park: A collaborative project between Barr Parish Development Company, Barr Community Council and South Ayrshire Council, with support from Forestry Commission Scotland. The park which features swings, slides, climbing frames, slides and a zip wire, was officially opened in November 2014.

The MUGA: During the planning for the build of the playpark, it was evident from consultations that the community would welcome a facility aimed at the older children and young adults.

BPDC following consultation with SAC and funders identified that differing funding streams could and should be explored for the MUGA which would essentially be a Sports Facility. Funding was sought from Sportscotland and the Weir Trust, however, both bids were unsuccessful. BPDC is now seeking alternative funders and still aspires to deliver this much needed facility for the community which has wide ranging local support.

LOCAL ATTRACTIONS

Barr remains a place of natural beauty and interest, offering a remote haven of complete tranquillity to locals and visitors.

Because of its location, the village has many unique attractions. Walking and cycling trails peppered with folklore and stories, surroundings of striking rural scenery, an abundance of wildlife, and dark sky views unpolluted by city lights.

Walking Trails range in distance (3km–15km) and difficulty, from local farms and fields, to the heather covered hills and woodlands of the surrounding Changue Forest.

The Fairy Knowe Trail - with excellent views of the burn cascading down the hills; Devil's Trail - where legend states that the 'Laird of Changue' made a deal with the Devil; 'Kirstie's Trail' - named in the memory of a young shepherd who lost his life on the trail in 1913; and 'The Changue Trail' - which was once a famous smuggling route. All trails are accompanied by striking views of surrounding scenery.

An abundance of **Wildlife** that can be seen in and around the Barr area include, deer, fox, badgers and otters – as well as a variety of birds, owls (tawny, short-eared, buzzards, barn etc), Ospreys, Kingfishers and Peregrine Falcon.

The River Stinchar which runs through the heart of the village, is one of the most productive salmon and trout fishing rivers in Ayrshire, attracting locals and visitors to the banks for fishing and picnics.

Cyclists can find enjoyment on the twists and turns of the road into Barr – or as it's called locally, 'The Screws' – and the pathways leading up to the Galloway Forest. The area is heavily promoted as part of the 'Ayrshire Alps' cycling route by local clubs, and frequently endorsed as 'challenging'. Such is the reputation of 'The Screws', it recently featured in a UK road cycling magazine.

"We rip down the climb known as The Screws, which at a generous 7% presents some rapid and technical corners and produces some whoops" (staff writer Matt Stewart, Cycling Magazine)

Owing to its remote location, the village is also part of the **Galloway and Southern Ayrshire UNESCO Biosphere Transition Area**. This allows for unbeatable views of the excellent quality dark skies.

ACCOMMODATION

Barr Village and the wider parish area comprises a range of buildings from cottages and flats to farm houses and listed buildings. Domestic housing is a combination of privately owned and social housing.

In addition to housing and commercial premises, there is a choice of three B&B accommodations. There is no camping or touring facilities nor is there a hotel within the village.

‘Alton Albany B&B’ is a popular choice for those that enjoy the creature comforts of five-star accommodation whilst nestled within the countryside. The riverside farmhouse set in 2 acres of wild garden offers accommodation for a total of six people at any one time.

Rated 5 stars on TripAdvisor, feedback is as positive for the village of Barr as it is for B&B itself.

‘Great host, excellent room, great location for walking, cycling and relaxing. Quaint Village, fabulous scenery, and lots of wildlife.’

‘Beautifully presented and superbly run in one of the loveliest and unspoilt bits of Scotland’

An alternative but ideally located self-catering option, is the spacious, 3 bedroom **‘Gladneuk Cottage’** which sleeps up to 6 people. Situated within the village of Barr and only 100 yards from the village shop, and comfortably furnished, it is the perfect place for a group or young family to base themselves whilst they explore the village.

Just half a mile outside of Barr, **‘Upper Barr Cottage’** also offers self-catering accommodation, sleeping up to 6. The cottage which is self-contained, welcomes cyclists, walkers and dog owners. The property is well furnished and offers airy rooms with plenty of space.

EXPLORING THE AREA

Nestled in the midst of the Carrick Hills and bordering the Galloway Forest, Barr is an ideal base for outdoor pursuits and exploring Ayrshire’s beautiful coast. Stunning scenery, quaint villages, striking castles, beautiful beaches and traditional tourist towns are all only a short drive away.

The Galloway Forest Park - Only one mile from Barr Village, provides 300 Square miles of strikingly beautiful walking, cycling and horse riding trails, as well as access to the Dark Skies Observatory.

Castles - There are no fewer than 20 different castles in the local area, from Culzean Castle and Country Park to the dramatic ruins of Dunure and Dalquharran Castles.

Picturesque Towns and Villages:

Girvan - the closest sizeable town in proximity to Barr. Girvan is a traditional holiday resort, with a busy harbour offering mooring facilities, sea angling and pleasure boats trips to Ailsa Craig. There is a choice of food, retail and gift shops as well as cafes, pubs and restaurants.

Girvan has a reputation for colourful floral attractions and displays, including the Rose Garden, Orchard Garden, and Knockcushan Gardens, where a memorial commemorates King Robert the Bruce holding court here in 1328.

Local art and historical information is on display at year-round exhibitions held within the McKechnie Institute and Stumpy Tower museums.

Girvan boasts a beautiful sandy beach and busy promenade with a packed schedule of outdoor entertainment provided by the local youth club. Meanwhile, the swing park, obstacle course, amusement arcade and boat pond, provide plenty of stimulation for young children and families.

In spring 2017, the town will be further enhanced with the opening of a new state-of-the-art leisure facility. The £6m 'Quay Zone' currently under construction, will include a 25m swimming pool, fitness gym, flexible multi-purpose studio, soft play area and café.

Maybole – a small market town with striking architecture, approximately 14 miles from Barr (29 mins). Home to a picturesque 9-hole golf course and a 25m swimming pool with shops that cater for all holiday requirements, with several places to enjoy a meal or takeaway.

Maybole is also home to the Carrick Centre - a conference, function & Activity Centre located next to the railway station. Locals and visitors enjoy the café, soft play facility & a programme of regular and seasonal events.

Kirkoswald - a village located 4 miles south-west of Maybole. It is smaller than Barr, yet enjoys a vibrant tourism economy due to its historical links to Robert Burns, visitor attractions and high quality food and drink offering.

'Souter Johnnie's Cottage' is a free National Trust Visitor Attraction. Former home of John Davidson, the real life 'Souter Johnnie' as immortalised in the world famous Robert Burns' Tam o'Shanter poem. The 18th century thatched cottage and gardens feature life size statues of the poem's main characters and displays the work of local artists.

Souter's Inn restaurant serves high quality, locally sourced food for breakfast, snacks, lunch and supper. Built on the site of the old school where Robert Burns studied in 1775, the thatched roof building, provides a relaxed friendly atmosphere in stunning modern surroundings.

The Whisky Experience, is a recent addition to the village, offering visitors the opportunity to participate in group whisky tastings and events. The independent retailer sells whisky from global distilleries as well as their own in-house brand, which visitors can bottle straight from the cask, and label by themselves.

Daily & Old Daily – a short drive (15min) from Barr Village and home to the beautiful ‘award winning’ Brunston Castle Resort, offering golf, and self-catering accommodation facilities, as well as many walking and cycling trails. The resort is visited by many national and international tourists, affording an opportunity for Barr to market to these individuals/groups.

Pinwherry and Pinmore - some 15-20 mins drive from Barr and known locally as the ‘2 Pins’. An area of rolling hills, valleys, rivers and streams nestled within stunning woodlands. Proactive community groups run regular and seasonal events including family BBQs, craft fayres and real ale events. Subject to funding approvals, the community plans to build a multi-function community facility comprising sports/function hall, committee room, shop, café, heritage and craft display space.

Turnberry & Maidens – both offer a good range of high quality eateries, coastal walks, golf and outdoor activities.

The beautiful village of Maidens attracts many international tourists most likely because of its proximity to Turnberry Golf Course. However, the village has a strong visitor and tourist offering itself – from the high quality food and drink outlet, to the long sandy beach which leads into Culzean Country Park. Meanwhile, the charming harbour offers pleasure boating with a range of watersports and horseriding activities also on offer. There are two caravan parks with childrens play areas and a small café. Barr does not currently target this key visitor/tourist market.

Turnberry is of course home to the world renowned Trump Turnberry Golf Resort. Set in 800 acres of South Ayrshire Coastline, golf enthusiasts can enjoy world class tuition at the dedicated training academy, or play one of the famous courses. For the adventurous, there is a broad range of outdoor activities on offer at the resort, including mini highland games, archery, rifle shooting and horse riding, whilst those looking to unwind can relax and enjoy the tranquil spa, beauty and leisure facilities.

Those seeking a light bite, and an opportunity to simply soak up the atmosphere, should try the traditional afternoon tea or a delicious Italian meal in the restaurant.

Ayr – the popular seaside resort offers a variety of shopping, dining and retail facilities. There is plenty of evening entertainment on offer via the popular theatre and nightclub venues, as well as Ayr Racecourse – home to the Scottish Grand National.

From a heritage perspective, Alloway is of course the birthplace of Robert Burns and the museum there is a big attraction for national/international visitors as well as locals. The beach is popular with families and children due to the large play park, amusement arcade,

soft play and laser quest. For those that prefer a leisurely pace, there is of course a choice of three golf courses.

With a variety of holiday accommodation on offer – from Caravan Sites, to B&Bs and Hotels, Ayr should be a key target area for Barr marketing.

Newton Stewart - a small market town located on the banks of the river Cree, 28 miles from Barr. Like Barr, it borders the Galloway Forest and is known for its trails and cycling routes.

Surrounded by an abundance of towns, villages and attractions, Barr Village is an ideal base for couples and families to explore.

WORK IN PROGRESS

PHASE I PUBLIC CONSULTATION

Before identifying the needs of Barr, the issues affecting the village, and its residents, had to be established. A formalised information gathering exercise was conducted, engaging the local and wider community with an emphasis on youths.

An initial workshop was facilitated by the Consultant and attended by eight Directors of BPDC in July 2015 at which background information and anecdotal evidence was captured to help set the scene for the study.

Barr Parish Development Company, provided guidance and support throughout the consultation process.

Online/telephone support was provided by Merlin Currie, representative of BPDC assisting with information gathering and keeping the online community up to date via the website. Additional Directors and Members helped with undertaking questionnaires, planning and managing community events.

At this point, we would like to acknowledge and thank the Directors of BPDC for being open to challenge and often changing their views and perspective following the presentation of new information and suggestions.

BARR PARISH CONSULTATION

Over a two-day period, one consultant and three volunteers visited Barr to engage residents within the village, and across the wider parish in a survey. A total of 78 people agreed to participate in the survey, and only a small number of residents declined.

For those not at home, a 'sorry we missed you note' was posted through their letterbox, with details of who to contact for a 1-2-1 telephone survey. For the safety of the volunteers, properties with unleashed dogs in the garden area, and no owners present were not approached.

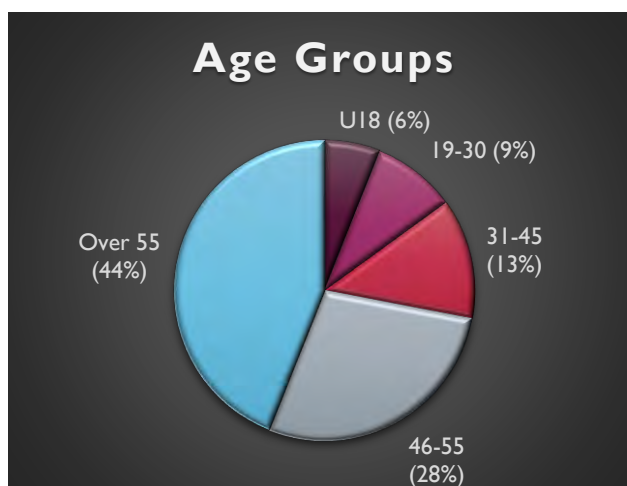
A total of seven 1-2-1 telephone surveys were undertaken following the initial door to door survey process. Participants included the Head Teacher of the local Primary School and the local Church Minister.

Blank questionnaires were left at the village hall, and a drop-in-clinic was set up for those unable to participate in the initial questionnaires. A small number of completed questionnaire papers were hand delivered to the consultant at the community stakeholder event held in September 2016.

BARR PARISH CONSULTATION RESULTS

A total of 88 residents of Barr took part in the survey process. Of those surveyed, the gender split was 52% male / 48% female.

According to studies, rural areas exhibit certain distinctive socio-economic features, namely, smaller proportions of young adults and above-average levels of middle-aged and older people. Young adults tend to migrate out of villages to larger towns and cities, while older adults, some with children, tend to move in.



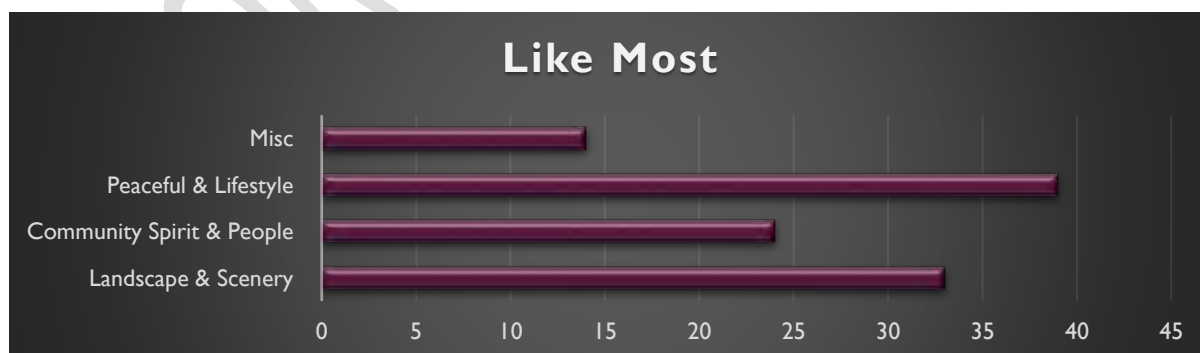
Our survey results would suggest Barr is fairly typical in socio-economic features with over 70 per cent of survey participants aged over 46 years, comparing to the under 30 age group which accounted for only 15 per cent.

We asked people what they liked most and least about Barr, whether they would like more visitors and what they thought could be done to improve Barr and attract more visitors.

The results are summarised below.

The first question we asked residents was what they enjoyed most about living in Barr? Many of the respondents provided more than one answer to this question. For the purpose of data analysis, we captured only the first two answers from those individuals.

Therefore, the total number of responses captured (110) is more than the total number of individuals surveyed.



As you can see from the chart above, 39 of those surveyed enjoyed the fact that Barr was a 'peaceful' place and provided an 'outdoors' lifestyle. Many of those, described the village as tranquil and safe, with a good primary school - providing an ideal base to bring up young children.

The beauty of Barr was also highly rated, with 33 of those surveyed acknowledging the scenery and landscape including the rivers, countryside and woodlands.

Another strong theme (24) was the sense of community spirit, the friendly and welcoming vibe of the village, and the warmth of the people across the parish.

The 14 miscellaneous responses include spoiled questionnaires, no comment and individual answers such as the pub, the shop, walks, and well-priced land/property.

Residents were asked, what they enjoyed least about Barr or what they thought was letting the village down?

Again, many of those asked provided more than one response and so for those respondents, we have captured their first and second response. This means the total number of responses to this question is 95.

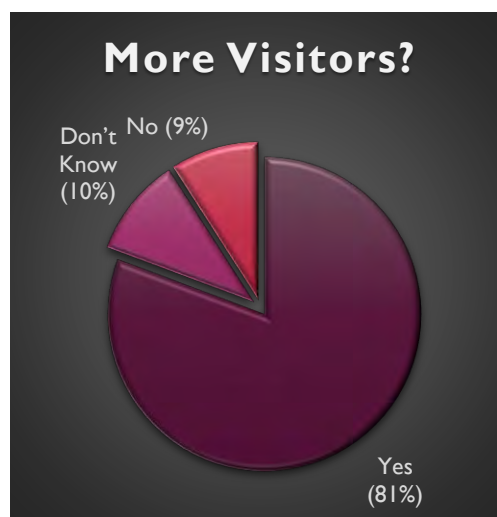


A total of 33 people either didn't respond at all or quite simply said 'nothing' when asked what they liked least about Barr. The majority of those individuals sharing a general sense of pride in the village. 26 people raised the issue of accessibility with the lack of public transport and poor condition of the roads as areas requiring attention.

13 people felt that there was nothing to do in the village, with no attractions, pub or entertainment. The same number (13) reported individual concerns with regards to barking dogs, bats, turbines, the shop, lack of mobile signal and wifi. Ten people commented specifically on communication issues within the village, with groups and individuals often working at cross purposes.

Residents were asked if they would like, or thought Barr would need more visitors or tourists?

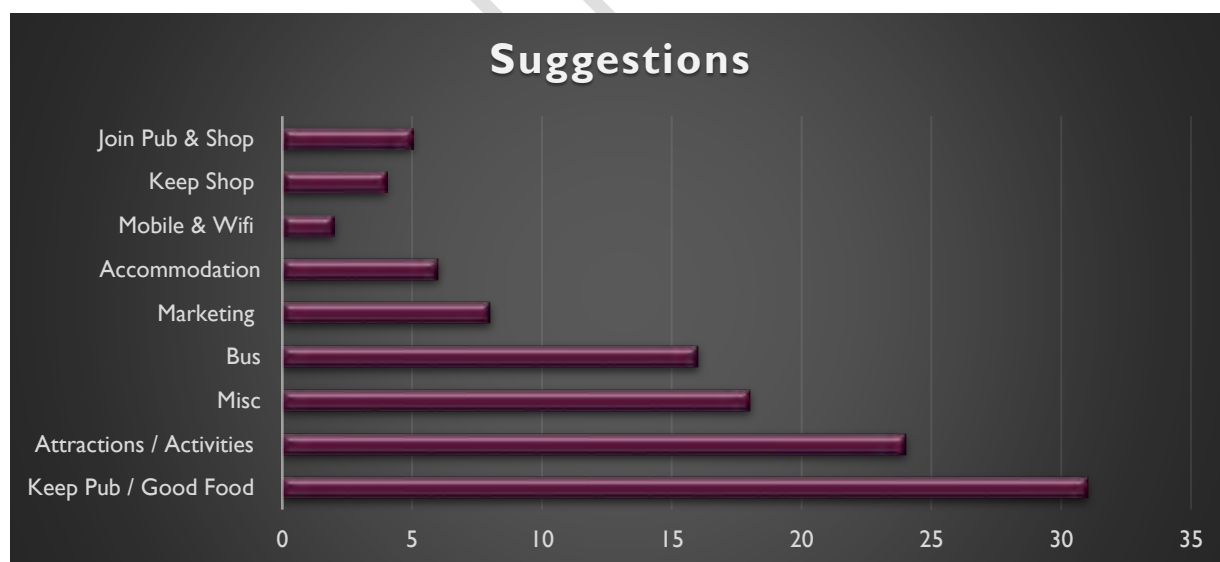
71 of those surveyed said yes. Many of those talked of the past, when the village had high visitor and tourist numbers, providing a strong sense of purpose and community spirit as well as the positive impact on the community. Others felt it was important to increase visitor numbers to help sustain the existing amenities, provide training and work opportunities and generally, move the community forward.



Of those surveyed, 8 people were strongly against an increase, enjoying the seclusion and in some respects isolation that Barr provides. The remaining 9% were unsure, or acknowledged that an increase was needed, but were concerned about the village becoming over-run with tourists.

We then asked residents if they had any suggestions for improvements or could think of things that may in fact help Barr attract more visitors and tourists.

This question prompted more than one answer from respondents. As with previous charts, for the purpose of data analysis, we accepted only the first and second suggestion from such respondents. Therefore, the total number of responses to this question is 116.



More than 30 people felt it was important that Barr retained the pub, or had an eatery of some description for locals and visitors to enjoy good food and drink. 24 people raised the importance of an attraction including outdoor pursuits and more things for kids to do – these would improve the quality of life for residents and draw visitors.

There were 18 miscellaneous responses, some of which related specific suggestions such as a garden centre, learning and visitor centre, energy projects, and a launderette. As well as specific suggestions, some people made no comment while others simply didn't know what would improve the village or bring more people.

Another popular suggestion was a bus, with 16 people feeling some form of regular transport would be essential to increasing visitor numbers. It was not however noted whether the bus should be a community bus, or an improved SPT service.

With regards to increasing visitor and tourist numbers specifically, eight people were keen to point out the need for better marketing of Barr, and six people suggested the need for a greater choice of accommodation including a camping or caravan site – encouraging the 'outdoor' types to stay and spend.

Not surprisingly, the shop was a priority for some people with four of those surveyed suggesting the shop was of key importance to locals and visitors. Five more people were in agreement, but those respondents raised concerns around the ongoing sustainability of the shop in these changing times and suggested joining the pub and shop together as one multi-offering to reduce running costs and improve profitability and sustainability.

Rather surprisingly, only two people felt that wifi or mobile signal improvements were required. This is possibly due to the fact that only 6% of those surveyed were under the age of 18, and because some people view the lack of wifi and mobile signal as a Unique Selling Point (USP).

At the end of the survey, residents were asked what they thought Barr would be like, in five years' time if nothing was done. This means, no strategic plan, no significant investment and no increase in visitor or tourist numbers.

31 people felt the village would be 'worse' with many afraid Barr would become a forgotten corner, or a ghost town. Others worried about an increase in empty properties with owners struggling to sell houses. A major concern, was related to the decreasing sense of community – felt particularly by those who have lived in the village for several decades.

Five respondents raised specifically the concern that there would be no pub and no shop as the village alone, could not sustain one or the other.

32 people said Barr would remain the same. However, the rationale behind that response varied. Of those 32, some felt Barr 'couldn't get any worse' whilst others acknowledged that it was fine, just the way it was. Therefore, it is difficult to draw any real conclusions from this response.

8 people felt Barr would be better off with no investment or change, preferring the seclusion, peace and tranquillity. There were ten miscellaneous responses which included spoiled papers, no comment or individual comments which neither suggested better or worse, for example 'a new generation'.

YOUTH CONSULTATION

At the outset of this study, we were advised by BPDC and we had discovered via previous studies, that the youth voice was under-represented.

In order to ensure representation of primary and secondary school children, we undertook the following engagement:

Barr Primary School – as mentioned previously, the Head Teacher engaged not only in a 1-2-1 telephone interview, but attended a stakeholder event and participated in a range of workshop tasks. He also facilitated the survey of primary school students by accepting blank questionnaires which were completed by some 13 children (with little help from their teacher).

The following shows the questions asked and themes captured:

- **What did the pupils enjoy most about the village?** Playing with friends, outdoors and amenities.
- **What did they think would make the village better?** Additional outdoor recreational areas and attractions including “A giant fairground open all day”, “A Forest Park”, an “Ice Cream Stall” and “A mountain bike park”
- **Would they like to see more people visit? (If so, why/if not, why?)** 11 of the 13 surveyed said Yes with the main reason being ‘more people to play with’ and ‘to help the village’.
- **What did they think other children visiting Barr would like?** Not surprisingly, the swing park was the most popular answer.

Finally, pupils were asked to communicate their overall feelings towards Barr by completing the sentence: **Living in Barr Village makes me feel...** Answers ranged in positivity from “nice”, to “happy”, “awesome”, “excited” and “amused!”

By combining the 13 Barr Primary Primary questionnaires with the 88 questionnaires mentioned above, a total of 102 people participated in the survey.

Several Barr Primary School children also participated in a range of community events held in connection with the study. A small (personal) donation was made to the school by the consultant as a token of thanks.

Girvan Academy: Through discussion with the Head Teacher, two Secondary School students, resident in Barr – Sophie and Finlay, were permitted time away from studies, to take part in a stakeholder workshop (detailed later in this report). Both students proactively engaged and led interactive groups during task work. They later went on to support the objective setting process and the planning and management of community events connected with the study.

Marr College: As part of the consultant's 'Talks in Schools', 30 fourth year students from Marr College, secondary school in Troon, participated in a workshop titled 'When Marr met Barr.' The purpose of the workshop was to ascertain whether the pupils were aware of Barr Village, had ever visited and what they would recommend to entice return visitors and longer stays by youths and families.

Pupils were asked if they had ever been to Barr before. Many had in fact visited as part of their Duke of Edinburgh award whilst others had been to visit relatives /friends. There was a large number of the class that had never been or never heard of Barr. The class was split into groups.

We asked those that had been before whether they enjoyed Barr and would return again. The resounding response was that they had enjoyed it, but saw no reason to return, as out-with the Duke of Edinburgh Award, there wasn't anything there for young people.

The group was asked to make suggestions as to what type of things would make them return to Barr and they created a long list which predominantly included outdoor pursuits and activities such as bike trails, quad biking, a Go-Ape Forest Park etc. All suggestions were added to a long list.

The group that had never been before or never heard of Barr were asked to conduct some research. Utilising the teacher's computer and their phones, they each searched Barr Village online, TripAdvisor and other websites/social media sites. The perception of the Barr Village website was that it was a high quality, informative site and Barr itself looked pretty. However, there was a general feel that the website and the place itself was probably for 'old people' and not aimed at young people. This same group then got to work on preparing a list of suggestions for making the village/website appeal to a wider audience – all of which is captured in the long list of options.

REGIONAL CONSULTATION

The consultancy team undertook street surveys in the neighbouring villages/towns of Maybole, Girvan and Kirkoswald in August 2015. Additional surveys were carried out in Newton Stewart, and a number of additional surveys were handed in from areas outside of Barr.

The aim of the survey was to understand what was attractive to those who had visited Barr, what was not, and what was deterring those who had yet to visit. Prevalent attitudes and perceptions towards Barr Village were also gathered.

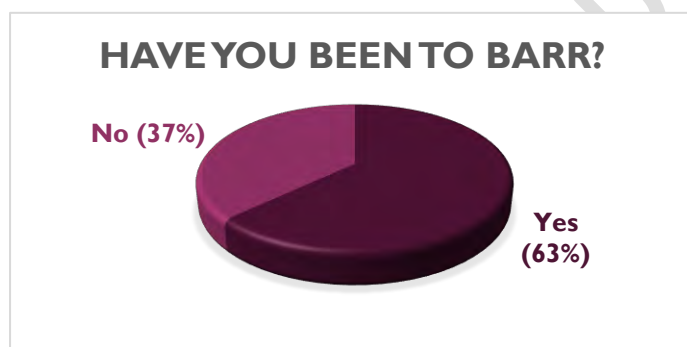
Initial questions determined whether people had visited Barr, and the main purpose of the visit. Questions were then asked about the experience visitors had whilst in Barr:

- How was the journey? (This question was asked as roads and routes in Barr were highlighted in initial meetings as a potential hazard with bad driving conditions and a lack of transport).
- How would they rate the amenities?
- Further questions attempted to identify if respondents were promoting or discouraging others from visiting Barr, the reasons why and any suggestions they might have for improvement:
- Would you recommend to friends and family?
- What could we do to improve Barr Village?

Each survey contained a small section of personalised questions to identify the characteristics of the sample, including age category.

GIRVAN

The closest sizeable population in proximity to Barr (8 miles). With a population of 6,700 residents and a reasonable tourist population, the town is the closest and largest target market for increasing visitor numbers to Barr. Girvan Academy is also one of the associated secondary schools for Barr Village pupils. A total of 59 people were surveyed in Girvan with results detailed below:



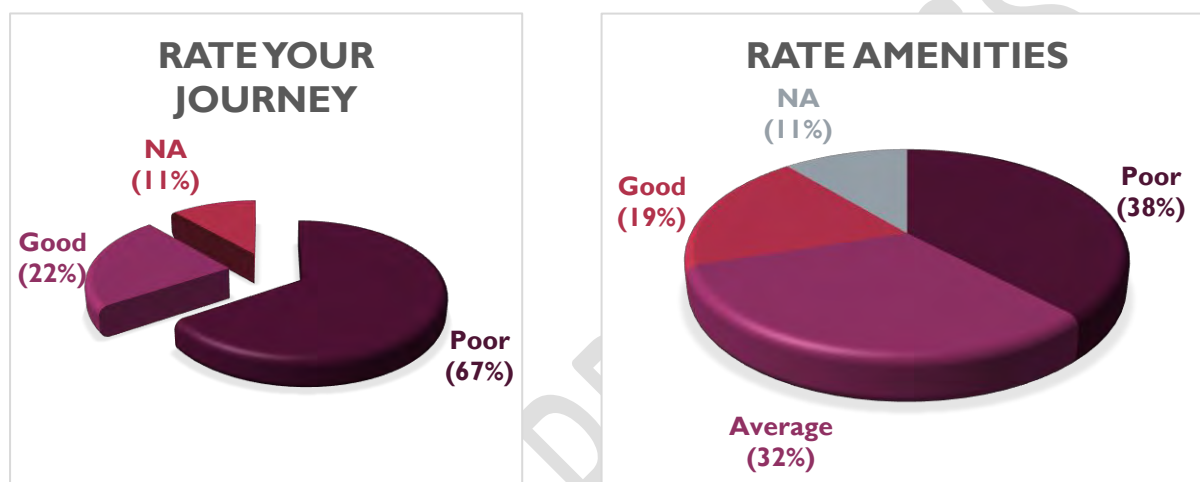
Of those surveyed, 63% had been to Barr. One hundred per cent of those that had been to Barr, rated the locals as **friendly**.

They shared their perspective on the remainder of their experience as shown in the following charts:



When asked whether they would recommend others visit Barr – 54% said yes and 41% said no. The remaining 5% were unsure whether they would recommend.

For those that had never visited Barr, we asked why not? 25% (a combination of Girvan residents and visitors/tourists) had never heard of Barr, whilst 65% had heard of Barr but had no reason to go. 7% said they didn't want to go or were told not to, and 3% said transport or lack thereof, was the reason for never visiting.



We asked all of those that participated in the survey, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. We received the following suggestions:

Better transport links / Improved Roads/Signage / More amenities, i.e. reopen the pub, more shops etc / have attractions, more things to do, especially for kids.

It is important to acknowledge that 25% of people in Girvan had never heard of Barr and 65% had no reason to go. Of those that had been to Barr, more than half rated the journey as poor and the majority rated amenities as poor or average. Almost half said they would not recommend Barr to others.

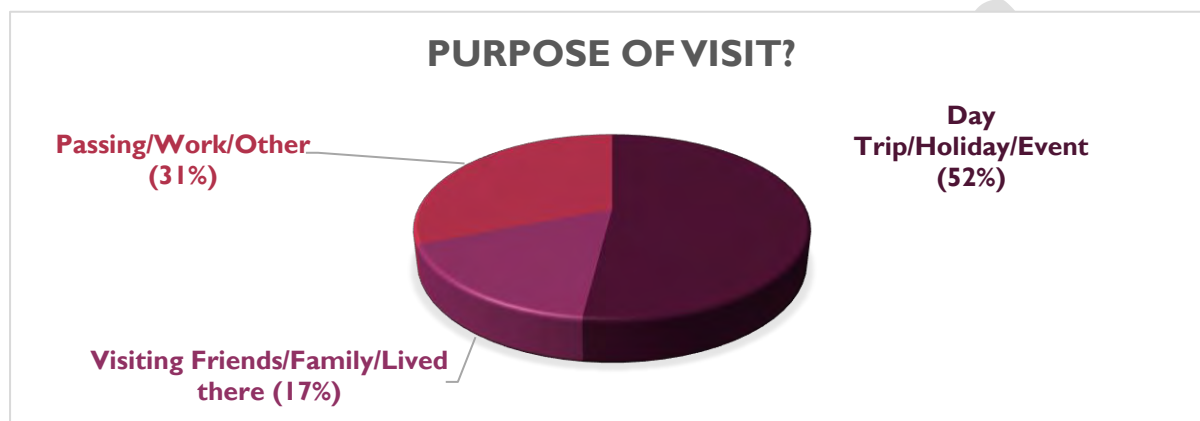
There is clearly untapped visitor/tourist potential within the town of Girvan and better communication with the town including branding and marketing of Barr more effectively, should go some way to improving this situation.

Ultimately though, if perceptions are to be changed significantly, as well as improved communication with Girvan, improvements must be made with regards to accessibility, amenities and the perceived lack of things to do in Barr.

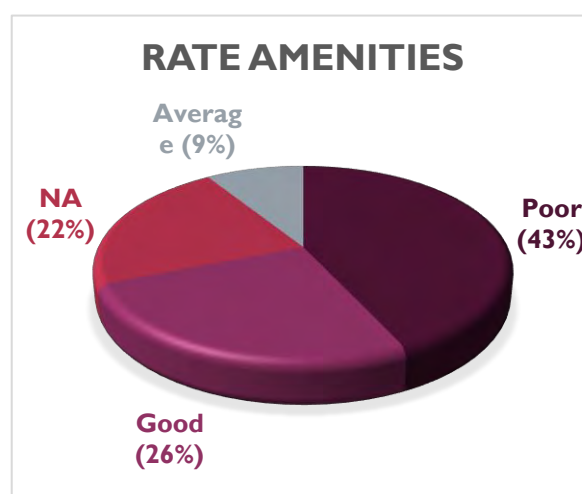
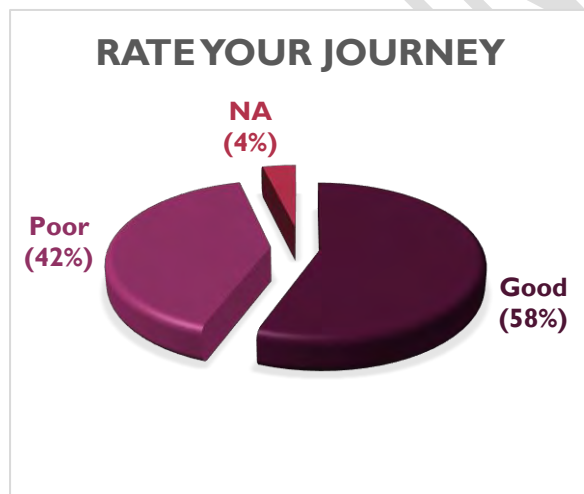
MAYBOLE

A town in South Ayrshire, approximately 14 miles from Barr and 9 miles south of Ayr. With a population last estimated at 4,552 in 2001, it is considerably larger than Barr and another target market for increasing visitor numbers to Barr. A total of 37 surveys were collected in Maybole. 62% of those surveyed had been to Barr before – 100% of whom ‘liked’ Barr.

Seventy eight per cent of those that had been to Barr, rated the locals as **friendly**. They shared their perspective on the remainder of their experience as follows:



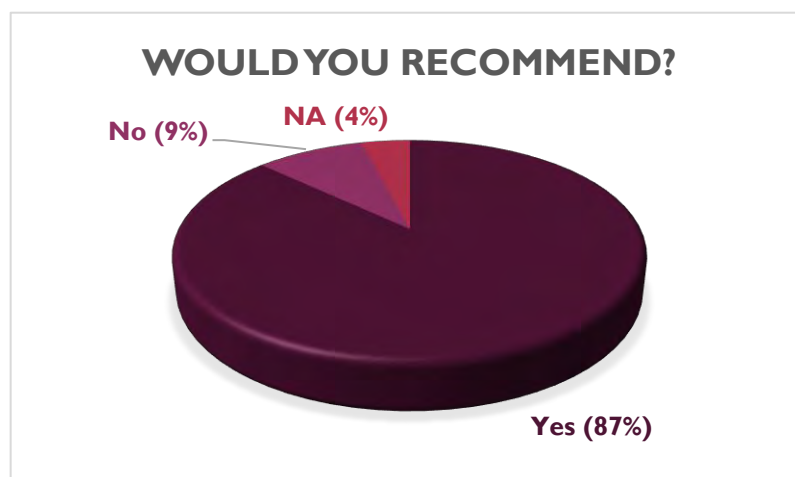
There appears to be a relatively high percentage of people from Maybole in the passing through/work/other category.



It is also interesting to note that 58% of people driving to Barr from Maybole, rate the journey as good – this is an improved view in comparison to the 67% of those travelling from Girvan that rate their journey as poor. Therefore, we can assume that the road conditions /signage on the (B734) road from Maybole, is somewhat better than the (B734) road from Girvan. That said, 42% of those surveyed in Maybole rated their journey

experience as poor, therefore improvements to the conditions of the road/public transport should still be considered on this route, if we are to increase the footfall into Barr from Maybole.

When asked about amenities, those in Maybole shared the Girvan view, that amenities were poor. Again, this dilutes the overall quality of the visitor experience and will no doubt reduce the likelihood of repeat visits, yet when asked if they would recommend Barr to others, a positive 87% said yes.



For those that had never visited Barr, we asked why not? 64% had no reason to go, 29% had never heard of Barr and 7% lacked transport to get there. Again, on a slightly more positive note in comparison to Girvan, zero respondents stated that they were opposed to going.

We asked all of those that participated in the survey, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. We received the following suggestions:

A Restaurant/ Re-open the Pub/ Have a tea shop / Improve amenities

It is important that we note the supportive stance of Maybole with regards to Barr generally. Transportation is an issue for some but not all, the amenities are rated poorly, but the people of Barr are regarded by 100% of those surveyed, as friendly, and 87% of people said they would recommend Barr. If Barr improves communications with Maybole including frequent marketing of events, developing attractions and improvements to amenities, there is potential to secure a higher number of repeat visits, and attract a significant portion of the 64% that have yet to visit.

KIRKOSWALD

Kirkoswald is a village located 4 miles south-west of Maybole. With a population last calculated as 194 in 1991, Kirkoswald it is smaller than Barr and yet shares a more vibrant tourism economy, predominantly afforded by its location and passing traffic, as well as a high quality food and drink offering, and historical links to Robert Burns. Despite the low population of this village, it should be considered a key target market for Barr as it affords engagement opportunities with a broad range of tourists and visitors.

As there were only 12 surveys conducted in Kirkoswald, the results are shown in numbers rather than percentages.

Of the 12 people surveyed, nine had been to Barr, seven of whom “enjoyed their experience”. The reason for their visit was split as follows:

- 3 x Visiting Friends/Family/Lived there
- 5 x Passing/Work/Other
- 1 x Day Trip/Attending Event/Holiday

When asked how they would rate their journey, five said it was good, two chose ‘poor’ and two had no particular comment either way.

Amenities were rated average - good (4) with the remaining five making no particular comment either way.

Of those nine that had been to Barr, five said they would recommend, three said they wouldn’t recommend and four weren’t sure.

For those three that had never visited Barr, we asked why not? The reason was much the same as those from Girvan and Maybole – no reason to go, nothing to do.

We asked all of those that participated in the survey, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. We received the following suggestions:

Better amenities / Activities / Outward Bound

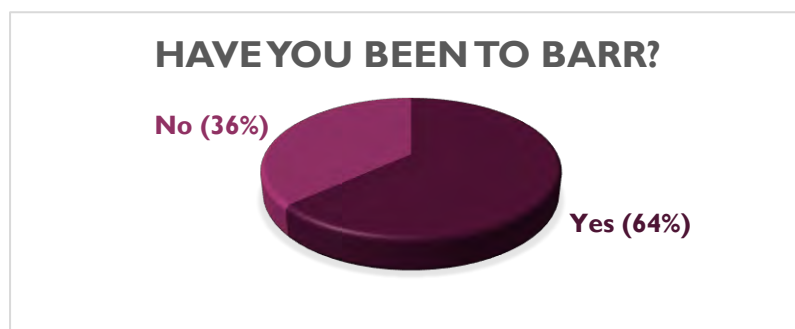
It is important to note that due to the time of the survey, there were not many people in Kirkoswald and therefore it is difficult to draw a positive or negative conclusion from the limited data that we have. The data will however be consolidated with all regional survey data to help paint an overall picture.

COMBINED REGIONAL SURVEY DATA

A total of 134 regional surveys were undertaken in the towns and villages of Girvan, Maybole and Kirkoswald – as shown above. A number of surveys were also completed in Newton Stewart with a small number of surveys completed in areas outside of Barr .

The survey data from all regional surveys, was combined with a gender split of 54% female and 46% male. In a similar theme to the local survey demographics, over 70% of those surveyed (regionally) were over the age of 46, 28% under the age of 45 with only 6% representing the youth voice.

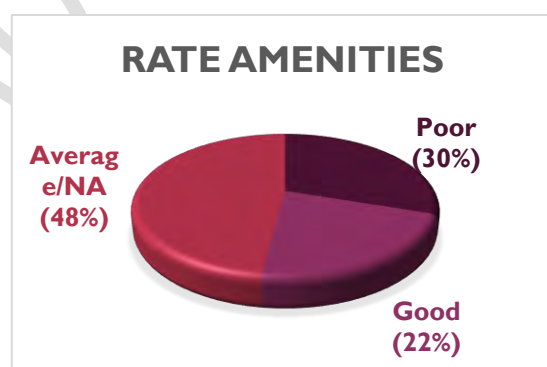
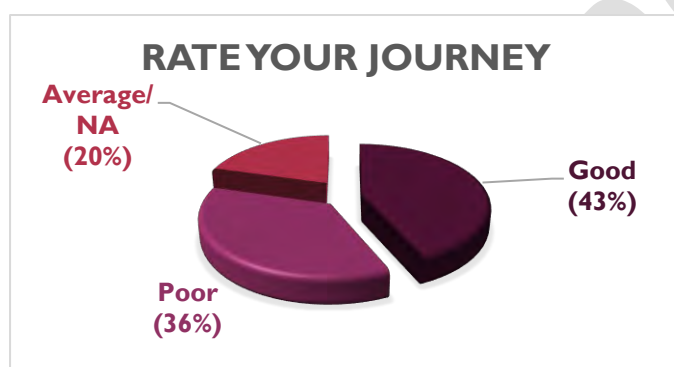
The results of the combined regional surveys are as follows:



The main reasons for never having visited Barr included:

- No reason to go (lack of attractions, things to do)
- Never heard of it
- Transport Limitations

Overall the journey to Barr was rated as follows:



Of those that had been to Barr under the category of event, day trip or holiday, 57% involved outdoor pursuits including walking, fishing and cycling. Of the 13% that were passing, working or other, 7% of those went specifically to visit the pub for food and drink or to attend local shop or wee gallery. We asked all of those that had been to Barr, would you recommend Barr as a place for visitors or tourists.

45% of those surveyed said yes, and only 15% said no. Of the 40% that said not sure, or don't know, many had never been to Barr before.

We asked all of those that participated in the regional surveys, what they would recommend to improve Barr. We advised that these suggestions may improve their current experience of Barr, lead to return visits, or for those that have never visited, attract them to the village in the first instance. Most respondents were enthusiastic in their response, suggesting a high quality food and drink establishment, attractions and activities for kids. As well as things to do, and a reason to go, a popular response was better marketing and communications.

PHASE 2 - IDENTIFY NEEDS & SET OBJECTIVES

This section details the recurring themes and therefore 'needs' identified as part of this study. We then provide an overview of the approach to setting SMART objectives.

RECURRING THEMES

Following an analysis of desk top data and survey data, we identified a number of recurring themes summarised as follows (in no particular order):

- **Groups** – too many, working at cross purposes, lacking direction and succession.
- **Strategy** – no clearly defined vision or strategy for the future of Barr, therefore groups working in silos on mini projects.
- **Accessibility** – public transport, poor road conditions, signage has long been a cause for concern for locals particularly youths, and a barrier to some visitors and tourists.
- **Communications** – internally (including sharing of information in digital and non-digital format) lack of mobile signal/wifi.
- **Branding, Marketing and Advertising** – the screws, trails, fishing and outdoor pursuits enjoyed by many in Barr and yet the village is perceived by some as a place for the elderly. Barr lacks any brand identity to differentiate itself from other towns/villages in Ayrshire. There is untapped potential in neighbouring towns of Girvan, Maybole and Kirkoswald as well as Maidens and Turnberry. There is a lack of marketing strategy and a need for consistent communications with external audiences.
- **Amenities** – not rated highly by locals or visitors and worsened by the recent closure of the pub. Both the village hall and shop need maintenance, refurbishment works and the future of both is uncertain.
- **Sustainability** – an increase in visitor and tourist numbers is required if the existing amenities are to be maintained / sustained.
- **Attractions** – Barr is an ideal location for outdoor pursuits such as walking, cycling, running and fishing. It has great potential as an outward bound location, and yet it is viewed from outside as a place for the elderly. More is needed to draw people from regional areas to Barr, including a wider choice of activities and things to do for young people and families.
- **Landscape / Peace** – the beauty and tranquillity of Barr is highly regarded by locals and considered by many as a USP. It is critically important that the existing landscape and environment of Barr is maintained if not improved. It is also important that any increase in visitors is balanced with retaining the peace and tranquillity that Barr currently enjoys.

PERCEIVED RISKS

In addition to the data findings, there were a number of recurring themes which came to the attention of the consultants through workshops, community events, and conversations with various residents. These included but were not limited to:

“Community spirit diminishing due to turbine money”

“Community is not managed by single source, too many individual groups working at cross purposes”

“Shop feeling unsupported by some parts of the community”

“Some parts of the community feeling ignored by the shop – not listening to needs of the customer”

“Reliance on usual suspects (volunteers)”

“There is a generation gap, no youth voice, nothing for the kids to do”

“Youths are disadvantaged due to lack of transportation – no access to after school clubs, socialising, weekend work and training opportunities”

“There lack of mobile/wifi is a major concern for the village moving forward – we need to keep up with the times”

“We are fortunate to have access to funding but we can’t make our mind up as to how best to spend the money”

“In five years we could end up with no shop, no pub and no community as people struggle to sell houses and Barr becomes a ghost town”

STAKEHOLDER ENGAGEMENT

Following completion of the public consultation and analysis of the data, a broad range of stakeholders were invited to attend a workshop event at the village hall in September 2015.

Those invited to the event included Forestry Commission Scotland, South Ayrshire Council, Community Councillors, Carrick Futures, ACE, Ayrshire Leader and others.

The consultant presented an update on the progress of the study including, key themes and issues uncovered during the public consultation process. The stakeholders were divided into groups for the purpose of taking part in designated tasks - related to four of the issues uncovered during the consultation.

Each group was given a dilemma and asked to consider the risks and benefits associated with possible solutions. Each group was encouraged to work as a team and to use the event as an opportunity to give their vital input into the study. They were also reassured that individual views, or agreements with suggestions, did not represent the views or support of their wider organisations to encourage unreserved participation.

The guidelines for each group was to firstly appoint a facilitator in order to lead the discussion. A writer was also required to note down all thoughts, suggestions and feedback from the discussion. An additional person was required to present to groups outputs to the consultant and wider stakeholder group at towards the end of the event.

GROUP TASK 1 – ADDRESSING THE BALANCE

“When Barr residents were asked what they enjoyed most about living in the village, the majority said the peace and quiet offered by the location. Residents were also asked if the Village needed more visitors – to which an overwhelming majority agreed.”

“How do we balance the need to increase footfall and spend in the village, with the desire to retain peacefulness and tranquillity?”

The group was asked to note down suggestions, and consider the opportunities and risks associated with each. Suggestions included:

Attracting the ‘right’ sort of visitors

- i.e. those who would enjoy the outdoors, and outdoor-themed activities such as cyclists, walkers, nature enthusiasts etc.
- those who would appreciate the peacefulness and quiet offered and hence would not disrupt it.

Capitalizing on the outdoors

- with outdoor-themed attractions such as camping facilities/glamping facilities/, hot tubs, fire pits and dog-friendly events.
- A potential suggestion was using Dinmurchie Farm, if purchase went ahead, as a campsite.

Incorporating existing selling points

- such as the ‘dark skies’ by introducing shops/places to generate increased income, along with the views.
- Using empty, underused village properties as ‘AirBnBs’ to generate more visitor stays.
- Creating co-ordinated listings of accommodation available to use for weddings/events such as outdoor festivals etc., once again using the area’s strengths (beautiful scenery and abundance of open space) to sustain the economy.
- Creating an annual calendar of events to sustain visitor interest and create followings for the events to generate regular sources of income and footfall.

Using the pub to create a music 'hub'

- where local bands/musicians can play – and also attract outside audiences. However, it was highlighted that the pub itself would need an established reputation to achieve this.

Creating effective marketing campaigns and a communication strategy

- which incorporates greater communication within the village and greater communication/promotion to the external areas.
- Before any activities/developments are implemented, effective marketing is needed to make potential visitors aware of Barr.
- A suggestion was to include the area's historical roots as part of the promotional material. This would target an audience of history enthusiasts.

Improve transport links and services

- It was suggested that this could be achieved within the community via the operation of a 'community bus' or the inclusion of external contracts to allow increased access to the area.
- Integrated transport was also suggested as long as it was accompanied by effective advertising of the services to generate usage/financial stability.
- Repair existing roads to ensure visitor experience and safety of travel to/from the area.
- Implement a mobile signal for better communication and Wi-Fi – seen as a must for modern visitors.

GROUP TASK 2 – ACCESSIBILITY & CONNECTIVITY

“The topics of accessibility, connectivity and transportation are recurring themes throughout our public consultation. There is a distinct lack of public transport, and mobile phone connectivity, as a pressing issue.”

“Whilst the ‘screws’ are a feature of Barr and draws many visitors (of the two and four-wheeled drive variety), urban car drivers are a little more intimidated and in some cases deterred entirely. Whilst the lack of connectivity can be off-putting for some, it may be an attraction for others (offers ‘peace’ from modern distractions such as calls, emails etc.)...is this sustainable?”

The group was asked to list the issues, risks and opportunities with regards to the current transportation/connection/accessibility situation facing Barr. Suggestions included:

A mobile phone signal to enhance communication

- Considered a modern day requirement although it was pointed out that a lack of mobile phone signal could be a unique selling point to some visitors.

- Improvements to internal communication within the community – potentially aided by a mobile phone signal
- In addressing the need for a mobile signal which would directly affect visitors and also businesses in the area, the problem highlighted was that there is currently no mobile signal to enhance so appropriate technology would have to be installed in the area.

Setup of a community forum

- to increase communication and engagement
- forum would attempt to engage the youth of the village, potentially using more technology/social media – requiring the implementation of a mobile phone signal.
- The forum would have to be unilateral in its direction/goals to avoid conflicts, disputes and lack of engagement.
- Whilst it was highlighted that an ‘umbrella’ of communication was needed in the village, a problem highlighted was that it had to be fun and enjoyable for residents to want to be involved and proactively communicating with one another.

Regular transport (such as the community bus or taxi services)

- was needed for those who are unable/or lack access to cars such as younger people, the elderly or the disabled.
- Roads/transport must be improved in order to bring visitors in and decrease confusion for drivers unfamiliar with the unclear signage. Transport was highlighted as a major problem for the younger people in the village which might be isolating them/preventing them from engaging in activities/opportunities outside Barr.
- A regular bus to Girvan was seen as necessary as the current ‘Dial A Bus’ service is not suitable. However, it must be noted that the lack of transport and ‘rough’ roads with the ‘screws’ are a positive to cyclists and motorcyclists
- A further suggestion was to look into the option of a rural car-share scheme.
- For roads and signage, currently in poor condition, to be vastly improved and repaired.

GROUP TASK 3 – DINMURCHIE

“Barr Village recently enjoyed a thriving community spirit - with two pubs, a village shop, a packed calendar of local community events, a popular youth club and subsidised transportation for kids looking to travel outwith the village to attend activities in Girvan. Today there is no pub, no youth club and no public transportation. The shop is undergoing a feasibility process and Dinmurchie farm is available for purchase and development.”

“What are the key issues, risks and opportunities with regards to the purchase and development of Dinmurchie farm now?”

The group listed the risks, issues and opportunities as follows:

- Risk – the substantial cost involved in the purchase of the Farm and the alternations needed to the buildings/area which are in disrepair.
- Risk – ensuring safe and suitable access to the area in order to carry out repairs/development and also maintaining access for visitors to the site upon completion.
- Issue – the sustainability of the site – the number of activities/potential investment in the area and the numerous good ideas of what to do with the site.
- Issue – the co-ordination of the project: in managing both the construction of the project and maintenance of the site. Also managing the source of income associated.
- Issue/Risk – finding capable/suitable (and local) people to successfully undertake and complete such a big project.
- Issue/Risk/Opportunity – Competition from other villages.
- Opportunity – Dinmurchie Farm could be a Unique Selling Point for the village. Could be seen as 'art'.
- Risk/Opportunity – what is the actual need to purchase Dinmurchie Farm? Not established thus far.
- Risk/Issues – lack of suitable transport services/roads – coupled with the negative perceptions of the roads and driving conditions, particularly from urban drivers.
- Risk/Issues/Opportunities – Dinmurchie Farm would have to be established as a Destination Point to attract visitors and create passing trade through the village to boost spend in local economy. Whilst this could be an excellent opportunity, the potential risk/issue is implementing this and effectively promoting the Farm as an attraction.
- Opportunity – could create local jobs both in construction (a minimum of a Senior Project Manager and Assistant Development Officer) would be needed on site and further jobs would be created in future visitor attractions.
- Opportunity – in creating a 'hub' of outdoor activities/repairing the Bunkhouse then opportunities for rural education programmes.
- Opportunity – project could generate big profits.
- Risk – conversely, could be a massive loss considering costing involved.
- Risk – Dinmurchie Farm is a listed problem and so there may/could well be problems with building/construction. Status would have to be protected.

GROUP TASK 4 – GROUPS & COMMUNICATION

“Barr Village relies heavily on the contribution and efforts of many local volunteers. There are a number of groups, clubs, and associations currently in operation, including Barr Parish Development Company. All are aimed at developing a sustainable community.”

“What are the key issues, risks and opportunities associated with having a large number of small groups? How can we improve communication to ensure we are working towards a common goal?”

The key issues/risks, and opportunities for improvement were listed as:

- Lack of effective communication which goes beyond that of physical attendance at village meetings.
- Lack of participation across all groups within the village.
- Consistent/effective use of social media to promote and enable communication.
- Lack of events aimed at, and which engage, children.
- Lack of opportunities which are inclusive of everyone in the village.
- Ensuring all future projects are as logical and practical as possible – something which will be aided by better and more effective communication and engagement across the village.

ANALYSIS OF THE ISSUES AND OPPORTUNITIES = THE NEEDS

Following a review of survey data, and the stakeholder engagement process, we carried out a thorough review and analysis of the issues, risks and opportunities identified. We have summarised our findings below, in no particular order.

TOO MANY GROUPS

Issue: Public consultation identified several small groups of volunteers working towards the betterment of Barr, often at cross purposes and with a lack of communication in a consistent and timely manner.

- The warmth and spirit of the community was notable, enjoyed by many residents and visitors alike, however, there was an underlying theme that the community spirit was diminishing, following the availability of wind farm monies and a divide within the community
- Despite the small population of Barr, there are multiple groups with various purposes
- There was a lack of clarity among residents as to the purpose of each of the groups, and lines have become blurred.
- Some directors sat on multiple groups further blurring the lines of responsibility
- There is a generation gap and succession issue with regards to directors, members and volunteers
- There is no governing group responsible for ensuring the needs of the community, businesses and visitors have been taken into account, before strategic investment decisions are made on behalf of the community.
- No single strategy or vision for Barr with clearly defined objectives and guidelines which sub-groups can work to, to ensure alignment with the strategy.
- No shared services

Risk & Opportunity: It is considered that this approach is adversely affecting the development of Barr in that a number of small/micro projects are progressing in silos, often at a slower pace, versus the opportunity to progress a number of key prioritised, projects in a more effective and efficient manner, with a one-team approach.

PROJECTS & FUNDING

The Issue: There was no single co-ordination of funding applications therefore different groups were applying to the same funders, reducing the strength and credibility of applications and decreasing the likelihood of receiving such funds.

- Individual groups were working in silos on individual projects and feasibilities studies – often at cross purposes. For example, individual spend by BPDC and BSSG on the Dinmurchie and Barr Stores Feasibility Studies could have been combined to undertake a larger scale strategic review and detailed costing exercise.
- Grant funding should be viewed as a valuable support and a means to an end, not an ongoing revenue stream.

Risk/Opportunity: Many funders will support only capital or legacy projects whilst others offer a variety of small grant funds, capping the total sum of funds available to a community in a set time period. A strategic and collaborative approach to funding applications is required to ensure priority projects are funded in the first instance. A robust governance process is required to ensure grant funding is managed appropriately with plans for future safeguarding of the enterprise or asset.

GENERATION GAP

The Issue: There is a lack of youth voice in Barr. Parents can speak confidently on behalf of primary school aged children – of whom the majority tend to be very happy with what Barr offers in terms of schooling, safety and outdoor pursuits. However, for the secondary school children, the school leavers, further education students and young employed, there is a communication gap.

- There is no youth representation within each of the existing groups i.e. the community council, community association, Barr Stores Steering Group or Barr Parish Development Company
- There is no youth club within the village
- There is a lack of outdoor and indoor pursuits and activities for teenagers and young adults - particularly in the winter months
- The lack of public transport is a barrier to accessing regional services, social, training and job opportunities
- There is no wifi and mobile signal hindering opportunities to participate effectively in the digital age

Risk/Opportunity: How can a truly sustainable vision for Barr be achieved if the needs of the young are considered as an add-on? The young adults, teenagers and children should be the driving force behind any strategy, not an afterthought. Finding new ways to engage is a must.

COMMUNICATION

The issue: Many people in the village do not have access to the internet and therefore rely on noticeboards, printed copies of newsletters and flyers as well as information being shared by neighbours. There is a community website and facebook page which it utilised for sharing updates and news, but the consistent and timely sharing of information with all, continues to be an issue.

Risk/Opportunities: There are various ways of engaging and informing individuals and groups. If people are not engaged inclusively, or informed in a consistent and timely manner, they feel that their views and opinions are not respected or valued, and ultimately, disengage.

MAINTAIN EXISTING

The issue: Public Consultation identifies the closure of the pub and the sustainability of the village shop as risks to Barr Village – from an economical and community spirit perspective. There are concerns regarding the prospect of new build plans, when there are buildings lying empty and needing maintained i.e. the village hall requires essential maintenance, the shop and the pub require refurbishment and there are a number of domestic properties up for sale.

- Elderly residents and those with mobility problems are keen to retain the core services within the existing village – each raising concerns with accessing Dinmurchie and outlying areas should services move
- The Village Pub is currently up for public sale. It is understood that anyone seeking to purchase and operate the building as a public house, would require to invest in extensive refurbishment. This is likely to be a critical factor in the decision making of any potential investor and could well be a barrier
- Barr Stores Steering Group commissioned a feasibility study in 2015 to look at the costs of purchasing the building, and refurbishing the facility. The study briefly touched on, but quickly ruled out purchase and development of the pub or the village hall as a mixed-use facility. Following the publication of the study, the community were invited to an information event and advised that the BSSG preferred option would be to purchase the shop and a domestic property – both of which were owned by the current shop landlord. It was proposed that the domestic property would be rented to South Ayrshire Council Social Housing tenants and an income could be generated from rental income
- BSSG engaged ourselves and an independent consultant via the Plunkett Foundation to provide advice and guidance following completion of the feasibility study. It is our understanding that Barr Stores Steering Group has received more than £70,000 of grant funds and that the shop is operating a loss of approximately £15-20k annually. It was highlighted to BSSG that the shop should not be reliant on annual subsidies and it was important for the shop to be able to sustain itself

- BSSG were advised by both consultants that a strong business case would be required, together with additional (commercially experienced) directors before any credible application for funding could be made to purchase the store
- Both consultants believed it was highly unlikely that the domestic property would be considered by funders if its purpose was to provide social housing as an income generator (other uses may be considered)
- We acknowledged the issues BSSG and the community faced in terms of communication relating to the shop. On that basis, a more formal collaborative effort between the BSSG and other groups was recommended as well as the shop forming part of a multi-amenity offering
- Finally, it was noted that the total cost of buying the existing shop and the domestic property would be more than the estimated cost of buying the shop and the public house or the village hall to be used as a multi-amenity offering and that further investigation should be undertaken to compare the purchase and development costs – the latter would only be known once the intended use for the properties was defined
- Village Hall – discussion continues with the local authority as to how the hall will be maintained and who is responsible for its upkeep and ongoing development. There has been talk among the community of purchasing the village hall with a view to creating improved kitchen, sports and arts facilities, and there is also potential for a mixed use facility hub, which could include a shop, café, business education and learning centre as well as a place for visitors. It is important to note that SSE and other funding bodies, are often resistant to providing funds for the development of local authority buildings.
- Would the funds required to develop one or more of the existing buildings be comparable with the costs of purchasing and developing Dinmurchie? Which would be the most practical / achievable of the options?

Risks & Opportunities: Survey results show the importance of a pub, shop and village hall to the community, as a meeting place, a source of entertainment and an attraction for visitors and tourists. It is therefore important that the community considers what if anything could be done to secure and develop the existing buildings in such a way that they can facilitate a number of uses and be run more sustainably. Previous studies have been unable to define costs of purchase and development as the proposed purpose/use of each building/space has yet to be determined.

INCREASING VISITORS & TOURISTS / MARKETING

Issues: Public consultation acknowledged the need for increased footfall in the village in order to sustain and improve public amenities for residents and, in turn, visitors. Many people are attracted to Barr for outdoor pursuits including fishing, walking, cycling, running, the dark skies, wildlife, and outward bound activities including the Duke of Edinburgh award. Nevertheless, Barr has struggled to define itself as a brand or differentiate itself from other

towns and villages to market effectively - many believing the village to be a haven for the elderly.

- Local children in particular expressed a desire to see an increase in visitors on a regular basis, providing opportunities to meet new people, learn new things and make new friends.
- External communication from a marketing perspective is shown to be an area of weakness. Many feel more could be done to promote the area with many people never having heard of Barr and the surrounding tourist markets not being tapped into.
- A joined up approach to branding Barr, identifying and targeting the right visitors and tourists and drawing them to Barr when it suits the local community is key.
- Promotion of Barr through web and social media channels could be improved and the lack of mobile/wifi signal means visitors and tourists cannot easily add reviews or provide social media update re their experience in a timely manner.
- Whilst increased footfall is recognised as essential to improving the local economy of Barr, it is important that this is not to the detriment of the current safety, peace, quiet and tranquillity enjoyed by so many Barr residents.
- Careful consideration is therefore required in terms of identifying the current demand, targeting and controlling visitor influx.

Risks/Opportunities: There is untapped potential in the surrounding towns of Girvan, Maybole, Kirkoswald, Maidens and Turnberry. These towns provide access to locals as well as national and international tourist markets. Simply defining Barr's offering and targeting these areas more effectively should lead to a small increase in footfall without any major investment.

ACCESSIBILITY (ROADS/TRANSPORT/COMMS)

The Issue: The condition of the roads and lack of public transport continues to be a cause for concern. It is a recurring and persistent issue having been raised in several previous consultations and studies. There are various public transport options on offer, each with limited effectiveness.

- It is acknowledged that most people within the village either owns or has access to a car. However, it is important that we recognise the constraints that the current limited service provision has on residents that don't have a vehicle, the young, the elderly, those with mobility issues or one car families .
- Youths are reliant on parents for access to neighbouring towns and villages to participate in out-of-school clubs, activities and events aimed at their age group. Teenagers could also be disadvantaged in accessing part-time work/training opportunities to build social skills and competencies prior to moving onto further education or employment.
- A MyBus Rural service is operated by SPT Monday to Saturday from 7am to 7 pm. The bus which facilitates low floor wheelchair access, is available to all residents with

no restrictions on age or mobility. The service can be booked for any purpose, from attending GP appointments to shopping, meeting friends and attending local clubs.

The service is however limited in its effectiveness for the following reasons:

- The bus serves the whole of the Carrick Area from Glenapp to Maidens, Dailly, Barr, Pinmore and Barrhill. Therefore, the availability and frequency of the service is dependent on the location of the bus at any given time.
- Only residents that have booked the bus in advance can join the route – limiting the flexibility of the service. Bookings must be made online or by phone and Barr has no mobile phone signal.
- The booking line is open Monday – Friday from 9 am – 4pm. Bookings cannot be made on Saturdays or Sundays. There are strict instructions as to when bookings must be made. For example, if an individual seeks to travel on a Sunday, they should book the Thursday before. If they wish to travel on the Monday, they should book the Friday before. If an individual is planning a journey more than a day in advance, they should call after 2pm.
- At community events, various residents were keen to share their frustrations at the limitations of the service with others not bothering to use it all due to its ineffectiveness.
- It is understood that the Community Council and Community Association will continue to work with South Ayrshire Community Transport Network group in the pursuit of a public transport solution for Barr. It is understood that the proposed service provision is will provide a three day a week/3 x per day service. Whilst this will help people of all ages to access services and opportunities out-with the confines of the village, it is a fairly limited service.
- In addition to the lack of frequent public transport, the condition of the roads and lack of signage continues to be a concern for residents and a barrier to some visitors and tourists. Whilst this study has raised again, the issue of the road conditions which has persistently been raised over many years, we cannot propose any solutions, other than the Community Council to work closely with the local authorities and relevant bodies to lobby for improvements. It would not be appropriate for Barr to use any of their own funds to resolve the road issues, as this would in turn create an element of risk for Barr in terms of ongoing liability, and the expectation of continued upkeep and maintenance.
- Additionally, whilst it did not feature heavily within the study findings, due to the low number of youths that participated, it is recognised that the lack of mobile phone signal is a barrier to a generation of youths growing up in a digital age. A barrier to them not only in term of socialising/personal enjoyment but in utilising a digital skillset which could be of benefit in new and emerging industries and career opportunities.
- The lack of mobile phone signal is also considered a potential safety risk to those residents/visitors that walk the various trails Barr has to offer.
- It is important to note that whilst current road conditions and the lack of mobile signal in particular are considered barriers to Barr, these features could equally be

marketed as USPs. Many cyclists are drawn to Barr because of the 'Screws', and it may hold the same appeal for four wheel drive groups. Such groups could be identified and targeted in future marketing campaigns.

- That said, according to the 2007 Barr Community Survey, there were mixed views with regards to road cycling generally, with 39 respondents in favour, 33 respondents against and 17 respondents willing to consider. It is therefore recommended that prior to any substantial influx of cyclists or four-wheel drive groups, the community should be consulted to test the appetite for the same.
- Furthermore, in an increasingly digital age where social media and communication overload is rife and often a considerable factor of modern day stress, many are attracted to the benefits of not being contactable and constantly 'switched-on'. Therefore, a fine balance is to be had.

Risks/Opportunities: Improving accessibility is a priority not just for those accessing services outwith the village, but for bringing those all important day visitors and tourists to Barr from surrounding areas of Dailly, Girvan, Kirkoswald, Maybole, Turnberry and Maidens. In developing and assessing options to meet this objective, the term environmentally friendly will include respecting and preserving the current rural landscape, beauty and character of Barr, whilst implementing any changes or developments.

SUSTAINABILITY/ATTRACTIONS

Issue: This study acknowledges that the social needs and wants of residents/tourists/visitors are ever changing. Therefore, there is a need to continue to identify and develop opportunities for further enhancement and improvement of the village to retain residents, attract new residents and increase the numbers of visitors/tourists – essentially future-proofing the sustainability of Barr.

- Planning reforms seek to encourage economic growth, while maintaining and enhancing the cherished character of the countryside and landscapes.
- Rural studies suggest people who live in the countryside display high levels of entrepreneurship with more businesses per head of population than in large towns and cities. However, in rural communities, they are impeded by a lack of access to infrastructure, finance and advice, markets and networks and skilled staff.
- Public Consultation with residents and tourists identified the minimum requirements of a shop/cafe/pub, with many suggesting the need for additional initiatives or attractions in order to give people a reason to visit Barr, stay in Barr and spend in Barr.
- It is important to note that Barr is not a 'passing through' village (other than cyclists generally). Barr is a destination point with most people visiting to see family and friends. To future-proof the village, some sort of tourist attraction(s) will be required to draw new people, encourage existing visitors to stay longer and most importantly, increase spend within the village.
- This will have to be balanced carefully with the demand, sustainability, and risks associated with the development of the attraction(s) –including ownership,

maintenance, cost, and liability issues, and the risk of overpopulating Barr with tourists.

- Residents have been consulted and provided numerous suggestions for attractions, events and activities that would support the ongoing sustainability of the village of Barr.
- Barr Parish Development Company undertook their own study into the options for development of Dinmuchie Farm and land to create job, training and tourism opportunities. Following that study, the community was asked whether they would be in favour of the purchase of Dinmuchie or not, with the majority of respondents in favour.
- At the time of the study the pub was fully operational as was the village shop and as such Dinmuchie was viewed as a complementary asset to enhance the local community. Residents were not offered an alternative to Dinmuchie, for example, would they be in favour of keeping redevelopment within the confines of the village, utilising existing buildings as an alternative to Dinmuchie?
- Since the initial study, the economic landscape has changed. There are fears that if the village cannot sustain what amenities it has, how could it possibly manage and deliver a project as substantial as Dinmuchie?
- With no succession of volunteers and directors who are spread thinly across various groups, who would pull it together, oversee and manage the process?
- What about risk? Taking on listed building and land liabilities to the scale of Dinmuchie may be outwith capabilities of the residents.
- How many visitors and tourists would be required to sustain a project of this scale? Would Barr want an invasion of tourists or would this hinder the tranquillity so highly valued?
- What about access, construction, disruption and safety risks?
- Also, what scope is there for working in partnership with Forestry Commission Scotland to improve the land and buildings without taking on the risk and liability of ownership? Could low risk parts of the land or buildings be purchased or leased?

Risk/Opportunity: In addition to the large scale project above, various members of the community have suggested quick win, medium and long term projects of varying scale and complexity – each offering an opportunity to provide training, jobs, attract tourists and improve sustainability. However, the key to robust planning, costing and implementation of any project is agreeing the vision, defining a strategy and objectives, identifying the core team including roles and responsibilities and developing a phased funding and implementation programme.

OBJECTIVE SETTING

Following the desk top analysis and public consultation, we met with representatives of BPDC (including our Girvan Academy student) to assess the needs and risks, before drafting objectives.

Those attending the meeting were divided into groups and asked to review the needs and risks, before drafting SMART objectives (Specific, Measurable, Achievable, Relevant and Timely).

A total of five objectives were drafted as follows:

OBJECTIVE 1 – COLLABORATIVE WORKING GROUPS

“Work collaboratively with current and future village groups, committees and clubs to develop, implement and continuously improve a successful communication strategy within 12 months.”

OBJECTIVE 2 – MAINTAIN & IMPROVE EXISTING

“Support the development, maintenance and continuous improvement of existing village landscape and amenities to improve the quality of the resident and visitor experience in Barr over a three-year period.”

OBJECTIVE 3 – INCREASE VISITORS & TOURISTS

“Identify and increase key target market visitors by 20% over a 3-year period.”

OBJECTIVE 4 – REDUCE ACCESSIBILITY & COMMUNICATION BARRIERS

“Identify, minimise and control, accessibility and communication barriers between Barr and neighbouring towns/villages using environmentally friendly means over a three-year period.”

OBJECTIVE 5 – SUSTAINABLE ECONOMIC DEVELOPMENT

“Work collaboratively with current and future village groups and committees to identify suitable development opportunities to further enhance the village of Barr and safeguard sustainability 3, 5 and 10 years from now”.

PHASE 3 – IDENTIFY SUGGESTIONS & DEVELOP OPTIONS

This section outlines the approach to identification, development and sifting of options. Residents, stakeholders and prospective visitors were engaged in the identification process as detailed below.

THE INITIAL LONG LIST

At the outset of the study, a 'Long List' was created as a way of tracking all suggestions captured during the study process. The list was initiated at the desk top study phase, populated initially with suggestions from the 2014 community events initially held in relation to Dinmurchie.

Additional suggestions were retrieved from previous studies and consultations, and also added to the long list.

During the consultation process, we asked residents what could be done to improve Barr or to attract more visitors, and we asked the children of Barr Primary school what could make Barr an ever better place to grow up and attract more visitors.

During the regional consultation, we asked past visitors what could be done to improve Barr with a view to encouraging repeat visits and longer stays? Prospective visitors were also asked to provide suggestions as to the type of things that would attract them to Barr for the first time.

All suggestions noted during the survey process were added to the long list, with the exception of those which could not be easily read.

Further suggestions were identified during the stakeholder engagement workshop. All suggestions that could be interpreted from the worksheets completed by the groups, were also added to the long list. Duplicate suggestions were removed and the list was refined:

Following the initial consolidation of suggestions, a further community event was held within the village hall to provide an update on the study, share findings, publish objectives and seek further input with regards to identification and development of options.

This event was geared heavily towards the children of the village with support from our two Girvan Academy students on the day.

Using forms provided, attendees were able to review the consolidated list and add further suggestions as well as their details if they wished to volunteer. All forms were collated, scanned and reviewed. Duplicate suggestions were discarded, and new ideas or enhancements to existing suggestions were added to the consolidated list.

Following a review of all options, the following themes were identified (details not exhaustive):

- **Cosmetic Improvements** – to enhance the appeal and look of the village including improved signage and procurement of litter bins to street cleaning and tidying Dinmurchie to improved seating, picnic and BBQ areas
- **Horticultural** – from floral displays and all year round sheds and allotments to secret gardens, market gardens and garden centres
- **Branding & Marketing Strategy** – defining what it is that differentiates Barr from other local towns and villages, establishing how to package and sell effectively
- **Promoting Barr** – raising the profile and credibility of Barr by entering and winning awards/competitions, networking, twinning with other towns locally and abroad, promoting consistently via a range of channels including a website targeted at visitors and tourists
- **Events** – calendar of monthly, seasonal and annual events from Christmas Markets and Halloween walks, to corporate events, retreats, weddings and festivals i.e. Walkfast, Cyclefest etc
- **Animal & Wildlife** – activities and pursuits from birdwatching and fishing to horseriding and deer stalking
- **Arts & Crafts** – from one off classes, to dedicated studios and retreats for anything to do with drawing, painting, crafting and creating
- **Outdoor Pursuits** – from improved/illuminated walking trails to guided walks, orienteering geocache and bushcraft
- **Outdoor Facilities** – a dedicated mountain bike trail, the long desired MUGA, a skate park, tree-top adventure (go-ape), tree/play house, forest play park, castle, sand pit, diggers, quad biking track/facility, slope made safe (dry ski), abseiling and assault courses, a community adventure hub, links to Dark Skies
- **Communications** – focus groups for the pub, shop and accommodation providers as well as a village communication strategy
- **Youth Engagement** – youth clubs / groups /centre for primary and secondary school children / young adults
- **Sports** – dedicated clubs such as running and cycling, walking and facilities such as tennis and squash, sailing, canoeing and rafting
- **Accessibility**– co-ordinated car pooling, better use of the community bus offerings, lobbying local authorities, buying a community bus using available funds, providing wheelchair routes & access
- **Accommodation** – focus groups, Air B&B, camp site, caravan site, launderette, bunk house, bothy,

- **Education/Conference facilities** – IT facilities, library, wifi hot spot, internet café, renewable technology and learning centre, small conference centre
- **Children's Indoor Facility** – soft play, crèche, before/after school clubs, holiday clubs,
- **Community hub** – food, drink, retail including art, gifts, garden and heritage/visitor centre
- **External Service Provision** – introduction of external services such as mobile library and movie theatre, group activities etc

In addition to suggestions made by the local community and prospective visitors, it is important that we consider the recommendations of various rural studies, research and policies led by government and academic institutions. Relevant points summarised below:

- Agriculture shapes the rural landscape and yet, is a minor component of the contemporary rural economy.
- About 70 per cent of the rural workforce is small and micro enterprises comparing with the 15 per cent employed in agriculture, fishing and forestry.
- Social enterprise is growing in importance, as more communities choose to run their own pubs, village shops and other key facilities.
- Rural growth measures should include, but also look beyond, the farming, forestry, food and environmental sectors, namely:
- It is important to acknowledge and support the creative and arts industries and the part they play in the rural economies and in rural identity.
- A place-based approach, meeting local constraints and opportunities, and recognising the distinctive make-up of local rural economies.
- Investment in business premises, infrastructure and local services.
- Continued support for training and business start-ups
- Business associations and networks should engage more proactively in mentoring and advising small businesses, peer-to-peer.

PHASE 4 – PACKAGING & APPRAISING OPTIONS

Assessing each suggestion against the five objectives would not be a cost effective or efficient approach, and so we began the process of combining and packaging suggestions to create four primary options of varying complexity, scale and benefit:

- **Option 1 – Do Nothing:** In line with best practice and likely to address very few of the objectives, a do nothing option is critical for two reasons; the first is because there are many people who do not wish any change, see no need for investment and like Barr just the way it is; the second is because it is important to establish a baseline and consider the potential (positive and negative) outcomes for Barr with no investment or significant change.
- **Option 2 – Do Minimum:** This package seeks to address some of the objectives by maintaining and improving upon what is existing. This is important for those that wish to retain, enhance and therefore safeguard existing facilities (within the community) but have no real desire for anything outwith that scope. This will involve some capital investment and refurbishment but not major infrastructure improvements.
- **Option 3 – Moderate Infrastructure Improvements:** This package seeks to address most of the objectives by utilising existing assets to best affect with the addition of low cost / low risk infrastructure improvement to enhance as necessary, To achieve this we will require to define the /end user needs first. Only then can we assess and compare each of the assets / available land for: Suitability/Constructability (is the asset or can the asset be fit for intended purpose)/ Costs (combined purchase, development and operating costs)/ Risks (including construction, commercial, health and safety)/ Benefits (individual and combined including vfm)
- **Option 4 – Major Infrastructure Improvements.** This large scale development seeks to address all of the objectives through major investment, acquisition of land and constructing of purpose/new build works.

OPTIONS 1-4: FEATURES AND BENEFITS

A summary of the features and benefits associated with each option is provided below:

Option 1 – Do Nothing

Overview

No investment in development, **no strategic approach to economic development.**

Community groups would continue to run as currently established with no strategic investment or development vision. Small projects would continue to be progressed with varying degrees of success due to the continued un-co-ordinated approach and need for improved clarity of roles and communications.

Whilst the peace and tranquillity of Barr would not be adversely impacted by an influx of visitors and tourists, the continued decrease in footfall would adversely impact existing accommodation and service providers including the shop.

The shop is currently at risk as cannot be sustained by the community alone (operating at a loss of £15-20K annually) and grant funding cannot be relied upon as an ongoing revenue stream. In the absence of a robust business case and development plan, the shops unlikely to secure additional funds to bridge the gap and therefore may close.

Both the pub and Dinmurchie remain on public sale, the future of each entirely dependent upon a third party buyer. Buyers may be deterred by the lack of development and investment within the village. If the future of the pub and shop cannot be secured, community spirit will diminish and the condition of the buildings could deteriorate, adversely affecting the landscape and environment.

Community groups would remain as they are. Small, individual projects (such as cosmetic enhancements, youth clubs, mobile/wifi etc would continue to be progressed with varying degrees of success due to unco-ordinated approach).

The community would continue to lobby for improved public transport which is unlikely to be more than the 3 x per day 3 day a week service provision currently being proposed.

Option 2 – Do Minimum

Overview

BPDC would seek to **purchase the village shop and pub** (if both buildings are available for sale and funding can be secured).

The assets would be developed to a suitable standard by BPDC and leased to commercial or social enterprises to run for the benefit of the local community and visitors. Any income gained by BPDC would be used to maintain the assets. It is unlikely that a profit will be achievable, therefore no surplus funds for community projects.

Any individual or group may apply to lease/operate the assets separately or jointly from BPDC i.e. the previous pub owners/the existing BSSG or a newly formed enterprise or third party. In an effort to support the ongoing sustainability of both enterprises, BPDC will seek funding to provide branding and marketing support as follows:

Brand Barr - Define what it is that differentiates Barr from other local towns and villages, define the features and benefits of the existing offering (and on an ongoing basis any additional offerings), identify the target audience(s), consider competitors and establish a brand image.

Develop and implement marketing strategy - liaise with accommodation and service providers in Barr to establish the baseline i.e. current visitor and tourist numbers, conduct additional public perception surveys (in Maidens/Turnberry and return to Kirkoswald during peak visitor times), ascertain the volume and origins of visitors and tourists in those neighbouring towns and villages, assess Barr's current approach to marketing including constraints, risks and opportunities i.e. channels, media/web presence etc, consider audiences and anticipate visiting patterns, define target markets, develop a marketing strategy including development of guidelines, process and tools including website/social media, promotion materials etc

Historically, the village hasn't been able to sustain a pub and shop without the support of grant funding. Funding must not be viewed as an ongoing revenue stream and so it is imperative that a detailed business case for the development and growth of each enterprise is prepared and submitted to BPDC before any lease agreement can be signed.

Community groups would operate as they currently do with no change to structure. Communications between groups and with wider community would be improved as part of overall communications strategy as developed by the Marketing Consultant.

This option would not justify the cost of a full time development officer and so will be heavily reliant on volunteers continue to support.

Small, individual projects (such as cosmetic enhancements, youth clubs, mobile/wifi etc would continue to be progressed with varying degrees of success due to unco-ordinated approach).

This option would not be able to sustain a community bus service. The community would continue to lobby for improved public transport which may provide 3 x per day 3 day a week service provision (if funding is approved).

Option 3 – Moderate Infrastructure

Overview Part I

This option is entirely community led, in that it has been developed following consultation with the community on a 'needs' basis. All available assets within the village (those commercial and domestic buildings currently up for sale + prospective properties) will be assessed to determine their suitability for use. To determine the costs, the purpose for which the buildings will be utilised, must first be determined. Only once the use has been determined, can the design and development costs + purchase costs be confirmed, allowing an effective comparison. Following consultation, we have identified the following needs / solutions:

Community Hub – a mixed use facility, centrally located within the village. We propose that this would combine a high quality food, drink, entertainment and retail offering. Gifts as well as convenience goods could be sold here. The village hall has good space but is a local authority building which can be difficult to secure funding for. The pub offers accommodation as an additional offering but the structure of the building may cause restrictions in design and increase development costs. Nearby domestic properties of suitable size should be identified and potentially costed for comparison.

Business And Recreation Room – a mixed use facility providing IT/hot desk/office facilities for residents and particularly youths/students. A bright and airy environment is required. A broad range of training courses would be provided by volunteers and experts from this location including business planning support, computer training etc. Meeting rooms and conference facilities can be used by local community groups. Both meeting rooms and hot desks can be hired by business / enterprise owners for a small fee. Mobile and wifi will be required. Local groups and businesses can access printing / business services from this location including printing, laminating, binding, franking machine services for a small fee.

Meeting rooms can be hired by sole trade business owners such as Chiropractors/Beauticians/Hair Stylists. A crèche type facility will also be located within this centre – for hire by any interested individual / enterprise owner/ who may wish to provide before and after school care, holiday clubs etc. In addition to the above, there is a need for a visitor information area, including what's on guides and special booking offers. It is recommended that the Visitor and Business Centres are managed by a full time development officer (or 2 part time officers) with support from seasonal staff and volunteers.

The village hall, existing shop building and domestic properties could be potential venues for the BARR. The village hall should be explored having the potential to house all of the above, whilst providing additional facilities such as a small soft play facility, larger conference rooms, and café facilities – however we may struggle to obtain funding due to the similarities with and proximity of the Carrick Centre in Maybole, together with the fact that the hall is a local authority asset. The benefits and costs of the village hall should be compared with the purchase and development costs of the shop which would provide a smaller and possibly more affordable and manageable centre. HUB/BARR – The potential of basing both the hub and BARR in the same building or joining/extending buildings should also be considered for comparison purposes.

Option 3 – Moderate Infrastructure

Overview Part 2

Barr Bus – it is proposed that the community purchase a small mini-bus with a commercial focus that provides a community benefit. There is currently no guided tour bus in the area. A small tour bus could cover the area of Barr, Girvan, Turnberry, Maidens, Kirkoswald and Maybole on a continuous loop at set times of the day. This means all of those untapped visitors in the surrounding areas, can be targeted and brought directly to Barr, and those tourists staying in Barr could benefit from the tour service. At other times of the day, the bus would provide direct services from Barr to Girvan. The bus would be available for hire by community groups and businesses.

Camp Site – increases the choice of accommodation on offer, attracts wider range of tourists and will ultimately increase footfall and spend within the village. Explore options for the provision of a low risk, suitably located camp site to appeal to wider tourist market. The camp site would capitalise on USPs such as dark skies, wildlife, outdoor pursuits, food/drink offering etc. The site could be a basic wild camping site (for which there is a high demand), or pitches with basic toilet/shower facilities, or a multi-accommodation offering including pitches, touring caravans and glamping pods. It is important to assess each of the above, the costs, benefits and risks associated with same including the impact on the village i.e. a glamping pod site will noticeably change the landscape of the village and may look too touristy for residents, the location of the site may be too close to domestic properties raising concerns about security, noise etc, conversely, a partnership agreement may be entered into with FCS to use woodland areas. The scale of the camp site must also be considered to ensure visitor numbers do not become excessive.

Proposed Management Structure – to support the planning, development and implementation of this option, we would propose two of the current community groups be disbanded i.e. Barr Parish Development Company and Barr Stores Steering Group. We would recommend that a new social enterprise is established which for the purpose of this study will be called the 'New Community Group'. The New Community Group would be an economic development group, focused on creating jobs, training and development opportunities through the development of land/assets whilst providing support and enabling prospective entrepreneurs. Because it would be a social enterprise, individuals can be paid a salary, seasonal jobs can be offered and profits would go straight back into community projects such as subsidising the community bus and the youth club.

The New Community Group would seek funding to engage an architect and quantity surveyor to lead the design and costing of the various buildings for comparison purposes. The Architects will support planning application and funding applications for capital and development costs.

Option 3 – Moderate Infrastructure

Overview Part 3

Once the preferred buildings have been identified and uses agreed, the community will be consulted to support funding and planning applications. The New Community Group would own the hub, the business and recreation room, the community bus and the camp site land. It would not be feasible for the community group to secure the assets on a lease agreement as the group would be responsible for development and maintenance of the asset. The community group would therefore require to own, develop and maintain the assets.

The community bus and business and recreation room will be owned and operated by the New Community Group. Revenue streams will be achieved via bus ticket sales and bookings, room and desk hire as well as business centre facilities. In addition to the above, the New Community Group will fund a communication brand and marketing strategy as follows:

- **Communication strategy** – work with existing community groups including Barr Community Association, Barr Community Council to and the New Community Group to clarify purpose, clear lines of communication, reporting and governance with a view to achieving a shared vision and co-ordinated funding applications. Communication from groups to residents will be centrally managed and improved. It is recommended that one group takes ownership of governance ensuring decisions made re investment and development are for the benefit of all and not the few.
- **Brand Barr** - Define what it is that differentiates Barr from other local towns and villages, define the features and benefits of the existing offering (and on an ongoing basis any additional offerings), identify the target audience(s), consider competitors and establish a brand image.
- **Develop and implement marketing strategy** - liaise with accommodation and service providers in Barr to establish the baseline i.e. current visitor and tourist numbers, conduct additional public perception surveys (in Maidens/Turnberry and return to Kirkoswald during peak visitor times), ascertain the volume and origins of visitors and tourists in those neighbouring towns and villages, assess Barr's current approach to marketing including constraints, risks and opportunities i.e. channels, media/web presence etc, consider audiences and anticipate visiting patterns, define target markets, develop a marketing strategy including development of guidelines, process and tools including website/social media, promotion materials etc

Youth Voice – as well as supporting business and enterprise owners, the community group would seek to establish/part fund a Youth Council or Group based out of the Business and Recreation facility. The youth group would have responsibilities and purpose including the design and publication of monthly community newsletters as well as supporting the New Community Group activities.

Option 4 – Major Infrastructure

Overview

The development of the farm would complement the enterprising approach of individuals, groups and businesses already working hard in the area. Multi-use of the facility could include outdoor education, wildlife, environment tourism, energy, the arts, cycling, camping and heritage.

Acquisition of the land would offer employment to local builders & trades including the establishment of apprenticeships during the renovation and building works, and in the long term, rural skills courses could be run in conjunction with the Forestry Commission as well as utilizing the older generation and invited specialist tutors/mentors with skills pertinent to Barr's situation and heritage. Once the building was complete, the centre itself would provide a range of job and enterprise opportunities.

As a tourist destination, the project could generate much needed income for the hotel/pub, community run shop/café, B& B's and self-catering facilities. A higher profile venue could boost visitor numbers and attract business, benefiting entities such as the volunteer run Tearoom, the Barr 'Wee gallery' and other local small businesses in the planning phase. The hope was that ultimately, new, improved or expanded local services and facilities would encourage repeat visits, longer stays and stimulate new markets.

Even in the short term, prior to major development, the site could offer a potential source of revenue, once cleared, for a small market garden area that residents are enthusiastic to take on. Meanwhile, the 'bunkhouse' requires some basic maintenance and tidy-up to be serviceable for outward bound groups to hire.

In the longer term, a proposed Hydro project could generate income and interest, and other renewable energy options such as Bio-mass and solar energy would be explored with FCS & CARES, and implemented to reduce running costs wherever appropriate.

As a minimum, the cost of Lot 1 House, Steadings and in by land is £115,000. To support the purchase, BPDC would be required to seek funding from the Scottish Land Fund and the Big Lottery (Growing Community Assets Fund).

To develop the land (costs unknown), BPDC would require seek funding from the Big Lottery Growing Community Assets Fund, the Princes Rural Fund, the Heritage Lottery and LEADER.

This study differs significantly from others undertaken on behalf of Barr parish. This is not a costed appraisal of a single detailed design or preferred solution. The scope of this study is broad, the assessment of both the needs and issues in-depth. It would not be appropriate to proceed straight to a detailed design and cost analysis for a study of this nature.

This is the first stage of an emerging economic development strategy for Barr. We have identified the needs, set objectives and the public appear to support the established strategic outcomes. Now, it is only right that we consult the local community to provide us with some direction as to where we should focus our efforts next?

The most recent community open event was held on 16th October 2016, and attended by almost 100 local residents. Attendees were presented with an overview of study findings including the four primary options. Residents were advised that at this stage, we are gauging the appetite for change, the scale and complexity of that change, and whether a co-ordinated approach was something that would appeal to the community.

On the day of the event, the information shared in relation to Option 1 was minimal due to the lack of features or benefits associated with the option. Much more detail was presented in relation to Option 2 due to the additions of the pub and marketing support.

Undoubtedly, most time was spent discussing the features, benefits and risks associated with option 3 – as this is an entirely new concept to the community, involved a variety of features and included a completely new approach to governance and delivery – hence it raised the most questions.

With regards to Option 4, there was no need for substantial detail as residents were very familiar with the proposals.

It goes without saying that options one and two fail to address all of the strategic outcomes - the lower the cost and scale of the development, the less impact that it has. Options three and four however, support most/all of the strategic objectives due to the scale, cost and complexity of the options.

We are effectively seeking an agreement in principal which will allow us to engage an architect and quantity surveyor to proceed with detailed design and cost analysis of a preferred option. It will be within that detailed development stage, that we will return to and select from, our consolidated list of standalone options including but not limited to:

- **Cosmetic Improvements** – to enhance the appeal and look of the village including improved signage and procurement of litter bins to street cleaning and tidying Dinmurchie to improved seating, picnic and BBQ areas
- **Horticultural** – from floral displays and all year round sheds and allotments to secret gardens, market gardens and garden centres

We will draw on these standalone initiatives to further enhance our preferred option prior to detailed costings.

A high level overview of the four primary options can be found in Appendix A attached. Details include features and benefits as well as an appraisal of each option against the eight strategic outcomes (derived from the objectives set as part of this study). The strategic outcomes are listed below:

1. Improve accessibility to / from Barr
2. Improve communications within Barr
3. Improve communications externally
4. Improve quality of life of residents
5. Improve quality of visitor experience
6. Increase visitor and tourism numbers
7. Engage the youth voice
8. Maintain or enhance the landscape and environment

Using a seven-point scale, we considered the impact of each of the options against the strategic outcomes. Below, is a summary of the options and how each performed against the Strategic Outcomes:

Option No	Title	Features	Scoring
1	Do Nothing	Status Quo	-15 / 24
2	Do Minimum	BPDC Purchase Shop & Pub Develop and Maintain Lease to suitable third parties Engage Branding, Marketing Support	12/24
3	Moderate Infrastructure	Establish New Community Group as social enterprise to purchase/ maintain / operate or lease assets as follows: Business & Recreation Room (including learning/education and child care facilities) Visitor Info Centre Community Bus Hub / Food/Drink Retail Camp Site	22/24
4	Major Infrastructure	Purchase and development of Dinmuchie land and buildings as previously communicated.	14/24

It is important to note that the above assessment of the options against the strategic outcomes, is wholly subjective – simply the consultant's professional opinion of positive and negative impacts.

PHASE 5 - RECOMMENDATIONS & NEXT STEPS

Whilst the approach to the study was entirely impartial, with no bias towards any particular group, and all efforts focused simply on doing what is best for Barr, the consultant has been asked to provide a professional recommendation as to which of the options could best meet the needs of the parish. Below is a summary of our recommendations based on current findings (for further detail see Appendix A):

- **Option 1 Do Nothing:** Without investment and development, visitors and tourists will continue to decline, amenities will cease to exist and community spirit will diminish – all of which will have a significantly adverse impact on the quality of life of residents in years to come. Not a sustainable option and therefore not recommended.
- **Option 2 Do Minimum:** By doing the minimum we seek to safeguard what we have, whilst attempting to reduce the level of cost and risk in comparison to options 3 and 4. We can positively impact some but not all of the strategic outcomes. Safeguarding the village shop and pub will have a positive impact on residents. However, this option is likely to be a short term fix rather than a long term legacy. Historically the village has been unable to sustain the pub and shop - with the pub closing several times and the shop reliant on grant funding. Branding and marketing Barr should also result in an increase in visitors and tourists, but will this will be limited by factors including accessibility, attractions, things to do etc. It is recommended that this option is considered further.
- **Option 3 – Moderate Infrastructure:** This option was driven entirely by the 'needs' identified during the public consultation. As such, Option 3 addresses all of the strategic outcomes in one way or another. It is however the sum of all parts that will be the key to the success of this option, with many interdependent factors at play. This option utilises the existing assets within the village and follows the 'hub' approach to economic development which has been successfully adopted in rural communities and towns across the country. This option positions Barr as a boutique visitor/tourist destination – attracting the Center Parcs or Forest Holidays markets. There is a risk that if this is the preferred option, either BPDC or BSSG do not wish to come together in a one team approach. It is recommended that this option is considered further.
- **Option 4 – Major Infrastructure:** This option is the purchase and development of Dinmurchie as previously proposed and voted on. Such a large scale project will undoubtedly address the strategic outcomes but perhaps to the detriment of the village itself – as shops and facilities move to Dinmurchie, buildings may lie empty within the village. It is recommended that this option is considered further by the community.

Of the aforementioned options, at this stage, we would consider Option 3 as most likely to address the needs of the parish in a cost effective, manageable and sustainable manner. However, we do not have a casting vote and it is for the community to decide.

NEXT STEPS

Following the presentation, some clarifications have been asked by members of the community. Ballot related questions were answered online, with study and option related questions and answers attached as an appendix to this report.

The ballot will close on 30th October 2016 and votes will be counted by Councillor Oattes at the November Community Council Meeting.

Once the vote is known, this section of the report will be updated. If Option 1 is preferred, the study ends here. If options 2, 3 or 4 are preferred, then a detailed project plan will be prepared in order to progress the option to the next stage of development and costing. All appendices will be completed, the study finalised with applications made to relevant funding bodies.

DRAFT REPORT 27TH OCTOBER 2016

Barr Village Hall Information Pack

December 2021



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1. Valuation

A valuation instructed by South Ayrshire Council was carried out by DM Hall LLP on 25th November 2021 (see appendix 1). Land and buildings to be valued were specified by Barr Community SCIO and Barr Community Association and included the triangle of land which encompasses the hall, bowling green and former putting green.

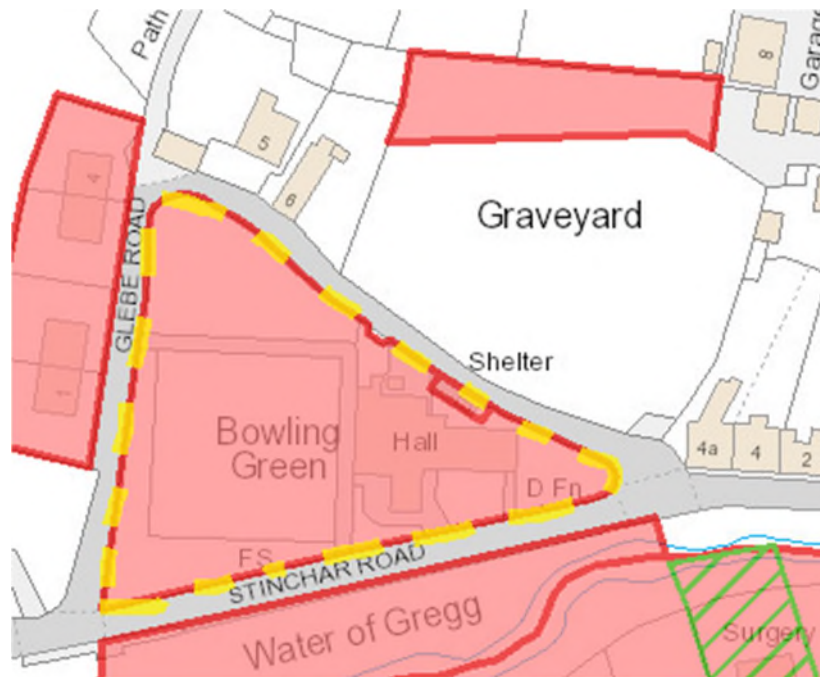


Figure 1: Area valued indicated in yellow/red dashed line

DM Hall LLP have stated that the market value of the asset is £100,000.

Best value

The Council is required to secure Best Value in disposing of or letting property. Best Value does not always mean the highest price and assets can be disposed of at a less than market value, whether through a CAT or otherwise, where there is a wider public benefit. The guidance issued under the Act requires the Council where there is a proposed disposal at less than market value to be satisfied that this is outweighed by the expected benefits and to consider attaching conditions to protect the discount. These conditions must themselves be appropriate and proportionate and can be challenged by applicants in the CAT process.

For further information on funding please see page 11 of 'South Ayrshire Council Community Asset Transfer Guidance'

2. Condition Report

South Ayrshire Council commissioned Avison Young to carry out a condition survey in March 2021 for the hall building (see appendix 2 for full report). The summary of the report is below:

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total
Structure and Fabric	£49,950	£66,850	£0	£116,800
Engineering services	£300	£57,500	£0	£57,800
Total	£50,250	£124,350	£0	£174,600

Advancing Community Assets Fund (ACAF)

The Advancing Community Assets Fund (see documentation) may be able to offer support direct from South Ayrshire Council for community controlled organisations taking on Council-owned assets (land and property) through ownership, lease or other rights such as rights to manage, occupy or use the asset for a specified purpose, with the aim of promoting or improving economic development, regeneration, public health, social wellbeing, environmental wellbeing or reducing socio-economic inequalities for people living in South Ayrshire. The Advancing Community Assets Fund has two categories:

The **development grant**, which may be available to eligible bodies interested in making a community asset transfer request but who are at the early stages of the process (known as a Community Asset Transfer ('CAT') Stage 1-Expression of Interest). Sums of up to maximum of £12,000 for costs associated with all types of property surveys and investigation relating to the land and property asset may be available for the development of an asset transfer proposal and to help towards preparing a Stage 2 CAT application. This grant request will be determined at Community Asset Transfer Stage 1 Expression of Interest where it is identified that a community transfer body should be encouraged and supported to move forward to a Stage 2 application.

The **capital grant** may be available to bodies at the later stages of the process, which are in a position to make an application for a community asset transfer request (known as a Stage 2 CAT application). Costs may be available for capital works, relevant to the condition of the asset being requested. The Council expects that requests for capital costs would not exceed £100,000; however the Leadership Panel will consider grant requests in excess of £100,000 on a case by case basis. Capital grant funding may only be requested through the Stage 2 CAT application form. The Leadership Panel will consider the Stage 2 CAT application in terms of the approved asset transfer process and will determine any Advancing Community Assets capital grant requests in conjunction with the overall CAT application. An asset may be requested without a request for a capital grant however a capital grant through the Advancing Community Assets Fund will not be considered by the Council without submission of a formal Community Asset Transfer request for lease or ownership.

3. Running costs

Summary of expenditure 15/16 to 20/21

Running Costs by year. All values in £						
Type	15/16	16/17	17/18	18/19	19/20	20/21
Electric ¹	3,771.55	3,395.36	3,355.00	4,371.82	4,935.89	3,505.022 ₂
Water/Sewerage Metered ³	1,122.48	1,755.04	1,578.14	2,276.21	3,126.84	2,015.05
Business Rates ⁴	5,424.00	5,469.20	7,968.60	8,208.00	8,091.80	Not recorded
Maintenance Cleaning	207.96	575.17	362.78	438.79	0	Not recorded
Maintenance – CRA	6,635.95	0	0	4,965.98	3,398.12	Not recorded
Maintenance – General	101.08	0	0	0	0	Not recorded
Security	0	0	140	0	-140	Not recorded
Waste Collection	507	549.12	594.88	639.6	667.68	Not recorded
Grand Total (£)	17,770.0	11,743.8₉	13,999.4₀	20,900.4₀	20,080.3₃	Not recorded

¹ It should be noted that SAC have a unit rate which is typically 25-30% lower than rates available for smaller users.

² Following adjustment after meter reading – lower likely due to impact of Covid-19

³ A future community run asset may be eligible for an exemption – although there are conditions: <https://scvo.scot/support/running-your-organisation/finance-business-management/water-sewerage-exemption-scheme>

⁴ Business rate exemptions are available for charitable organisations <https://www.south-ayrshire.gov.uk/article/27724/Relief-for-non-profit-and-charity-organisations>



REPORT AND VALUATION

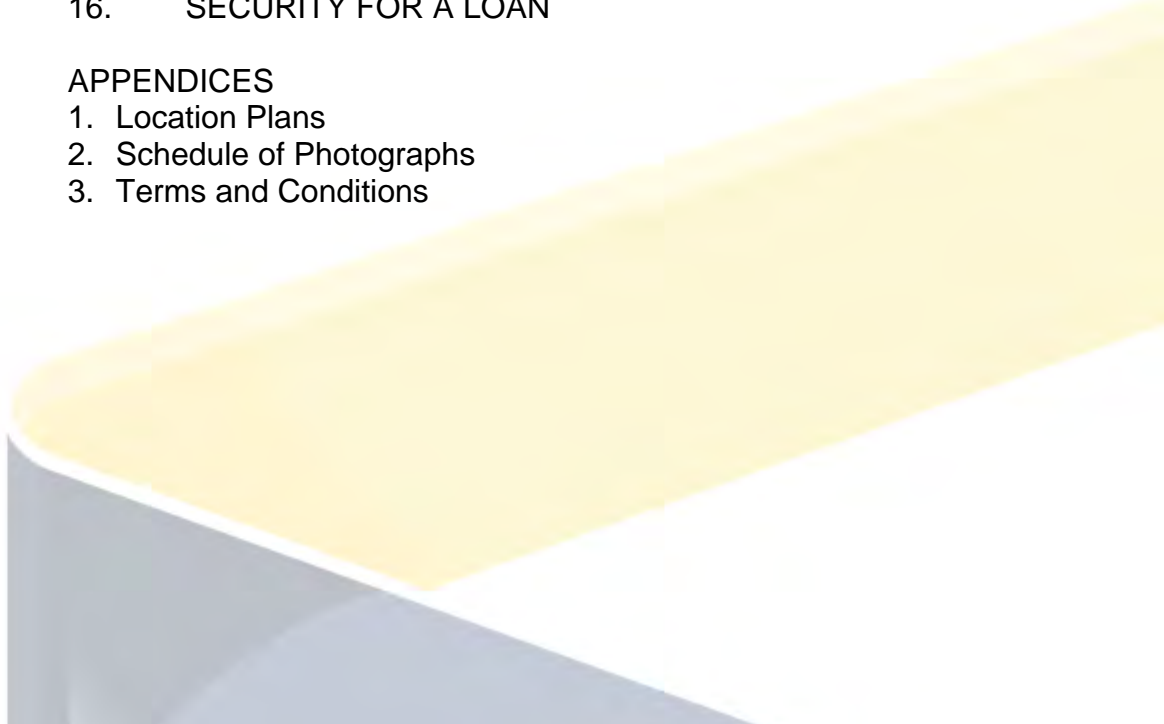
**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
BY GIRVAN
KA26 9TW**



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1. Location Plans
 2. Schedule of Photographs
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01 December 2021

Mr David Anderson
Estates Co-ordinator
South Ayrshire Council
Newton House
30 Green Street Lane
AYR
KA8 8BH.

Our Ref.: IW/EB/WS210806

Your Ref.:

Dear Sirs

VALUATION STATEMENT

In accordance with your instructions, we have attended at the undernoted subjects in order to advise as to our opinion of values on the required basis. Our report is prepared in accordance with the Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is appended hereto.

Ian Woods BSc FRICS inspected the subjects on 25 November 2021.

We would confirm that we do not have a conflict of interest in accepting these instructions and that we currently carry appropriate Professional Indemnity Insurance cover.

Having carried out our inspection and completed relevant enquiries, we would now report on our opinions and findings as follows: -

PROPERTY

VILLAGE HALL & BOWLING GREEN, STINCHAR ROAD, BARR, BY GIRVAN, KA26 9TW

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

25 NOVEMBER 2021



DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office, 17 Corstorphine Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6000. Fax: 0131 477 6016.

Aberdeen, Ayr, Bridge of Allan, Cumbernauld, Cupar, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South), Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling.

220 St Vincent Street
Glasgow, G2 5SG
DX 561479 Glasgow 16
T: 0141 332 8615
F: 0141 332 4867
www.dmhall.co.uk

Regulated by RICS

1. **EXECUTIVE SUMMARY**

- The subjects under report comprise a long established community facility, situated within the centre of the small South Ayrshire village of Barr.
- Barr itself lies around 7 miles to the east of the larger settlement of Girvan and is a predominantly residential settlement retaining a very low level of inherent population.
- The property itself is a relatively large unit of accommodation extending in total to approximately 393 sq.m. (4,230 sq.ft.) with the property having been constructed in a variety of phases. The site also includes a bowling green facility and a small putting green although given the time of our inspection, neither of these facilities were in use.
- Whilst the building itself was found to be in an adequate overall state of repair, there are a number of elements of the property which are likely to give rise to maintenance on an ongoing basis.
- The facility includes a public toilet facility which is open to the public, a main hall, a smaller original hall together with ancillary support accommodation. The bowling club area is separately access however can also be linked from the main hall.
- It is our understanding that the property is being considered for a transfer to the local community and this is the reason for our valuation instruction.
- We would expect there to be only limited demand for the property in its existing state and indeed, it could be argued that due to the size of the local inherent population, the facility is excessive in terms of size.
- Given the nature of the location therefore we would expect this to transfer at the lower end of the anticipated value range and this has been reflected in our valuation opinion. This opinion of value does however exclude any potential value associated with redeveloping the site and our valuation opinions therefore assume the current use.
- Our opinions of value as detailed hereunder presuppose the undernoted:
 - i) Clear Title is available.
 - ii) There are no outstanding statutory issues affecting the subjects.
- We understand that this report is not to be utilised for secured lending purposes and as such, it is inappropriate to pass further comment in relation to the suitability or otherwise of the property from a secured lending perspective.

2. LOCATION

The subjects are situated to the north of Stinchar Road at the junction with Glebe Road, within the centre of the village of Barr. The surrounding area is predominantly residential in nature, with housing in the area mostly of a traditional nature. Given the size of the village of Barr, there are very few additional commercial entities within the vicinity.

Barr itself is a very small predominantly residential settlement lying around 7 miles to the east of Girvan, forming part of the South Ayrshire jurisdiction. The village is accessed via the B734 road route and lies within the Stinchar Valley.

We attach a photocopy of an Ordnance Survey extract plan (scale 1:1250) together with a street layout plan (scale 1:7500) with the location of the subjects shown thereon, for identification purposes only.

3. DESCRIPTION

The subjects under report comprise a not insubstantial village hall and bowling green facility, situated within the centre of the village.

The building itself has been constructed in a variety of phases with all sections of the property being single storey in nature. The original section of the property dates we would estimate from the early 1900's and appears to be formed in traditional brickwork with a painted and rendered finish. This section of the property is surmounted by a pitched roof which has a tiled finish.

The property has been extended on a variety of occasions with the extensions dating we are advised from the 1960's and 1980's. The extensions include the main hall which is steel framed in nature and which has brick infilled walls with the remaining areas of the property being formed in brickwork with roughcast and render finishes. The main hall area is surmounted by a pitched roof which has a felted finish with the remaining projections surmounted by flat roofs which also have felted finishes.

To the gable elevation and overlooking Glebe Road is the main bowling green and putting green however due to the time of year, these facilities were not presently in operation at the time of inspection.

To the opposite gable elevation is the village war memorial.

Internally, the property is fitted as a traditional community/village hall and to the front of the property there is a public toilet area which is contained within the small projection to the front.

Moving to the rear of the property and contained within the original building is the original hall and also within this area of the property there is a meeting room, an additional room with very limited kitchen facilities, a good sized store and a fully fitted kitchen contained within the rear section.

The main hall is contained within the extended section and is again open plan in nature with this incorporating a stage area to the gable elevation.

The bowling club area lies to the rear of the property and provides a separate external access. This area can also be accessed from the kitchen area to the rear of the original building.

All areas of the property are finished to a broadly similar overall standard with the floors being formed in solid concrete or suspended timber and having vinyl, carpeted or timber finishes. The walls and ceilings throughout are predominantly painted.

4. ACCOMMODATION

We would summarise the main accommodation areas as undernoted: -

Interior

Entrance hall, public toilet facility, original hall, meeting room, sitting area, store, kitchen, original hall and main hall. Separately accessed bowling club area.

Exterior

Bowling green and putting green to one gable elevation with war memorial and landscaped areas to the opposite gable elevation. Limited car parking facilities to the rear.

According to our calculations, the property has a Gross Internal Area of –

393 sq.m. (4,230 sq.ft.)

From Ordnance Survey mapping systems we calculate the site to have a total area of approximately -

4,382 sq.m. (1.08 acres)

In the normal manner, we would recommend that the extent of the site be clarified with reference to relevant Title Deed documentation.

The above approximate areas have been calculated for valuation purposes and should be used for no other purpose whatsoever.

5. CONDITION

At the time of our inspection the subjects were found to be in an adequate overall state of repair however we would draw your attention to the following matters.

The building has been constructed in a variety of phases however no areas of the property appear to have been constructed with the recent past.

Given the nature and age of the property, we would expect maintenance to be required on an ongoing basis and this is something which should be anticipated and budgeted for.

Externally, the property is surmounted by a variety of roof structures and we note that a number of the pitched sections and the flat roofs are clad in felt. We would caution that roof coverings of this nature should be regarded as having a limited life expectancy, are a constant source of problems and often require a high level of maintenance and repair in order to remain wind and watertight. Again, ongoing maintenance should be anticipated. We would expect a prudent purchaser to require the advice of a reputable firm of roofing contractors to advise on the age and condition of the main roof and as to any ongoing repair liabilities.

A number of the external timbers throughout the property are in poor condition and require replacement.

Internally, the main areas of the property generally appear to have been maintained to an adequate standard however the finishes throughout the property are of a somewhat dated and traditional nature. Again, repairs are likely to be required on an ongoing basis.

This is a property appraisal report, the purpose of which is to determine the Market Value of the subjects and is not a report on the condition of the building fabric. In accordance with the RICS Valuation - Global Standards 2020, we have carried out a sufficient inspection to enable us to form an opinion as to value, and any comments as to the condition are of a general indicative nature only.

6. STATUTORY OBLIGATIONS

We understand the subjects are within an area governed by the South Ayrshire Local Development Plan, which has been adopted. Within this local plan, the subjects are within an area zoned for general residential land use policies.

Whilst the building does not appear to be Listed as being of architectural or historic importance, the subjects appear to be contained within a Conservation Area.

The property appears to have been in its present use now for some time, and accordingly we would not expect there to be any particular planning sensitivities of an adverse nature affecting the subjects.

We cannot confirm that the property and design will comply with building regulations however based on our inspection it would appear that the property has not been altered within the recent past.

Our opinions presuppose that there are no issues of this nature outstanding, but the position should be checked.

The introduction of the Fire (Scotland) Act 2005 appears to have removed the necessity for a Fire Certificate and replaced it with a system of self-regulated audit. This requires those parties responsible for a property to undertake a risk assessment to demonstrate that the fire precautions within the premises are adequate for its use. We would recommend that further advice in this regard be sought from an appointed legal adviser and/or local Fire Officer.

We have made the reasonable assumption that the roads and footpaths ex adverso the subjects have been adopted and are maintained by the Local Authority.

Reference to the Scottish Assessor's Association website indicates that the subjects are entered in the current Valuation Roll at Rateable Value £16,900.

A new owner or occupier has the right to appeal against the assessment for a period of 6 months from the date of acquiring their interest in the property.

The Uniform Business Rate in Scotland for the year 2021/22 is 49p in the pound, known as the basic property rate. Where a Rateable Value is greater than £51,000 and less than £95,000 there is a supplement of 1.3p, bringing the total amount payable to 50.3p, known as the intermediate property rate. Where a Rateable Value is greater than £95,000 there is a further supplement of 1.3p, bringing the total amount payable to 51.6p, known as the higher property rate. The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties in active use with a Rateable Value of £18,000 or less. Further details of the Scheme can be obtained from the Scottish Government website, as well as details of measures introduced to help ratepayers deal with the impact of Covid-19.

With reference to the Scottish EPC Register, we would confirm that an Energy Performance Certificate (EPC) has been prepared and lodged in respect of the subjects. The Energy Rating detailed on the EPC is noted as **95-F**. The EPC contains a number of recommendations on how the energy performance of the building could be improved. Within the limitations of our inspection for valuation purposes, we are not able to provide any comment in relation to the suitability of these recommendations.

Under provisions contained within Section 63 of the Climate Change (Scotland) Act 2009, the Scottish Government has brought forward regulations to require property owners to improve the energy efficiency and greenhouse gas emissions of their buildings. The Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 requires owners of non-domestic buildings to both assess and improve the emissions and energy performance of their buildings. These regulations are effective from 1st September 2016.

The regulations currently apply to buildings with a floor area of more than 1,000 sq.m. The total floor area of the subjects under report does not exceed 1,000 sq.m., and therefore the property is not currently subject to these new regulations.

In our experience, we find that informal verbal enquiries of the Local Authority are unreliable with different information or advice provided by different personnel. Indeed, it is often difficult to secure any practical useful comment in some cases. Due to the practical difficulties, it would be remiss of us to pass any further comment since this could be inconsistent or erroneous.

It is for this reason that all of the above matters should be dealt with on a formal basis by Solicitors acting on behalf of purchasers and/or banks. If there are any issues identified as a result of these reasonable formal enquiries, we would require to consider the effect these may have on values/marketability in consultation with legal agents.

7. SERVICES

The subjects appear to have mains water and electricity supplies, and drainage is we presume to the public sewerage system.

Natural lighting is afforded throughout the subjects by a series of timber and steel framed windows, which are both single and double glazed. Artificial lighting is provided by a combination of fluorescent strip and bulb lighting dependent upon location.

There appear to be an adequate number of electric power points provided throughout the subjects, which are assumed to be held on a 13 amp circuit. The property appears to include a heavy duty three phase power supply. We would comment however that there are areas of the electrical installation which are of a somewhat dated nature.

Heating is provided to all of the main accommodation areas by a series of low and high level electric heaters. Again, however the fittings in a number of areas of the property are of an older standard.

The sanitary and domestic installations within the property were found to be to an adequate although dated standard. The cooking facilities within the kitchen are powered by a bottled gas system.

8. SITE AND GROUND CONDITIONS

The subjects appear to comprise the footplate of the main building together with a landholding extending in total by our calculations to approximately 4,382 sq.m. (1.08 acres).

The site fronts to Stinchar Road and Glebe Street, with a small parking area provided to the rear. The site is laid out to provide the main building within the central section with the bowling club and putting green areas overlooking Glebe Street and a war memorial lying to the opposite gable elevation. Also adjacent to the war memorial is a very large tree.

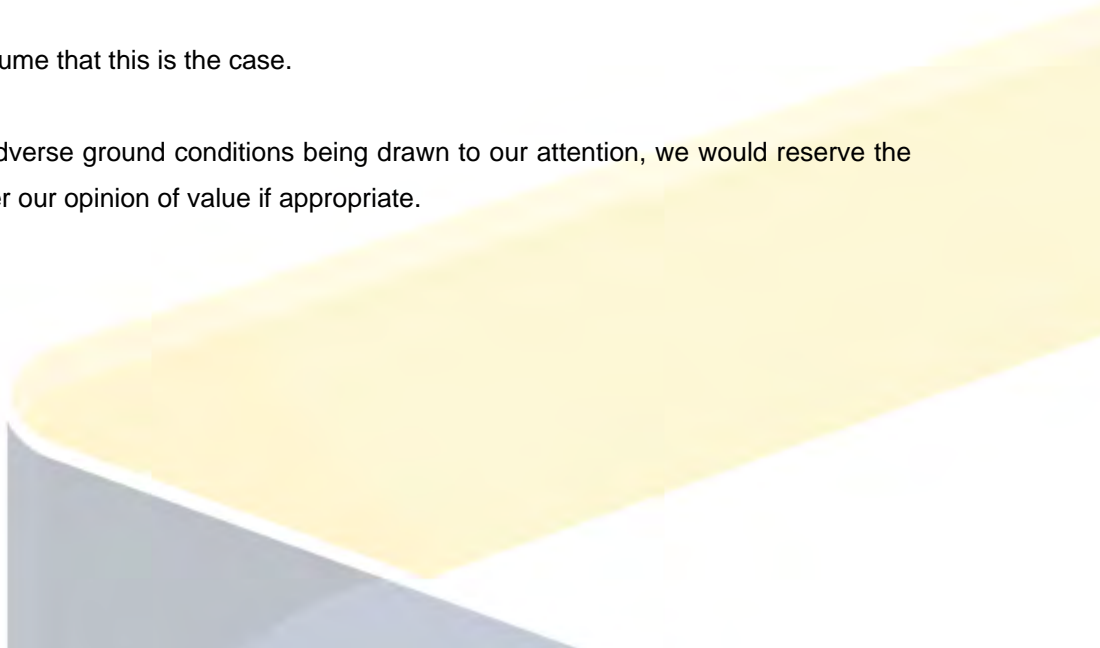
The site is predominantly triangular in shape although is relatively level.

The surrounding area is predominantly residential in nature.

We have no formal information regarding site/ground conditions and our opinions as reported presuppose that the subjects are unaffected by any material, abnormal, unusual or difficult conditions of this nature.

Our opinions assume that this is the case.

In the event of adverse ground conditions being drawn to our attention, we would reserve the right to reconsider our opinion of value if appropriate.



9. ENVIRONMENTAL ISSUES

Given the age, nature and location of the property it is unlikely that the premises will be subject to any material or significant environmental/contamination risks.

However no assurances can be given in this regard and any further comment is outwith the scope of our remit/expertise.

Similarly, having regard to the age of the property and nature of construction, we consider it unlikely that any deleterious or hazardous materials will have been utilised in the original construction process.

Within the limitations of our valuation inspection we found no evidence of invasive vegetation within the immediate vicinity.

There is a small water course lying on the opposite side of Stinchar Road. We have assumed no flood risk from this water course.

10. TENURE

We have not had the opportunity of inspecting the Title Deeds, and for the purposes of our valuation, we have assumed that the subjects are held on Heritable Tenure. We have further assumed that the property is free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value.

11. OCCUPATIONAL LEASES

Not applicable.

12. MARKET TRENDS AND GENERAL COMMENTS

The subjects under report comprise a village hall/community facility, situated within the centre of the South Ayrshire village of Barr.

Barr itself is a small predominantly residential village with a resident population of only around 250 with the village lying around 7 miles to the east of Girvan and accessed via the B# road route. The village is situated within the Stinchar Valley.

Given the levels of population which exists within the area, there are very few commercial entities within the village with the majority of housing in the area being of a traditional nature.

The subject property comprises the main village hall and bowling green facility with the buildings on site originally dating we would estimate from the early 1900's however the property has been substantially extended during the mid to latter part of the 20th Century.

All areas of the property are single storey in nature with the main village hall laid out to provide the main public toilet facilities serving the village and to the rear of this are two separate hall areas with ancillary/support accommodation. The bowling club facility is accessed separately externally and lies to the rear of the original hall. There is however also a separate access from the larger village hall.

Whilst the property was found to be in an adequate overall state of repair, there are clearly elements of the property which will require maintenance on an ongoing basis and in particular we would draw your attention to the external areas with areas of the external timbers requiring maintenance and a number of the roof coverings being felted which will require replacement over a period of time.

The internal finishes throughout are to a traditional standard although within the limitations of our cursory valuation inspection, the facility did appear to have been adequately maintained.

We are advised that the property is presently within the ownership of South Ayrshire Council however consideration has been given to a transfer to the local community. We are advised that this is the reason for our valuation instruction.

As such therefore we have provided our opinion of value reflecting the nature of the existing property and have not taken account of any development potential.

In the event of the property being exposed to the open market, we would expect there to be a degree of demand from parties seeking to develop the site for alternative use purposes although any price paid on this basis would be continual upon obtaining necessary statutory consent and a planning brief.

In terms of the existing use, given the low levels of inherent population, there is an argument that the village hall is some way in excess of the size which would overall be anticipated for a facility serving such a small village.

In a number of locations through central and southern Scotland, properties such as former halls, churches and similar uses have transacted on the open market and whilst the highest prices are obtained in a number of areas where there is a potential to carry out redevelopment of the site, we are also aware of properties which have transacted for what is essentially a continuation of the present use.

There have also been transactions where parties have been identified who can make use of the original accommodation albeit within different usage and examples of this would be scenarios such as a sale of a church to an alternative religious organisation, the sale of a hall for use such as a children's nursery or a store or indeed, in some cases, sales of properties in stronger locations for uses such as a showroom or quasi retail use.

Again, given the size of the local population it is considered unlikely that the property would be considered suitable for an alternative commercial use and in reality therefore we consider that there is likely to be only a very modest level of demand in the event of a sale being considered for anything other than for development purposes.

Even however in the event of the land being exposed to the market for alternative use purposes, there are likely to be elements of the original site which would require to be maintained, particularly the war memorial.

We also note that the property is contained within a Conservation Area and whilst this does not preclude land from being developed, this is effectively a further hurdle which will require to be overcome prior to development consent being granted.

In arriving at our opinion of value however we have adopted the comparative principle of valuation methodology and have had regard to a number of sales of similar properties in a variety of locations throughout Scotland including the undernoted:

Address	Sale Date	Price	Size (sq.ft.)	Rate per sq.ft.	Comments
11A George Square, Greenock	Dec 2020	£110,000	3,673	£29.95	Category C Listed, former church and hall of stone construction with a pitched and slated roof. Appears to be used by a number of local community groups.
Shettleston Methodist Church, 1104 Shettleston Road, Glasgow	March 2020	£200,000	6,437	£31.07	Traditional church building with adjoining hall. An undisclosed buyer purchased the freehold interest for £200,000.
234 Ashcroft Drive, Glasgow	Dec 2019	£66,101	2,342	£28.22	Former Scout Hall in Croftfoot. Asking Price was £40k. No dedicated parking and generally dated throughout.
Knox's Church and Hall, Howard Street, Arbroath	Dec 2019	£130,027	5,644	£23.04	Well-presented traditional stone built church and hall premises. Purchased for conversion to 20 bed hostel and community hall. Situated on prominent road route.
Ford Church, Lochgilphead	Nov 2019	£25,000	717	£34.87	A small traditional church, well maintained and suitably presented at the time of sale. Attractive outlook. Sold for conversion to single residential dwelling.
Longbar Community Centre, Auchengree Road, Beith	Sept 2019	£100,100	3,057	£32.74	Semi-rural community hall constructed 1910. In reasonable order at the time of sale. Planning application subsequently submitted for single residential dwelling.

40 Kirk Street, Campbeltown	Feb 2019	£65,000	2,791	£23.29	Former British Red Cross building. A small terraced traditional property comprising meeting hall and support accommodation. Purchased by South Kintyre Development Trust.
Strathmiglo Church Hall, High Street, Cupar	Oct 2018	£65,000	3,928	£16.55	Village church hall of traditional build. Smaller in size than the subjects. A degree of ground positioned to the front of the site.
St Columba's Church, Torridon Lane, Dunfermline	April 2018	£131,000	2,860	£48.88	Purchased by an architect so can only assume now a single dwelling. Was in good condition at time of sale.
Former St Michael's Church, West Port, Cupar	Mar 2018	£65,000	3,768	£17.25	Traditional church premises, smaller in size. Subsequently redeveloped to create 9 flatted dwellings.
St Christopher's Church, Binend Road, Glasgow	Feb 2018	£170,000	4,505	£37.74	Property had been marketed at 'offers over £110,000. We understand the purchaser was a nursery operator. Convenient access to M77. Required a degree of maintenance.
Inverchaolain Church, Dunoon	Sept 2017	£25,000	2,059	£12.14	A traditional church property. Smaller than the subjects and overlooking the Cowal peninsula. Believed to be used as a hall. No vehicular access.
St Margaret's Tollcross Park Church, Braidfauld Road, Glasgow	June 2017	£152,000	6,174	£24.61	Traditional church premises. Purchased by another religious group. Relatively well-presented.
Kirkhill Church, Cairns Road, Cambuslang	May 2017	£139,000	4,504	£30.86	Traditional church building, relatively well presented. Purchased by nursery operator.

Given the issues we have highlighted above in relation to the nature of the location and indeed the dimensions of the property itself, we are of the view that the property is likely to transact at the lower end of the anticipated value range.

As is often the case within this section of the market however none of the properties which we have analysed for comparison purposes is considered to be identical to the subjects under consideration in this case and as such, a higher level of subjective judgement does require to be applied reflecting the specific location and descriptive elements in respect of the property under consideration.

Whilst we are satisfied that the comparable evidence we have detailed does allow our opinion of value to be substantiated to an extent, we have required to apply our own judgement as to the levels of value which should be applied.

In arriving at our opinion of value therefore we have applied an overall rate of £20 per sq.ft. to the Gross Internal Area of the main building which produces a figure of £84,600. We have rounded this figure marginally to produce a figure of £85,000. To this, we have added an overall rate of £15,000 to the bowling green and putting green areas, reflecting the use as amenity land. This provides a total figure of £100,000.

13. RENTAL VALUE

Due to the nature of our instructions it is not considered appropriate to pass further comment under this heading.

14. CAPITAL VALUE

Having regard to the content of this report, including the Terms and Conditions attached hereto, we are of the opinion that the current value(s) can be fairly stated on the required bases as undernoted:-

1. Market Value

£100,000 (ONE HUNDRED THOUSAND POUNDS)

The above opinion of value reflects the property in its existing use.

15. INSURANCE REINSTATEMENT

We have not been asked to provide this figure.

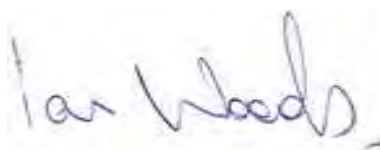
16. SECURITY FOR A LOAN

Not relevant

Should any of the assumptions contained within this report prove incorrect, we reserve the right to reconsider our opinion of value(s) if appropriate.

We trust the foregoing is sufficient for your purposes but should you require any further information, please do not hesitate to contact us.

Yours faithfully

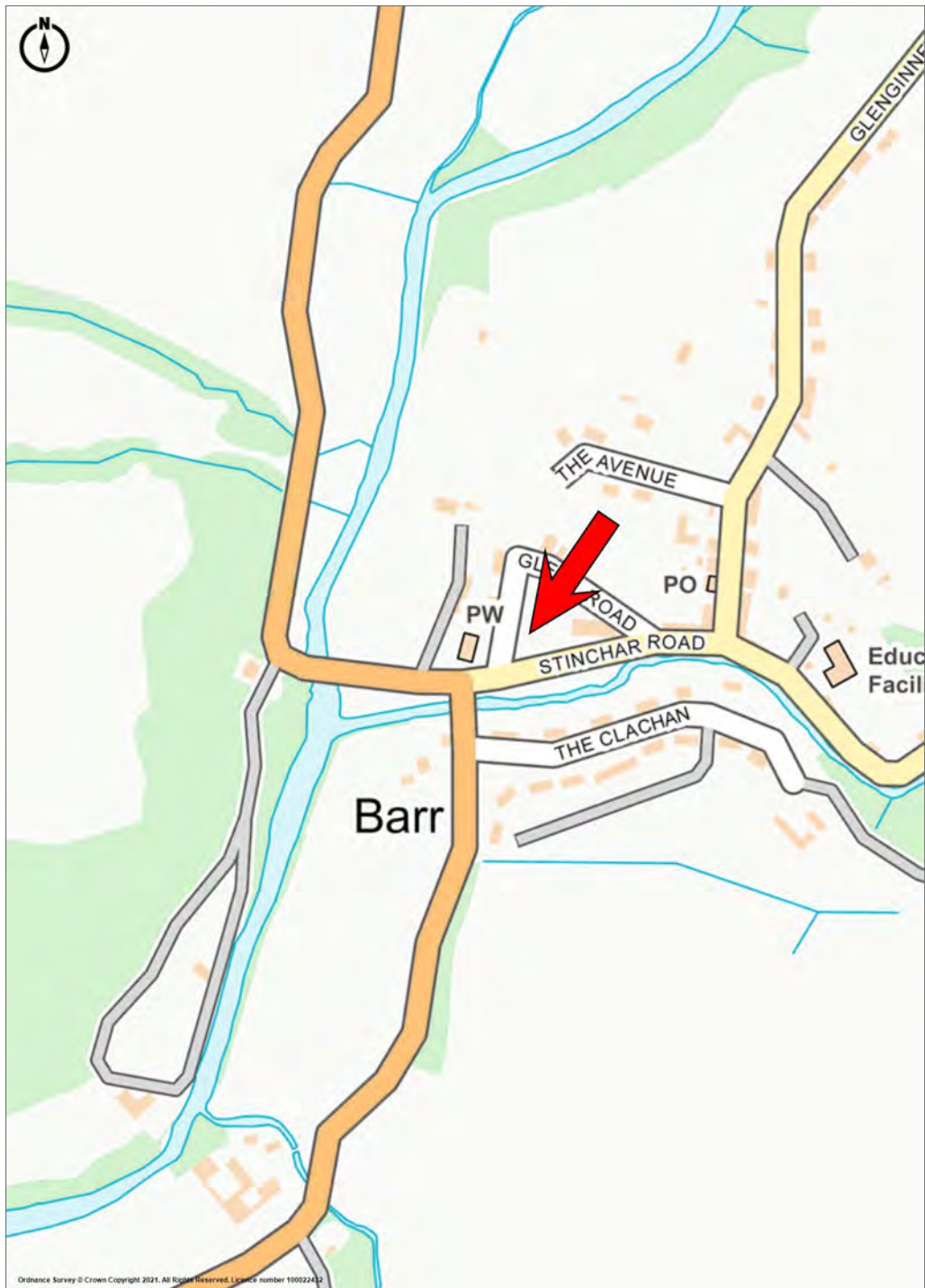


**Ian Woods BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP**

APPENDIX 1
LOCATION PLAN (S)



BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
KA26 9TW



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Promap
LANDMARK INFORMATION

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Plotted Scale - 1:5000. Paper Size – A4

APPENDIX 2
SCHEDULE OF PHOTOGRAPHS



**Original Building****Rear Elevation****Main Hall****Putting Green****Reception****Toilet Area**

**Store****Seating Area****Kitchen****Original Hall****Bowling Club****Main Hall**

APPENDIX 3

TERMS AND CONDITIONS





Introduction

Unless specified to the contrary in the body of the Report, our valuations are carried out in accordance with the following terms and conditions.

1. THE SERVICE

- 1.1. Unless otherwise stated, the Valuer is an External Valuer as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book).

The Valuer provides directly to the Client a Report based on an inspection as described below, and either:-

(a) in respect of the particular type of property, has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently; or

(b) where he satisfies (a) above, except that he has insufficient current knowledge, he will be or has been assisted by a person(s) who has (have) such knowledge and the skills and understanding necessary to provide the assistance required;

Unless previously agreed in writing and set out in the Confirmation of Instructions, the Report will cover the following points:

- 1.1.1. A description of the property, its location and its readily apparent state of repair;
- 1.1.2. The Valuer's opinion(s) of value of the Property on the basis stated in the Confirmation of Instructions. These may include Market Value, Market Rent, Building Reinstatement Cost Assessment and/or such other basis as may have been agreed in writing;
- 1.1.3. Where the valuation(s) has (have) been affected by the existence of an unimplemented planning consent for change of use or other development, the Valuer will so report and advise as to the amount(s) of the increase reported in consequence.
- 1.1.4. In the case of Property to be held as an investment:
- (a) An opinion of Market Rent at the reporting date, representing the rental income that the owner will be entitled to from the Property if it becomes or remains fully occupied;
- (b) An opinion on the effects on value of the quality and terms of the lease(s) and relevant implications upon the valuation; and
- (c) the Valuer's view of the market's opinion of tenant covenants for the class of the subject Property in the subject locality.
- 1.1.5. Advice, if the Valuer considers it relevant, on whether there is significant prospect of or potential for change of use or other development of the Property, or those in the vicinity, which would materially affect the value of the Property.
- 1.1.6. Advice, if the Valuer considers it relevant, on any other factors that may materially affect the status or value of the Property as security.
- 1.1.7. Comment upon the proposed purchase price if this has been notified in writing to the Valuer.

- 1.1.8. A statement of any special assumptions which the Valuer has made.
- 1.1.9. If appropriate, the Valuer's opinion of the suitability of the Property as a lending security having regard to the criteria typically applied by mainstream lenders.
- 1.1.10. If appropriate, the Valuer's opinion (without liability on the part of the Valuer) of current market conditions and/or trends in respect of this type of property in the area.
- 1.1.11. A statement as to the valuation method adopted, and an indication as to the extent to which the Valuer has been able to have regard to comparable market transactions:
- (a) in the case of Property valued for the existing use as an operational entity having regard to trading potential, the opinion which the Valuer has formed as to the future trading potential, including the gross income and profitability likely to be achieved; and
 - (b) in the case of Property valued on a residual basis, the significant material figures and assumptions made and the consequences of changes thereto.
- 1.1.12. Where specifically agreed in writing at the time of instruction, an indicative Building Reinstatement Cost Assessment, this is given solely as a guide. A formal Buildings Reinstatement Cost Assessment for insurance purposes can only be given by a quantity surveyor, building surveyor or similarly qualified professional. The Client is advised to obtain a formal Buildings Reinstatement Cost Assessment for insurance purposes
- 1.1.13. Any other aspects, other than the usual legal investigations, which the Valuer considers require further consideration or investigations.
-

- 1.2. Following provision of the Report, the Valuer will be prepared to discuss its contents.
- 1.3. The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to the Property, tenure, leases and all other relevant matters.
- 1.4. Subject to Paragraph 2.1 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
- 1.5. If the Valuer's inspection suggests that there may be material hidden defects to the Property the Valuer will so advise and may defer submitting a final Report until the results of further investigations are available.
- 1.6. The Report will not seek to identify the existence of contamination. If, however, the Valuer in the course of the inspection or investigations learns that there may be contamination, the Valuer will report this to the Client.
- 1.7. In preparing the Report, unless otherwise stated by the Valuer, the following assumptions will be made that the Valuer shall be under no duty to verify:
- (a) that no deleterious or hazardous materials or techniques were used in the construction of the Property or have since been incorporated;
 - (b) that good title can be shown and that the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoing;
 - (c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the Property, its condition, its use, nor its intended use, is or will be unlawful;

(d) that all required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with and that works not requiring consents meet the standards required by the building regulations or are exempt;

(e) that inspection of those parts of the Property that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;

(f) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential for contamination of the Property from past or present uses of the Property or from any neighbouring property;

(g) that no notices have been issued by the Statutory Authorities or by the Fire Master and that no significant capital expenditure is required to comply with the provisions of inter alia the Offices, Shops and Railway Premises Act, Health and Safety at Work etc Act, Fire Precautions Act, Disability Discrimination Act, Equality Act and the Factories Acts; and

(h) that the flank walls of the Property are party walls and that the liability for mutual repairs, including the roof, its parts and pertinents, is on an equitable basis between the proprietors of the various floors.

- 1.8. Unless otherwise specifically stated the Report does not take VAT into account. The client is advised to obtain specialist advice in this regard. Similarly, unless specifically stated, the Report makes no allowance for the costs of acquisition or disposal or for any tax which might arise.
- 1.9. In providing the Services the Valuer will have regard to relevant contents of the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors.
- 1.10. The Report will be provided for the stated purpose and for the sole use of the named Client. DM Hall accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer, and accept no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it, may be included in any published document, circular or statement, or published in any way, without DM Hall's prior written approval of the form and context in which it may appear. In the event that the Report is presented to your Lender, we cannot guarantee that it will be acceptable to them. The Client is advised that if a Lender seeks to rely on this Report they do so at their own risk.
- 1.11. DM Hall has a Complaints Procedure in accordance with The Royal Institution of Chartered Surveyors Rules of Conduct. A copy of this procedure is available on request.
- 1.12. Compliance with the RICS Valuation – Professional Standards (Red Book) may be subject to monitoring under the Institution's conduct and disciplinary regulations and the Valuer Registration Scheme.

2. THE INSPECTION

- 2.1. The Valuer will undertake a visual inspection of so much of the exterior and interior of the Property as is accessible with safety and without undue difficulty, as can be seen whilst standing at ground level within the boundaries of the Property and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considers reasonably necessary to provide the Services, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the Property which are covered, unexposed or inaccessible, or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical heating or other services. Roof voids and attics are not inspected. In some instances or types of property only selected or representative parts of the Property may be inspected.

- 2.2.** The purpose of the inspection is to provide an opinion of value. Comments may be made on the readily apparent state of repair of the Property. The inspection is not a building or structural survey and the Report will not detail defects that do not materially affect value. Where defects are mentioned in the Report, they should be regarded as indicative and not exhaustive.
- 2.3.** The Valuer will not carry out an asbestos inspection and will not be acting as an inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. The Client's legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, it is assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.
- 2.4.** The Valuer will not carry out an inspection for Japanese Knotweed or other infestations by invasive species. Unless otherwise stated it is assumed that there is no Japanese Knotweed or other infestations by invasive species within the boundaries of the Property or in neighboring properties. The identification of infestations of this type should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed or invasive species, further investigations may be recommended.

3. THE REPORT

- 3.1.** If it is not reasonably possible to carry out a substantial part of the Inspection this will be stated in the Report.
- 3.2.** Where the Valuer relies on information provided, this will be indicated in the Report, together with the source of the information.
- 3.3.** The Report will state the existence of any apparent, recent significant alterations and extensions so as to alert the Client's legal advisers.

4. VALUATION

- 4.1.** The valuations provided will be on the assumptions set out in section 1.7 in respect of individual subject properties (unless otherwise agreed) as inspected. The valuations will be provided on the bases of value stated in the Confirmation of Instructions and as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors. Any special assumptions or reference to a particular buyer will be clearly stated.
- 4.2.** The valuations will exclude any additional value attributable to personal goodwill, or the value of any fixtures and fittings which are only of value *in situ* to the present or proposed occupier, except in the case of a Property which is fully equipped and valued as an operational entity, where only personal goodwill is excluded.
- 4.3.** Unless otherwise stated, in the valuation of portfolios, each Property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

5. INSTRUCTIONS AND CHARGES

- 5.1.** All instructions from the Client will be made directly by the Client and confirmed in writing.
- 5.2.** The Client will pay to DM Hall the fee initially agreed between them, subject to any amendment thereto to be agreed if the Valuer's instructions are subsequently modified. In addition, the Client will reimburse DM Hall the cost of all reasonable out-of-pocket expenses which may be incurred and pay the amount of any Value Added Tax on the fee and expenses.
- 5.3.** Unless otherwise agreed in writing, and subject to condition 5.4 below, the maximum liability of DM Hall and the Valuer (in contract, delict, negligence or otherwise) howsoever arising, in relation to the Property, shall be 20% of the value of the Property on the basis identified in the Confirmation of Instructions or, if no basis is expressed, Market Value as defined by the RICS, on the date of the instruction.
- 5.4.** The maximum aggregate liability in contract, delict, negligence or otherwise, howsoever arising, of DM Hall and the Valuer in respect of any one claim or series of claims arising from, or in relation to, this Report shall not in any circumstances exceed £10,000,000 or the limit of liability stated in the professional indemnity insurance policy of DM Hall, whichever is the lower. A copy of the policy certificate is available on request.

This maximum aggregate liability is irrespective of how many separate and individual claims may be presented or their total and the Client expressly in advance frees, relieves and holds harmless DM Hall and its members as members and as individuals, past and present, from any such claims past, present and future in excess of the limitation of liability set out in this clause.

6. PRIVACY AND DATA PROTECTION

- 6.1.** Processing of personal data is regulated in the United Kingdom by the General Data Protection Regulation EU 2016/679 ("GDPR") as supplemented by the Data Protection Act 2018 as well as other laws which relate to privacy and electronic communications. In this Paragraph 6, these laws are called "**Data Protection Law**". Terms which are defined in Data Protection Law bear the same meanings when used in this Paragraph 6.
- 6.2.** In processing any personal data which DM Hall may receive or collect in the ordinary course of acting for the Client, DM Hall acts as an independent controller and not a processor or sub processor. This means that DM Hall is responsible for complying with Data Protection Law in respect of any personal data it processes in providing Services to the Client. Where the Client (or third parties on behalf of the Client) disclose personal information to DM Hall for the purposes of providing Services it is the Client's responsibility to make sure that such disclosure to DM Hall for these purposes will be fair and lawful and will not contravene Data Protection Law. Where appropriate, the Client (and any third party disclosing personal data to DM Hall on the Client's behalf) should draw the attention of any affected individuals to DM Hall's privacy statement (see Paragraph 6.5 below)
- 6.3.** In general terms, DM Hall uses any personal data that is disclosed to it by or on behalf of the Client for the purposes of:
- 6.3.1 providing services to the Client:
 - 6.3.2 meeting legal requirements upon it – such as in relation to anti-money laundering and;
 - 6.3.3 internal administrative purposes arising from the surveyor/client relationship.

- 6.4. To the extent that the Valuer processes personal data for the purposes of providing his/her Report, the Valuer acts as a processor of the personal data on behalf of DM Hall.
- 6.5. Further information about how DM Hall handles personal data that is disclosed to it by (or on behalf of) the client, the reasons it relies on to do so and the rights that individuals have under Data Protection Law can be found in DM Hall's privacy statement which can be viewed at www.dmhall.co.uk. A copy of the privacy statement can be made available at any time on request. To obtain a copy of the privacy statement or to discuss any aspect of the privacy statement or this Paragraph 6, then please e-mail us at data@dmhall.co.uk.

7. DEFINITIONS

- 7.1. The "Valuer" is the author of the Report on the Property.
- 7.2. The "Report" is the report of the kind described in section 1 of these Conditions of Engagement.
- 7.3. The "Property" is the property which forms the subject of the Report.
- 7.4. "DM Hall" is DM Hall LLP, a limited liability partnership registered in Scotland with registration number SO301144 and having its registered office at 17 Corstorphine Road, Edinburgh EH12 6DD.
- 7.5. The "Client" is the person, firm or company to whom DM Hall is to provide the Report in accordance with the Confirmation of Instructions and these Conditions of Engagement.
- 7.6. The "Confirmation of Instructions" is the letter issued by DM Hall confirming receipt of instructions to prepare a valuation, setting out the Services and setting out the fee for the Report.
- 7.7. "Market Value" means the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.8. "Market Rent" means the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.9. "Building Reinstatement Cost Assessment" means an estimate for insurance purposes of the current cost of:
- (a) rebuilding the Property in its present form (unless otherwise stated); or
 - (b) the Property being constructed as currently proposed;
- each including the costs of site clearance and professional fees but excluding:
- (i) VAT (except on fees);
 - (ii) loss of rent; and
 - (iii) the cost of alternative accommodation for the reinstatement period.
- 7.10. The "Services" means the specific services to be provided by DM Hall to the Client pursuant to the Confirmation of Instructions and section 1 of these Conditions of Engagement.
- 7.11. The "Lender" means a party who has provided or intends or proposes to provide financial assistance to the Client towards the purchase or remortgage of the Property and in whose favour a standard security will be granted over the Property.



Barr Community Centre, Barr, Condition Report

March 2021

Preface

Identification Photograph:



Property Address: 5 Stinchar Road, Barr, KA26 9TW

Approximate GIFA: 395 m² (4252 ft ²)

Date of Inspection: 26th February 2021

Inspection Conditions: Mild and sunny

Access Restrictions: Roof and elevations inspected from ground floor only. No access into roof void, viewed from hatch. No access into room R016.

Lead Surveyor: Stuart Taylor

DD: (0141) 305 6313 e-mail: Stuart.taylor@avisonyoung.com

Contents

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2.	Brief Property Description	5
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Appendices

Appendix A	Schedule of Works and Budget Costs
Appendix B	Photographic Schedule
Appendix C	Terms of Appointment



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Prepared by: Stuart Taylor BSc(Hons)
MRICS

Date: 10th March 2021

Doc Ref: 06C000376

Version: One

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Authorised by: Danny Lafferty BSc MRICS

Date: 10th March 2021

1. Scope of Instruction and Brief

- 1.1 In accordance with your recent instructions, we have carried out an inspection of the Barr Community Centre, in order to advise on the forms of construction and current state of repair. This was based on a brief walk through all the rooms and external areas, in order to gauge an opinion on the current condition of the building. No testing or intrusive investigations were undertaken as part of our survey.
- 1.2 Our report concentrates on the general standard and condition of the building and any principal defects or shortcomings which may affect the occupancy of the building. We have also commented on any backlog maintenance works required to return the property into an appropriate condition.
- 1.3 We are not instructed to appoint specialist consulting engineers to inspect the engineering services installations. Our building surveyors have undertaken a visual inspection to identify the services present and record the principle concerns.
- 1.4 We have not undertaken a Phase 1 Environmental Audit. However, where further investigation or testing is deemed necessary, this has been recommended.
- 1.5 Please refer to our standard Terms of Appointment which are included at Appendix C.

2. Brief Property Description

- 2.1 **Site/location/age/use/surroundings** – The property is located in the centre of the small rural village of Barr in South Ayrshire. To the north of the site is a grave yard, to the west there is a church and residential dwellings, to the east there is also residential dwellings, and to the south lies the river known as the “water of Gregg”.
- 2.2 The property under consideration comprises the Community Centre and associated bowling green, and also incorporates a War Memorial. The entire site is bounded by an iron railing fence.
- 2.3 The original building forming the community centre appears to be circa 100 years old. It would appear to have been extended circa 40 years ago to form the room known as Hall 2, to the east side of the original building. A further extension was added circa 20 years ago, to the south of the building, to form a new entrance and public wc's.



- 2.4 **Structure and Floors** – The structure and floors were covered by finishes and therefore could not be inspected, However, the original building has been traditionally constructed, the east extension has been formed using a portal frame form of construction, and the south extension appears to have been formed using a timber kit. A suspended timber floor appears to have been used to the majority of areas.
- 2.5 **Roofs and Rainwater Goods** – The original building has a number of traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in mineral felt above the corridor areas that link the two extensions to the

original building. The south extension has a monopitched roof, with a slate covering. The majority of gutters and downpipes are cast iron.

- 2.6 **Elevations/Windows/Doors** – Elevations throughout have a wet dash render finish, which has been painted white. However, some timber cladding has been used to form elevations to the south extension.
- 2.7 All external doors are timber, of varying ages, some of which incorporate glazing. The windows to the front elevation of the east extension are single glazed 'Crittall' type units, and all other windows are timber with either single or double glazed glass units
- 2.8 **Internal Configuration** – The original building comprises a large hall, catering kitchen, catering room and community shop. There is also a store cupboard which is used by the primary school, and a separate room used by the bowling club. The east extension comprises a multi purpose hall, which incorporates a stage with associated lighting. The south extension comprises the main entrance to the community centre, and the public conveniences comprising Male, Female and Access wc. There is also a cleaner's cupboard to this area.
- 2.9 **Internal Finishes and fit out** – The building is generally in a condition befitting age, with the majority of components having reached the end of their design life. Cyclical redecoration is due throughout, along with addressing defects and backlog maintenance.
- 2.10 The original building has lath and plaster ceilings, albeit it appears that these have had plasterboard fixed directly to them within Hall nr 1. Elsewhere, the ceilings have been finished with plasterboard.
- 2.11 Walls are generally plaster with an emulsion paint finish, although decorative wallpaper has been used to a couple of rooms, as well as timber cladding.
- 2.12 Floor coverings are a combination of suspended timber, vinyl sheeting and quarry tiles.
- 2.13 **Welfare Accommodation** – Male and Female wc's are provided, along with a separate Access wc.
- 2.14 **MEP Services** - The main incoming supply and switch gear is located within a cupboard in the kitchen. Separate distribution boards and equipment are located within the two large halls, and the catering room. There are two water calorifiers, one within the kitchen and the other within the roof void above the cleaner's cupboard. There is a water tank in the roof void above the kitchen, and we assume another in the void above the cleaner's cupboard, but none were noted from our view point.
- 2.15 Heating is provided to the property by means of convector and radiant heaters, lighting is a combination of batten fluorescent and domestic wall fittings. There is a fire alarm, with panel located

in the corridor adjacent to the entrance lobby. The provision of small power is very limited throughout the building, and predominantly via means of surface mounted conduits.

3. Key Findings

3.1 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

- Œ High Risk - critical compliance issues and significant or structural defects requiring urgent resolution or consideration prior to acquisition
- 2 Medium Risk – non-critical compliance issues and significant defects to be considered within the proposed transaction and/or addressed within an appropriate timescale
- Ž Low Risk - for information/routine maintenance and repair items to be addressed within a 10 year timeframe.

	Structure and Fabric	Risk Rating
3.2	A number of clay ridge tiles are in poor condition, to the roof coverings above the original building, in particularly above the kitchen area. In addition to this, a hole was noted in the roof covering when viewed within the void. Therefore, we recommend that the coverings are overhauled in the short term, to replace defective ridge tiles and make good slate shingle tiles.	Œ
3.3	The roof covering to the east extension was viewed from ground level only. It appeared to be in a fair condition for age, with some areas of possible debonding felt noted. It is anticipated that the covering will require repairs or replacement in the medium to long term.	Ž
3.4	There appears to be no insulation within the roof void to the original building. Therefore, we would recommend that consideration be given to the provision of mineral wool insulation throughout the void areas, in order to improve the thermal efficiency of the building.	Ž
3.5	At the time of our inspection, there was a Leak in the gutter to the rear of the east extension, with water staining evident on the ground. We recommend that this is repaired in the short term, along with the cleaning out of all guttering.	Œ

	Structure and Fabric	Risk Rating
3.6	Rainwater goods to the building are generally cast iron, and surface corrosion is evident throughout, particularly at the joints and brackets. These should all be redecorated in the short to medium term in order to extend their usable life.	Ž
3.7	The render finish to the chimney has hairline cracking and some minor damage. We recommend that this be inspected in the short term, and any necessary repairs undertaken.	Ž
3.8	The paint finish to timber fascias on the original building has failed, and sections are rotten. Therefore, these will require localised repair/replacement, prior to redecoration.	Ž
3.9	The decorative finish to both timber and metal windows has failed throughout. In addition to this, timber windows and sub-frames appeared to have localised rot and some minor damage. We recommend that all windows are prepared and redecorated.	Ž
3.10	The 'Crittall' windows to the east extension are now at the end of their usable life, with poor thermal qualities. Whilst the life of these units could be extended by means of localised repairs and redecoration, it would be more economically prudent to give consideration to their replacement with new double glazed units, in order to improve the thermal efficiency of the building.	Ž
3.11	The windows to the store, room 013, are beyond design life, contain different types of obscure glazing, and one pane is cracked. Moving forward, it would be prudent to give consideration to their replacement with new double glazed units, in order to improve the thermal efficiency of the building.	2
3.12	External doors are all timber, either solid or part glazed. Cyclical redecoration is due to all doors of the south extension, and the fire escape doors to Hall 2 and the kitchen are rotten at low level and should be replaced. In addition to this, the push bar ironmongery to the main entrance door has surface corrosion, most likely due to being held in the open position when the building is functioning normally, and therefore exposed to external weather, which it was not designed for. This will require replacement in the medium term.	Ž

	Structure and Fabric	Risk Rating
3.13	The external render finish to all elevations would benefit from cyclical redecoration in the short to medium term. It was noted on the front elevation to the east extension that cracking in the render had been previously made good, but hairline cracking has appeared again. This may be as a result of structural movement, and should be monitored. We are concerned by the location of the tree adjacent to the gable of this extension, as significant root growth is evident to the grass nearby. It is likely that root growth will be located beneath the extension.	Ž
3.14	The paint finish has failed to the metal balustrading to the fire escape steps of the east extension. This has exposed the metal beneath, causing surface corrosion throughout. Therefore, the corrosion should be treated and the balustrading redecorated in the short term. In addition to this, the railings/balustrade to the south elevation would also benefit from redecoration.	Ž
3.15	Metal gates and fencing is provided to the perimeter of the site, with a green paint finish. The decorative finish has failed throughout, exposing the metal beneath and allowing surface corrosion to occur. In addition to this, sections of fencing are misaligned and/or damaged. Therefore, we recommend that this fencing is repaired, the surface corrosion treated, and fully redecorated in the short term.	2
3.16	Where plasterboard has been fixed directly to the lath and plaster ceiling within Hall nr 1, it was noted that the joints between boards have opened up due to movement. This should be monitored to ensure no further movement occurs.	Ž
3.17	The plasterboard ceiling within the Male wc is in poor condition, due to water damage. This should be subject to replacement in the short term. In addition to this, the ceiling to room R010 is cracked and water stained, and should be repaired as part of cyclical redecoration works.	Ž
3.18	It was noted that part of the ceiling within the kitchen has been subject to repair, but not decorated. The area of repair lies beneath the small hole noted in the roof covering, therefore the roof should be repaired in the short term, to prevent further failure to this area of ceiling.	Ž

	Structure and Fabric	Risk Rating
3.19	It was noted that the ceiling to the entrance lobby, room R001, is undulated around the smoke detector to the south of the room. This should be monitored moving forward as it was not possible to ascertain whether this has been caused by a defect or as a result of poor workmanship originally.	Ž
3.20	The plaster wall finished within Hall nr 2 are in poor condition throughout. Column encasing is impact damaged at low level, window reveals to the front elevation are in poor condition due to the defective windows, and hairline cracking noted in areas to walls. Works to repair and renew defective plaster should be undertaken as part of cyclical redecoration.	2
3.21	In addition to the above, timber cills to Hall nr 2 have all been affected by water ingress via the windows, with rot evident and failed decorative finishes. Therefore, cills should be replaced at the same time as the windows.	Ž
3.22	Internal timber doors are a combination of solid and part glazed units, many of which are fire doors. Doors are generally in a condition befitting age, with those to the original building and east extension beyond their design life but still in serviceable condition. All doors would benefit from cyclical redecoration, and will likely require increased repairs and maintenance going forward, due to their age.	Ž
3.23	The fire doors separating the main entrance from corridor R007 have no intumescent strips fitted, and a gap is evident between both doors when in the closed position. This should be addressed in the short term, to ensure both doors provide the correct level of fire protection.	Ž
3.24	The door to the main in-coming electrics has been adjusted by the fitting of boarding to the inner leaf, which we assume was done to improve fire rating. In addition to this, holes have been formed in it for ventilation. We would recommend that this doorset is replaced as part of any future works to the kitchen, with a 30mins fire rated doorset.	Ž

	Structure and Fabric	Risk Rating
3.25	The vinyl flooring is split at the threshold between the entrance lobby and corridor to the wc's, namely R003. The surrounding vinyl has de-bonded and blistered, and there appeared to be a slight movement in the timber flooring beneath. Therefore, we recommend that the defective vinyl be lifted so the flooring beneath can be secured, prior to the replacement of the vinyl.	Ž
3.26	Vinyl flooring to some of the rooms is either at or well beyond design life, but remains in serviceable condition. Therefore, it would be prudent to allow for the replacement of floor coverings in the short to medium terms, as part of any planned improvement works to the property.	Ž
3.27	The paint finish to the concrete floorslab within the store room has failed throughout, with the original slab finish evident to localised areas. This should be prepared and redecorated in the short term.	Ž
3.28	The kitchen is provided with domestic cupboards and worktops of varying age, all of which is beyond design life but remains serviceable. Moving forward, it would be prudent to allow for a complete refurbishment of the kitchen, to include the provision of stainless steel fittings and the like, in order to provide a commercial kitchen which will comply fully with food hygiene standards	2
3.29	Sanitaryware, fixtures and fittings within the wc's have reached the end of their design life, but generally remain in serviceable condition. Vanity units would benefit from an overhaul in the short term, such as the replacement of taps and plugs, otherwise these areas can continue to be used with routine maintenance.	Ž
3.30	Within room R011 there are base units to the front and rear of room. These are beyond their design life, but remain in serviceable condition. However, it is likely that these will require to be replaced with modern equivalent in the short to medium term.	Ž
3.31	Decorative finishes throughout the property are poor, and it would appear that cyclical redecoration has not been undertaken for a number of years. Therefore, we recommend that this is addressed in the short term.	Ž

Engineering Services	Risk Rating
<p>3.32 There is very little current information within the property file on the Engineering Services, in particular the latest 5 year Electrical Condition report. We assume that this information is held centrally by South Ayrshire Council, and should be obtained as part of the transaction.</p>	OE
<p>3.33 The in-coming mains, switchgear and distribution boards are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and replacement should be considered as part of any future refurbishment works to the property.</p>	2
<p>3.34 Electrical equipment such as lighting, small power, extract fans, convactor and warm air heaters are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and it would be prudent to consider replacement in the medium term. In particular the replacement of light fittings with new LED type would assist in reducing energy bills. We note that one or two fittings have already been replaced in this manner.</p>	2
<p>3.35 The water heater within the kitchen appears to be beyond its CIBSE guide design life, and that above the cleaner's store is approaching the end of its design life. There is an increased risk of failure with the older unit, and it would be prudent to allow for its replacement in the short to medium term.</p>	Ž
<p>3.36 The existing fire place has been boarded over within room R010. There is no vent installed to boarding to allow the chimney to vent properly. Specialist advice should be sought with regards the condition of the chimney, and if the fireplace is not required, how this should be properly sealed.</p>	2

Health & Safety and Property Compliance Matters	Risk Rating
<p>3.37 Disability Discrimination Act – We did not undertake an Audit of the property in accordance with the Disability Discrimination Act. We would expect South Ayrshire Council to have previously undertaken Access Audits of the property, and these should be requested as part of the transaction.</p>	OE
<p>3.38 Although an Access wc has been provided to the property, it fails to comply with two areas of best practice. Firstly, there is no colour contrast between the “M pack” fittings and ceramic wall tiles to assist the visually impaired. Secondly, the door is fitted with a standard lever handle with thumb turn lock. We would recommend that both of these are addressed in the short term.</p>	OE
<p>3.39 Fire Precautions - The building is provided with an L3 fire alarm system, with the panel located in room R007. There was no current servicing and maintenance records on site, and these should be requested from South Ayrshire Council.</p>	OE
<p>3.40 There was no Fire Risk Assessment held within the property file on site. We would expect South Ayrshire Council to have one for this property, and a copy should be requested as part of the transaction.</p>	OE
<p>3.41 There is no external light fitting above the fire escape door to the east extension (front elevation). This should be provided in the short term to ensure adequate lighting levels for anyone using this after daylight has ended. In addition to this, the external stair arrangement does not comply with the current technical standards in terms of size and lack of ramp. Whilst this cannot be retrospectively applied, you should ensure this matter is covered in the fire risk assessment, to measures are in place to assist wheelchair bound and ambulant users of the building to escape in an emergency.</p>	OE
<p>3.42 Within the kitchen area, there is a “Firedex 90” control panel. We are uncertain if this is now obsolete due to the new fire panel elsewhere, of if this still serves a purpose. If redundant, we would recommend it is removed in order to avoid confusion.</p>	Z

Health & Safety and Property Compliance Matters

Risk
Rating

3.43 **Asbestos Management** – Within the property file held on site, there are two Asbestos reports. Within both reports, samples were taken of materials found on site, and none were found to contain Asbestos.

✓
Z

3.44 **Water Risk Management** – Information held within the property file on site, relating to water testing and Legionella were all out of date. We assume that all recent records are held centrally by South Ayrshire Council, and a copy of all latest reports should be obtained as part of the transaction.

OE

Deleterious Materials

Risk
Rating

3.45 No confirmed deleterious materials were noted during the course of our inspection. Due to the age of the property, the presence of concealed deleterious materials cannot be ruled out. Should these be uncovered as part of future maintenance or refurbishment works, specialist advice should be taken.

✓
Z

Recommendations for Further Technical Investigations

- 3.46 The high level picture rail within room R010 showed signs of possible rot in the area beneath historic water ingress. Therefore, it would be prudent to appoint a timber and damp survey of the entire building due to its age, with a particular focus on this area.
- 3.47 There was cracking evident to the plaster cornicing within room R011 adjacent to the corridor. It was not possible to ascertain the cause of this. Therefore, we would recommend intrusive investigation to fully rectify the defect, prior to replacing the cornicing.

Estimated Repair Costs

- 3.48 We set out below budget cost liabilities for anticipated works which are likely to be required over a 10 year period. This excludes day to day minor maintenance. Please refer to Appendix A for a detailed breakdown of the costs.

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	£49,950	£66,850	£0	£116,800
Engineering Services	£300	£57,500	£0	£57,800
Total (£)	£50,250	£124,350	£0	£174,600

Conclusion

- 3.49 The property is in a condition befitting age but had a number of backlog maintenance issues which require to be addressed in the short to medium term.
- 3.50 The Mechanical and Electrical installations are generally at or well beyond their CIBSE Guide design life, but remain in serviceable condition. It is possible that these could continue to operate satisfactorily for a number of years, but with an increased risk of failure. Therefore, it would be prudent to give consideration to their replacement in the medium term.
- 3.51 Due to the age of the property and fittings within, there is scope to undertake works which will improve the thermal efficiency of the building, and in turn reduce running costs going forward. This would include replacement of windows, installation of roof void insulation and the replacement of fluorescent light fittings.
- 3.52 Overall, we are of the opinion that the property is in a suitable condition for the proposed asset transfer, from a technical perspective.

Appendix A

Schedule of Works and Budget Costs

Barr Community Centre, 5 Stincher Road, Barr, KA26 9TW

Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold cost	1,200	1,200		
2	Access pitched roof covering to replace defective ridge tiles, overhaul slates where required and make good hole.	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building.	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property.	750	750		
5	Prepare and redecorate all retained windows and sub frames, including repairs where required.	3,450	3,450		
6	Allow to replace all windows to Hall nr 2, with timber double glazed units, inclusive of new internal cills.	14,000	14,000		
7	Allow to replace pair of external fire escape doors to both Hall 2 and kitchen, inclusive of ironmongery.	5,500	5,500		
8	Treat corrosion, prepare and redecorate balustrading to fire escape stairs, east extension.	300	300		
9	Repair, prepare and redecorate boundary fencing to property.	20,000	20,000		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew vinyl to entire room.	350	350		
11	Change door ironmongery and provide colour contrast to Access wc.	350	350		
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works required.	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation).	300	300		
Medium					
Structure & Fabric					
14	Allow here sum for localised repairs and replacements to mineral felt coverings to roofs where required.	2,300		2,300	
15	Prepare and redecorate all cast iron rainwater pipes.	350		350	
16	Cut out and replace rotten and defective timbers to fascias, prior to full redecoration.	2,000		2,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door.	500		500	
18	Prepare and redecorate render finish to all elevations of the property.	8,000		8,000	
19	Replace plasterboard ceiling to Male wc.	500		500	
20	Hack off and renew defective plaster to walls and window reveals to Hall nr 2, and repair column cladding.	4,000		4,000	
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance.	1,200		1,200	

22	Replacement of vinyl floor coverings throughout, where currently found.	8,100		8,100	
23	Prepare and redecorate floorslab to store room.	200		200	
24	Refurbish existing kitchen, to provide new stainless steel commercial units.	25,000		25,000	
25	Replace base units and worktop to room R011 with new.	5,000		5,000	
26	Allow to replace taps and plugs to vanity units of wc's.	700		700	
27	Allow for full cyclical redecoration works throughout property.	9,000		9,000	
Building Engineering Services					
28	The switch gear and power distribution boards are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	10,000		10,000	
29	Light fittings, small power, electric convector and warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	45,000		45,000	
30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
n/a	n/a	-			
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	116,800	49,950	66,850	-
Total £	Building Engineering Services	57,800	300	57,500	-
Total £		174,600	50,250	124,350	-

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.




Figures quoted at 4Q2020

Day to day cyclical maintenance excluded unless otherwise stated

Appendix B




Photographic Schedule


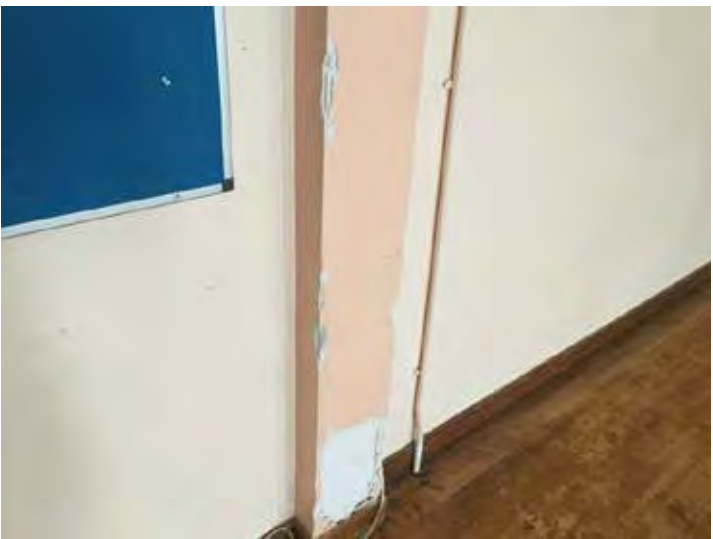

Photo No	Photograph Description	Photograph
	Externals	
	Elevations	
1.	Rotten timber to fascia of gable to original building.	
2.	Example of failed paint finish to windows of original building.	
3.	Example of failed ridge tiles and timber fascia in poor condition, to original building.	




<p>4.</p>	<p>Minor damage to render finish of chimney, to original building.</p>	
<p>5.</p>	<p>Example of corrosion to cast iron rainwater goods.</p>	
<p>6.</p>	<p>Example of failed paint to timber sub-frames of high level windows to 1970's extension.</p>	

7.	<p>Roots from adjacent tree, which are likely to be beneath the building.</p>	
8.	<p>Historic cracking to render, to front elevation of 1970's extension, which has previously been made good, but hairline cracking is evident again.</p>	
9.	<p>Failed paint and surface corrosion stair balustrade at fire escape from 1970's extension.</p>	

10.	Fire escape door from 1970's extension, rotten at low level.	
11.	Example of boundary railings to site, which are in poor repair and decorative condition throughout.	
12.	View of large tree adjacent 1970's extension.	

	Internals	
13.	Hole in roof covering above kitchen, likely causing water ingress.	
14.	View towards void above Hall 1. Note lack of insulation, and insect nest to bottom of picture.	
15.	Timber boarding to fire place within R010, with low level vent blocked.	




16.	Evidence of historic water ingress and rotten timber, to wall within room R010.	 A photograph showing a wall with significant water damage. There are large, irregular brown stains and peeling paint on a light-colored wall, indicating historic water ingress.
17.	Example to damage to plaster encasement of structural frame, within Hall 2.	 A photograph showing a corner of a room where the plaster has been damaged, exposing the underlying structural frame. A blue board is visible on the left wall, and a wooden floor is at the bottom.
18.	Example of cracked plaster to walls within Hall 2, which sounds bossed when tapped.	 A close-up photograph of a wall with a prominent vertical crack in the plaster. The crack is deep and runs through the surface, indicating structural issues.

19.	<p>Example of failed paint to window reveal, front elevation, within Hall 2, as well as timber cills in poor condition.</p>	 A close-up photograph of a window frame. The paint on the white-painted timber reveal is peeling and flaking off. The dark-stained timber cill below the window is also in poor condition, with some of the surface material missing or damaged. A view of a green lawn and a fence is visible through the window.
20.	<p>Example to joints opening to edges of plasterboard, within Hall 1, which are fixed to original lath and plaster ceiling.</p>	 A photograph showing a vertical joint between a piece of white plasterboard and the original ceiling. The joint is a narrow gap where the plasterboard meets the underlying structure, which appears to be lath and plaster. The plasterboard edge is slightly uneven.
21.	<p>Area of plaster repair to kitchen ceiling.</p>	 A photograph of a kitchen ceiling. A large, irregularly shaped area of the ceiling has been repaired with a thick layer of new plaster. The repair area is a light brownish-grey color, contrasting with the existing off-white ceiling. The edges of the repair are somewhat rough and uneven. Below the ceiling, a white wall-mounted unit, possibly a heater or air conditioner, is visible.

22.	General view of kitchen.	 <p>A photograph showing a general view of a kitchen. The room has a tiled floor and white walls. On the left, there are white metal rolling carts. In the center, there is a wooden door leading to another room. On the right, there is a counter with a sink and a stove. A green box is visible on the counter.</p>
23.	Door to incoming mains electric.	 <p>A photograph showing a door to the incoming mains electric. The door is white and has a sign that reads "HEALTHY AND NUTRITIOUS". To the right of the door, there are several grey metal cabinets or lockers.</p>
24.	Failed paint to floorslab within room R013.	 <p>A photograph showing a failed paint to floorslab within room R013. The floor is red and has a large area of peeling paint, revealing a grey concrete slab underneath. There are various items on the floor, including a blue metal frame, a yellow bag, and some boxes.</p>

25.	Hairline cracking within cornice, above entrance door into room R011.	
26.	Split in vinyl and uneven floor at entrance to wc's.	
27.	No colour contrast to DDA fittings and wall tiles.	

28.	Historic water staining to ceiling of Male wc.	
29.	In-coming electric supply.	
30.	Possible redundant fire panel.	

31.	Old water cylinder.	
32.	Example of electrical distribution boards.	
33.	Example of convector heater.	



Condition Report

Barr Community Centre, 5 Stinchar Road, Barr, KA26
9TW

June 2023

Preface

Identification Photograph:



Property Address:	Barr Community Centre, 5 Stinchar Road, Barr, KA26 9TW
Approximate GIFA:	395 m ² (4252 ft ²)
Date of Inspection:	20 th June 2023
Inspection Conditions:	Dry and sunny
Access Restrictions:	None
Lead Surveyor:	Stuart Taylor BSc(Hons) MRICS
	DD: 0141 305 6313 e-mail: Stuart.taylor@avisonyoung.com
Accompanying Parties:	None

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Appendices

- Appendix A Schedule of Works and Budget Costs
- Appendix B Photographic Schedule
- Appendix C Terms of Appointment



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Prepared by: Stuart Taylor BSc(Hons)
MRICS

.....

Authorised by: Iain King BSc MRICS

Date: 28th June 2023

Date: 28th June 2023

Doc Ref: 06C300321

Version:

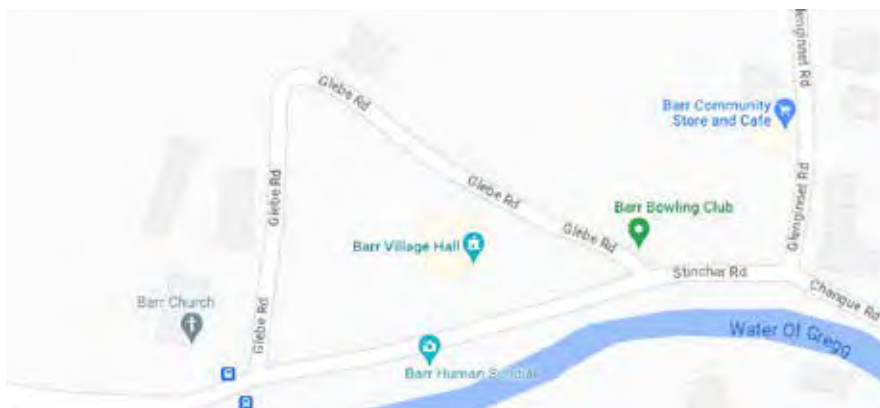
1. Scope of Instruction and Brief

- 1.1 In accordance with your recent instructions, we have carried out an inspection of the Barr Community Centre, in order to advise on the forms of construction and current state of repair. This was based on a brief walk through all the rooms and external areas, in order to gauge an opinion on the current condition of the building. No testing or intrusive investigations were undertaken as part of our survey.
- 1.2 We undertook a similar inspection and report on the property in March 2021, and therefore this report is intended to be an update to previous advice given.
- 1.3 We are not instructed to appoint specialist consulting engineers to inspect the engineering services installations. Our building surveyors have undertaken a visual inspection to identify the services present and record the principal concerns.
- 1.4 We have not undertaken a Phase 1 Environmental Audit. However, where further investigation or testing is deemed necessary, this has been recommended.
- 1.5 Please refer to our standard Terms of Appointment which are included at Appendix C.

2. Brief Property Description

Site/location/age/use/surroundings

- 2.1 The property is located in the centre of the small rural village of Barr in South Ayrshire. To the north of the site is a grave yard, to the west there is a church and residential dwellings, to the east there is also residential dwellings, and to the south lies the river known as the "water of Gregg".
- 2.2 The property under consideration comprises the Community Centre and associated bowling and putting greens, and also incorporates a War Memorial. The entire site is bounded by an iron railing fence.
- 2.3 The original building forming the community centre is understood to be circa 100 years old. It would appear to have been extended circa 40 years ago to form the room known as Hall 2, to the east side of the original building. A further extension was added circa 20 years ago, to the south of the building, to form a new entrance and public wc's.



Structure and Floors

- 2.4 The structure and floors were covered by finishes and therefore could not be inspected. However, the original building has been traditionally constructed in masonry, the east extension has been formed using a steel portal frame form of construction, and the south extension appears to have been formed using a timber kit. A suspended timber floor appears to have been used to the majority of areas.

Roofs and Rainwater Goods

- 2.5 The original building has a number of traditional pitched roof coverings, with a slate shingle finish. The east extension has a pitched roof with mineral felt covering, which extends to a flat roof in

mineral felt above the corridor areas that link the two extensions to the original building. The south extension has a mono-pitched roof, with a slate covering. The majority of gutters and downpipes are cast iron.

Elevations/Windows/Doors

- 2.6 Elevations throughout have a wet dash render finish, which has been painted white. However, some timber cladding has been used to form elevations to the south extension.
- 2.7 All external doors are timber, of varying ages, some of which incorporate glazing. The windows to the east extension are single glazed 'Crittall' type units, and all other windows are timber with either single or double glazed units.

Internal Configuration

- 2.8 The original building comprises a large hall, catering kitchen, catering room and former community shop. There is also a store cupboard which is used by the primary school, and a separate room used by the bowling club. The east extension comprises a multi purpose hall, which incorporates a stage with associated lighting. The south extension comprises the main entrance to the community centre, and the public conveniences comprising Male, Female and Access wc. There is also a cleaner's cupboard to this area.

Internal Finishes and fit out

- 2.9 The building is generally in a condition befitting age, with the majority of components having reached the end of their design life. Cyclical redecoration is due to many areas, along with addressing defects and backlog maintenance.
- 2.10 The original building has lath and plaster ceilings, albeit it appears that these have had plasterboard fixed directly to them within Hall nr 1. Elsewhere, the ceilings have been finished with plasterboard.
- 2.11 Walls are generally plaster with an emulsion paint finish, although decorative wallpaper has been used to a couple of rooms, as well as timber cladding.
- 2.12 Floor coverings are a combination of suspended timber, vinyl sheeting and quarry tiles.

Welfare Accommodation

- 2.13 Male and female wc's are provided, along with a separate accessible wc.

MEP Services

- 2.14 The main incoming supply and switch gear is located within a cupboard in the kitchen. Separate distribution boards and equipment are located within the two large halls, and the catering room. There are two water calorifiers, one within the kitchen and the other within the roof void above the cleaner's cupboard. There is a water tank in the roof void above the kitchen, and we assume another in the void above the cleaner's cupboard.
- 2.15 Heating is provided to the property by means of convector and radiant heaters, lighting is a combination of fluorescent, LED and domestic wall fittings. There is a fire alarm, with panel located in the corridor adjacent to the entrance lobby. The provision of small power is very limited throughout the building, and predominantly via means of surface mounted conduits.

Key changes since last inspection

- 2.16 We have noted that in the period since our last inspection, a number of works have been undertaken to address backlog maintenance items. These include as follows:
- Redecoration of hall nr 2, including plaster repairs to window reveals and new pvc cills.
 - Replacement of external fire doors to hall nr 2 and kitchen.
 - Redecoration of kitchen.
 - Replacement of fascia boarding to gables of pitched roofs.
 - Replacement of some light fittings with LED type.
 - Redecoration of metal railings.

Works currently on site

- 2.17 At the time of our inspection, works were on-going to redecorate windows externally, and we were advised that this project also includes the redecoration of timber wall cladding and cast iron rainwater goods.

3. Key Findings

3.1 We set out below a summary of our principal observations categorised using the following risk rating/criticality indicator:

- Ⓔ High Risk - critical compliance issues and significant or structural defects requiring urgent resolution or consideration prior to acquisition
- Medium Risk – non-critical compliance issues and significant defects to be considered within the proposed transaction and/or addressed within an appropriate timescale
- Z Low Risk - for information/routine maintenance and repair items to be addressed within a 10 year timeframe.

	Structure and Fabric	Risk Rating
3.2	Ridge tiles to the pitched roof coverings have delaminated and a number have failed, causing clay fragments to fall on to the adjacent flat roof coverings. There is localised build up of moss and leaves to the slate shingles, and there are several areas where the existing shingles have been replaced with a non-matching type. We recommend that all ridge tiles should be replaced in the short to medium term, along with the removal of moss and leaves. Whilst not critical, we would recommend the replacement of all non-shingle slates with a type to match existing, in order to improve the appearance of the roof coverings.	●
3.3	The mineral felt roof covering above corridor R009/R007 and lobby R001 is in poor condition with several blisters, ponding water and liquid applied repairs to the upstand with the toilet block extension and to lap joints above the kitchen. Whilst there were no signs of water ingress, there is an increased risk of failure if the covering is left in its current condition which would result in this occurring, therefore we would recommend its replacement in the medium term.	●
3.4	There is no insulation within the roof void above the original section of the building. We recommend that consideration be given to the provision of mineral wool insulation throughout in the short term to improve the thermal efficiency.	Z

	Structure and Fabric	Risk Rating
3.5	At the time of our previous inspection there was a leak in the gutter to the rear of the east extension, with water staining evident on the ground. It is unclear if this has been rectified during the period since, but it was noted that water staining to two elevations was still present.	Z
3.6	The render finish to the chimney has hairline cracking and some minor damage, and the concrete capping is also cracked. We recommend that this be inspected in the short term, and all necessary repairs undertaken.	Z
3.7	The 'Crittall' windows to the east extension are now at the end of their usable life, with poor thermal qualities. Elsewhere, timber windows have been provided of varying ages, with single and double glazed panes. With the exception of one cracked pane, the windows remain in a fair condition befitting their age. We recommend, however, that consideration be given to the replacement of all single glazed windows with a more thermally efficient type during the medium term.	●
3.8	External doors are all timber, either solid or part glazed. Cyclical redecoration is due to all doors of the south extension. The fire escape doors to Hall 2 and the kitchen have been replaced since our last inspection, using their existing frames. The doors to Hall 2 are misaligned and should be adjusted.	Z
3.9	The external render finish to all elevations would benefit from cyclical redecoration in the short to medium term. It was noted during our previous inspection that the front elevation to the east extension had cracking in the render which had been previously made good, but hairline cracking had appeared again. We suggested at the time that this may be as a result of structural movement, and should be monitored. We were concerned by the location of the large tree adjacent to the gable of this extension, as significant root growth is evident to the grass nearby and it is likely that root growth will be located beneath the extension. During our inspection the render appeared to be in the same condition, suggesting that the movement is not currently progressive. Hairline cracking is evident in a number of other locations across the elevations, which we believe are as a result of age, rather than structural movement. We would however recommend ongoing monitoring, and if further concern is noted, the appointment of a structural engineer to advise.	Z

	Structure and Fabric	Risk Rating
3.10	<p>Metal gates and fencing is provided to the perimeter of the site, with a green paint finish. The decorative finish has been renewed since our last inspection to the section around the building but the remaining areas to Glebe Road are in poor decorative order. In addition to this, sections of fencing remain misaligned and/or damaged. We recommend that the fencing is redecorated, repaired and realigned in the short term, and consideration be given to replacement in the medium to long term.</p>	●
3.11	<p>There is a timber fence with weldmesh panelling installed within the site to separate the bowling green and the putting green. The timberwork is generally in poor condition throughout and the fence is now beyond economic repair. Therefore, we recommend the installation of a new fence.</p>	Ž
3.12	<p>The plasterboard ceiling within the male wc was found to be in poor condition at the time of our previous inspection due to water damage and hairline cracking, and is now in slightly worse condition. This should be renewed in the short term to improve the appearance of the room.</p>	Ž
3.13	<p>There is one missing ceramic wall tile to the west external wall of the male wc, along with cracking to the grout joints beneath and further along the wall. It would appear that a number of tiles have become debonded from the substrate on this wall. Therefore, it is likely that a large area will require to be taken down and replaced before further failure occurs.</p>	●
3.14	<p>The ceiling to room R010 is cracked and water stained, but is in no worse condition than our previous inspection. We assume that the section of non-matching slates to the pitched roofing above this area was installed to address the source of the water ingress. The internal water damage should be addressed as part of future cyclical redecoration works, including the replacement of timber picture rail which appears to be rotten.</p>	Ž
3.15	<p>Both door reveals to room R010 have impact damage as a result of the overhead closers to the doors when fully opened. When the room is next refurbished, the reveals should be repaired and the overhead closers relocated to avoid the defect re-occurring.</p>	Ž

	Structure and Fabric	Risk Rating
3.16	Internal timber doors are a combination of solid and part glazed units, many of which are fire doors. Doors are generally in a condition befitting age, with those to the original building and east extension beyond their design life but still in serviceable condition. All doors would benefit from cyclical redecoration, and will likely require increased repairs and maintenance going forward, due to their age.	Z
3.17	The fire doors separating the main entrance from corridor R007 have no intumescent strips fitted, and a large gap is evident between both doors when in the closed position. Also, no visible kitemark is evident to low level glazing. We assume this has not been raised by the Fire Risk Assessment, but in our opinion due to their age and condition it would be best practice to replace these doors with new in order to provide adequate protection.	●
3.18	The left hand fire door between R007 and R009 is warped at low level and therefore not providing an adequate fire seal. We assume this has not been raised by the Fire Risk Assessment, but in our opinion due to their age and condition it would be best practice to replace both doors with new in order to provide adequate protection.	●
3.19	The door to the main incoming electrical cupboard has been adjusted by the fitting of boarding to the inner leaf, which we assume was done to improve fire rating. In addition to this, holes have been formed in it for ventilation. We would recommend that this doorset is replaced as part of any future works to the kitchen, with a 30mins fire rated doorset.	Z
3.20	It was noted during our previous inspection that the vinyl flooring was split at the threshold between the entrance lobby and corridor to the wc's, namely R003. The surrounding vinyl was de-bonded and blistered, and there appeared to be a slight movement in the timber flooring beneath. This defect remains, and we recommend that the defective vinyl be lifted so the flooring beneath can be secured, prior to the replacement of the vinyl.	Z
3.21	Vinyl flooring to some of the rooms is either at or well beyond design life, but remains in serviceable condition. Therefore, it would be prudent to allow for the replacement of floor coverings in the short to medium term, as part of any planned improvement works to the property.	Z

	Structure and Fabric	Risk Rating
3.22	It was noted during our previous inspection that the paint finish to the concrete floorslab within store room R013 had failed throughout, with the original slab finish evident to localised areas. This remains unchanged and should be prepared and redecorated in the short term.	Z
3.23	The paint finish at low level to the east external wall of store room R013 has failed. This is most likely caused by damp due to there being no form of permanent heating within the room. We recommend that when the room is redecorated that some form of frost protection heating be installed to the room.	Z
3.24	The kitchen is provided with domestic cupboards and worktops of varying age, all of which is beyond design life but remains serviceable. Moving forward, it would be prudent to allow for a complete refurbishment of the kitchen, to include the provision of stainless steel fittings and the like, in order to provide a commercial kitchen which will comply fully with the latest food hygiene standards.	●
3.25	Within room R011 there are base units to the front and rear of room. These are beyond their design life, but remain in serviceable condition. However, it is likely that these will require to be replaced with modern equivalent in the short to medium term.	Z
3.26	Sanitaryware, fixtures and fittings within the wc's are approaching the end of their design life, but generally remain in serviceable condition. Vanity units would benefit from an overhaul in the short term along with the replacement of taps and plugs, otherwise these areas can continue to be used with routine maintenance.	Z
3.27	Decorative finishes throughout the property are poor, albeit there has been some cyclical redecoration undertaken since our previous inspection. Therefore, we recommend that a programme of redecoration be implemented over the medium term.	Z

	Structure and Fabric	Risk Rating
3.28	Access was provided into room R016 which is for the sole use of Barr Bowling Club, and is used by them as a locker room and servery for refreshments. Fixtures and fittings are all dated and basic, with the exception of two new batten LED light fittings. The room appears to be fit for the purposes of the bowling club, and for the purposes of this report we have assumed that they would have full financial liability for any desired upgrade or refurbishment works.	Z
	Engineering Services	Risk Rating
3.29	We did not have access to the property file during our inspection, but noted stickers on the main electrical distribution board stating that the 5 year electrical test (EICR) was undertaken in September 2022. You should ensure that a copy of the EICR report is held in the property file, and that all recommended remedial works have now been completed.	Z
3.30	The incoming mains, switchgear and distribution boards are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and replacement should be considered as part of any future refurbishment works to the property.	●
3.31	Electrical equipment such as lighting, small power, extract fans, convector and warm air heaters are all well beyond their CIBSE Guide design life, but remain in serviceable condition. There is an increased risk of failure by this equipment due to age, and it would be prudent to consider replacement in the medium term. We note, however, that since our last inspection a programme to replace fluorescent light fittings with new LED type has commenced. We recommend that this be continued in order that all lighting is replaced, as this will help reduce energy bills.	●
3.32	During our inspection we were only able to get half of the new LED lighting within hall 1 working. This should be investigated and rectified in the short term.	Z
3.33	Where external bulkhead light fittings have been provided, the diffusers are solar bleached and the age of the fittings themselves would suggest they contain fluorescent lamps. We recommend that these all be replaced with new LED fittings.	Z

	Engineering Services	Risk Rating
3.34	The grille cover to the mechanical extract within the male wc is loose due to a missing screw, and there is an excess build up of dust on the grille itself. This should be secured in the short time and the grilles to all wc's cleaned.	Z
3.35	Where evident within the roof void of the original part of the building, the fire alarm cabling was loose laid and unsupported. This does not meet with the current standards, and consideration should be made to the provision of metal containment for the wiring.	Z
3.36	The water heater within the kitchen appears to be beyond its CIBSE guide design life, and that above the cleaner's store is approaching the end of its design life. There is an increased risk of failure with the older unit, and it would be prudent to allow for its replacement in the short to medium term.	Z
3.37	During our previous inspection it was noted that the existing fire place had been boarded over within room R010, but that there was no vent installed to allow the chimney to vent properly. We recommended that specialist advice be sought with regards the condition of the chimney, and if the fireplace is not required, how this should be properly sealed. We accessed the room during this inspection, but were unable to view the fire place due to the storage of equipment etc, in order to ascertain whether our previous recommendation has been implemented.	●
3.38	The property benefits from a number of south facing roof pitches, in particular the east extension and the toilet block extension. We are of the opinion, therefore, that there is potential for the installation of solar pv panels to the property of a size which could supply most of the daily power requirements. We would therefore recommend that discussions are held with specialist contractors in order to investigate this feasibility of this further.	Z

Health & Safety and Property Compliance Matters

Risk Rating

Disability Discrimination Act.

- 3.39 We understand that a new Access Audit was undertaken in May of this year, in order to reassess the property in line with the latest recommendations of the Act. A small number of recommendations have been made, the majority of which relate to the means of access into the building. We would recommend that you review a copy of the report for yourselves, but in the meantime we have included their recommended budget costs within our report

●

Fire Precautions

- 3.40 The building is provided with an L3 fire alarm system, with the panel located in room R007. The panel appears to be of recent origin, but this was not tested during our inspection, nor did we review any servicing and maintenance records. Copies of these should be obtained, if not currently available.
- 3.41 As mentioned elsewhere within this report, external fire doors to hall 2 and the kitchen have been replaced since our previous inspection but the existing frames have been reused. Copies of the certification of compliance for the doorset should be obtained from the manufacturer and held in the property file on site.
- 3.42 We have not had sight of the Fire Risk Assessment for the property, a copy of which should be held on site. It is imperative that all recommended action points raised by the Assessor are implemented within the timescales.
- 3.43 During our previous inspection it was noted that there was no external light fitting above the fire escape door to the east extension (front elevation). Recommendation was made for one to be provided in the short term to ensure adequate lighting levels for anyone using the building after daylight has ended. This has not been addressed, and we still recommend one should be provided.
- 3.44 Within the kitchen area, there is a "Firedex 90" control panel. We are uncertain if this is now obsolete due to the new fire panel elsewhere, or if this still serves a purpose. If redundant, we would recommend it is removed in order to avoid confusion.

Z

Z

Z

CE

CE

Health & Safety and Property Compliance Matters

Risk
Rating

Asbestos Management.

- 3.45 During our previous inspection we noted within the property file held on site there were two Asbestos reports. Within both reports, samples were taken of materials found on site, and none were found to contain Asbestos.

✓

Water Risk Management

- 3.46 During our previous inspection we noted within the property file held on site information relating to water testing and Legionella were all out of date. If this has not been addressed in the period since, we recommend that copies of all the latest certification are put in the file.

✗

Deleterious Materials

Risk
Rating

- 3.47 No confirmed deleterious materials were noted during the course of our inspection. Due to the age of the property, the presence of concealed deleterious materials cannot be ruled out. Should these be uncovered as part of future maintenance or refurbishment works, specialist advice should be taken.

✓

Recommendations for Further Technical Investigations

- 3.48 We do not consider that any further technical investigations are required at this stage.

Estimated Repair Costs

- 3.49 We set out below budget cost liabilities for anticipated works which are likely to be required over a 10 year period. This excludes day to day maintenance and cyclical redecoration. Please refer to Appendix A for a detailed breakdown of the costs.

	Immediate/Short Term (0-1 Years)	Medium Term (2-5 Years)	Long Term (6-10 Years)	Total £
Structure and Fabric	38,800	71,100	79,300	£189,200
Engineering Services	2,000	52,500	0	£54,500
Total (£)	40,800	123,600	79,300	£243,700

Conclusion and Suitability for Purchase/Sale

- 3.50 We consider that the property is constructed and maintained to an acceptable standard subject to the recommendations in our report and that its overall condition is commensurate with its age and use.
- 3.51 The Mechanical and Electrical installations are generally at or well beyond their CIBSE Guide design life, but remain in serviceable condition. It is possible that these could continue to operate satisfactorily for a number of years, but with an increased risk of failure. Therefore, it would be prudent to give consideration to their replacement in the medium term.
- 3.52 Due to the age of the property and fittings within, there is scope to undertake works which will improve the thermal efficiency of the building, and in turn reduce running costs going forward. This would include replacement of windows, installation of roof void insulation and the replacement of fluorescent light fittings.

Appendix A

Schedule of Works and Budget Costs

Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold cost	1,200	1,200		
2	Access pitched roof covering to replace all ridge	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property	750	750		
6	Allow to replace all windows to Hall nr 2, with new thermally efficient units	14,000	14,000		
9	Repair and re-align boundary fencing to property.	10,000	10,000		
	Supply and install new timber fence between bowling and putting green	7,500	7,500		
	Replace cracked and damaged paving slabs.	350	350		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew vinyl to entire	350	350		
11	Change door ironmongery and provide colour contrast to Access wc	600	600		
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation), and replace existing bulkhead fittings with LED type	2,000	2,000		
Medium					
Structure & Fabric					
14	Allow here sum for the replacement of mineral felt covering to flat roof where required	5,000		5,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door	500		500	
18	Prepare and redecorate render finish to all elevations of the property	8,000		8,000	
19	Replace plasterboard ceiling to Male wc.	500		500	
	Hack off and renew de-bonded ceramic wall tiles to Male wc	500		500	
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance	1,200		1,200	
22	Replacement of vinyl floor coverings throughout.	8,100		8,100	
23	Prepare and redecorate floorslab to store room.	200		200	
24	Refurbish existing kitchen, to provide new stainless steel commercial units	25,000		25,000	
25	Replace base units and worktop to room R011 with new	5,000		5,000	
26	Allow to replace taps and plugs to vanity units of wc's	700		700	
	Allow to replace two pairs of internal fire doorsets to corridors	4,000		4,000	
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800		800	
27	Allow for full cyclical redecoration works throughout property	9,000		9,000	
	Undertake works recommended withing Accessibility Audit	2,600		2,600	
Building Engineering Services					
28	The switch gear and power distribution boards are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	10,000		10,000	
29	warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	40,000		40,000	

30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
	Allow for the replacement of all perimeter fencing to site with a type which is matching to the existing	60,000			60,000
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800			800
	Undertake works recommended withing Accessibility Audit	18,500			18,500
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	189,200	38,800	71,100	79,300
Total £	Building Engineering Services	54,500	2,000	52,500	-
Total £		243,700	40,800	123,600	79,300

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 2Q2023

Day to day cyclical maintenance excluded unless otherwise stated

Appendix B

Photographic Schedule

Photo No	Photograph Description	Photograph
	Externals	
1.	General view of felt roof covering above the entrance lobby which is blistered in several locations and has been subject to a liquid applied repair at the upstand with the toilet block extension.	
2.	Outlet to flat roof above entrance lobby is completely choked by leaves.	




Photo No	Photograph Description	Photograph
3.	<p>Ponding water on flat roof above corridor R009, along with water staining. This could become the source of water ingress into the property.</p>	
4.	<p>General view across pitched roofs, noting delaminated and failing ridge tiles.</p>	
5.	<p>Roof repair undertaken with standard slates, rather than shingles.</p>	




Photo No	Photograph Description	Photograph
6.	Crack evident to coping at head of chimney, render also in poor condition.	
7.	Historic cracking to render, to front elevation of 1970's extension, which has previously been made good. This does not appear to have changed since our last inspection.	
8.	Fire doors to front elevation have been replaced since our last inspection. These are misaligned and the existing frame retained, the decorative finish of which has now failed.	




Photo No	Photograph Description	Photograph
9.	Staining to rear elevation, suggesting that the previously noted gutter leak still exists.	 A photograph showing the rear elevation of a white building. The wall is covered in a light-colored, textured render. There is visible staining and discoloration along the top edge of the wall, particularly near the roofline, which is consistent with a gutter leak. A green metal fence is visible in the foreground, and some trees and a residential area are in the background.
10.	Hairline cracking to render of elevation to bowling green, and recently decorated windows with poor preparation.	 A close-up photograph of the render on the building's exterior. The render is a light grey, pebbled texture. There are several thin, vertical hairline cracks visible in the render. Above the render, two white-framed windows are visible, showing signs of poor preparation or decoration.
11.	Localised splitting to tarmac finish of ramp.	 A photograph of a curved ramp or path made of dark tarmac. The tarmac surface shows signs of wear and splitting, with a prominent crack running along the curve. The ramp is bordered by a black metal railing on one side and a concrete curb on the other. The surrounding area is grassy with some plants.




Photo No	Photograph Description	Photograph
12.	Perimeter metal fence to community centre remains misaligned and damaged in location, but appears to have been redecorated since our last inspection.	
13.	Roots from large tree adjacent property which likely reach beneath the property.	
14.	Example of poor timber fence to putting green.	



Photo No	Photograph Description	Photograph
15.	Example of metal fence to putting green with failed paint finish and surface corrosion.	
	Internals	
16.	Ceiling to male toilets in poor condition. Cover to extract grille is loose.	


Photo No	Photograph Description	Photograph
17.	Ceiling to male toilets in poor condition	
18.	No colour contrast within accessible wc between grab rails and wall.	
19.	Split in vinyl at junction between toilets and lobby.	



Photo No	Photograph Description	Photograph
20.	Hairline cracking to wall at intersection between toilets and lobby.	
21.	Large gap between fire doors leading to corridor R009 from lobby.	
22.	Poor condition of ceiling, wall finish and picture rail. This is in area of non matching repair to pitched roof shown in photo above.	

Photo No	Photograph Description	Photograph
23.	Fire doors to corridor R009 are warped at low level and do not provide fire seal.	
24.	Cracking to cornice within room R011 which was evident last time.	
25.	Failed floor paint to store room R013.	




Photo No	Photograph Description	Photograph
26.	Cracked glazing pane within store R013.	
27.	Failed paint at low level to external wall within R013.	
28.	General view of units to kitchen.	




Photo No	Photograph Description	Photograph
29.	Cracked pane to window of front elevation.	
30.	Hole in roof above kitchen which was present during previous inspection.	
31.	Wasp nest in void above kitchen which was present during our previous inspection.	







Photo No	Photograph Description	Photograph
32.	View within void above Hall 1. Note lack of insulation.	
33.	Incoming electrical supply to the building.	
34.	Domestic hot water heater, located within kitchen unit.	

Photo No	Photograph Description	Photograph
35.	Cold water storage tank within roof void above kitchen.	 <p>A photograph showing a large, white, rectangular plastic cold water storage tank installed in a roof void. The tank has some handwritten markings and a red label. It is connected to a vertical pipe. The surrounding area is dark and cluttered with various pipes and debris.</p>
36.	Example of electrical switch gear and distribution boards.	 <p>A photograph showing a collection of electrical equipment mounted on a wall. There are two large grey distribution boards at the top, several smaller switch gear units below them, and a green emergency exit sign to the right. A red fire alarm bell is visible at the top left of the equipment area.</p>
37.	Fire alarm panel and intruder alarm.	 <p>A photograph showing a fire alarm control panel and an intruder alarm system mounted on a wall. The fire alarm panel is a large, white unit with a digital display and various buttons. Below it is a framed diagram with colored sections. To the right is a red fire alarm bell with the words 'FIRE BELL' written on it.</p>

Questionnaire	DDA(Scored)-2023-V2 - Full Accessibility Survey to BS:8300 standards		
Site	L2270 - Barr Community Centre		
Owner	Jim Reid	Contact	Stewart Gilchrist - South Ayrshire Council
Current	Y	Date	02/05/2023
Completed Date	06/06/2023	Status	COMPLETE
Grade	A - Grade A		
Comment	A single storey building with foyer, two halls and a kitchen. Only on street parking is available. Access is by steps or a long, curving ramp. The current access ramp leads to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit steps. This would allow wheelchair users to use both front doors, but this would be an expensive option. Once inside, all facilities are on the flat. The foyer contains WCs (including an accessible WC) that are available for public use.		

SECTION 1 - ROUTES & STREET FURNITURE

Photo:

01 - Is the building within 200m walking distance of a public highway?	<input type="text" value="Yes"/>
02 - Is the building within 200m walking distance of public transport?	<input type="text" value="Yes"/>
03 - Is the building within 400m walking distance of car parking?	<input type="text" value="Yes"/>
04 - Is the route free of kerbs?	<input type="text" value="N/A"/>
05 - Is the route at least 1200mm wide?	<input type="text" value="N/A"/>
06 - Are all route surfaces even and slip-resistant?	<input type="text" value="N/A"/>
07 - Does the route have aural clues?	<input type="text" value="N/A"/>
08 - Does the route have tactile clues?	<input type="text" value="N/A"/>
09 - Does the route have visual clues?	<input type="text" value="Yes"/>
10 - Are there landmarks along the route to aid orientation?	<input type="text" value="Yes"/>
11 - Is the route provided with artificial lighting?	<input type="text" value="Yes"/>
12 - Is the route free of hazards such as bollards, litter bins?	<input type="text" value="Yes"/>
13 - Is the route free of hazardous building features such as outward-opening doors, windows or overhangs?	<input type="text" value="Yes"/>
14 - Is seating provided at a maximum of 50m intervals along the route?	<input type="text" value="N/A"/>

SECTION 2 - CAR PARKING

Photo:

01 - Are car parking bays for disabled persons provided?

No

Comments: 'On street' parking only.

Health & Safety: DAA2 - Outwith the scope of this audit

02 - Are designated parking bays clearly signposted from the car park entrance?

N/A

03 - Are disabled car parking bays within 50m of the facilities that the car park serves?

N/A

04 - 4 Are disabled car parking bays at least 6000mm long and 4800mm wide?

N/A

05 - Are routes from the parking area accessible, with dropped kerbs and appropriate visual/tactile warnings?

N/A

06 - Is the car park surface even, free from obstructions and slipping hazards?

N/A

07 - Is the car park suitably illuminated?

N/A

SECTION 3 - EXTERNAL RAMPS

Photo:

01 - Are any ramps accompanied by steps for ambulant disabled people?

Yes

02 - Do ramps comply with the required specification? Gradient of between 1:12 to 1:20, depending on length of ramp? (Width 1500mm)

No

Comments: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors, but this would be an expensive option.

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

Yes

04 - Are ramp surfaces slip-resistant, firmly fixed and easy to maintain?

Yes

05 - Are ramp edges protected to prevent accidents? (100mm minimum)

Yes

06 - If a permanent ramp cannot be constructed, is a portable ramp, platform lift or stairlift available?

N/A

SECTION 4 - EXTERNAL STEPS

Photo:

01 - Are visual and tactile warnings provided at the top and bottom of all external steps?

Yes

02 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?

No

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Is lighting located to eliminate shadows or glare?

Yes

04 - Is there a minimum staircase width of 1200mm, with an intermediate handrail provided where it is wider than 2000mm?

Yes

05 - Are treads between 300 - 450mm long and all the same length?

No

Health & Safety: DAA2 - Outwith the scope of this audit

06 - Are risers between 150 - 180mm high, all the same height and unlikely to trip users?

Yes

07 - Are step nosings readily identifiable?

No

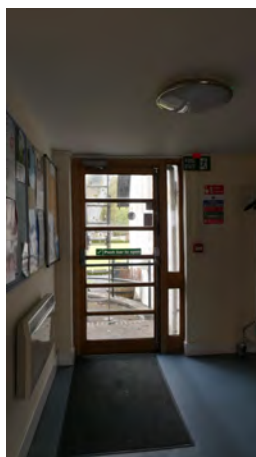
Health & Safety: DAA2 - Outwith the scope of this audit

08 - Are landings at least 1200mm square and provided at intermediate levels in a long flight? (If more than 20 steps)

N/A

SECTION 5 - ENTRANCES

Photo:



01 - Is the main entrance to the premises easy to find and clearly distinguishable from the facade of the building?

Yes

02 - Is access to the entrances to the building suitable for use by wheelchair users?

No

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Do door openings comply with the required specification? No less than 1000mm wide?

No

Health & Safety: DAA2 - Outwith the scope of this audit

04 - Are door openings level or flush with the threshold? (No greater than 15mm)

Yes

05 - Can people each side of the door, either standing or seated, see each other and be seen?

Yes

06 - At entrance lobbies, is the space between the leading edge of the outer door and the inner door at least 1200mm x 1500mm long?

N/A

07 - Is the door control between 900 and 1000mm high and easy to use for standing and seated users?	Yes
08 - Are door handles easy to grip? Do door handles comply with the required specification? 800 â€“ 1050mm from floor (950mm preferred)	Yes
09 - Do door closers provide a controlled / steady closure?	Yes
10 - Do entry phones and security systems allow use by people with sensory or mobility impairments? (The activation pad should be positioned within 200mm of the door frame and at a height of between 900 mm and 1200 mm)	N/A
11 - Are glazed entrance door marked for safety and visibility?	Yes
12 - Is there a weather mat of firm texture, which is flush with the floor?	Yes
13 - Do automatic doors remain open long enough to allow slow moving person to pass through?	N/A
14 - Do automatic doors have warning signs?	N/A
15 - Is there a suitable swing door adjacent to the revolving door?	N/A

SECTION 6 - RECEPTION AREAS & LOBBIES

Photo:

01 - Is there a clear view of the reception/lobby area from outside?	N/A
02 - Does the reception/lobby area have transitional lighting?	N/A
03 - Does the inner door meet the same criteria as the entrance door?	N/A
04 - Is the lobby at least 1200mm x 1750mm to allow any wheelchair users to move clear of the first door before negotiating the second?	N/A
05 - Are signs designed and located to convey information to visitors with sight impairments and, where necessary, with lower eye levels?	N/A
06 - Is there a 1500mm section of the reception desk/counter/checkout between 760mm and 860mm high to allow use from both sides by people either standing or seated?	N/A
07 - Is an induction loop fitted to the reception/lobby area?	N/A
08 - Is seating provided for ease of use at a height of between 380mm and 580mm? (Between 450mm â€“ 480mm if only one seat is provided)	N/A
09 - Is there space for wheelchair users within the waiting area?	N/A

10 - Does the waiting area contain information about how to reach other parts of the building by appropriate signs and by tactile information?

N/A

11 - Are waiting area floor surfaces slip-resistant and level?

N/A

SECTION 7 - CORRIDORS

Photo:



01 - Are corridors at least 1800mm wide, or 1200mm (with passing places of at least 1800mm x 1800mm) to allow a wheelchair user to manoeuvre and for other people to pass?

Yes

02 - Are corridors free from obstruction to wheelchair users and from hazards to people with impaired sight?

Yes

03 - Are doors in corridors spaced at least 1500mm apart?

Yes

04 - Do corridors have lighting that avoid glare and silhouettes?

Yes

05 - Are corridors signed to help orientation?

N/A

06 - Are corridor floor surfaces level and slip-resistant?

Yes

07 - Are direction or information signs clearly visible from a standing and seated position?

N/A

08 - Are signs tactile for use by people with sight impairments?

N/A

SECTION 8 - INTERNAL DOORS

Photo:

01 - Are all internal doors absolutely necessary for safety or functional reasons, e.g. 1/2 hour fire-resistant doors?

Yes

02 - Are all internal doors distinguishable from their surroundings?

Yes

03 - Are doors which contain glass clearly visible when closed?

Yes

04 - Can people each side of every door, either standing or seated in a wheelchair, see each other?	Yes
05 - Are all door openings at least 800mm wide?	Yes
06 - Is there a clearance of at least 1600mm at the leading edge of the door to allow a wheelchair user or someone with limited mobility to reach the door control while clear of its swing?	Yes
07 - Are door controls at a height between 1000mm and 1400mm?	Yes
08 - Are door controls clearly distinguishable from the door itself?	Yes
09 - Are door handles easily gripped and operated? Do door handles comply with the required specification? 800 – 1050mm from floor (950mm preferred)	Yes
10 - Are doors light enough to open easily?	Yes
11 - Are door closers of an appropriate type and require minimum opening pressure?	Yes

SECTION 9 - INTERNAL RAMPS

Photo:

01 - Are ramps provided where there is a change of floor level?	N/A
02 - Are ramps at least 1500mm wide?	N/A
03 - Do ramps comply with the required specification? Gradient of between 1:12 – 1:20, depending on length of ramp?	N/A
04 - Are ramp surfaces slip-resistant?	N/A
05 - Are the exposed edges of ramps protected with handrails 900 – 1100mm high and upstands at least 100mm high?	N/A
06 - 'Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?	N/A
07 - If a permanent ramp cannot be constructed, is a suitable portable ramp available?	N/A
08 - Is there an alternative to the ramp?	N/A

SECTION 10 - INTERNAL STAIRS

Photo:

01 - Are treads between 300 – 450mm long and all of the same length?	N/A
--	-----

02 - Are risers between 150 - 180mm high, all the same height and unlikely to trip users?	N/A
03 - Is there a minimum staircase width of 1200mm, with an intermediate handrail provided where it is wider than 2000mm?	N/A
04 - Are staircase nosings clearly marked?	N/A
05 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?	N/A
06 - Are staircase landings provided at intermediate levels on a long flight and are they at least 1200mm x 1200mm in size?	N/A
07 - Are visual warning signs provided at the top and bottom of each flight of stairs?	N/A
08 - Are tactile warning signs provided at the top and bottom of each flight of stairs?	N/A
09 - Are the locations of stairs signed at each level of the building?	N/A
10 - Is each level of the building clearly identifiable by tactile and visual signs?	N/A
11 - Do staircases have well positioned lighting?	N/A

SECTION 11 - LIFTS

Photo:

01 - Is the passenger lift available for multi storey buildings?	N/A
02 - Are the lift car dimensions 1100mm x 1400mm to allow space for a wheelchair user? (2000mm x 1400mm preferred)	N/A
03 - Are support rails provided in the lift car positioned at 900mm high?	N/A
04 - 'Does the lift car door open no less than 800mm wide for wheelchair users? (900mm for new builds)	N/A
05 - 'Is the lift car fitted with delayed action door closer and infra red or photo electric override system?	N/A
06 - Does the lift have a mirrored back?	N/A
07 - Does the lift car have controls, including emergency call, which is located easily using visual or tactile information, and within reach of all users?	N/A
08 - Does the lift car have voice indication of the floor reached?	N/A

09 - Is the floor indicator clear and are call controls within easy reach for all users?	N/A
10 - Is the location of the lift clearly defined by visual and tactile information?	N/A
11 - Is the area immediately outside the lift unobstructed and 1500mm x 1500mm for waiting and manoeuvring by wheelchair users?	N/A
12 - As an alternative to using the lift, is there a staircase or ramp?	N/A

SECTION 12 - PLATFORM LIFTS & STAIRLIFTS

Photo:

01 - Are the areas at the top and bottom of staircase at least 1500mm x 1500mm in size?	N/A
02 - Is the platform 1100mm x 1400mm (900mm x 1400mm in exceptional circumstances) to allow for wheelchair use and manoeuvre?	N/A
03 - Are the stairlift/platform lift controls clearly identifiable and between 900mm and 1200mm high?	N/A
04 - In the event of power failure or emergency does the platform automatically return to the lower level and allow egress?	N/A
05 - When not in use, does the stairlift platform automatically revert to a folded position so that it does not obstruct the staircase?	N/A

SECTION 13 - WC's FOR AMBULANT DISABLED PEOPLE

Photo:

01 - Is there a WC provision for people with disabilities?	Yes
02 - Has at least one WC compartment that is suitable for ambulant disabled persons been provided in each range of WC's?	Yes
03 - Are WC's at least 1200mm x 800mm in size?	Yes
04 - Does the cubicle door open outwards and is at least 700mm wide?	Yes
05 - Does the cubicle have suitable fixed grab rails, set at the appropriate heights?	Yes
06 - Is the toilet seat 480mm high?	Yes
07 - Are slip-resistant floors provided throughout?	Yes
Health & Safety: DAA2 - Outwith the scope of this audit	
08 - Are WC's fittings easily distinguishable from their background?	No

Health & Safety: DAA2 - Outwith the scope of this audit

09 - Are cubicle door handles and locks easily gripped and between 800 – 1050mm from floor? (950mm preferred)

Yes

Comments - Comments

Comment

SECTION 14 - WC's: WHEELCHAIRS

Photo:

01 - Are cubicles large enough to allow manoeuvring into position for frontal, lateral, angled and backward transfer unassisted and with assistance?

Yes

02 - If only one WC is provided, does the layout allow for a left-sided approach and a right-sided approach?

N/A

03 - Are hand-washing facilities at no more than 720 - 740mm high? A second basin, with its rim 780 – 800mm high should be provided if only one accessible WC is provided

Yes

04 - Are hand-drying facilities at no more than 800mm – 1000mm high?

Yes

05 - 'Are the approaches to WC's free of steps, corridor obstructions, narrow doors etc?

Yes

06 - Is the WC location clearly signed?

Yes

07 - Is the travel distance to the WC no greater than that required of an able bodied person?

Yes

08 - Is there sufficient space available outside the toilet cubicle for manoeuvre and door opening?

Yes

09 - Are door controls, lock and light switch at the correct heights and easily reached and operated?

Yes

10 - Are fittings arranged to facilitate easy manoeuvre?

Yes

11 - Are taps appropriate for use by a person with limited dexterity, grip or strength?

Yes

12 - Are grabrails fitted in all positions necessary to assist manoeuvring?

Yes

13 - Is the manoeuvring area free from any obstruction such as boxed in pipework or radiators?

Yes

SECTION 15 - INTERNAL SURFACES

Photo:

01 - Are all floor surfaces suitable for the safe and easy passage of wheelchairs?

Yes

02 - Are all junctions between floor surfaces correctly detailed?

Yes

03 - Are all floor and wall surfaces free of confusing glare and reflection?	Yes
04 - Are room colours, tones and textures varied to help people distinguish between surfaces and fittings/fixtures etc?	Yes
05 - Are room surfaces suitably textured to aid orientation for people with impaired sight?	Yes
06 - Are all floor surfaces slip-resistant?	Yes
07 - Are bright, bold patterns on floors avoided?	Yes
08 - Are busy or distracting wall coverings avoided?	Yes

SECTION 16 - FACILITIES

Photo:

01 - Are suitable seats provided at intervals of 50m along internal routes where waiting is likely?	N/A
02 - Are seats in good condition and provided in a range of heights?	N/A
03 - In waiting areas, is there space for a wheelchair user to pull up alongside a seated companion on either side no less than 1200mm x 1500mm?	Yes
04 - Are induction loops fitted at counters with glazed screens or where there is background noise?	N/A
05 - Are counters designed and positioned to avoid reflections or silhouetting?	N/A
06 - Are telephone facilities fixed at less than 1200mm to the payment slot?	Yes
07 - Is there a textphone?	N/A
08 - Are audible alarms supplemented by visual alarms?	Yes

SECTION 17 - WAYFINDING

Photo:

01 - Is the overall layout of the building clear and logical?	Yes
02 - Are signs placed in a logical position?	N/A
03 - Are signs easily identifiable against their background?	N/A
04 - Are all signs easy to read?	N/A

05 - Is information also given in tactile form (such as maps and models)?

N/A

06 - Where a building uses textured surfaces to convey information to people with sight impairments, is there a clear key at a central information point?

N/A

SECTION 18 - LIGHTING

Photo:

01 - Is lighting designed to provide a level of illumination of at least 100 lux?

Yes

02 - Are lights positioned where they do not cause glare, reflection, confusing shadows and excessive contrasts?

Yes

03 - Can the occupiers of a room control the rooms lighting?

Yes

04 - Is lighting within the workplace controllable and adjustable to meet the needs of the individual and the task they are working on?

N/A

05 - Is automatically activated booster lighting provided for dim conditions?

N/A

06 - Is fluorescent lighting installed only where it is unlikely to cause inconvenience to people with hearing impairments?

Yes

SECTION 19 - ACOUSTICS

Photo:

01 - Is the acoustic environment suitable for intended use?

Yes

02 - Are quiet and noisy areas separated by a buffer zone?

N/A

03 - Is the environment free of obtrusive noise? (e.g. from heating units.)

Yes

04 - Is there a good balance of hard and soft surfaces within the building?

Yes

05 - Are main power-supply cables routed away from public spaces to avoid interference to hearing aid users?

Yes

06 - Are induction loops fitted wherever information is given or meetings are held?

N/A

07 - If security needs preclude the use of an induction loop is an infrared system available?

N/A

SECTION 20 - MEANS OF ESCAPE

Photo:

01 - Is the audible alarm system supplemented by a visual system?

Yes

02 - Are ground floor exit routes as accessible as the entrance routes for all people, including wheelchair users?

No

Health & Safety: DAA2 - Outwith the scope of this audit

03 - Is vertical escape from upper or lower floors possible using a fire-protected lift with an independent power supply?

N/A

04 - If people with disabilities cannot completely evacuate the building, can they reach places of safety or refuge?

Yes

SECTION 21 - MISCELLANEOUS

Photo:

01 - Are external routes, including steps and ramps, kept clean, unobstructed and free of surface water, snow and ice?

Yes

02 - Are designated car parking spaces not used by non-disabled drivers and kept clear of obstructions?

N/A

03 - Are door closers, fittings and controls maintained?

Yes

04 - Are side-hung doors accompanying revolving doors kept unlocked?

N/A

05 - Is the space provided for wheelchair manoeuvre free from obstruction by furniture, deliveries, storage etc?

Yes

06 - Are lifts, platform lifts and stairlifts checked regularly to ensure that they are working correctly?

N/A

07 - Are WCs free from any obstructions, i.e. furniture, deliveries etc.?

Yes

08 - Do cleaning and polishing activities maintain the non-slip characteristics of surfaces?

Yes

09 - Are junctions between different flooring materials free from wear and tear (presenting a tripping hazard)?

Yes

10 - Is flooring replaced like for like, when renewed?

Yes

11 - Does redecoration compromise the carefully devised colour scheme?

No

12 - Are maps of building interiors updated when the use of the building changes?

N/A

13 - Do any new signs integrate with existing signs?

N/A

14 - Are signs replaced correctly after removal for redecoration?

N/A

15 - Are windows, lamps and blinds kept clean to maximise available light?

Yes

16 - Are any blown light bulbs swiftly replaced?	Yes
17 - Are induction loops and infrared systems signed and checked regularly for proper functioning?	N/A
18 - Are air conditioning and heating units regularly maintained to minimise noise due to wear?	Yes
19 - Are exit routes checked regularly for freedom from obstacles (including locked doors) and combustible materials?	Yes
20 - Is the alarm system, including those in WCs, regularly checked?	Yes
21 - Are all staff trained in alarm response procedures?	Yes
22 - Is there an overall escape strategy for visitors who may need assistance?	Yes
23 - Is a personal egress plan available for each member of staff needing assistance?	N/A
24 - Is a personal vibratory alarm provided to all employees with severe hearing impairments?	N/A
25 - Is the general escape strategy and personal emergency egress plan checked regularly for efficiency and effectiveness?	Yes
26 - Is there an access action plan to carry forward information and recommendations from this access audit?	Yes

Actions

02 - Are ground floor exit routes as accessible as the entrance routes for all people, including wheelchair users?	No
--	----

Site: L2270 - Barr Community Centre
Problem: Ground floor exit routes are not as accessible as the entrance routes for all people, including wheelchair users.
Solution: Refuge areas are available. No action required.
Priority:
Category:
Comments:
Est Cost (£): 0.00
Due Date:
Completed Date:
Owner: Jim Reid

02 - Do handrails comply with the required specification? Top surface 900- 1100mm, 300mm projection beyond beginning and end, visual contrast and not cold to touch?	No
--	----

Site: L2270 - Barr Community Centre
Problem: Handrails are not positioned at each side of the external steps.

Solution: Handrails should be provided on each side of the steps (where practicable). The top surfaces should be 900 to 1100mm high. There should be a 300mm projection at the beginning and end. There should be visual contrast. The handrails should not be cold to touch.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 1000.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

07 - Are step nosings readily identifiable?

No

Site: L2270 - Barr Community Centre

Problem: The step nosings are badly faded.

Solution: Stairs with faded nosings should have nosings with a high LRV (Light Reflectance Value) fitted.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 600.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

03 - Do door openings comply with the required specification? No less than 1000mm wide?

No

Site: L2270 - Barr Community Centre

Problem: The Fire Exit door at the top of the ramp used as the means of access by wheelchair users is only 870mm wide.

Solution: The door should be replaced with one measuring at least 1000mm wide.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 1000.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

08 - Are WC's fittings easily distinguishable from their background?

No

Site: L2270 - Barr Community Centre

Problem: The WC fittings are not easily distinguishable from their background.

Solution: Ensure that the WC fittings are easily distinguishable from the background. Use a contrasting colour for handrails and other fittings.

Priority: 2 - Essential - Year 2

Category:

Comments:

Est Cost (£): 600.00

Due Date: 31/05/2025

Completed Date:

Owner: Jim Reid

02 - Do ramps comply with the required specification? Gradient of between 1:12 to 1:20, depending on length of ramp? (Width 1500mm)

No

Site: L2270 - Barr Community Centre

Problem: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria.

Solution: It would not be feasible to provide an alternative design of ramp at the current location. An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors.

Priority: 4 - Long term - 6 Years +

Category:

Comments:

Est Cost (£): 15000.00

Due Date: 31/05/2030

Completed Date:

Owner: Jim Reid

05 - Are treads between 300 to 450mm long and all the same length?

No

Site: L2270 - Barr Community Centre

Problem: Treads are not between 300 - 450mm long and all the same length.

Solution: When the steps are next refurbished, provide treads of between 300 - 450mm long and all the same length.

Priority: 4 - Long term - 6 Years +

Category:

Comments:

Est Cost (£): 3500.00

Due Date: 31/05/2030

Completed Date:

Owner: Jim Reid

02 - Is access to the entrances to the building suitable for use by wheelchair users?

No

Site: L2270 - Barr Community Centre

Problem: The current access ramp is a long curving one, leading to a Fire Exit door, measuring 870mm wide. The ramp does not meet any of the current criteria, but it would not be feasible to provide an alternative design of ramp at the current location.

Solution: An alternative would be to provide a ramp with several 'dog legs' between the main entrance steps and the front Fire Exit. This would allow wheelchair users to use both front doors.

Priority: 4 - Long term - 6 Years +

Category:

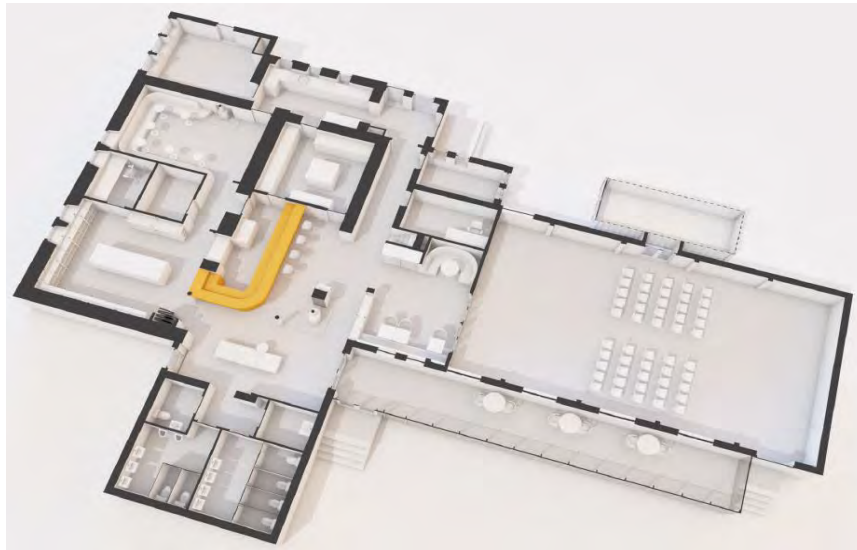
Comments: Costs in with S3 Q2.

Est Cost (£): 0.00

Due Date: 31/05/2030

Completed Date:

Owner: Jim Reid



visual by Graven Architects

VILLAGE HALL, BARR, GIRVAN REFURBISHMENT AND EXTENSION

RIBA STAGE 1 - COST PLAN



Chartered Quantity Surveyors

111 Bell Street

GLASGOW G4 0TQ

T: 0141 332 4311

E: glasgow@armour.co.uk

W: www.armour.co.uk

VILLAGE HALL, BARR, GIRVAN
REFURBISHMENT AND EXTENSION
4TH JULY 2022
RIBA STAGE 1 - COST PLAN



1.0 SUMMARY

Total Gross Internal Floor Area = 467								
	COST	% of Total	Cost / m2 of GIFA	TERRACE	EVENTS/ HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
0- Demolitions & Alterations Total	19,365	2.09%	41.47	-	4,300	1,400	-	13,665
1- Substructure Total	-	0.00%	-	-	-	-	-	-
2- Superstructure Total	234,475	25.35%	502.09	62,500	95,790	350	-	75,835
3- Internal Finishes Total	76,440	8.26%	163.68	8,800	20,005	2,800	-	44,835
4- Fittings & Fixtures Total	49,500	5.35%	106.00	-	750	-	25,000	23,750
5- Services Total	249,003	26.92%	533.20	13,500	45,900	28,165	-	161,438
6- External Works Total	37,600	0.00%	80.51	-	-	-	-	37,600
Sub-Total	666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123
Preliminaries	18% 119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
Sub-Total	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
Potential Phasing / Sequencing of Works / NPO	Excl. Excluded / N/A			Excl.	Excl.	Excl.	Excl.	Excl.
Sub-Total	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
Contingencies / Design Risk	10% 78,630	8.50%	168.37	10,006	19,676	3,860	2,950	42,139
Sub-Total	864,961	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544
Inflation (2nd Qtr 2022 to 1st Qtr 2024)	6.93% 59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124
TOTAL CONSTRUCTION COST	£ 924,903	100.00%	1,980.52	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668
Professional Fees - Design Team (Allowance)	17.5% 161,858							
Sub-Total	1,086,761							
Statutory Fees / Approvals (Allowance)	10,000							
TOTAL DEVELOPMENT COST	£ 1,096,761							
Client Direct (Allowance)	75,000							
TOTAL DEVELOPMENT COST INCL. CLIENT DIRECT	£ 1,171,761							

Refer to attached Notes and Appendices for details of Cost Data / Information used, Exclusions, Risks and Relevant Assumptions on Scope / Specification / Extent of Works

ACC Ref. 8069

4 July 2022

111 Bell Street
Glasgow G4 0TQ

Reported

Chartered Quantity Surveyors

VILLAGE HALL, BARR, GIRVAN
REFURBISHMENT AND EXTENSION
4TH JULY 2022
RIBA STAGE 1 - COST PLAN



2.0 NOTES

1) Introduction

Armour Construction Consultants are delighted to have been appointed to provide a budget cost plan for this project.

2) The costs are based upon:

a) Architectural Drawings as noted below:

Option A - Proposed Layout
As Existing - Ground Floor Plan

b) Barr Village Hall Information Pack dated December 2021

Please note the figures quoted within this report are noted as being quoted as 4th Quarter 2020 and include overheads, profit and preliminaries. We recognise the need to update to the base date of our cost, however an omission of 10-20% preliminaries would need to be deducted with a similar percentage range to be reapplied to account for inflation. Therefore, we have taken a holistic view to allow costs to be represented as quoted within the above report.

- c) The GIFA and quantities noted within cost
- d) Rates and costs from other previous similar projects
- e) Assumptions on scope / specifications / extent of certain works
- f) Details noted within attached cost breakdown
- g) Provisional Lump Sum allowances for items of work as noted herein
- h) Works being carried out as one phased project
- i) Works being carried out primarily during normal working hours
- j) Base Date of 2nd Quarter 2022 with inflation provisionally projected to 1st Quarter 2024

3) The above Costs **EXCLUDES**:

- a) Items noted within cost breakdown as Excluded or Not Applicable
- b) Any work outwith the noted GIFA's
- c) Any Contamination / capping layers / gas membranes
- d) Any BREEAM ratings / Eco Homes or sustainability requirements being achieved
- e) Abnormal ground conditions
- f) Land acquisition
- g) Works outwith site boundary (excluding services)
- h) Provision of surveys or investigations
- i) Any smart home system / technology capabilities
- j) Variation in labour and material costs
- k) Any adjustment for rural location factor
- l) Inflation beyond 1st Quarter 2024
- m) VAT

4) Client Direct Items

- a) An allowance meantime of £75,000 has been included for additional FF&E and client direct items

5) Significant Risks that could potentially affect the above costs include:

- a) Development of Architectural and Structural scope and specification of works
- b) Development of Mechanical & Electrical services scope of works
- c) Any required works in relation to contamination
- d) Services strategy
- f) Selection of materials / finishes / specifications
- g) Abnormal ground conditions
- h) Any works outwith site boundary (excluding services)
- i) Nature and location of site accommodation, temporary works, etc
- j) Any potential issues related to the nature / location of the site
- k) Any ground stabilisation works

- l) Any Planning and Building Warrant / Permissions
- m) Programme / Phasing / Procurement route
- n) Market conditions / Inflation / Brexit

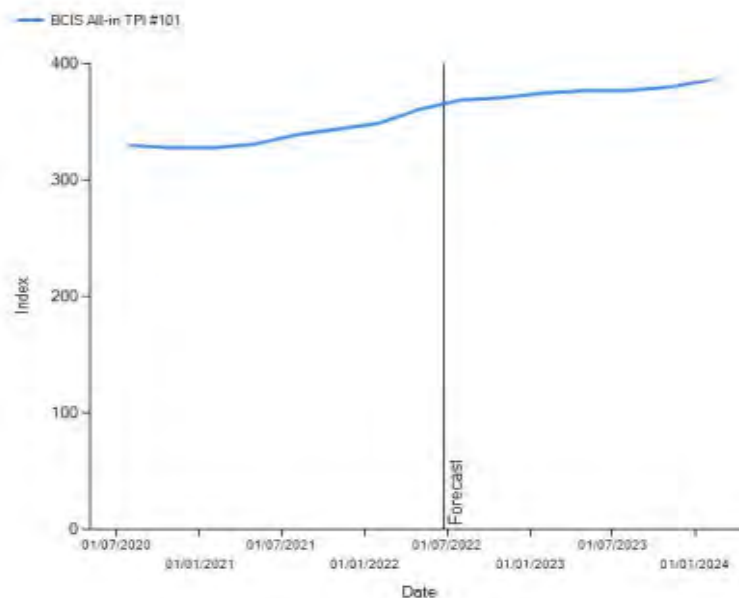
6) Inflation

- a) Our Cost Plan represent costs at 1st Quarter 2024
- b) The Base Date for the works has been assumed as 2nd Quarter 2022
- c) We have reviewed the BCIS All in Tender price Index and Material Price Indices to establish potential inflation from 2nd Quarter 2022 to 1st Quarter 2024. Please refer to the summary page for details of the inflation amounts included
- d) The table and graph below show the current provisional and forecasted BCIS index figures and quarterly changes in the next period

Base date: 1985 mean = 100 | Updated: 10-Jun-2022 | #101

Date	Index	Equivalent sample	Percentage change		
			On year	On quarter	On month
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	344	Provisional	4.9%	1.5%	
1Q 2022	349	Provisional	6.4%	1.5%	
2Q 2022	361	Provisional	9.1%	3.4%	
3Q 2022	369	Forecast	8.8%	2.2%	
4Q 2022	371	Forecast	7.8%	0.5%	
1Q 2023	375	Forecast	7.4%	1.1%	
2Q 2023	377	Forecast	4.4%	0.5%	
3Q 2023	377	Forecast	2.2%	0.0%	
4Q 2023	380	Forecast	2.4%	0.8%	
1Q 2024	386	Forecast	2.9%	1.6%	

Index value over time



7) Benchmarking

- a) Throughout the preparation of the cost we have, where possible, used rates and costs from other previous similar projects.

8) Programme

- a) The programme is to be confirmed, however we have based on a 1st Quarter 2024

9) Budget

- a) The available budget is to be confirmed

3.0 - ELEMENTAL ANALYSIS

OPTION A

Approx GIFA (m2)

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ELEMENT	COST (£)	% of Total	Cost / m2 Gross Floor Area	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
0- DEMOLITIONS & ALTERATIONS								
0A Demolitions & Alterations	18,615	2.01%	39.86	-	4,300	1,400	-	12,915
0B Asbestos/Contamination	-	0.00%	-	-	-	-	-	-
0C Rot	750	0.08%	1.61	-	-	-	-	750
0D Removal/Diversions of Services	-	0.00%	-	-	-	-	-	-
0- Demolitions & Alterations Total	19,365	2.09%	41.47	-	4,300	1,400	-	13,665
1- SUBSTRUCTURE								
1- Substructure	-	0.00%	-	-	-	-	-	-
1- Substructure Total	-	0.00%	-	-	-	-	-	-
2- SUPERSTRUCTURE								
2A Frame	-	0.00%	-	-	-	-	-	-
2B Upper Floors	5,125	0.55%	10.97	-	-	-	-	5,125
2C Roof / Canopy	33,250	3.59%	71.20	-	26,590	-	-	6,660
2D Stairs / Ramps	4,000	0.43%	8.57	-	-	-	-	4,000
2E External Wall	100,500	10.87%	215.20	60,000	31,950	-	-	8,550
2F Windows & External Doors	38,150	4.12%	81.69	2,500	30,250	-	-	5,400
2G Internal Walls & Partitions	40,900	4.42%	87.58	-	3,000	-	-	37,900
2H Internal Doors	12,550	1.36%	26.87	-	4,000	350	-	8,200
2- Superstructure Total	234,475	25.35%	502.09	62,500	95,790	350	-	75,835
3- INTERNAL FINISHES								
3A Wall Finishes	24,000	2.59%	51.39	-	10,000	-	-	14,000
3B Floor Finishes	36,505	3.95%	78.17	8,800	5,805	2,300	-	19,600
3C Ceiling Finishes	15,935	1.72%	34.12	-	4,200	500.00	-	11,235
3- Internal Finishes Total	76,440	8.26%	163.68	8,800	20,005	2,800	-	44,835
4- FITTINGS & FIXTURES								
4A1 Fixed Fittings and Fixtures	37,000	4.00%	79.23	-	-	-	25,000	12,000
4A2 Soft Furnishings	-	0.00%	-	-	-	-	-	-
4A3 Works of Art	-	0.00%	-	-	-	-	-	-
4A4 Equipment	-	0.00%	-	-	-	-	-	-
4A5 Kitchen Units	-	0.00%	-	-	-	-	-	-
4A6 Fixed Seating	10,000	0.00%	21.41	-	-	-	-	10,000
4A7 Blinds	-	0.00%	-	-	-	-	-	-
4A8 Signage	2,500	0.27%	5.35	-	750	-	-	1,750
4- Fittings & Fixtures Total	49,500	5.35%	106.00	-	750	-	25,000	23,750
5- SERVICES								
5A Sanitary Appliances	12,425	1.34%	26.61	-	-	12,425	-	-
5B Services Equipment	40,000	4.32%	85.65	-	-	-	-	40,000
5C Disposal Systems	1,500	0.16%	3.21	-	-	1,500	-	-
5D Mains, Hot & Cold Water Services	5,000	0.54%	10.71	-	-	2,500	-	2,500
5E Heat Source	28,020	3.03%	60.00	2,400	7,200	1,920	-	16,500
5F Space Heating & Air Treatment	35,025	3.79%	75.00	3,000	9,000	2,400	-	20,625
5G Ventilating Systems	30,355	3.28%	65.00	2,600	7,800	2,080	-	17,875
5H Electrical Installations	55,330	5.98%	118.48	3,600	10,800	2,880	-	38,050
5I Gas Installation	-	0.00%	-	-	-	-	-	-
5J Lift & Conveyor Installations	-	0.00%	-	-	-	-	-	-
5K Protective Installations	-	0.00%	-	-	-	-	-	-
5L Communication Installations	36,678	3.97%	78.54	1,500	9,900	2,140	-	23,138
5M Special Installations	-	0.00%	-	-	-	-	-	-
5N BWIC Services	4,670	0.50%	10.00	400	1,200	320	-	2,750
5- Services Total	249,003	26.92%	533.20	13,500	45,900	28,165	-	161,438
6- EXTERNAL WORKS								
6A Site Works	30,600	3.31%	65.52	-	-	-	-	30,600
6B Drainage	2,000	0.22%	4.28	-	-	-	-	2,000
6C External Services / Utilities	-	0.00%	-	-	-	-	-	-
6D Ancillary Buildings	5,000	0.00%	10.71	-	-	-	-	5,000
6- External Works Total	37,600	4.07%	80.51	-	-	-	-	37,600
SUB-TOTAL	666,383	72.05%	1,426.94	84,800	166,745	32,715	25,000	357,123
ADD Preliminaries 18%	119,949	12.97%	256.85	15,264	30,014	5,889	4,500	64,282
SUB-TOTAL	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
ADD Potential Phasing / Sequencing of Works / NPO Excl.	Excluded / N/A	-	-	Excluded / N/A	Excluded / N/A	Excluded / N/A	Excluded / N/A	Excluded / N/A
SUB-TOTAL	786,331	85.02%	1,683.79	100,064	196,759	38,604	29,500	421,405
ADD Contingencies / Design Risk 10%	78,633	8.50%	168.37	10,006	19,676	3,860	2,950	42,139
SUB-TOTAL	864,961	93.52%	1,852.17	110,070	216,435	42,464	32,450	463,544
ADD Inflation (2nd Qtr 2022 to 1st Qtr 2024) 6.9%	59,942	6.48%	128.36	7,628	14,999	2,943	2,249	32,124
TOTAL CONSTRUCTION COST (Excl. VAT, Fees, etc)	£ 924,903	100.00%	£ 1,981	£ 117,698	£ 231,434	£ 45,407	£ 34,699	£ 495,668

4.0 COST BREAKDOWN

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
Gross Internal Floor Area (GIFA):										
Terrace			40.00							
Mezzanine			41.00							
New Build GIFA (Mezzanine)			81.00							
Existing Building GIFA			386.00							
Total	m2		467.00							
0A Demolition and Alterations										
Demolish roof to events/hall - EXCLUDED	m2	-	£ 15.00	-			£ -			
Forming openings in existing walls										
windows to café seating in masonry external wall	nr	2	£ 250.00	500.00						£ 500.00
window to rear corridor in masonry external wall	nr	1	£ 250.00	250.00						£ 250.00
external door to rear corridor entrance in masonry external wall	nr	1	£ 250.00	250.00						£ 250.00
opening to bar in internal walls; approx 1200 wide	nr	1	£ 250.00	250.00						£ 250.00
opening to bar/café seating in internal walls; approx 2800 wide	nr	3	£ 350.00	1,050.00						£ 1,050.00
opening to kitchen in internal walls; single leaf doors	nr	2	250.00	500.00						£ 500.00
Filling in openings										
filling in to kitchen in internal walls; glazed screens	nr	1	250.00	250.00						£ 250.00
Remove existing windows to events/hall	sum	1	£ 2,500.00	2,500.00			£ 2,500.00			
Remove existing internal walls / partitions (varying heights)	m	34	£ 15.00	510.00						£ 510.00
Remove existitng doors										
single leaf	nr	5	£ 25.00	125.00						£ 125.00
double leaf	nr	8	£ 35.00	280.00						£ 280.00
Carefully remove and rehang existing single leaf door	nr	2	£ 50.00	100.00						£ 100.00
Remove existing floor finishes; including skirtings, accessories and the like	m2	275	£ 12.00	3,300.00				£ 400.00		£ 2,900.00
Take down existing ceiling to bar area and making good	m2	50	£ 15.00	750.00						£ 750.00
Existing fixed FFE to be removed and making good (allowance - extent unknown)	sum	1	£ 1,000.00	1,000.00			£ 300.00			£ 700.00
Remove existing sanitaryware	sum	1	£ 1,000.00	1,000.00				£ 1,000.00		
Remove tea prep at wash up area	sum	1	£ 1,000.00	1,000.00						£ 1,000.00
Additional allowance for other general downtakings	sum	1	£ 5,000.00	5,000.00			£ 1,500.00			£ 3,500.00
					£ 18,615.00					
0B Asbestos/Contamination										
N/A / Excluded					£ -					
0C Rot / Treatment Etc										
Specialist timber and damp survey (item 12 to DM Hall report)	sum	1	£ 750.00	750.00	£ 750.00					£ 750.00
0D Removal/Diversions of Services										

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
N/A / Excluded					£ -					
1A Substructure										
N/A / Excluded					£ -					
2A Frame										
N/A / Excluded					£ -					
2B Upper Floors										
Mezzanine (for storage); lightweight timber structure	m2	41	£ 125.00	5,125.00						£ 5,125.00
					£ 5,125.00					
2C Roof										
2C1 Roof Structure										
Allowance for general roof repairs (includes items 1, 2 and 14 to DM Hall report)	sum	1	£ 5,300.00	5,300.00			£ 1,590.00			£ 3,710.00
Roof structure - new build main roof to events/hall; including propping/temp works; allow sum	sum	1	£ 9,000.00	9,000.00			£ 9,000.00			
2C2 Roof Finishes										
Cut out and replace rotten and defective timbers to fascias (item 16 to DM Hall report)	sum	1	£ 2,000.00	2,000.00						£ 2,000.00
Metal clad roof; allow for all coverings, treatments, edges, flashings, etc	m2	120	£ 115.00	13,800.00			£ 13,800.00			
2C3 Specialist Roof Systems										
N/A / Excluded										
2C4 Roof Drainage										
Gutters; allowance to new roofs only (note - replacement in lieu of fix and repair as item 4 to DM Hall report)	m	35	£ 90.00	3,150.00			£ 2,200.00			£ 950.00
2C5 Roof Lights										
Not applicable				Not applicable						
2C5 Roof Mansafe										
Not applicable				Not applicable						
					£ 33,250.00					
2D Stairs / Ramps										
Lump sum allowance for staircase from Ground Floor to Mezzanine Store	sum	1	£ 4,000.00	4,000.00						£ 4,000.00
					£ 4,000.00					
2E External Walls										
Lump sum allowance for upgrading external walls ('thermal wrap') to events/hall (item 18 to DM Hall report partially captured within this cost as separate upgrade works)	sum	1	£ 30,000.00	30,000.00			£ 30,000.00			
Terrace; lean-to-glass greenhouse (unheated within AOVs)	sum	1	£ 60,000.00	60,000.00		£ 60,000.00				
Lump sum allowance for decoration to external walls (item 15 to DM Hall report captured within this	sum	1	£ 5,000.00	5,000.00			£ 1,500.00			£ 3,500.00
Prepare and redecorate render finish to all elevations of the property - allow 50% (item 18 to DM Hall report partially captured within this cost)	sum	1	£ 4,000.00	4,000.00						£ 4,000.00

Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
Allowance for general external wall repairs	sum	1	£ 1,500.00	1,500.00	£ 100,500.00		£ 450.00			£ 1,050.00
2F Windows & External Doors										
Lump sum allowance for replacement windows to events/hall (item 6 to DM Hall report captured	sum	1	£ 25,000.00	25,000.00			£ 25,000.00			
New window to rear corridor	nr	1	£ 350.00	350.00						£ 350.00
External doors; single leaf	nr	1	£ 1,800.00	1,800.00						£ 1,800.00
Replace external fire escape doors (item 7 to DM Hall report)	sum	1	£ 5,500.00	5,500.00			£ 2,750.00			£ 2,750.00
Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to	sum	1	£ 500.00	500.00		£ 2,500.00				£ 500.00
External doors; double leaf	nr	2	£ 2,500.00	5,000.00			£ 2,500.00			
					£ 38,150.00					
2G Internal Walls & Partitions										
Internal walls and partitions; assumed Gypframe including 2 layers plasterboard, including angles, head detail, etc.	m	28	£ 300.00	8,400.00			£ 3,000.00			£ 5,400.00
Lump sum allowance for folding partition	sum	1	£ 17,500.00	17,500.00						£ 17,500.00
Lump sum allowance for propping steelwork for new openings	sum	1	£ 15,000.00	15,000.00						£ 15,000.00
					£ 40,900.00					
2H Internal Doors										
Internal doorsets; single leaf doors	nr	5	£ 1,400.00	7,000.00						£ 7,000.00
Internal doorsets; double leaf doors	nr	2	£ 2,000.00	4,000.00			£ 4,000.00			
Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance (item 21 to DM Hall report)	sum	1	£ 1,200.00	1,200.00						£ 1,200.00
Change door ironmongery and provide colour contrast to Access WC (item 11 to DM Hall report)	sum	1	£ 350.00	350.00				£ 350.00		
					£ 12,550.00					
3A Wall Finishes										
Hack off and renew plaster to walls and window reveals to hall and repair cladding column (item 20 to DM Hall report)	sum	1	£ 4,000.00	4,000.00			£ 4,000.00			
Lump sum allowance for wall finishes (item 5 and 27 to DM Hall report partially captured within this cost)	sum	1	£ 20,000.00	20,000.00			£ 6,000.00			£ 14,000.00
					£ 24,000.00					
3B Floor Finishes										
Timber decking to terrace; including structure, supports, joists, etc	m2	40	220.00	8,800.00		£ 8,800.00				
Sand existing timber floor and re-varnish; to events/hall	m2	123	£ 35.00	4,305.00			£ 4,305.00			
Floor finishes; carpet tiles	m2	-	£ 65.00	-						
Floor finishes; vinyl on ply substrate; allow for gradus metal transition strips (items 10 and 22 to DM Hall report captured within this cost)	m2	265	£ 65.00	17,200.00						£ 15,100.00
Floor finishes; ceramic floor tiles	m2	-	£ 65.00	-						
Floor finishes; recessed matwell by Gradus or equal approved	m2	10	£ 250.00	2,500.00						£ 2,500.00

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Element / Description	Unit	Qty	Rate	Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
System	nr	7	£ 425.00	2,975.00				£ 2,975.00		
Urinals	nr	2	£ 400.00	800.00				£ 800.00		
Cleaners sink with high splash back and bucket grating	nr	1	£ 650.00	650.00				£ 650.00		
Doc M pack	nr	1	£ 1,500.00	1,500.00				£ 1,500.00		
5A2 Sanitary Ancillaries										
Hand dryers	nr	4	£ 450.00	1,800.00				£ 1,800.00		
Paper towel dispensers	nr	5	£ 50.00	250.00				£ 250.00		
Toilet paper dispensers	nr	7	£ 50.00	350.00				£ 350.00		
Waste bins	nr	4	£ 50.00	200.00				£ 200.00		
Soap dispensers	nr	7	£ 50.00	350.00				£ 350.00		
Coat hooks	nr	7	£ 50.00	350.00				£ 350.00		
Sanitary towel disposal bins	nr	4	£ 50.00	200.00				£ 200.00		
					£ 12,425.00					
5B Services Equipment										
Allowance for commercial/domestic "hybrid" kitchen (item 24 to DM Hall report captured within this cost)	sum	1	£ 30,000.00	30,000.00						£ 30,000.00
Allowance for new tea prep/kitchen to wash up (item 25 to DM Hall report captured within this cost)	sum	1	£ 10,000.00	10,000.00						£ 10,000.00
					£ 40,000.00					
5C Disposal Systems										
Lump sum allowance for alterations to drainage to sanitary appliances	sum	1	£ 1,500.00	1,500.00				£ 1,500.00		
					£ 1,500.00					
5D Mains, Hot & Cold Water Services										
Lump sum allowance for alterations to cold water distribution (item 30 to DM Hall report partially captured within this cost)	sum	1	£ 2,500.00	2,500.00				£ 1,250.00		£ 1,250.00
Lump sum allowance for alterations to hot water distribution (item 30 to DM Hall report partially captured within this cost)	sum	1	£ 2,500.00	2,500.00				£ 1,250.00		£ 1,250.00
					£ 5,000.00					
5E Heat Source										
Air source heat pump (GIFA)	m2	467	£ 60.00	28,020.00		£ 2,400.00	£ 7,200.00	£ 1,920.00		£ 16,500.00
					£ 28,020.00					
5F Space Heating & Air Treatment										
Allowance for total GIFA (item 29 to DM Hall report partially captured within this cost)	m2	467	£ 75.00	35,025.00		£ 3,000.00	£ 9,000.00	£ 2,400.00		£ 20,625.00
					£ 35,025.00					
5G Ventilating Systems										
Allowance for total GIFA (item 29 to DM Hall report partially captured within this cost)	m2	467	£ 65.00	30,355.00		£ 2,600.00	£ 7,800.00	£ 2,080.00		£ 17,875.00
					£ 30,355.00					
5H Electrical Installations										
5H1 Electrical mains and sub-mains distribution										
Lump sum allowance for alterations to existing	sum	1	£ 3,000.00	3,000.00						£ 3,000.00
5H2 Power Installations										
Allowance for full replacement (items 28 and 29 to DM Hall report partially captured within this cost)	sum	1	£ 10,000.00	10,000.00						£ 10,000.00

Element / Description	Unit	Qty	Rate		Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
5H3 Lighting											
External lighting to fire escape doors of east extension (item 13 to DM Hall report)	sum	1	£	300.00	300.00						£ 300.00
Lighting installations; ALL lighting (existing building and new build GIFA) (item 29 to DM Hall report partially captured within this cost)	m2	467	£	85.00	39,695.00		£ 3,400.00	£ 10,200.00	£ 2,720.00		£ 23,375.00
5H4 Specialist Lighting											
N/A / Excluded											
5H5 Local Electricity Generation Systems											
N/A / Excluded											
5H4 Emergency Lighting											
N/A / Excluded											
5H5 Lighting Control System											
N/A / Excluded											
5H6 Cable Management											
N/A / Excluded											
5H7 General Items											
Allow All in rate / m2 for testing, commissioning, drawings, etc	m2	467	£	5.00	2,335.00		£ 200.00	£ 600.00	£ 160.00		£ 1,375.00
						£ 55,330.00					
5I Gas Installations											
N/A / Excluded						£ -					
5J Lift & Conveyor Installations											
N/A / Excluded						£ -					
5K Protective Installations											
5K1 Sprinkler Installations											
N/A / Excluded											
5K2 Firefighting Installations											
N/A / Excluded											
5K3 Lighting Protection											
N/A / Excluded											
5K4 Earthing & Bonding											
N/A / Excluded						£ -					
5L Communications Installations											
5L1 Fire Detection & Alarm Installations											
Fire detection and alarm sytems; allowance (new build GIFA)	m2	467	£	20.00	9,340.00		£ 800.00	£ 2,400.00	£ 640.00		£ 5,500.00
5L2 Door Access Control											

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Element / Description	Unit	Qty	Rate		Costs	TOTAL ELEMENTS	TERRACE	EVENTS/HALL	TOILET REFURB	SHOP FIT-OUT	OTHER
6A2 Surface Treatment											
External hardstanding allowance	m2	50	£	110.00	5,500.00						£ 5,500.00
Lump sum allowance for additional external landscaping	sum	1	£	1,500.00	1,500.00						£ 1,500.00
6A3 Site Enclosure and Division											
Repair, prepare and redecorate boundary fencing (item 9 to DM Hall report)	sum	1	£	20,000.00	20,000.00						£ 20,000.00
6A4 Fittings and Furniture											
Sheffield stainless steel bike stands allowance	nr	8	£	100.00	800.00						£ 800.00
Treat corrison, prepare and redecorate balustrading to fire escape stairs (item 8 to DM Hall report)	sum	1	£	300.00	300.00						£ 300.00
Lump sum allowance for external works to south of building	sum	1	£	2,500.00	2,500.00	£ 30,600.00					£ 2,500.00
6B Drainage											
Allowance for additional drainage requirements for bar	sum	1	£	2,000.00	2,000.00	£ 2,000.00					£ 2,000.00
6C External Services / Utilities											
6C1 Water Mains											
N/A / Excluded											
6C2 Fire Mains											
N/A / Excluded											
6C3 Electrical Mains											
N/A / Excluded											
6C4 Gas Mains											
N/A / Excluded											
6C7 IT/Comms											
N/A / Excluded											
6C8 Others											
N/A / Excluded						£ -					
6D Ancillary Buildings											
Storage container allowance	sum	1	£	5,000.00	5,000.00	£ 5,000.00					£ 5,000.00
			To Cost Plan Summary			£ 666,382.50	£ 84,800.00	£ 166,745.00	£ 32,715.00	£ 25,000.00	£ 357,122.50

SCIO Constitution (two tier) for asset transfer

CONSTITUTION OF

Barr Community

SCIO

SC049703

Amended 19/03/24

**INCORPORATING AMENDMENTS APPROVED BY MEMBERS AT A
GENERAL MEETING HELD ON 14TH FEBRUARY 2024**

(AMENDED CLAUSES SHOWN IN RED)

Chair – Barr Community SCIO

A handwritten signature in black ink, appearing to read 'Neil Gillon', written in a cursive style.

Neil Gillon

GENERAL	Definitions, Name, Office, Community Definition & Purposes, Powers, General Structure	Clauses 1-6
MEMBERS	Membership, Application for membership, Membership Subscriptions, Re-Registration of Members, Liability, Cessation, Register of Members, Associates	Clauses 7-20
DECISION-MAKING BY MEMBERS	General Meetings, Chairperson, Quorum, Voting, Proxy, Resolutions, Adjournment	Clauses 21-31, Schedule 1
BOARD (CHARITY TRUSTEES)	Management by the Board, Interim Board, Composition, Elected, Appointed and Co-opted Charity Trustees, Vacancy, General Duties, Code of Conduct, Register of Trustees, Termination	Clauses 33-49,
DECISION-MAKING BY CHARITY TRUSTEES	Chairperson, Board Meetings, Voting, Sub Committees	Clauses 50-59
ADMINISTRATION & FINANCE	Constraints on payments, Personal interests, Office Bearers, Finances & Accounts, Notices, Records of meetings, Indemnity, Alteration to Clauses, Dissolution	Clauses 60-72

Charities and Trustee Investment (Scotland) Act 2005

Constitution

of

Barr Community SCIO

In this Constitution, the following definitions apply throughout:

- **“2005 Act”** means the Charities and Trustee Investment (Scotland) Act 2005 and every statutory modification and re-enactment thereof for the time being in force.
- **“AGM”** means an Annual General Meeting.
- **“Board”** means the Board of Charity Trustees.
- **“Charity”** means a body entered in the Scottish Charity Register as defined under section 106 of Charities and Trustee Investment (Scotland) Act 2005.
- **“Charity Trustees”** means the persons having the general control and management of the Organisation.
- **“Clauses”** means any clause.
- **“Clear days”**, in relation to notice of a meeting, means a period excluding the day when notice is given and the day of the meeting.
- **“Community”** has the meaning given in clause 4.
- **“GM”** means a General Meeting.
- **“Group”** means those other organisations (incorporated or not) that are not this Organisation.
- **“Individual”** means a human/person.
- **“Members”** means those individuals and groups who have joined this Organisation.
- **“Organisation”** means the SCIO whose constitution this is.
- **“OSCR”** means the Office of the Scottish Charity Regulator
- **“Property”** means any property, assets or rights, heritable or moveable, wherever situated in the world.
- **“SCIO”** means Scottish Charitable Incorporated Organisation.
- **“them”** and **“their”** refer to individuals or groups (either he, she or they)

Words in the singular include the plural and words in the plural include the singular.

These Clauses supersede any model clauses.

Any words or expressions defined in the 2005 Act shall, if not inconsistent with the subject or context, bear the same meanings in the Clauses.

The Schedule to these Clauses is deemed to form an integral part of these Clauses.

	NAME
1	The name of the Organisation is: Barr Community SCIO
2	The Organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).
	REGISTERED OFFICE
3	The principal office of the Organisation will be in Scotland (and must remain in Scotland).
	DEFINITION OF COMMUNITY AND PURPOSES
4	The Organisation has been formed to benefit people who live or work in the Barr Community Council area (the "Community"), to protect the Barr Community Hall as an asset at the heart of the rural community, to establish a viable and sustainable community facility for all ages and abilities in the Community, and with the following charitable purposes (the "Purposes"):
4.1	The advancement of citizenship or community development (including rural or urban regeneration, and the promotion of civic responsibility, volunteering, the voluntary sector or the effectiveness or efficiency of charities).
4.2	The advancement of the arts, heritage, culture, or science .
4.3	The provision of recreational facilities , or the organisation of recreational activities , with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended (in relation to recreational facilities or activities which are primarily intended for persons who have need of them by reason of their age, ill-health, disability, financial hardship or other disadvantage, or are available to members of the public at large or to male or female members of the public at large).
5	The SCIO has power to do anything which is calculated to further its purposes or is conducive or incidental to doing so. In particular, (but without limiting the range of powers available under the 2005 Act), the SCIO has power:

5.1	To encourage and develop a spirit of voluntary or other commitment by, or co-operation with, individuals, unincorporated associations, societies, federations, partnerships, corporate bodies, agencies, undertakings, local authorities, unions, co-operatives, trusts and others and any groups or groupings thereof willing to assist the Organisation to achieve the Purposes;
5.2	To promote and carry out research, surveys and investigations and to promote, develop and manage initiatives, projects and programmes;
5.3	To provide advice, consultancy, training, tuition, expertise and assistance;
5.4	To prepare, organise, promote and implement training courses, exhibitions, lectures, seminars, conferences, events and workshops, to collect, collate, disseminate and exchange information and to prepare, produce, edit, publish, exhibit and distribute clauses, pamphlets, books and other publications, tapes, motion and still pictures, music and drama and other materials, all in any medium;
5.5	To purchase, take on lease, hire, or otherwise acquire any property suitable for the Organisation;
5.6	To construct, convert, improve, develop, conserve, maintain, alter and demolish any buildings or erections whether of a permanent or temporary nature, and manage and operate (or arrange for the professional or other appropriate management and operation of) the Organisation's property;
5.7	To sell, let, hire, license, give in exchange and otherwise dispose of all or any part of the property of the Organisation;
5.8	To establish and administer a building fund or funds or guarantee fund or funds or endowment fund or funds;
5.9	To employ, contract with, train and pay such staff (whether employed or self-employed) as are considered appropriate for the proper conduct of the activities of the Organisation;
5.10	To take such steps as may be deemed appropriate for the purpose of raising funds for the activities of the Organisation;
5.11	To accept subscriptions, grants, donations, gifts, legacies and endowments of all kinds, either absolutely, conditionally or in trust;

5.12	To borrow or raise money for the Purposes and to give security in support of any such borrowings by the organisation and/or in support of any obligations undertaken by the Organisation;
5.13	To set aside funds not immediately required as a reserve or for specific purposes;
5.14	To invest any funds which are not immediately required for the activities of the Organisation in such investments as may be considered appropriate, which may be held in the name of a nominee organisation under the instructions of the Board of Trustees, and to dispose of, and vary, such investments;
5.15	To make grants or loans of money and to give guarantees;
5.16	To establish, manage and/or support any other charity, and to make donations for any charitable purpose falling within the purposes;
5.17	To establish, operate and administer and/or otherwise acquire any separate trading organisation or association, whether charitable or not;
5.18	To enter into any arrangement with any organisation, government or authority which may be advantageous for the purposes of the activities of the Organisation and to enter into any arrangement for co-operation, mutual assistance, or sharing profit with any charitable organisation;
5.19	To enter into contracts to provide services to or on behalf of others;
5.20	To effect insurance of all kinds (which may include indemnity insurance in respect of Trustees and employees);
5.21	To oppose, or object to, any application or proceedings which may prejudice the interests of the Organisation;
5.22	To pay the costs of forming the Organisation and its subsequent development;
5.23	To carry out the Purposes as principal, agent, contractor, trustee or in any other capacity.
	GENERAL STRUCTURE OF THE ORGANISATION
6	The Organisation is composed of:

6.1	Members (composed of Ordinary Members and Junior Members);
6.2	Associates
6.3	Charity Trustees (composed of Elected Charity Trustees, Appointed Charity Trustees; and Co-opted Charity Trustees, following the first GM).
	MEMBERSHIP OF THE ORGANISATION
7	Membership of the Organisation is open to all members of the Community as defined in Clause 4. The membership of the Organisation shall consist of those individuals who made the application for registration of the Organisation and such other individuals as are admitted to membership under the following clauses.
8	The Organisation shall have not fewer than 20 Ordinary Members at any time; but
8.1	In the event that the number of Ordinary Members falls below 20 the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.
9	Membership of the Organisation is open to all members of the Community (i.e., people who live or work in the Community as defined in clause 4).
9.1	Individuals aged 16 or over may be admitted as "Ordinary Members" .
9.2	Individuals aged from 12 and 15 may be admitted as "Junior Members" (Junior Members will not be eligible to serve as Charity Trustees).
9.3	If an Individual ceases to fulfil the criteria within clause 9.1 or 9.2, that Individual must inform the Organisation. The Organisation may choose to reclassify a Junior Member as an Ordinary Member.
	APPLICATION FOR MEMBERSHIP
10	No Individual may become a Member unless that Individual has submitted a written application for membership in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application.
10.1	The Charity Trustees shall consider applications for membership promptly. and shall assess each application to determine whether the applicant meets the criteria for becoming an Ordinary Member or Junior Member.
11	Membership of the Organisation may not be transferred by a member.

12	Members will not be required to pay an annual membership subscription.
	RE-REGISTRATION OF MEMBERS
13	The Board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the Organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the Board.
13.1	If a member fails to provide confirmation to the Board (in writing or by e-mail) that they wish to remain as a member of the Organisation before the expiry of the 28-day period referred to in clause 13, the Board may expel them from the membership.
13.2	A notice under clause 13 will not be valid unless it refers specifically to the consequences (under clause 13.1) of failing to provide confirmation within the 28-day period.
	LIABILITY OF MEMBERS
14	The members of the Organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the Organisation if it is wound up; accordingly, if the Organisation is unable to meet its debts, the members will not be held responsible.
15	The Members and Charity Trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 14 does not exclude (or limit) any personal liabilities they might incur if they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.
	CESSATION OF MEMBERSHIP
16	A Member shall cease to be a member if:
16.1	That Member sends a written notice of resignation to the registered office of the Organisation; they will cease to be a member as from the time when the notice is received by the Organisation;
16.2	That Member has failed to respond to any re-registration request under clause 13;

16.3	<p>A Special Resolution that that Member be expelled (where that Member's conduct, in their capacity as a Member, has been detrimental to the effective functioning of the Organisation) is passed at a GM (at which the Member is entitled to be heard) notice of which shall state:</p> <p>(a) the full text of the Resolution proposed; and</p> <p>(b) the grounds on which it is proposed;</p>
16.4	The Member has died (membership of the Organisation not being transferable);
16.5	Where the Member is a Charity Trustee of the Organisation, they fail to comply with the code of conduct for Trustees in a manner which would result in them ceasing to be a Trustee and a Member.
REGISTER OF MEMBERS	
17	<p>The Board must keep a register of members, setting out for each current member:</p> <p>(a) their full name;</p> <p>(b) their address; and</p> <p>(c) the date on which they were registered as a member.</p>
17.1	<p>For each former member the register must set out, for at least six years from the date on they ceased to be a member:</p> <p>(a) their name; and</p> <p>(b) the date on which they ceased to be a member.</p>
17.2	The Board must ensure that the register of members is updated within 28 days of receiving notice of any change.
17.3	If a member or Charity Trustee of the Organisation requests a copy of the register of members, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable. If the request is made by a member (rather than a Charity Trustee), the Board may provide a copy which has the addresses blanked out.

	ASSOCIATES
18	Individuals and Groups wishing to support the Purposes who are not members of the Community may become associates of the Organisation ("Associates"). Associates may attend and speak at GMs but may not participate in such meetings for voting or quorum purposes.
18.1	No Individual or Group may become an Associate unless that Individual or Group has submitted a written application to become an Associate in the form prescribed by the Charity Trustees and the Charity Trustees have approved the application. An application submitted by a Group must be signed on behalf of that Group.
18.2	The Charity Trustees shall consider applications for associateship promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Associate.
19	<p>The Charity Trustees shall cause a register of associates to be maintained containing:</p> <ul style="list-style-type: none"> (a) the name and address of each Associate; (b) the date on which each Individual or Group was registered as an Associate; and (c) the date at which any Individual or Organisation ceased to be an Associate.
20	An Associate shall cease to be an Associate if:
20.1	That Associate sends a written notice of resignation to the Organisation;
20.2	That Associate becomes a member of the Community;
20.3	A Resolution that that Associate be expelled from being an Associate (where that Associate's conduct, in their capacity as Associate, has been detrimental to the effective functioning of the Organisation) is passed by Special Resolution at a GM (notice of which shall state: (a) the full text of the Resolution proposed; and (b) the grounds on which it is proposed) at which the Associate is entitled to be heard);
20.4	<p>In the case of an Individual:</p> <ul style="list-style-type: none"> (a) that Individual becomes insolvent or apparently insolvent or makes any arrangement with their creditors; or (b) that Individual has died; or

20.5	In the case of a Group, that Group goes into receivership or liquidation, or is dissolved or otherwise ceases to exist.
	GENERAL MEETINGS (Meetings of the Members)
21	The Board may call a GM at any time and must call a GM within 28 days of a valid requisition. To be valid, such requisition must be signed by at least 5% of the Members, must clearly state the purposes of the meeting, and must be delivered to the registered office of the Organisation. The requisition may consist of several documents in like form each signed by one or more of the Members.
	Annual General Meeting
22	The Board shall convene one GM a year as an AGM. An AGM need not be held during the calendar year during which the Organisation is incorporated, provided an AGM is held within 15 months of the date of incorporation. Thereafter, not more than 15 months shall elapse between one AGM and the next.
22.1	<p>The business of each AGM shall include:</p> <ul style="list-style-type: none"> (a) a report by the Chairperson on the activities of the Organisation; (b) the election of Elected Charity Trustees; (c) the fixing of annual subscriptions; (d) consideration of the accounts of the Organisation; (e) a report of the auditor if applicable; and (f) the appointment of the auditor if applicable.
	Notice of General Meetings
23	Subject to the terms of clause 67, notice of a GM shall be given as follows:
23.1	At least 14 Clear Days' notice must be given of any GM.
23.2	<p>The notice must specify the place, date and time of the GM, the general nature of business to be dealt with at the meeting; and</p> <ul style="list-style-type: none"> (a) in the case of a Resolution to alter the Constitution, must set out the exact terms of the proposed alteration(s); and (b) in the case of any Special Resolution (as defined in clause 30) must set out the exact terms of the Resolution.

23.3	Notice of every members' meeting must be given to all the members of the Organisation, and to all the Charity Trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.
	CHAIRPERSON OF GENERAL MEETINGS
24	<p>(a) The Chairperson of the Organisation shall act as Chairperson of each GM.</p> <p>(b) If the Chairperson is not present or willing to do so the Vice-Chairperson of the Organisation shall act as Chairperson of the GM.</p> <p>(c) If neither the Chairperson nor the Vice-Chairperson is present or willing to act as Chairperson of the GM within 15 minutes after the time at which it was due to start, the Charity Trustees present shall elect from among themselves one of the Elected Charity Trustees who will act as Chairperson of that GM.</p>
	QUORUM AT GENERAL MEETINGS
25	<p>The quorum for a GM shall be the greater of:</p> <p>(a) eleven Members; or</p> <p>(b) 10% of the Members,</p> <p>present either in person or by proxy.</p> <p>No business shall be dealt with at any GM unless a quorum is present.</p>
25.1	If a quorum is not present within 15 minutes after the time at which the GM was due to start (or if, during a GM, a quorum ceases to be present) the GM shall be adjourned until such time, date and place as may be fixed by the Chairperson of the GM.
25.2	The Board may make arrangements in advance of a GM to allow members (or their proxies) to fully participate remotely, so long as all those participating in the meeting can communicate with each other; and all Members (or their proxies) may vote during the meeting. A Member or proxy participating remotely by such means shall be deemed to be present in person at the GM.
	VOTING AT GENERAL MEETINGS
26	The Chairperson of the meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote.
26.1	Each Member shall have one vote, to be exercised in person or by proxy, by a show of hands

26.2	<p>A secret ballot may be demanded by:</p> <ul style="list-style-type: none"> (a) the chairperson of the GM; or (b) at least two Members present at the GM, <p>before a show of hands and must be taken immediately and in such manner as the chairperson of the GM directs. The result of a secret ballot shall be declared at that GM.</p>
27	<p>Whilst the attendance of Members at GMs is encouraged, a Member may appoint a proxy to attend a GM on behalf of that Member. A proxy appointed to attend and vote at a GM on behalf of a Member need not be a Member and shall have the same rights as the Member who appointed them to speak and vote at the GM.</p>
27.1	<p>The form appointing the Proxy shall be in the form set out in Schedule 1 annexed to these Clauses;</p>
27.2	<p>The form appointing a proxy and the power of attorney or other authority (if any) under which it is signed, or a certified copy thereof, shall be lodged at the Registered Office not less than 48 hours before the time of the GM at which the proxy is to be used; and</p>
27.3	<p>No form of proxy shall be valid more than 12 months from the date it was granted.</p>
28	<p>In the event of an equal number of votes for and against any Resolution, the Chairperson of the meeting shall have a casting vote in their capacity as a member of the Organisation.</p>
	<p>RESOLUTIONS</p>
29	<p>At any GM an Ordinary Resolution put to the vote of the meeting may be passed by a simple majority of the Members voting (in person or by proxy).</p>
30	<p>Certain Resolutions must be passed as Special Resolutions, specifically Resolutions:</p> <ul style="list-style-type: none"> (a) to alter the name of the Organisation; or (b) to amend the Purposes; or (c) to amend these Clauses; or (d) to wind up the Organisation in terms of clause 72. <p>A Special Resolution put to the vote of the meeting may be passed by not less than two thirds of the Members voting (in person or by proxy).</p>

31	Ordinary and Special Resolutions may be passed in writing, rather than at a General Meeting, and shall have effect as if they had been passed at a GM, provided the terms of this clause are followed.
31.1	An Ordinary Resolution may be passed in writing if signed by a simple majority of all the Members.
31.2	A Special Resolution to wind up the Organisation may be passed in writing if signed by all the Members.
31.3	Any other Special Resolution may be passed in writing if signed by not less than two thirds of all the Members.
31.4	Written Resolutions must be sent to all Members at the same time (the "Circulation Date") in hard copy (posted or hand-delivered) or electronic form (e-mailed).
31.5	Written Resolutions must be accompanied by a statement informing the Member how to signify agreement to the Resolution and the date by which the Resolution must be passed if it is not to lapse.
31.6	A Written Resolution may consist of several documents in the same form, each signed by or on behalf of one or more Members.
31.7	Once a Member has signed and returned a Written Resolution in agreement thereto, that Members' agreement is irrevocable.
31.8	The Members may require the Organisation to circulate a Written Resolution; as follows:
31.8.1	The Resolution must be requested by at least 5% of the Members. Requests must be in hard copy (posted or hand-delivered) or electronic form (e-mailed), must identify the Resolution and may be accompanied by a statement not exceeding 1,000 words which the Organisation will also be required to circulate.
31.8.2	The Board may reject the Resolution but must provide reasons for doing so to the members requesting the resolution.
31.8.3	If accepted, the Organisation must circulate the Resolution and any accompanying statement within 21 days and may require the requesting Members to cover the expenses it incurs in circulating the Resolution.

	MEETING ADJOURNMENT
32	The Chairperson of the GM may, with the consent of a majority of the Members voting (in person or by proxy), adjourn the General Meeting to such time, date and place as the Chairperson may determine.
	ORGANISATION MANAGEMENT
33	The affairs, property and funds of the Organisation shall be directed and managed by a Board of Charity Trustees; as follows:
33.1	<p>The Board shall;</p> <ul style="list-style-type: none"> (a) set the strategy and policy of the Organisation; (b) where no employees or managers are appointed, be responsible for the day-to-day management of the Organisation; (c) hold regular meetings between each AGM, meeting as often as necessary to dispatch all business of the Organisation; (d) monitor the financial position of the Organisation; (e) direct and manage the affairs and Property of the Organisation; (f) generally control and supervise the activities of the Organisation.
33.2	<p>The Board may;</p> <ul style="list-style-type: none"> (a) on behalf of the Organisation, do all acts which may be performed by the Organisation (other than those required to be performed by the Members at a GM); (b) exercise the powers of the Organisation.
33.3	The Board may not also be paid employees of the Organisation.
	INTERIM BOARD
34	Upon incorporation of the Organisation, the individuals who signed the Charity Trustee declaration forms which accompanied the application for incorporation of the Organisation shall be deemed to have been appointed by the members as Charity Trustees with effect from the date of incorporation of the Organisation.

34.1	The Interim Board shall retire at the first GM, which shall be held as soon as practicable following incorporation, but shall remain eligible for re-election (the period of office between the date of incorporation and the date of the first GM not being regarded as a “term of office” for the purposes of clause 36).
	COMPOSITION OF THE BOARD OF CHARITY TRUSTEES
35	The number of Charity Trustees shall be not less than 3 and the total number of Charity Trustees shall be not be more than 12.
	APPOINTMENT OF CHARITY TRUSTEES
36	<p>From and after the first General Meeting of the organisation, the Board shall comprise the following individual persons (a majority of whom shall always be Elected Charity Trustees):</p> <ul style="list-style-type: none"> (a) up to 7 individual persons elected as Charity Trustees by the Members in accordance with clause 37 (“the Elected Charity Trustees”), who must themselves be Ordinary Members; and (b) up to 3 individual persons appointed by other Community Groups in accordance with clause 38 (“the Appointed Charity Trustees” who must themselves be Ordinary Members); and (c) up to 2 individual persons co-opted in accordance with clause 39 (“the Co-opted Charity Trustees” who must themselves be Ordinary Members), so as to ensure a spread of skills and experience within the Board.
36.1	Employees of the Organisation may <u>not</u> become Charity Trustees.
	ELECTED CHARITY TRUSTEES
37	At any GM of the Organisation, the Members shall elect up to 7 individual Ordinary Members as Elected Charity Trustees .
37.1	Elected Charity Trustees must be nominated in writing by at least two Members. Such nominations must contain confirmation from the nominee that they are willing to act as an Elected Charity Trustee and must be delivered to the registered office of the Organisation at least seven days before the GM.
37.2	Each Member has one vote for each vacancy in the Elected Charity Trustees on the Board.

37.3	At the fourth and subsequent AGMs, one-third of the Elected Charity Trustees (rounding downwards if this is not a whole number) shall retire from office at the close or adjournment of that meeting.
37.4	A retiring Elected Charity Trustee shall be eligible for re-election unless they have completed two consecutive terms of office as an Elected Charity Trustee without a period of one year having passed when they were not an Elected Charity Trustee. For the avoidance of doubt, each (single) term of office for an Elected Charity Trustee shall be up to 3 years.
37.5	The Elected Charity Trustee(s) to retire at an AGM shall be those who have been longest in office since their election/re-election (unless other Elected Charity Trustee(s) have agreed to retire at that AGM). As between Individuals who were appointed as Elected Charity Trustees on the same date, the Elected Charity Trustee(s) to retire shall be agreed between the Individuals appointed on the same date or determined by lot.
APPOINTED CHARITY TRUSTEES	
38	Subject to clause 35, up to 3 individuals may be appointed by other Community Groups in respect of which 'Appointed Charity Trustees' the following shall apply:
38.1	Nominations, which can only be submitted by local, properly constituted, and currently active community groups, must contain confirmation from the nominee that they are willing to act as an Appointed Charity Trustee, and must be delivered to the registered office of the Organisation at least two days before the first GM or at least two days before an AGM. In the event that more nominations are received than places available on the Board, selection shall be made by a Member's vote carried out in accordance with clause 26.
38.2	For the avoidance of doubt, an Appointed Charity Trustee may attend and vote at Board meetings (subject to clause 63).
38.3	At the second and subsequent AGMs, all Appointed Trustees shall retire from office at the close or adjournment of that meeting.
CO-OPTED CHARITY TRUSTEES	
39	Subject to clause 35, the Charity Trustees may appoint Individuals as Trustees to ensure a spread of skills and experience within the Board (" Co-opted Charity Trustees ") and may remove a Co-opted Trustee at any time.
39.1	A Co-opted Charity Trustee shall retire at the AGM following their appointment unless re-appointed by the Charity Trustees.

39.2	A Co-opted Charity Trustee can be removed from office at any time by a simple majority of the Board.
39.3	For the avoidance of doubt, a Co-opted Charity Trustee may participate fully in at all Board meetings which they attend, and is eligible to vote at them.
	VACANCY
40	The Board may from time to time fill any casual vacancy arising because of the retiral (or deemed retiral) of any Charity Trustee from or after the date of such retiral until the next AGM by the action of a Resolution passed by the majority of Trustees attending a Board Meeting.
40.1	Nominations must be in writing and must be supported by at least two Members.
40.2	Nominations must contain confirmation from the nominee that they are willing to act as a Charity Trustee and must be delivered to the registered office of the Organisation at least two days before the Board Meeting.
	CHARITY TRUSTEES – GENERAL DUTIES
41	Each of the Charity Trustees has a duty, in exercising functions as a Charity Trustee, to act in the interests of the Organisation; and, in particular, must:
41.1	Seek, in good faith, to ensure that the Organisation acts in a manner which is in accordance with its purposes;
41.2	Act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;
41.3	In circumstances giving rise to the possibility of a conflict of interest between the Organisation and any other party, put the interests of the Organisation before that of the other party; where any other duty prevents them from doing so, disclose the conflicting interest to the Organisation and refrain from participating in any deliberation or decision of the other Charity Trustees with regard to the matter in question;
41.4	Ensure that the Organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.
42	In addition to the duties outlined in clause 41, all of the Charity Trustees must take such steps as are reasonably practicable for the purpose of ensuring:

42.1	That any breach of any of those duties by a Charity Trustee is corrected by the Charity Trustee concerned and not repeated; and
42.2	That any Charity Trustee who has been in serious and persistent breach of those duties is removed as a Charity Trustee.
43	Provided they have declared their interest - and have not voted on the question of whether or not the Organisation should enter into the arrangement - a Charity Trustee will not be debarred from entering into an arrangement with the group in which they have a personal interest; and (subject to clause 61 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), they may retain any personal benefit which arises from that arrangement.
44	No Charity Trustee may serve as an employee (full time or part time) of the Organisation; and no Charity Trustee may be given any remuneration by the Organisation for carrying out their duties as a Charity Trustee.
45	The Charity Trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.
	CODE OF CONDUCT FOR CHARITY TRUSTEES
46	Each of the Charity Trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the Board from time to time.
46.1	The code of conduct shall be supplemental to the provisions relating to the conduct of Charity Trustees contained in this Constitution and the duties imposed on Charity Trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this Constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time.
	REGISTER OF CHARITY TRUSTEES
47	<p>The Board must keep a register of Charity Trustees, setting out for each current Charity Trustee:</p> <ul style="list-style-type: none"> (a) the name of the Charity Trustee; (b) the address of the Charity Trustee; (c) the date on which they were appointed as a Charity Trustee; and (d) any office held by them in the Organisation.

47.1	Where the Charity Trustee is appointed by OSCR under section 70A of the 2005 Act it must be recorded in the register.
47.2	<p>For each former Charity Trustee the register must set out, for at least 6 years from the date on which they ceased to be a Charity Trustee:</p> <ul style="list-style-type: none"> (a) the name of the Charity Trustee; (b) any office held by the Charity Trustee in the Organisation; and (c) the date on which they ceased to be a Charity Trustee.
47.3	The Board must ensure that the register of Charity Trustees is updated within 28 days of receiving notice of any change.
47.4	If any person requests a copy of the register of Charity Trustees, the Board must ensure that a copy is supplied to them within 28 days, providing the request is reasonable; if the request is made by a person who is not a Charity Trustee of the Organisation, the Board may provide a copy which has the name and address of any of the Charity Trustees blanked out. The name of a Charity Trustee may only be blanked out if the Organisation is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.
	TERMINATION OF CHARITY TRUSTEES OFFICE
48	A Charity Trustee will automatically cease to hold office if:
48.1	They give the Organisation a notice of resignation, signed by them;
48.2	They become an employee of the Organisation;
48.3	In the case of a Charity Trustee elected under clause 37) they cease to be a member of the Organisation;
48.4	In the case of a Charity Trustee appointed under clause 38) they cease to be a member of the nominating group;
48.5	In the case of a Charity Trustee co-opted under clause 39) the Board under clause 39.2 vote to end the appointment;
48.6	They become disqualified from being a Charity Trustee under the Charities and Trustee Investment (Scotland) Act 2005;

48.7	They are absent (without good reason, in the opinion of the Board) from more than three consecutive meetings of the Board - but only if the Board resolves to remove them from office;
48.8	They become incapable for medical reasons of carrying out their duties as a Charity Trustee - but only if that has continued (or is expected to continue) for a period of more than six months;
48.9	They are removed from office by Resolution of the Board on the grounds that they are considered to have committed a material breach of the code of conduct for Charity Trustees (as referred to in clauses 46);
48.10	They are removed from office by Resolution of the Board on the grounds that they are considered to have been in serious or persistent breach of their duties under section 66(1) or (2) of the 2005 Act;
48.11	They become prohibited from being a Charity Trustee by virtue of section 69(2) of the 2005 Act.
48.12	They commit any offence under section 53 of the 2005 Act.
49	Clauses 48.9 and 48.10 apply only if the following conditions are met:
49.1	The Charity Trustee who is subject of the Resolution is given reasonable prior written notice of the grounds upon which the Resolution for removal is to be proposed;
49.2	The Charity Trustee concerned is given the opportunity to address the meeting at which the resolution is proposed prior to the Resolution being put to a vote; and
49.3	At least two thirds of the Charity Trustees then in office vote in favour of the Resolution.
CHAIRPERSON AND VICE-CHAIRPERSON	
50	<p>The Board shall meet as soon as practicable meeting immediately after each AGM or following the resignation of the existing Chairperson/Vice-Chairperson to appoint:</p> <ul style="list-style-type: none"> (a) an Elected Charity Trustee to chair Board meetings and GMs (the "Chairperson"), and (b) an Elected Charity Trustee to chair Board meetings and GMs in the event that the Chairperson is not present and willing to do so (the "Vice Chairperson").

50.1	<p>In the event that:</p> <ul style="list-style-type: none"> (a) the Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Chairperson is currently appointed; and (b) the Vice-Chairperson is not present and willing to act within 15 minutes of the time at which the GM/Board meeting is due to start, or no Vice-Chairperson is currently appointed, <p>the Charity Trustees present must appoint an Elected Charity Trustee to chair the GM/Board meeting.</p>
	BOARD MEETINGS
51	The quorum for Board meetings shall be not less than 50% of all the Trustees, a majority of whom are Elected Charity Trustees. No business shall be dealt with at a Board meeting unless such a quorum is present.
51.1	A Charity Trustee shall not be counted in the quorum at a meeting (or at least the relevant part thereof) in relation to a Resolution on which, whether because of personal interest or otherwise, they are not entitled to vote.
51.2	The Board may make any arrangements in advance of any Board meeting to allow members to fully participate in such meetings so long as all those participating in the meeting can clearly comprehend each other; a member participating in any such means other than in person shall be deemed to be present in person at the Board meeting.
52	7 Clear Days' notice in writing shall be given of any meeting of the Board at which a decision in relation to any of the matters referred to in clause 30 is to be made, which notice shall be accompanied by an agenda and any papers relevant to the matter to be decided.
52.1	All other Board meetings shall require not less than 7 days' prior notice, unless all Charity Trustees agree unanimously in writing to dispense with such notice on any specific occasion.
52.2	On the request of a Charity Trustee the Chairperson shall summon a meeting of the Board by notice served upon all Charity Trustees, to take place at a reasonably convenient time and date.
53	No alteration of the Clauses and no direction given by Special Resolution shall invalidate any prior act of the Board which would have been valid if that alteration had not been made or that direction had not been given.

54	The Board may act notwithstanding any vacancy in it, but where the number of Charity Trustees falls below the minimum number specified in clause 35, it may not conduct any business other than to appoint sufficient Charity Trustees to match or exceed that minimum.
55	The Board may invite or allow any person to attend and speak, but not to vote, at any meeting of the Board or of its sub-committees.
56	The Board may from time to time promulgate, review and amend any Ancillary Regulations, Guidelines and/or Policies, subordinate at all times to these Clauses, as it deems necessary and appropriate to provide additional explanation, guidance and governance to members/Charity Trustees.
VOTING AT BOARD MEETINGS	
57	The Chairperson of the Board meeting shall endeavour to achieve consensus wherever possible but, if necessary, questions arising shall be decided by being put to the vote,
57.1	Each Charity Trustee present (and who is eligible to vote) has one vote. In the event of an equal number of votes for and against any Resolution at a Board meeting, the Chairperson of the meeting shall have a casting vote as well as a deliberative vote.
57.2	A Resolution in writing shall be as valid and effectual as if it had been passed at a meeting of the Board or of a sub-committee. A Resolution may consist of one or several documents in the same form each signed by one or more Charity Trustees or members of any relative sub-committee as appropriate.
SUB-COMMITTEES	
58	The Board may delegate any of its powers to sub-committees, each consisting of not less than one Charity Trustee and such other person or persons as it thinks fit or which it delegates to the committee to appoint.
58.1	Any sub-committee so formed shall, in the exercise of the powers so delegated, conform to any remit and regulations imposed on it by the Board. The meetings and proceedings of any such sub-committee shall be governed by the provisions of these Clauses for regulating the meetings and proceedings of the Board so far as applicable and so far as they are not superseded by any regulations made by the Board.

58.2	Each sub-committee shall ensure the regular and prompt circulation of, the minutes of its meetings to all Charity Trustees.
	CONSTRAINTS ON PAYMENTS/BENEFITS TO MEMBERS AND TRUSTEES
59	The income and property of the Organisation shall be applied solely towards promoting the Purposes and do not belong to the members. Any surplus income or assets of the Organisation are to be applied for the benefit of the Community.
60	No part of the income or property of the Organisation shall be paid or transferred (directly or indirectly) to the members of the Organisation, or to any other individual, whether by way of dividend, bonus or otherwise, except in the circumstances provided for in clause 61.
61	No benefit (whether in money or in kind) shall be given by the Organisation to any member or Charity Trustee except the possibility of:
61.1	Repayment of out-of-pocket expenses (subject to prior agreement by the Board);
61.2	Reasonable remuneration in return for specific services actually rendered to the Organisation (in the case of a Charity Trustee such services must not be of a management nature normally carried out by a Trustee of an Organisation);
61.3	Payment of interest at a rate not exceeding the commercial rate on money lent to the Organisation;
61.4	Payment of rent at a rate not exceeding the open market rent for property let to the Organisation;
61.5	The purchase of property from any member or Charity Trustee provided that such purchase is at or below market value;
61.6	The sale of property to any member or Charity Trustee provided that such sale is at or above market value; or
61.7	Payment by way of any indemnity, where appropriate in accordance with clause 70.
62	Where any payment is made under clause 61, the terms of clause 63 must be observed.

	PERSONAL INTERESTS & CONFLICTS OF INTEREST
63	Whenever a Charity Trustee finds that there is a personal interest, as defined in sub-clauses 63.3 and 63.4, they have a duty to declare this to the Board meeting in question.
63.1	A Charity trustee must not vote at a Board meeting (or at a meeting of a sub-committee) on any Resolution which relates to a matter in which they has a personal interest or duty which conflicts (or may conflict) with the interests of the SCIO.
63.2	<p>It will be up to the Chairperson of the meeting in question to determine:</p> <ul style="list-style-type: none"> (a) whether the potential or real conflict simply be noted in the Minutes of any relevant meeting, or (b) whether the Charity Trustee in question, whilst being permitted to remain in the meeting in question, must not partake in discussions or decisions relating to such matter, or (c) whether the Charity Trustee in question should be required to be absent during that particular element of the meeting. Where a Charity Trustee leaves, or is required to leave, the meeting they no longer form part of the quorum for that meeting.
63.3	An interest held by an individual who is “connected” with the Charity Trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that Charity Trustee;
63.4	A Charity Trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which they are an employee, director, member of the management committee, officer or elected representative has an interest in that matter.
63.5	The Board shall determine from time to time what interests shall be relevant interests and shall ensure that a Register of Relevant Interests is maintained, which shall be open for inspection by both the Board and Members of the Organisation and, with the express prior written approval of the Charity Trustee or employee concerned, by members of the public.
	OFFICER BEARERS
64	The Board may appoint office bearers for such term and upon such terms and conditions as they think fit and may remove an officer at any time.

64.1	<p>The Board may appoint a treasurer for such term and upon such terms and conditions as they think fit. The treasurer may be removed by the Board at any time. The treasurer may be required to attend Board and sub-committee meetings but:</p> <ul style="list-style-type: none"> (a) may not participate in such meetings for voting or quorum purposes unless they are also a Charity Trustee; (b) may not attend meetings (or parts of meetings) at which their remuneration or employment is to be discussed; and (c) (if the treasurer is not a Charity Trustee) may not attend meetings at which confidential matters are to be discussed.
	FINANCES & ACCOUNTS
65	The Board shall determine:
65.1	Which banks or building societies the bank accounts of the Organisation shall be opened with;
65.2	How bank accounts shall be maintained and operated; and
65.3	How cheques and other negotiable instruments, and receipts for monies paid to the Organisation, shall be signed, drawn, accepted, endorsed or otherwise executed.
66	The Board shall cause accounting records to be kept for the Organisation in accordance with the requirements of the 2005 Act and other relevant legislation.
66.1	The accounting records shall be maintained by the Treasurer (if there is one) and overseen by the Principal Officer (if there is one), or otherwise by, or as determined by, the Board. Such records shall be kept at such place or places as the Board thinks fit and shall always be open to the inspection of the Trustees.
66.2	The Board must prepare annual accounts, complying with all relevant statutory requirements, and must ensure the accounts are examined or audited, as appropriate, by a qualified examiner or auditor.
66.3	At each AGM, the Board shall provide the members with a copy of the accounts for the period since the last preceding accounting reference date (or, in the case of the first account, since the incorporation of the Organisation). The accounts shall be accompanied by proper reports of the Board.

66.4	Copies of such accounts shall, not less than 14 clear days before the date of the General Meeting, be delivered or sent to all members, Charity Trustees, the Office Bearers and the auditor, or otherwise be available for inspection on the website or other location of the Organisation (with all members, Charity Trustees, the Organisation Secretary and the auditor being made aware that they are so available for inspection there).
	NOTICES
67	The Organisation may serve a notice on a Member in hard copy (addressed to the address given for that Member in the register of members, and posted or hand- delivered) or electronic form (e-mailed). A notice is deemed to have been served on the day following the day on which it is hand-delivered, posted faxed or e- mailed.
68	The Organisation may communicate with a Member by electronic means (including fax and e-mail) unless the Member has requested that communications from the Organisation be sent in hard copy. The Organisation may publish notifications by means of a website provided the Organisation has advised Members of this and taken reasonable steps to notify Members who have informed the Organisation that they do not have internet access.
	RECORDS OF MEETINGS
69	The Board shall cause minutes to be made of all appointments of officers made by it and of the proceedings of all General Meetings and of all Board meetings and of sub-committees, including the names of those present, and all business transacted at such meetings and any such minutes of any meeting, if purporting to be signed after approval, either by the Chairperson of such meeting, or by the Chairperson of the next succeeding meeting, shall be sufficient evidence without any further proof of the facts therein stated.
	INDEMNITY
70	Subject to the terms of the 2005 Act and without prejudice to any other indemnity, the Charity Trustees, or member of any sub-committee, the Organisation Office Bearers and all employees of the Organisation may be indemnified out of the funds of the Organisation against any loss or liability (including the costs of defending successfully any court proceedings) which he, she or they may incur or sustain, in connection with or on behalf of the Organisation.

	ALTERATION TO THE CLAUSES
71	Subject to the terms of this clause, this Constitution may be altered by a Special Resolution of the members passed in accordance with clause 30 or 31.3.
71.1	Any changes to the purposes set out in clause 4 are subject to written consent being obtained from OSCR (and its successors) in terms of section 16 of the Charities and Trustee Investment (Scotland) Act 2005.
71.2	The Board must notify OSCR (and its successors) of any changes to the Constitution not relating to the purposes, in terms of section 17 of The Charities and Trustee Investment (Scotland) Act 2005.
	DISSOLUTION
72	The Organisation may be wound up or dissolved only on the passing of a Special Resolution for that purpose in accordance with clauses 30 and 31.4, and subject to written consent being obtained from OSCR.
72.1	<p>If, on the winding-up of the Organisation, any property or assets remains after satisfaction of all its debts and liabilities, such property shall be given or transferred to such other community body or bodies or charitable group, which has purposes which resemble closely the purposes of the Organisation, as may be:</p> <ul style="list-style-type: none"> (a) determined by not less than two thirds of the Ordinary Members of the Organisation voting (in person or by proxy) at a General Meeting called specifically (but not necessarily exclusively) for the purpose; and (b) approved by OSCR (and its successors).

Schedule 1

Form of Proxy

Barr Community SCIO

I ,..... ,

residing at..... ,

being a Member of the above Organisation hereby appoint

..... ,

of..... ,

and, failing him or her,..... ,

of..... ,

as my proxy to vote on my behalf at the [Annual General Meeting / General Meeting] of
the Organisation to be held on

.....

.....and at any adjournment thereof.

I hereby instruct my proxy to vote in favour of/against the following

Resolution[s]:[insert Resolution(s)]

Signed the day of

Signature of member appointing proxy



South Ayrshire Council

Our Ref: JF/TH/CAS-67279-D8R8L0

17th March 2021

To whom it may concern,

Re: Letter of Support for Community Ownership and Refurbishment of Barr Community Hall

I am writing to register my support for the Barr Community SCIO's application for the Community Asset Transfer of Barr Community Hall.

Having convened and attended many meetings within this close knit community over the past five years, I understand that there is a fantastic depth of community spirit and real desire to create a community hub at the heart of the village. I also know that as well as the hub accomodating the various groups and interests of all ages and abilites there is an ambition to maximise their memberships and empower the community to create oportunities and deliver services that are accessible and tailored to the requirements of the local residents, including inter-generational activities.

Due to the rural and isolated nature of Barr and the limited transport network, which undoubtedly reduces the equality of access to health and wellbeing activities, I am convinced that a fit-for-purpose multi-use hall will be a fantastic asset and enhancemment for the village.

Appreciating that the hall is in much need of refurbishment in order to deliver the Barr Community SCIO's ambitions, I would be most grateful that your consideration is given to progressing the Barr Community SCIO's application for the Community Asset Transfer of Barr Community Hall, which will not only be beneficial to enhancing the fabric of the village for future generations, but also to those who travel to the village as a tourist destination.

Best wishes,

Jeane Freeman MSP
Carrick, Cumnock and Doon Valley Constituency



Councillor Alec Clark

Electoral Ward 8: Girvan & South Carrick

14 The Avenue, Girvan KA26 9DS

Email: alec.clark@south-ayrshire.gov.uk

Office: County Buildings, Wellington Square, Ayr KA7 1DR

Tel: (01292) 612460 Fax: (01292) 612387



BARR SCIO

Community Ownership and Refurbishment of Barr Community Hall

To whom it may concern;

The community group in the Village of Barr set up as “ Barr Scio “ are in the process of a Community Asset Transfer process with South Ayrshire Council in regards to taking Barr Village Community Hall in to Community ownership for the sole benefit of the whole community of Barr Village.

Due to the well known world wide economic effects of the pandemic “Covid 19“ some of the original plans had to be scaled back . However, progress is still very much ongoing and there are exciting plans being taken forward based on the feedback from a questionnaire circulated throughout all village homes and premises during November 2020.

A revamp of the building, including the larger and smaller hall and full disabled access, low energy lighting and double glazing with all of this providing a first class village centre for all ages providing education, outreach, entertainment , healthy living, access to computers, art, dance, and residential clubs among other exciting and innovative possibilities including the use and uptake of the new premises by external agencies providing extra income.

Sustainability has been built in to every part of this plan going forward to make sure the future running of the project is part of an integrated business plan developed to secure the ongoing viability of the building. This is an outstanding project at the very centre of village life and I have to commend the vision and foresight of the members of Barr Scio for taking this forward as unpaid volunteers on behalf of Barr Village for the benefit of the residents.

This is community power in action and as The independent Elected South Ayrshire Ward Councillor I have no hesitation in supporting this great community project which will certainly provide great benefits to a community that I know very well and respect so much. I would ask that any request for funding or advice be looked on favourably given the full due diligence, community background and community engagement that has went in to bring all strands of the project together.

Alec Clark

**Councillor Alec Clark
Electoral Ward 8: Girvan & South Carrick**



Forestry and
Land Scotland
Coilltearachd agus
Fearann Alba

South Region
Creebridge
Newton Stewart
Dumfries & Galloway
DG8 6AJ

Tel 0131 370 5832

enquiries.south@forestryandland.gov.scot

Regional Manager
Dr Sallie Bailey

[REDACTED]
Barr Community SCIO

17/03/2021

Dear Amy,

This is great news to hear that Barr SCIO is hoping to take on ownership of the village Community Hall to help in delivering greater outreach services for the benefit of the local community.

We, Forestry and Land Scotland have long standing relations with the community of Barr and have some recreational facilities in the area, we are also in regular contact with the wider community on our plans for the forests through our Land Management process.

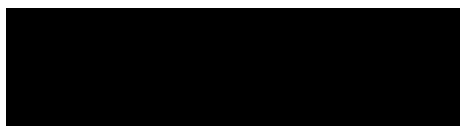
To engage with the community on our plans for the forests we hold regular drop in meetings and we would be delighted to hold these in your newly refurbished venue. The refurbished venue would allow us to show presentations that are more engaging to the wider community due to the availability of Wi-Fi, the availability of various sized halls would very much suit our ability to hold break away groups so that we can discuss the various factors of our plans.

As we are also involved with the community on some of the trail networks throughout the village of Barr, having the availability to book out meeting rooms to discuss these with the various members of the group, using the Wi-Fi availability to access our mapping system would allow us to discuss issues and concerns and to map out routes in real time.

Forestry and Land Scotland support this venture by the community of Barr and look forward to using the community hall and the facilities available when they become available.

I wish you and the Barr community success in your community transfer request for the community hall.

Yours sincerely,



Forestry and Land Scotland South Region (west)

BARR BIKES

17th March 2021



Barr

KA26 9



Dear Sirs

I am writing to you on behalf of Barr Bikes. We would like to offer our support for the planned usage of the community hall in Barr.

My name is Chris Gunson and I have been living in Barr for almost 19 years and running Barr Bikes for numerous years also. I feel that the refurbishment of the hall can only be of benefit to the community and an asset to all the local groups and visitors that use it. We actively support the changes and anticipate the day when we are able to use it again.

Kind regards



Barr Bikes

XXXXXXXXXX
XXXXXXXXXXXX

Community Project Officer
XXXXXXXXXX

Barr Community SCIO

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

XXXXXX

24th March 2021

Dear XXXX

Re - Community Ownership and Refurbishment of Barr Community Hall

Thank-you for your letter of 10th March 2021 regarding community ownership of Barr Community Hall. The Galloway and Southern Ayrshire Biosphere are really supportive of any measures, particularly community ownership initiatives, that can help develop new skills and opportunities that combat rural isolation and build greater community resilience.

With the PLACE project having already had some involvement with Barr Community and as our Biosphere team grows we would welcome the opportunity to have enhanced facilities that might make future engagement opportunities easier and would provide an opportunity for the community to benefit from the UNESCO designation that they are part of.

We would encourage you to explore cost effective energy saving measures as part of the building refurbishment to help reduce running costs and to reduce any negative impacts on the environment.

We wish you every success with your bid

Yours Sincerely

XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXXX

Manager Galloway and Southern Ayrshire UNESCO Biosphere



Girvan Youth Trust
Z1 Youth Bar
154 Dalrymple Street
Girvan
South Ayrshire
KA26 9BQ

29/03/21

Dear [REDACTED]

It was great to speak to you and hear about all the exciting plans you have for Barr Community Hall I think it will be a fantastic facility for the village. Girvan Youth Trust work with young people within Girvan and the seven outlying villages Barr being one of them. Primarily we work within Girvan as we own our Z1 Youth Bar a purpose built 3 storey Youth Centre. We are able to carry out youth work within the local villages upon request and capacity dependant. Should this be required by the Barr Community then it is good to know that there is a suitable facility within the village to carry this out.

We wish you good luck with your new venture and hope to work together in the future.

Your sincerely

[REDACTED]

Project Coordinator



Telephone: 01465 714729

E-mail: info@z1girvan.org.uk

Website: www.z1girvan.org.uk

People Directorate

Head Teacher: Paula Murphy

Barr Primary School and Early Years Centre
Changue Road,
Barr
Ayrshire,
KA26 9TT



Tel: **01465 716804**

Email: [REDACTED]

Date: 29th March 2021

Dear [REDACTED]

Support for Community Ownership and Refurbishment of Barr Community Hall

I am fully supportive of the plans outlined in your previous correspondence. The proposals to refurbish and manage the building as a community asset will hugely benefit local organisations and businesses, including the school.

Over the years, we have used the hall for larger school occasions; organised fund-raisers with parents and the community; attended social/local events; held PE lessons and after-school sports sessions. Although we now have our own multi-purpose hall within the school building, maintaining our links with the community and playing our part to facilitate developments is very important to me.

I look forward to seeing this project develop.

Yours sincerely

[REDACTED]

[REDACTED] Teacher



████████████████████

F o u n d e r

CONTACT

PHONE: ████████████████████

Website:

www.biospherebikes.com

Facebook:

[@biospherebikes](https://www.facebook.com/biospherebikes)

Email:

██

Support for Community Ownership of Barr Community Hall

23rd March 2021

Dear ████████████████████

The Biosphere Bikes project is very happy to support the Barr Village Community in their application for ownership of the village hall.

Biosphere Bikes is a new startup social enterprise and was set up to provide accessible cycling activities to Girvan and surrounding villages.

We can provide access to conventional and electric bikes and go karts for projects run from the hall and to support any events around the village and the Barr trails.

We are happy to support other agencies like the Ayr Travel Hub, Community Learning and Development, South Ayrshire Paths Initiative by providing bikes and equipment for any events or workshops that will take place.

If you have any other enquiries please get in touch using the contact form on the website or by emailing:

██

Kindest regards

██

Unit 4
Ladywell Avenue
Grangestone Industrial Estate
Girvan
KA26 9PF

Tel: [REDACTED]
E-mail: [REDACTED] @hotmail.co.uk
www.adventurecentreforeducation.com



Company No: 379658
Registered Charity: SC 041556

Dear [REDACTED]

As you know ACE have been a great support of the village of Barr and we are more than happy to support your plans for the development of the Community hall.

We have said over the years that if we can help take your aspirations forward then we will do what is within our capacity to help.

As a first step towards this exciting project we offer our support in writing and we wish you every success in taking your plans forward.

Please call on us when you need our help.

Best wishes

[REDACTED]

Adventure Centre for Education (ACE)

CEO

Supported By:



Wednesday 10th March 2021

To Whom It May Concern

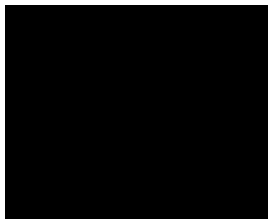
On behalf of Barr Bowling Club I would like to say that we would be very pleased if the Community Hall and surrounding grounds were transferred to the community.

Barr Bowling Club is very well attended throughout the season and we also hold events out of season to raise funds and social events for our members. We have a number of other Bowling Clubs who visit our ground during the season and Bowls are available for visitors to hire and play with every day. We also encourage the primary school children to come for lessons in the season.

It is not just a Bowling Club but very much a Social meeting place for all ages in the village.

We would support the SCIO in obtaining and continuing to operate the Community Hall for all.

Yours sincerely



Place Directorate



Service Lead - Planning and Building Standards: Julie Nicol

County Buildings, Wellington Square, AYR, KA7 1DR

Telephone Number: 01292 616426

Email: Rachel.Shipley@south-ayrshire.gov.uk

Our Ref:

Date: 16th March 2021

Fax:

Your Ref:

If phoning or calling, please ask for Rachel Shipley

Dear [REDACTED]

Ref: Community Ownership and Refurbishment of Barr Community Hall

Thank you for getting in touch, regarding the community's proposals for Barr village hall.

Rural settlements in South Ayrshire often rely on tourism and visitors to their areas to help support their fragile rural economies, and the beautiful countryside is very popular with walkers, cyclists and horse riders.

The many tracks and trails, through forestry and even windfarms, are ideal for these recreational uses. If visitors are spending a whole day (or longer) in an area, they will certainly be looking for facilities to provide toilets and refreshments,

Therefore, the community's proposal to refurbish and manage the village hall, will be a great benefit to the area.

I hope that the proposal goes well.

Yours sincerely,

[REDACTED]

[REDACTED] | Outdoor Access Officer| Place Directorate |
[REDACTED] @south-ayrshire.gov.uk |01292 616426 |

South Ayrshire Council, County Buildings, Wellington Square, Ayr KA7 1DR |
<http://www.south-ayrshire.gov.uk>



Girvan

KA26 9 [redacted]

01465 [redacted]

[redacted] @hotmail.co.uk

To whom it may concern

Living with Leisure Group Girvan

I am writing this letter of support for Barr Community Hall. Barr is a very unique community, so closely knitted together. It needs this hall as its central heart and run by the locals who really understand its needs.

Living with Leisure hope that in the coming year, after lock down, we can join different activities there. One main event that our members love is the afternoon tea on a Sunday which also brings money for charities. Also some of our members, including myself tend classes there.

Another important fact are the toilets, especially when we have so many wonderful walks near.

I so hope you are successful.

Best wishes



(Secretary)



South Ayrshire Path Initiative,

~~XXXXXXXXXXXXXX~~

Girvan,

South Ayrshire KA26 9~~XX~~

23rd March 2021

Support for Community Ownership and Refurbishment of Barr Community Hall

Dear ~~XXXX~~

South Ayrshire Paths Initiative (SAPI) fully support Barr Village's application for community ownership of the community hall and will assist with offering outreach programmes and Active Travel and Outdoor initiative support in the community hall when the transfer of ownership has been completed.

As we have done in previous years, we will offer support to Barr with their active travel and outdoor initiatives like the Barr Trails festival, support of the Barr woodland walking routes and possible educational sessions on walking route maintenance and funding support. SAPI are keen to attend and take part in any active travel and outdoor presentations, lectures or outdoor events that are run from the Community hall.

We will work in partnership with the Ayr Active Travel Hub supplying possible Dr Bike repair workshops and as you know Biosphere Bikes and South Ayrshire Council will be supporting outdoor and indoor based education from the village and Community hall.

As I have already discussed, once ownership has been transferred to the local community SAPI will fund a bike parking rack in conjunction with Ayrshire Roads Alliance.

SAPI wish you all the best in this asset transfer and if you need any further assistance please do not hesitate to contact our community group.

Regards,

~~XXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXX~~

~~XXXXXXX~~
~~XXXXXXXX~~

SAPI Committee Member

from: [REDACTED] @btinternet.com
to: [REDACTED] @gmail.com>

date: Mar 11, 2021, 11:49 AM

subject: FW: LETTER OF SUPPORT FOR ASSET TRANSFER

To whom it may concern,

The Barr Parish Development Company is delighted to support the full asset transfer of Barr Community Hall to the community and feels privileged to be tasked in following through the community aspiration, as voted for by the majority of Barr residents.

To procure the Hall as a 'hub' for the benefit of the whole community will retain the heart of Barr, preserving Barr's 'sense of community', with the opportunity of fostering sustainable self-reliance, presenting village residents with the foundation of a legacy we may all be proud to build upon for future generations.

[REDACTED]

Barr Parish Development Co.

from: [REDACTED] @gmail.com
to: [REDACTED] @gmail.com

date: Mar 12, 2021, 10:57 AM

subject: Re: Letter of support for Community Asset Transfer of Ball Community Hall (Barr Community Council)

Good morning [REDACTED]

As Treasurer of Barr Community Council and acting Chair I would like to add the support of the Community Council to this project.

As with all projects the level of support differs from Councillor to Councillor with those who are very keen to those who support it but feel they must view all the detail before completely endorsing it.

This project has been some years in the pipeline and the members of Barr Community Council know that to attain something like this takes a great deal of work and a dedication to the process. Covid has certainly not helped as face to face discussions on the project have not been able to take place and I am sure once we all have our freedom this will give it more impetus. At many previous open days the over whelming feeling was that this was a serious project with the potential to have real positive outcomes for the village and I feel that the Community Council should reflect this position.

Regards

[REDACTED]

Treasurer, Barr Community Council.

From: [REDACTED] @btinternet.com

Date: Tue, Mar 16, 2021 at 6:59 PM

Subject: Barr Community Hall Proposal.

To: [REDACTED] @gmail.com

Hi [REDACTED]

I received a copy of your email regarding the proposed Refurbishment of the Hall, and I am more than happy to lend our support for the proposals. Although we now stay in Girvan we were resident in Barr for forty years, and we also tried to do exactly what you are now attempting to do. Due to the politics at the time we did not manage to have our proposed plan carried out.

We had many successful concerts and plays in the Hall. But we always felt that so much more could have been achieved if we had received the permission to go ahead with our improvements.

We would hope that if you do manage to break the log-jam and Refurbish the Hall we would be delighted to once more arrange to present Concerts, Plays and Pantos up in Barr.

We wish you every success with your proposals.

Yours sincerely

[REDACTED]

(Jolly Good Show).

From: [REDACTED] @gmail.com

Date: Sun, 7 Mar 2021 at 10:28

Subject: Supporting application for asset transfer of Village Hall

To: [REDACTED] @gmail.com

For the attention of the Development Officer, Barr Community SCIO

.....

I would like to confirm that Ayr & District Rambling Club and the South Ayrshire Group of Ramblers Scotland are happy to support Barr Village in the asset transfer of their Village Hall. It is a very small rural village and the Hall is key to their social activities and welfare. The Ramblers always enjoy the hospitality and events held on the annual Trails Day. The well-kept Hall grounds are the first thing you see when entering the village, and many walkers enjoy sitting in this area for a well-earned rest.

We wish the village every success with their application, and continue to support this area of natural beauty.

Kind regards,

[REDACTED]

Committee Member

Ayr & District Rambling Club

and South Ayrshire Group of Ramblers Scotland

08 January 2023

To Whom It May Concern

On behalf of Barr Bowling Club, I would like to say that we would be very pleased if the Community Hall and surrounding grounds were transferred to Barr Community SCIO for the future use of the village.

Barr Bowling Club is very well attended throughout the season and we also hold events out of season to raise funds and social events for our members. We have a number of other Bowling Clubs who visit our ground during the season and Bowls are available for visitors to hire and play with every day. We also encourage the primary school children to come for lessons in the season.

It is not just a Bowling Club but very much a Social meeting place for all ages in the village.

The grounds are very well kept with seating areas for all to enjoy at any time.

We would support the SCIO in obtaining and continuing to operate the Community Hall for all.

Yours sincerely

A solid black rectangular box used to redact the signature of the Secretary.

Secretary

Mr Neil Gillon,
Chairman of Barr SCIO
Barr.

05.01.2023

Dear Neil,

Following our recent discussion about the redevelopment of the village of Barr community hall. I on behalf of the Barr and district Burns club would like to offer our support for this project. The following are some reasons behind our support.

The Barr and District Burns club has held its annual supper in Barr since its started February 1952 in the Jolly Sheppard and then moved to the village hall since it closed during the 1990's.

I succeeded as chairman in 2014 and we have a strong club which has attendees of around 80 at our supper slightly less than the 100 that came 20 years ago. The meal is provided by local cooks in the past from the village and latterly Anne Kennedy all made in the kitchen in the hall with its issues in the past but still delivered a first class bill O Fayre on the night.

We attract speakers from all over Southern and Central Scotland, Ayrshire, Dumfries and Galloway and Glasgow and surrounding district. Immortal memory proposers such as Professor Alastair McGowan, Dr Peter Hughes and Brian Taylor are some of the best I have heard in Barr in the 25 years I have attended the supper. Along with Toast to the lassie proposers, singers and reciters we can attract good quality performers to come to Barr.

We have a strong generational company with Grandfathers, Fathers and Sons generations all represented. The company comes from Barr and surrounding district, Girvan, Colmonell, Pinwherry, Barrhill and Dailly. And we all look forward to the future and having a facility which is fit for the 2020's and the quality speakers we can attract to come to Barr.

The hall is a good size for our supper and if it can cater for 80 – 100 attendees going forward in comfortable and relaxing surroundings, a kitchen facility which our caterer Anne Kennedy would be delighted to work in to prepare the meal. A bar where our drinks provider Alastair McClymont or even the community hall could do this service for the supper putting some cash back into the community would be great.

Overall Neil it would be a big loss to Barr if the Hall was unable to hold the annual Burns supper and we wish you and your committee good luck on delivering a community hall that everyone will be proud to use and keep a lot of local traditions like the Burns supper where it belongs.

Yours Sincerely,



 Chairman of Barr and District Burns Club.

[REDACTED]
Gladneuk Holiday Cottage
6 Glenginnet Road
Barr
South Ayrshire
KA26 9TU

Dear Barr Community SCIO,

I whole heartedly support SCIO in their vision to create a community space to welcome visitors, family & friends to the village. The visuals when approaching the village will only encourage investigation of the newly refurbished Hall and what it has on offer. This new venture will be a massive benefit to the holiday cottage I have in the village with a visitor's experience ensuring they will want to bookup a short/long break to fully embrace the experience. As we know word of mouth is the very best advertisement of all. When the Hub is up and running the ideas will start to flow and materialise into something that will 100% complement the Hub and enhance the village.

The Community Hall holds special memories for me as it is where I attended many Herd's Fairs, served tea and cake in the renowned "Village Tearoom," held my Wedding Reception, watched my children participate in all the events and activities available to them throughout the years. The Hall has always been the heart of this community a place to create memories that last a lifetime.

I could go on and on with my memories of this village landmark as there's a lot of emotional attachment, my late parents came to the village as a newly married couple and they loved the life this community had to offer so much so they stayed for 47 years, that in itself is a testimony of how important the Hub is in keeping the community alive to create a legacy for future generations to come, it would be selfish of us to deprive generations the opportunity to forge memories that will last a lifetime.

This is such an exciting project, the community will be able to take it from it's infancy to full blown maturity and beyond adapting to trends and requirements in the future.

Best Wishes & Support
[REDACTED]



Zanne Lyttle <zanne.lyttle@gmail.com>

Barr Community Hall

Mon, Jan 9, 2023 at 1:08 PM

[REDACTED]
To: Zanne Lyttle <zanne.lyttle@gmail.com>
Cc: neil gillon <neil.gillon@hotmail.co.uk>

Dear Zanne

We would like to record our wholehearted support for the Barr SCIO's project that aims to bring the existing hall into community ownership and develop its potential as an asset that can create opportunities, jobs and wellbeing benefits for local people. While our business, the design consultancy Graven, has thoroughly enjoyed working with you and the team on a pro bono basis to develop, test and communicate the vision for the hall, our comments should be regarded as personal, albeit we live six miles away from Barr.

Building sustainable communities and places are worthwhile aspirations that are embedded within the Scottish Government's strategic plans for the country's future. Barr is in an exceptional position to lever its substantial assets and use them as a foundation to build a long-term future for its thriving and creative village community.

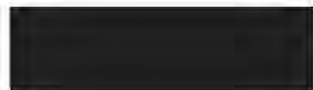
Barr has fabulous potential including:

- beautiful scenic and unspoiled rural place
- a rich and dramatic history
- unique and iconic village architecture
- proximity to larger urban populations and potential to be a popular visitor destination
- revenue from nearby renewable energy developments
- lively groups and entrepreneurial individuals who are able to contribute and who have valuable networks and connections
- potential for circular micro-economic development in various sectors

A relatively small investment in the community hall will create a flexible infrastructure that can support a wide range of activities – these will create jobs and opportunities and enrich the lives of residents, neighbours and visitors. Barr village hall can be the catalyst to secure a sustainable future for the village and be a model for other rural community place-based development across Ayrshire and Scotland.

We urge you and your team to aim high and deliver an outcome that places high-quality design, and management, the heart of this important development.

We wish you every success for this important project.



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Date: Monday, 9 January 2023 at 11:44
To: [REDACTED]
Subject: <no subject>

I'd like to record our wholehearted support for the Barr SCIO's project to bring the existing hall into community ownership and your plans to develop its potential as an asset for the community.

My business, the design consultancy Graven, has enjoyed helping you to express your vision, but these comments are personal, in our capacity as close neighbours to the village.

"Communities", "places" and "sustainability" are well-worn aspirations and indeed are embedded within our government's strategic plans for Scotland's future.

Barr is in an exceptional position to understand, gather and channel its substantial assets as a foundation to build a long- term future for a thriving, creative, energetic village community.

Most places don't have a fraction of Barr's potential:

An incredible and scenic rural setting

An historic backstory

Unique village architecture

Potential to be a popular visitor destination

Ongoing revenue from nearby energy developments

Lively groups and individuals in the community

Potential for circular micro-economy

[REDACTED]

The Community Hall itself is not a perfect building but a relatively small investment can create a flexible infrastructure that will support the widest range of activities and endeavours that will enrich the lives of residents, neighbours and visitors alike.

It can be the catalyst of a secure sustainable future for Barr, and a model for how this might be achieved in other places across rural Scotland.

However you must continue to stretch for the highest aspirations, with thoughtful high-quality design and management the centre of everything you do.

Best wishes for the project

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



Barr SCIO Project Officer <barrscioprojectofficer@gmail.com>

Re: Letter of support

Thu, Dec 22, 2022 at 11:32 AM

[REDACTED]
To: barrscioprojectofficer@gmail.com
Cc: Doreen Sherry <d.sherry303@btinternet.com>

Dear Scio team

Thank you for your email. This story has been running for over twenty years to our knowledge. We wish you well in trying to bring it to a conclusion. Thank you for all that you have done so far. Season's Greetings and all the best for 2023.

To answer your specific request:

1. There is a need for a community centre in the village for social and practical reasons. Without one, the village would become a dormitory. There would be no community. The variety of uses to which the existing Hall has been put in the past and today, has been of great benefit to Barr. There is no doubt in our minds that those benefits can continue into the future.
 2. So long as the Hall is the responsibility of South Ayrshire Council, investment in its maintenance and improvement will at best be limited. More than a decade ago, Hadyard Hill funds worth a quarter of a million pounds were available for improvements but were declined by the community. This was shortsighted at the time.
 3. The Community should re-take over the responsibility for the Hall. It managed it in the past. Such a move is long overdue. The alternative will be to lose the Hall and all that it does for the community.
 4. Like the Hall, the Shop is a community service. Although some people choose not to use it, it is undoubtedly a community asset and many of us are grateful for the services it provides. Its continuation is essential.
 5. Whereas close cooperation between the Shop and the Hall is highly desirable - for example in supplying goods and services for events in the Hall - it does not follow that the two should share the same geographic location. What matters is a willingness to work together in the community interest.
- [REDACTED]

On 21 Dec 2022, at 22:42, Doreen Sherry <d.sherry303@btinternet.com> wrote:

[REDACTED]

As you know, Barr Community SCIO have been working hard on plans for a new community Hub in Barr, in place of the current community hall. Our plans were presented at a recent Open Day, and are available to see here: <https://www.barrvillage.co.uk/hall-project/>. The current state of the hall leaves much to be desired, with outdated electrics and poor insulation. But with your support, we can transform it into a truly special place for our village!

We are seeking funding for this project from external sources. By bringing in funding from outside of the village, we have the opportunity to encourage money

into our community and invest in the future of the hall.

This is our community's hall, and it will be managed and defined by the community itself. Through the use of a Scottish Incorporated Charity, we have the opportunity to create a true social hub that is owned and managed by the community. This means that regular meetings will be held to discuss and decide on the future of the hall, and all members of the community are invited to participate.

In addition to fully refurbishing the hall, including the installation of a commercial kitchen and a new heating system, we also plan to include a restaurant and bar space, as well as additional flexible space for the community to use in any way they see fit. This could include classes or workshops, local business ventures, or simply a warm and welcoming place for the community to gather and meet. The possibilities are endless, and it is up to all of us to shape the future of our community hall.

Letter of Support

We are seeking support from community members like you to make this vision a reality. One way you can help is by writing a letter of support for this project, expressing your enthusiasm and endorsement for the renovation and community ownership of the hall.

If you would like to write a letter of support, here are some things you may want to include:

- Why you think the renovation and community ownership of the hall is important
- How you envision the hall being used in the future
- Personal anecdotes or experiences you have had at the hall in the past
- Any skills or resources you are willing to contribute to the project

Your letter can be as simple as expressing your thoughts and feelings in your own words. We appreciate your consideration of writing a letter of support for this venture. Together, we can create a brighter future for our community hall and make it a truly special place for our village.

You can email your letters of support to barrscioprojectofficer@gmail.com, or post them.drop them round to: Barr SCIO, Bridgend, Changue Rd, Barr KA269TT

Sincerely,

Barr Community SCIO



Zanne Lyttle <zanne.lyttle@gmail.com>

Barr sheepdog trial association

1 message

[REDACTED]
To: Zanne Lyttle <zanne.lyttle@gmail.com>

Wed, Dec 21, 2022 at 6:32 PM

I am writing in my role as president of Barr sheepdog trials, our association would fully support the conversion of Barr community hall into a village hub. It would be good for participants at trial to have somewhere to go and eat and socialise after our trials have finished. Good luck to Barr village with their project.

Cheers

[REDACTED]
President



Connecting People and Places

VAT Reg No. 300 859 518 : SCIO Registered Charity No. SC046212

27-29 Crown Street, Ayr, KA8 8AG

T: 01292 270864 E: info@sacommunitytransport.org

www.sacommunitytransport.org

Barr Community SCIO
Bridgend,
Changue Road
Barr
KA26 9TT

10 January 2023

To Whom it May Concern:

Support for Multi-function Community Hub

South Ayrshire Community Transport (SACT) are happy to support Barr Community SCIO plans to create a multi-function Community Hub in the existing village hall.

SACT operate the CB8 Bus Service between Barr and Girvan in partnership with the local community and Strathclyde Partnership for Transport. The CB8 Bus Service operates five times a day over 4 days per week.

The CB8 Bus Service is used by both residents and visitors to the Barr area. The development of Multi-Function Community Hub would benefit the CB8 Bus Service by encouraging more visitors to the village to advantage of nearby walks and cycle trails.

Yours Sincerely



Project Manager
South Ayrshire Community Transport



FALCK RENEWABLES
GRUPPOFALCK

Funded by Barr Community Council and Foundation Scotland from the Falck Renewables Asset Valley Community Fund



Barr SCIO Project Officer <barrscioprojectofficer@gmail.com>

Barr proposal

[REDACTED]
To: barrscioprojectofficer@gmail.com

Mon, Jan 9, 2023 at 10:51 AM

Good morning

Having run a very busy B&B alongside a deer management business from Garryloop for approaching 20 years, can we lend our support to the proposals for the Village Hall in Barr being put forward by the SCIO. A facility or, Hub, of this type has been sadly missing throughout our time here which will serve as a focal point for the tourists and guests staying with us, a fact that many have commented on over the years. Barr is a lovey village, and it will be nice for our visitors to call in to the hall for a meal in the evenings or just a coffee after walking the trails. It has been a shame that for so many years we have had to direct our visitors away from the local area due to a lack of such a venue. We fully support this project which has been long overdue and will be of huge benefit to the area and Barr in particular. I also understand there is some local opposition which I find disappointing, speaking purely as a business and as we are specifically visitor oriented I think that this is an excellent idea.

[REDACTED]

[REDACTED]

South Ayrshire Stalking

UK Pro Stalker of the Year 2019/2020/2021@2022

[REDACTED]

Web www.ayrstalk.co.uk

Barr Survey

Report: January 2021

Background

A survey was issued to all households in Barr Parish in November 2020. They were hand delivered by Creetown Initiative staff members and Barr Community SCIO volunteers. Stamped addressed envelopes were provided for surveys to be returned to the Creetown Initiative offices.

The survey was produced to gauge community opinion regarding the hall transferring to community ownership and the level of repair and renewal required to make the hall fit for purpose. This was a material change from the original plan, brought about in the changing circumstances regards funding. There are limited opportunities for capital funding at present, particularly in light of covid-19. Funders are concentrating their efforts in supporting existing projects and/or those at highest risk due to restrictions in place. For that reason, Creetown Initiative suggested scaling back the architect's plans.

The survey asked respondents about their priorities for repairs, improvements and facilities, as well as their preferences for ownership and lease options.

The results will be used to inform the stage 2 asset transfer with South Ayrshire Council, as well as future funding applications.

A copy of the survey can be found in Appendix 1.

Results

There were 45 responses to the questionnaire, representing a 32% response rate, which is a good response for this type of survey. The following is a summary of the responses. The full responses are shown in Appendix 2.

Ownership

58% of respondents preferred that the community takes ownership of the hall; 35% preferred that the community takes a lease with the option to take full ownership in future; and 7% felt that the building should be left in council ownership.

Essential Repairs and General Improvements

Respondents were given 7 options (see question 2) and asked which they agreed with. They are ranked as follows:

Renew all windows throughout the building with double glazed windows to improve heat retention	82%
Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that will help a) keep the building warm and b) reduce costs	78%
Essential repairs as described by the independent structural report commissioned by SAC in March 2020	73%

Renew the current kitchen	73%
Introduce insulation to all parts of the roof where possible	69%
Improve the building's lighting arrangements to help reduce costs	67%
Replace all external doors with double glazed heat retaining doors	67%

Additional Improvements and Minor Alterations

Respondents were then asked which additional improvements they would like to see from a list of four. The results are as follows:

Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time and/or to have a smaller space which is warmer and relevant to small groups.	71%
Create a large opening (double doors or sliding door arrangement between the Bowlers' Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required.	49%
Install an electronic raked heating system in Hall 2.	36%
Remove the stage in Hall 2 to create new storage.	33%

There was also an option for respondents to add their own ideas. It is clear that the decor of the community hall is important to the community, with a significant number mentioning it. Other suggestions include a new kitchen, heating and solar energy, and new windows.

Redecorate / repaint / new decor	40%
New kitchen	16%
Heating / solar energy	11%
New windows	11%

A new kitchen and new windows were given as options in earlier questions. Novel suggestions included new blinds/curtains (7%) and a patio with seating (4%).

Services and Facilities

Respondents were asked what services and facilities they would like to see offered from the hall. The top suggestions were as follows.

Café / tea room	44%
Community shop	33%
Tourist / trails information / visitor centre / information screen	27%
Bar	16%
Post office	13%

Final Comments

There was space for respondents to add any other comments. A selection is shown below.

"I would like to add the many volunteers in this village are capable of running these halls competently. The negative factor is in the minority. This village must keep and maintain its halls for the future. We don't want an eyesore in the village. There is enough wind farm money which this small village will never spend. Using it on this project seems sensible."

"As the main business in village, the shop should be in any plans."

"Don't be over-ambitious. Take a step at a time."

"Give the village a true community hub."

Appendices

Appendix 1: Final Survey

Barr Community Hall



Community Hall Update

Introduction

Over the past few years work has been going on to create a community hub, a place that would provide services and facilities for the people of Barr. Also, a place that would welcome visitors and encourage tourism.

The plan was to turn the community hall into a hub which would provide these services and facilities, whilst at the same time upgrading the hall and therefore securing its future for the people and groups who use the hall. Plans were drawn up to show what could be done to improve the hall.

The next step was to engage support to help move things forward because these projects take time and resources to progress, not least because there would be considerable fund raising involved.

Creetown Initiative has been engaged because we have a great track record of helping communities make things happen, we also carry out projects in our own village, so we have a practical and current understanding of how to take projects like this forward (see <http://creetowninitiative.co.uk> for some of our work).

Unfortunately, we were then hit by Covid-19.

Covid-19 and Funding

The impact of Covid-19 has been devastating for a variety of reasons, imposing many restrictions in how we all live, and financial impacts.

On a local level, it has meant that Creetown Initiative has been unable to work as closely with the community and to engage with the people of Barr as much as we would normally do. So, because of this we have reduced the number of hours we are working on the project in the hope that when things improve, we will increase hours and concentrate our efforts to make Barr aspirations a reality as much as possible. Unfortunately, Covid-19 is as much a problem now as it was when we started to work on it.

However, one of the biggest impacts of Covid-19 has been on funding. Once the true impact of Covid-19 became clear, funders started to close their standard programmes and concentrate on helping communities get through the crisis. Some funders changed their standard funding streams in favour of new programmes supporting groups they had previously invested in, in order to protect that previous investment.

In addition to this, we have lost EU funding such as LEADER, so the overall funding situation, especially for capital projects like community halls/hubs, is at its lowest ebb for years.

Fortunately, in Barr we have access to wind farm community benefit funds, but these alone could not fund the major upgrade and refurbishment being considered.

Taking all these issues into account, an alternative and down-graded option is being proposed by Creetown Initiative to make the project a reality.

Including Everyone in the Community

Therefore, to take things forward we want the community to understand why we are looking at different options and we want all Barr residents to be part of the decision process.

We realise that people may be weary of surveys and want to see something happen, but sadly we are in strange times and as such we must reassess where we are.

So, we would ask that you spend a little time filling in the questionnaire attached. There is just one per household so we would ask that your household respond collectively, considering all members of your household's needs, both young and old. Thank you.

The Survey

Question 1

Across Scotland, communities are being encouraged to take control of local assets. In some cases, local regional councils can no longer afford to support them. But also, communities have often shown that if they control their local assets, they can do a better job of managing them because the communities have an actual stake in the asset. The original idea was that Barr community would take over the ownership of the hall because this opens new funding streams and allows communities to make changes to the property without having to ask permission from the Council every time.

Which of the following options do you prefer? Please tick one only.

The community takes ownership of the hall ☐

The Community takes a lease with the option to take full ownership in the future ☐

Nb. A lease would generally be at a peppercorn rent and other details like who is responsible for what repairs would have to be negotiated. If the terms offered by the council were not in the best interests of the community, the recommendation would be to reject a lease.

The building is left in council ownership ☐

NB. If you voted to reject a lease and leave the hall in the ownership of the Council you don't need to answer any further questions because the future of the hall will be determined by the Council.

Question 2

The new proposal is to carry out essential repairs and some general improvements. Please tick every improvement and general improvement that you agree with.

1. Essential repairs as described by the independent 'structural report' that was commissioned by South Ayrshire Council March 2020 ☐
2. Renew all windows throughout the building with double glazed windows to improve heat retention ☐
3. Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that help a) Keep the building warm b) Reduce costs. (It is generally accepted that fossil fuels will be phased out in years to come and as such the preferred energy used should be electricity) ☐
4. Renew the current kitchen ☐
5. Improve the building's lighting arrangements to help reduce costs ☐
6. Replace all external doors with double glazed heat retaining doors ☐
7. Introduce insulation to all parts of the roof where possible ☐

Additional improvements and minor alterations to make the spaces more usable

1. Create a large opening (Double Doors or Sliding Door Arrangement between the Bowlers Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required. This would only be an option if Hall 1 was not being used by another group ☐
2. Install an electronic raked seating system in Hall 2. This system creates a tiered seating system that folds away making the hall space flexible and available for different activities ☐
3. Remove the Stage in Hall 2 to create new storage. (This would only work if a raked seating system was installed) ☐
4. Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time, and/or to have a smaller space which is warmer and relevant to small groups ☐

Essential Repairs would be the priority, important upgrade desirable and additional improvements if funds allowed. The cost of the above has yet to be established, but it would be considerably less than the original plans. We at Creetown Initiative suggest that with the funding options open to the community of Barr, a target of £300,000 is achievable. It would mean that the community could take over the ownership of the hall and that the hall would be in good repair and more efficient energy wise, therefore more sustainable. If the community

wants to look at extensions or more extensive alterations when things improve, this could be revisited at a later date.

Money is the important issue at present and it is expected that due to Covid-19, funding streams are not likely to return to normal for several years. However, we are keen that people contribute their ideas. What we ask is that people consider the cost implications of what they are suggesting. Please list up to 5 suggestions for improving the hall. These should be physical changes, for example, "The building should be repainted inside".

1.
2.
3.
4.
5.

There may well be differences of opinion about how the Barr Hall project should be taken forward and what functions and services should be delivered from the hall.

Unfortunately, people will not get everything they want and there will have to be compromise. Consideration also needs to be given as to how the hall will earn money to keep it sustainable. In this section, we would like you to suggest what services and facilities you think should be offered from the hall. You might think its current functions are enough, in which case leave this section blank. Alternatively, please suggest up to three services or facilities you think should be considered, for example, "A tourist information service".

1.
2.
3.

We really appreciate your cooperation in this matter and would ask you to return your completed survey in the stamped envelope to

Andrew Ward
Creetown Initiative Ltd
54 St John Street
Creetown DG8 7JF

Appendix 2: All Responses

Responses

There were 45 responses to the questionnaire. This represents a 32% response rate.

Ownership/Lease Options

Which is your preferred option?

The community takes ownership	25 (58%)
The community takes a lease with the option to take full ownership in the future	15 (35%)
The building is left in council ownership	3 (7%)

NB One respondent selected all three option. This response has been removed.

Essential Repairs and General Improvements

Which options do you agree with?

Essential repairs as described by the independent structural report commissioned by SAC in March 2020	33 (73%)
Renew all windows throughout the building with double glazed windows to improve heat retention	37 (82%)
Replace all electric heaters with eco-efficient electric heaters and propose improvements to heating system that will help a) keep the building warm and b) reduce costs	35 (78%)
Renew the current kitchen	33 (73%)
Improve the building's lighting arrangements to help reduce costs	30 (67%)
Replace all external doors with double glazed heat retaining doors	30 (67%)
Introduce insulation to all parts of the roof where possible	31 (69%)

Additional Improvements and Minor Alterations

Which would you like to see?

Create a large opening (double doors or sliding door arrangement between the Bowlers' Room and Hall 1). This would allow the bowlers to have increased space at specific times whilst retaining the hall for other users as required.	22 (49%)
Install an electronic raked heating system in Hall 2.	16 (36%)
Remove the stage in Hall 2 to create new storage.	15 (33%)

Create a sliding divider for Hall 2 to enable it to be used by more than one group at a time and/or to have a smaller space which is warmer and relevant to small groups.	32 (71%)
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Other Suggestions for Improvements (Free Text)

Redecorate / Repaint / New décor	18
New kitchen	7
Heating / solar energy	5
New windows	5
Hospitality area / café / bar	3
Store room / space for groups	3
New blinds/curtains	3
Improve electricity including outdoor access for Christmas lights	2
Soft furnishings	2
Patio with seating	2
Railings / fences repair	2
New doors	2
Insulation	2
Flower and shrubs	2
Parking	1
Lean-to / seating area	1
Soffits and fascia	1
Clean	1
Village helpdesk / office	1
Council repairs	1
New flooring	1
Improve toilets	1
Notice boards	1
Remove storage	1
Lower roof	1
Wi-Fi	1

Services and Facilities (Free Text)

Café / tea room	20
Community shop	15
Tourist/trails information/visitor centre/info screen	12
Bar	7
Post office	6
Display area – crafts, etc	4
Cinema	3
Hireable space	3
Special events e.g. Mother's Day	2
Hairdresser	1
Job opportunities/work experience	1

Chiropodist	1
Senior citizens' lunch club / lunches for housebound	1
Business space	1
Teenage area	1
History of village	1
Lighting and sound system	1
Not a tourist information centre	1
Learning conferences	1
Book lending	1
Emergency first aid kit	1
Tech hub	1

Other Comments

- I would like to add the many volunteers in this village are capable of running these halls competently. The negative factor is in the minority. This village must keep and maintain its halls for the future. We don't want an eyesore in the village. There is enough wind farm money which this small village will never spend. Using it on this project seems sensible.
- These halls need to remain in the community for the community.
- Raked seating is not required. Movable seating as required.
- Should have been done by now.
- Don't be over-ambitious. Take a step at a time.
- Work in collaboration with the shop.
- The initial works carried out to make sustainable.
- Would it not be possible to make a working party of volunteers to make simple improvements?
- All major costs should be avoided until demands for the hall are properly established in normal times.
- There's no point installing insulation, double glazing and heating if demand is low in cooler months.
- More attention should be paid to a welcoming and fresh cosmetic makeover once essential repairs are completed.
- I would be against major capital expense for the foreseeable future. The structure must be protected however.
- It is very difficult to make decisions on the limited amount of information contained in this questionnaire. It would be good to have more info on % of usage of hall in previous years in order to see how to develop it.
- Thank you for keeping the initiative going and for inviting comments and contributions.
- If any of the four proposed wind farms go ahead that would be the time to consider major improvements.
- As the main business in village, the shop should be included in any plans, etc - one community building, etc. Small hall as their café and village social space.
- Engage with shop and amalgamate.
- Give the village a true community hub.

Barr Community SCIO | Community Group Consultations 1st & 2nd December 2021 and Community Drop-In 8th December 2021 | Feedback

Groups Consulted:

Barr Community Council
Barr Community Association
Barr Parish Church
Barr Primary School Parent Council
Barr Community Shop
Barr Bowling Club
Stinchar Valley Quilting Club
Barr Bikes

Individuals:

10

Community Life

Conversations revolved around the positive aspects of life in Barr. There was however mention that there appears to be a “them and us” between the different parts of the village ie. either side of the water. It was suggested that the diverse housing should be recognised in Barr, to help develop community spirit.

It was commented that communication in general has historically been a problem. The perception by some people is that there are lots of groups, which do their own thing and don’t always tell others.

The pub permanently closing was a big loss. The shop is an asset which shouldn’t be lost.

It was stated that there is a lot of energy behind community-run events and that there is already a good network of volunteers from different community groups, who help with projects and events. Contrastingly, it was also commented that there are a number of ‘clique-y’ groups, competing for control.

It was stated that the community is generally receptive to the involvement and work of Creetown Initiative, however there appears to be some apathy towards community projects, mainly due to the length of time the ‘hall project’ has been in development.

Perceptions and understanding of Barr Community SCIO

The majority of comments pertained to a lack of transparency of the SCIO and that is seen by some as a partisan group, not working as a collective with other groups. Some mentioned that the SCIO is already communicative with the whole village and other groups, however a shared ownership of projects should be developed.

There is a lack of understanding as to what the SCIO’s term of reference is. It was stated that the SCIO acronym is confusing and not everyone knows what it means. It was suggested that a leaflet drop explaining what the SCIO is, how it operates, why it exists, would be a good idea.

A common theme throughout conversations was that the SCIO board should be more representative of all groups in Barr. It was suggested many times that the SCIO should include at least one representative from each group and most if not all groups that were met with agreed to this.

It was observed that the SCIO should restructure so that the community “buys into it”.

There is some support for the SCIO being the key organisation to drive community projects if it was representative of all community groups. Existing groups do not want to be taken over by the SCIO.

Hall Project

The over-riding consensus from consultees was that the core running costs of the hall could not be paid for “out of locals’ pockets”.

It was commented that, historically, the community had not wanted to take over the hall, however there is an understanding that wind farm money cannot be spent on something that is a statutory obligation, so while the Hall is in Council ownership community benefit funds can’t be used on it. It was also mentioned that originally approximately £250,000 funding from Hadyard Hill was ringfenced for the hall, however in recent years, some of that funding has been used on other needed projects such as the play park and MUGA. No one was able to confirm how much is left in that ring-fenced pot of money.

There was a lot of support for the shop being relocated into the hall. It was stated that the shop would be more accessible being in the hall, it would help create a central hub to the village and there would be a mutual support of events and activities occurring within the hall. For example, those attending clubs, meetings and workshops in the hall could use the shop and café before or after the session and similarly, someone who might visit the shop, might also be encouraged to take part in other activities occurring from the hall.

Importantly it was observed that, if the shop moved into the hall, there could be the risk of the community losing the Post Office facility. The Post Office often use a transfer of location as an excuse to close small rural post offices.

One of the key issues relating to the shop being re-located to the hall is that it seems likely that the shop now has the funds lined up to purchase the current shop so even if they don’t achieve any funding for development they will own the premises and therefore won’t pay rent which would help with its future financial sustainability. If the shop moved to the hall they would be expected to pay a rent.

Comments also pertained towards the shop helping to make the hall more sustainable. Sustainability was a key concern for many and some suggested a long term lease would be a better option for the community, in order to ascertain whether the community could manage and sustain the hall in the longer term, before committing to buy. Contrastingly, there was also a lot of support for a community asset transfer of the hall (i.e. purchase by the community).

It was also observed that there needs to be community capacity to drive forwards the hall project and to take it over (either as a lease agreement or purchase transaction). The community needs to ensure that a proper management team are in place to drive the project forward. The sense of apathy was mentioned again, in terms of only a few local people using the hall on a regular basis and therefore a lack of interest in what happens to the hall, for some residents.

There was a suggestion that there should be a shared vision for the village and that 3 options of the hall should be presented to the community, as ideas to generate a discourse, in order to reignite community interest in the hall project.

It was stated that the hall should be open more, that the hall is the last place to socialise in the village and that the village can't afford to lose it.

There were concerns over the hall kitchen not being accessible to all groups if the hall came under community ownership and that all facilities should be shared by all groups. Suggestions were also made about the functioning of the hall – if the shop moved into the small hall, it would be advantageous if the larger hall could be subdivided with movable wall partitions to create different sized spaces and accommodate more than one group at a time.

There was some discussion of dances and regular events in the hall, run by a variety of community groups, prior to covid, with the aim of raising funds for local groups or causes.

There were some comments regarding taking a “realistic approach” to the project and that the hall isn't going to make money and would need to be supported by external funding sources, potentially permanently. It was stated that the hall concept isn't a business and should be kept open using wind farm funds.

There was a suggestion that the project should be phased; redeveloping different elements in stages.

Other Projects, Ideas and Issues

It was suggested that there should be better transparency about funding and monies that 'belong' to the village and it was felt that most of the parish does not know the details, which can add to suspicion.

Climate awareness was mentioned, especially with regards to electric charging points in the village. Conversations then flowed on to valuing the bus service from an eco-friendly perspective and that it should be promoted more to increase usage. Later bus services and times that connect with rail services are required. Furthermore, it was suggested that the bus service should become part of Barr promotions, encouraging people to come to the village for walking and outdoor activities.

The close proximity of Barr to the Dark Sky Park was mentioned and in particular, the issues of the street lights that are not dark sky friendly. They currently cast their glow upwards. Motion sensors for the street lights was suggested, with an aim to reducing light pollution and becoming more environmentally friendly.

Community activity ideas were suggested to create more opportunities for the community to come together, including archery, a 'repair café', coffee mornings and using the community website and Barrometer Magazine to communicate what's on in the village.

Moving Forwards – Creetown Initiative's Recommendations

Firstly, the SCIO Board should be commended for the work carried out to date, especially with regards to progressing the hall project through the first stage of the community asset transfer process and Scottish Land Fund application, and for sticking with it as we recognise it hasn't been easy for the Trustees

We recommend that, for the SCIO to move forwards positively, it is essential that it gains the support of the community and improves its perceived communication.

The SCIO should also improve its perceived transparency in terms of its operation and communications, which will help to address the issue of a lack of wider community support. In recent months, steps have been taken to improve communications via the establishment of its own Facebook page, making use of the

community website and playing a part in the resurrection of the Barrometer Magazine, which is all for the good. However, there currently seems to be limited community buy-in towards the work of the SCIO. This could be because of not understanding what the SCIO is and also because of personality clashes in the past.

The SCIO should:

- work to increase its membership further, whilst acknowledging that it has attained a high, core membership in a relatively short space of time.
- seek to expand the Trustee board to include a minimum of one representative of each community organisation and group. This will ensure that there is:
 - no miscommunication,
 - that the SCIO is perceived as entirely transparent and inclusive,
 - that it is representative of all organisations and sections of the community
 - and will also draw in other local expertise and skills to increase the capacity and knowledge of the Board.

A plan of Action Going Forwards:

1. SCIO Trustees should formally agree to co-opt on up to 3 new Trustees, as directed in the existing constitution over the next week or so
2. Information should be circulated, community-wide to explain that currently, the SCIO is only able to co-opt 3 new Trustees as outlined in its Constitution. However, at the next AGM, to be scheduled in February 2022, invitations will be issued to each community organisation to put forward a representative to join the Trustee Board. The total number of trustees allowed under the current constitution is 11.
3. The SCIO should with the help of CI look to tighten up the current Constitution. There are a number of anomalies which should be looked at not least the opportunity to enable EGMs to take place. It might be that the number of Trustees should be increased to allow sufficient space for a representative from each group.
4. The proposed amendments to the Constitution should be approved at a Trustee Board meeting and then submitted to OSCR for approval before being put to the membership at the AGM.
5. A flyer should be circulated to every house in the parish, detailing information about the SCIO, why it was formed, its aims, objectives, how it operates and its projects. Contact should be made with SSE regarding the ring-fenced funds for the hall to establish how much is left and discuss uses of the funds.
6. Once the board has been expanded to include representatives from other groups, a community-wide meeting could be organised to include all members the village. If required, this meeting could be chaired by an independent individual, possibly a community-liaison officer from South Ayrshire Council. This meeting should re-start discussions about the community hall and the future way forward, it could include the three options that are currently being produced by David Irvine's architects.



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FACILIATOR'S REPORT

OCTOBER 2023

**A further community engagement associated with the
'Barr Community Hub Project and Proposed Community Asset Transfer'**





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Summary

20th October 2023

The independent facilitation was carried out by Colin McNally of CJM Project Financial Management Ltd between the 11th and 14th October 2023.

The facilitation of the workshops by Colin McNally was funded through DTAS, appointed by the SCIO and the invoice will be sent to the SCIO for payment.

The background of the workshops was as follows.

Business Plan & CAT Application

We understand that many of you have already taken the time to peruse the extensive business plan. For those who have questions, we are keen to provide answers. We also completely understand if you do not feel inclined to read the entire document—it is a detailed look into the myriad possibilities offered by the project.

Aim of the Project

The aim is to protect the Barr Community Hall as the heart of the rural community, and establish a viable and sustainable facility. As with any initiative, we foresee a multitude of iterations, small business ideas, and activities that will inevitably evolve over time. However, Barr has the distinct advantage of being a community that is well-equipped to adapt to change.

Community Workshops

To foster community understanding, we are arranging several workshops that will focus on various aspects of the project. These sessions will be facilitated by an independent person and attended by representatives from South Ayrshire Council and DTAS, an independent, member-led organisation which aims to promote, support, and represent community-owned and led organisations and specialises in supporting community cohesion.

Ownership

South Ayrshire Council owns and operates the hall building through the Barr Community Association.

Support

DTAS is supporting the SCIO through the CAT process

I was asked to facilitate at three distinct community consultations.

Workshop 1: Tenure Options: Tuesday 10th October @ 6:30pm in the small hall.

Workshop 2: User Experience for Hall User Groups: Wednesday 11th October @ 6:30pm in the small hall.

Workshop 3: Community Needs: Friday 13th October @ 6:30pm in the large hall.



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The first workshop did not take place as those who were invited declined the invitation.

The second workshop had 18 participants representing a range of groups in the village.

The third workshop had 31 participants representing the community.

Both of the workshops which took place had the following stakeholder representatives:

- Colin Love, Team Leader (Community Asset Transfer) South Ayrshire Council
- Craig Allan, DTAS Scotland

Where they have made comment within the meetings they will be named as the contributor. All other contributors on the night will remain anonymous to ensure that all had the ability to speak openly and freely.

For the purpose of disclosure, at each meeting Colin McNally stated that he is originally from Ballantrae and therefore did know some people in the hall. Secondly, that an accountancy firm of which he is a person of significant control provide the independent review for the SCIO, and finally that previously his consultancy firm has provided support on behalf of South Ayrshire Council to the SCIO to review programmes of work.

If you require any further information, please do not hesitate to contact me.

Colin McNally FCMA, CGMA



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Methodology

All workshops took a similar approach and structure.

- (1) Sign in sheet for attendances
- (2) Any apologies
- (3) Introductions
- (4) Timings and ways of working for the meetings
 - The meeting will end at 19.30
 - There will not be a comfort break, however I appreciate if someone needs to leave the room to take a call, a call of nature or similar, please do so.
 - We do not have a lot of time so ensure your points are brief. Rambling off topic will not help the process.
 - Record decisions and action items
 - I really encourage your participation.
 - One person will speak at one time and address the chair as I want to ensure everyone is heard
 - Use parking lots
 - Balance participation – I want to hear from everyone
- (5) Establish the purpose of the meeting
- (6) The reason why we are meeting
- (7) A statement was noted by the chair. "I am genuinely interested in hearing your opinions and thoughts".



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Workshop 2:

User Experience for Hall User Groups: Wednesday 11th October @ 6:30pm in the small hall.

Any apologies

- Barr Primary School
- Zanne Lyttle, the SCIO appointed Project Development Office

The following declined an invitation to the meeting

- BCA
- BCC
- The Quilters

The following groups were represented.

- Barr Teas
- Albony Players
- Crafting Group
- SCIO
- Monday Club (Planned)
- Wee Hoolies
- Green Spaces Volunteers
- Barmaids
- Keep Fit Club
- Barr Bowling Club.
- Barr Community Shop and Café.

Other attendees

- South Ayrshire Council
- DTAS

Several questions were asked to facilitate audience participation.

Q1 What is the user experience of the current facilities within the hall?

The key responses were as follows:

(1a) Facilities

- The current hall is empty, and apart from very basic functioning kitchen there is a lack of facilities
- The hall kitchen is very cold
- Modernising and enlarging the kitchen is long overdue



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- Previously the oven was changed without consultation and the trays don't fit in the cooker
- Make it more of a useable space
- We want to be able to come into a warm friendly place and be greeted happily
- Currently the only social spaces are other people's homes, the bowling club, and the shop. There is no community facility
- There is a lack of storage space
- New heating system is required to ensure there is a more efficient way of heating the hall.

(1b) Bookings and Availability

- There is a need for an improved system for checking dates, availability, and bookings
- There is no opportunity for spontaneous events due to there only being approximately 12 hours of bookable slots available within a single week
- The current 19 hours is not enough
- The caretaker position is current vacant and is being advertised. There is a wish by the attendees to have the ability for representatives of the community to be trusted in this period to open and close the hall to allow groups to continue
- Many more people now use the hall and therefore it is becoming even more difficult to book it. This does cause issues, for example to book funeral teas in etc.
- It is not possible to use the hall as a meeting space as it is not open at the times required
- In winter there are limited children's events held in the hall.

Q2 What will make that significant difference?

(2a) Facilities

- Keeping the stage / discussion did move to consideration that a pop up stage would be adequate
- Better use of the two existing rooms (Ex Caretaker)
- Clear and decorate
- The public toilets are not available at present due to a temporary gap in SAC's caretaker provision (the public toilets are usually open dawn until dusk).
- Staffing; the usage limitations imposed by the part-time nature of the SAC appointed caretaker cover i.e. the hall can't be used without the SAC caretaker in attendance
- Improving the WiFi
- Bringing the hall into the 21st century, insulating, renewables, to make it pay.

(2b) Availability

- To have a hall team, key holders and facilitate access



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- Ability to be accessible all day www.cimaccountancy.co.uk / www.parrisandmcnally.co.uk
- Make it look less like a shell, but to be a warm and inviting place
- People to greet you
- Make it so people want to come.

(2c) Wider

- Use it to promote the village
- Develop the governance – 1st Wed has to abide the results from the meeting, a village has a say. All can come along; Operating group has to abide
- No communication, nowhere to go to talk to
- Improved mental health.

Q3 How do you need to use the hall?

(3a) What do you need the hall for

- One of the meeting places – the community misses out on having a bar. Using the hall as a bar?
- Facilities for walkers to shower and change
- To allow people to use the hall to access Wi-Fi, be a base
- Somewhere for children / young people to use through the day
- Use that space to be a meeting hall
- Have a youth hub / club – safe space
- Create a warm space for the elderly, provide them with the opportunity to see people and have some company
- No real children's space available in the village. Young people who come in with adults, the kids just go home. They are looking for someone to talk to. In addition, learn how to mix as they don't mix with adults.
- To be accessible for those with Alzheimer's and dementia.

(3b) Caretaker

A conversation took place regarding the Caretaker; The Council's position is that the role will be advertised to recruit for another caretaker, Colin Love will have an internal discussion to put across the community's suggestions and concerns. The Council remains open minded about proposals for the Hall.

(3c) What works for you?

- Be online and say I would like to book the hall for an event or similar
- The planner that used to be in the entranceway where you could check your dates is unavailable now.
- The heating bill is paid from SAC
- Only advertised on social media – not everyone uses this
- We need to communicate to the whole community, especially the elderly
- Opened 8am to 8pm. More use could be made
- To be utilised in partnership with the Church. Utilising the hall for weddings
- Facility for pop up space for local business to sell their wares
- Attract local business, i.e., barber / hairdresser / therapist / chiropodist
- Open area for charity events.

(3d) What doesn't work for you?

- Car parking for weddings or larger events
- The layout is not ideal with one main hall and three rooms in the middle that don't get used. All cupboards are locked therefore limited storage space for everyone else.
- The hall was last looked at in 1960's when the large hall was built on. Reinvent what happened then
- The fact that the elderly have said they have long dark nights and nowhere to go
- The opening times are inconsistent. There is no routine for groups
- The stage doesn't have good accessibility
- Hall lighting system needs to be renewed
- The large hall doesn't lend itself to an event space. It needs to be modernised, and made user friendly.
- Restructuring the layout is not a possibility unless the village took ownership and got funding.
- The stage is in the wrong position in getting food from the kitchen, It is in the wrong place. During performances the performers need to pass the audience during the concert.
- Modernise and consider the acoustics.
- Craft group - There is a need for underfloor electricity cables to improve safety. Practical safety concerns.



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(3e) What could the space be used for?

- Have a café / pub large space in between the two halls.
- Is the hall a good use of space?
- Use for shops of different guises
- Start a farm shop / co op
- Safe spaces
- Game of pool, socialising
- Having couches, good chairs, and facilities for the elderly and the young.

(3f) We need to involve the village

- The village must be involved.
- The management of the hall could be better achieved with the SCIO and the different groups
- Monthly meeting to review the Trustees and groups
- Need to work as a team
- Looking at what the hall users as groups wish, but also what the wider community needs
- Time to get together and move forward
- Don't like change. The village needs to change and there is a wealth of talent and volunteers and all funnelled in the direction the people want.

Workshop 3: Community Needs: Friday 13th October @ 6:30pm in the large hall.

(Q1) What is the community need in the hall?

(1a) People

- Socialising: Somewhere for the youth to go throughout the day and in the evenings
- Pub: Somewhere with atmosphere, soft furnishings, a welcoming and comfortable area
- To have a venue where you don't need an "invitation to attend an organised event"
- To tick multiple boxes; youth, social, drop in, have a drink and a coffee
- Long term viability of the hall and be able to have access beyond the current 12 hours janitorial and five hours toilet facility.
- Youth group – so older children to come play pool, darts etc
- Younger children – adults and parents are present. Activities for Halloween and Christmas.
- To bring people together as the village doesn't socialise together.
- To be a place for functions such as weddings, funerals, wakes, larger gatherings and seasonal events
- To develop a cinema club for both adults and children
- There is a divide in the village
- The village have shown they can organise events, and they are popular and therefore when an event is organised it will usually be busy. .
- Take away all the issues that surround the hall, and the red tape, then give it to the ordinary people of this village as they will fill events
- One of the comments was that's there lots of small business, air BnBs, etc. However nothing in the village to hold anything. There is plenty to visit in and around the village and the hall would provide an opportunity for people to be part of the community.

(1b) Process

- When it can be used 24 / 7
- A booking system that is accessible, as it can take a week to receive a response from an email
- Calender of events: There used to be a calendar in the foyer. At least have this re-introduced
- Current access is controlled by groups
- The concept of having a single place to find out about everything, i.e., there are multiple Facebook pages, then if you ask to put things on Facebook pages, people may not find out about them
- The hall will need a competent group of villagers to run it, and oversee the entire business of the hall.

(1c) Management

- The SCIO is determined that if this project goes forward, when something doesn't work with regard to the general day to day running, it then can be managed to the monthly meeting.
- The majority of the village must have a say, rather than the minority who have a lot to say
- Need more volunteers who will take on responsibilities.
- It is down to the individuals as a community to determine what can be run
- The people encourage people to work with each other. A nice building is one thing, but not the be all and end all.
- The people must be asked what they want.

(1d) The building

- The building is the same as it was 60 years ago
- Poor acoustics in the Hall
- We need to move forward and modernise. Seem to have got into a rut where nothing can change. We must move on into 21 century
- Shop shuts at 2.30. Children come out the school at 3.30. There is nowhere to go when you collect them.

(Q2) What would be the community's vision for the hall and does the plan achieve the local need?**(2a) Does it meet the needs**

- What is the alternative?
- The advantage of having a refurbished hall as a central place and all services would be in the one place and not divided up all over the village
- The Business Plan is ambitious; however, it will continue to evolve. The hall and the plan will become a continually moving picture, adopting new opportunities, finding out what works and what doesn't work.
- In terms of the business plan, it is really important to implement administrative changes, get the booking system updated early, and working reliably as it takes time to refurbish. In the interim period when parts of the hall are not available. Ensure that groups can continue to meet.
- The view of the audience was make a start to get the hub and running
- This has been spoken about it for the last 20 years
- Business Plans are never executed as they were exactly written. You can argue the minutia, the wider vision of the plan is important, not the detail wished for by the people.
- It was mentioned that thanks should be given to Graven Design Studio who prepared the proposed Hub layout plans shown in the draft Business Plan to reflect the diverse needs of the Barr community going forward. The proposals were presented for comment at a community Open Day organised by the SCIO in November 2022.

(2b) Commercial Opportunity

- The village bar and restaurant was once thriving. It needs everyone to come together to make things work
- It enables the hall to be used by businesses and industries for Christmas events for staff, events for senior staff, etc. There are many external opportunities.
- Having Christmas events that would attract people to it. Bringing people from outside the village would bring money into the village.
- With the hall refurbished, visitors will be encouraged.

(2c) The feeling in the village

- The group meeting discussion is positive
- There is a negativity in the village, and those negative voices have a loud voice
- The people who are negative do not come and talk.
- The SCIO have tried to talk
- 70% of the village voted for this plan. 30% didn't vote against it. Cannot ignore the 70% who asked for this
- Cannot see for one moment what the logical argument to not progress the Business Plan would be. Whoever is against it must show the 70% something that they cannot argue against
- Overwhelming amount of people spoken to by the SCIO are overwhelmingly positive
- There is a community desire to do this
- We need to look to future generations, we need a hub, we need a common meeting ground, we have become a hamlet not a community. We need to encourage young families and middle aged to live here. We need to think of legacy.

(2d) South Ayrshire Council Consultation.

- There was a concern raised that as part of the CAT process there may be a need by SAC to have every local group agree, the fear is that they cannot get 100% participation.
- In connection with this, the SCIO has been accused of using the threat that the hall will close. The SCIO wished to point out that they have never stated that. They say that they have been told the status quo cannot remain and the next stage would be the council taking over the management of the hall. If this is not viable, all options for its future would be on the table. The Cabinet meeting May 23, report from Thriving Communities was to take over the management of the hall. Cllr Clark asked for the councillors to not vote on that due to the ongoing CAT process.

Colin Love responded to the above comment. The SAC would like complete agreement throughout all groups within the village but there is a realism that you may be unable to reach complete agreement.

SAC might require, if there is a formal proposal, that the council would consider a ballot once and for all as part of their assessment of the CAT request. It should then be put out to the village for a final consultation.

There was a comment made that it must be appreciated that the councils are cutting the number of halls. The hall would be in danger with the council if it runs in debt. There are no plans to close the Barr Hall at the moment.

Colin Love's interpretation is that unless there is another plan to take this forward, the Council will revert to the position of talking it inhouse. The Council's decisions for the future are unknown.

However, nobody knows what the future holds. It comes down to the community to decide. Colin Love stated that if the hall was run by the village, then there would be greater control.

Colin Love also heard on record that the status quo is not an option. This is written in one of the recent cabinet papers, i.e., the current arrangements will not continue. Colin Love is not aware of any plans. The reality is that council budgets are tighter than they have ever been. With regard to the Barr Hall, South Ayrshire Council pays the bills, and the community takes hall lets. According to Colin Love, this current way of working will not continue.

The hall is fully booked with no scope for anything else to go in the hall. The current arrangements will not be extended, thus difficult decisions will have to be made by South Ayrshire Council throughout the year.

An example is that the hall needs a new kitchen. According to Colin Love, with the financial pressures experienced under the current council, a new kitchen would be assessed alongside other priorities and other Halls given the spending decisions that need to be made.

Part of the proposal is that you need to make a case, demonstrate there is a viable plan to renovate and fund running costs.

It must be demonstrated that any change will benefit the community.

(Q3) What is missing from the plan?

(3a) Missing

- The initial response to this question was that nobody said anything was missing
- There was a view that the shop should be included, and, on the plan, there is a space.
- Could further employment opportunities be enhanced. If things were to go as the village wish, there is a great opportunity., Jobs don't come around very often locally, so this is a very big plus point.
- There are people within the village who have those skills sets.



Strength In Numbers

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(3b) Decision making

- If there is to be a vote on future ways of working then how that will be managed needs to be carefully considered and made clear before you start voting. There should not be last minute changes to agendas or what is to be voted on. Every vote must be a fair and lawful, it must be a morally correct vote. There is no issue with proxy votes but they must be visible and be able to be reviewed.
- Barometer – This can be used to explain everything, put through every letterbox. Keep it simple.
- There is a group who will not commit.

Response from Colin Love, South Ayrshire, The council is neutral on the CAT process,

Craig Allan (DTAS) supports the community to take on assets. When you submit an asset transfer request you must seek representations on the request. The Council are not trying to put blockages in place, but must follow due process. Key to any consultation is to ensure that the community respond to it. Do not ignore the representation request from the council as it does form part of the scoring. i.e., alongside the Business Plan, outcomes, financial viability, and community. That is why these sessions are very important. The last consultation was March 2022.

(3c) Funding

Seed funding is available from SSE through legacy fund money. There is £130,000 available and waiting to be utilised. However, it is not inflation proofed. This funding is available but will require BCC approval for the SCIO to use those funds.

Barr Community Hub - governance models; an option analysis

Introduction

This paper analyses options for governance of the proposed Hub in terms of:

- Simplicity of structure
- Community control and accountability
- Tax efficiency
- Likelihood of successful implementation
- Ongoing community support and engagement
- Eligibility for funding
- Legal / regulatory compliance
- Protection of the hall from loss to third parties

For each model these categories are graded as Very strong, Strong, Moderate, Weak or Very weak. The scoring system used is as follows:

Very Strong (VS) 2, Strong (S) 1, Moderate (M) 0, Weak (W) -1, Very Weak (VW) -2.

Thus, a S/M rating would score 0.5 and a M/W rating would score -0.5.

Parameters

The following organisations may be considered for an effectively functioning community centre (the Hub):

1. An incorporated body to own/ hold the lease to the premises
2. An organisation for day-to-day Hub management
3. An organisation to plan and run social events
4. A trading company for 'non-primary' activities
5. A post office sole trader (the only currently viable model of post office delivery for Barr)

The number of organisations could be reduced by combining 2 with 3 and/ or 4.

The post office 'sole trader' is only required if the post office is (re)located in the community centre.

Models Outlined

Schematics are included for a variety of possible structures in Appendix 2. These include the SCIO's current preferred option and four other options.

Models 3 and 4 have a limited company as the title holder in a CAT purchase option. This arrangement would be unacceptable as community ownership of the premises would not be secure if the limited company becomes insolvent.

No trading activity compatible with the operation of a community hub is likely to generate significant net profits and therefore tax liability is likely to be very limited. All of the models below with the exception of model four perfectly properly and lawfully avoid corporation tax liability through the use of profit donation and gift aid. This is the same mechanism used by charitable trading companies.

VAT incurred by charities doing building work on their headquarters is recoverable in most cases but not all. So, if BSCIO or BCA were headquartered in the hall, either could reclaim VAT on certain expenditures. As a VAT registered company BCSC could also reclaim an element of VAT spent. The CTC (the SCIO's wholly owned subsidiary company) will also be VAT registered.

Abbreviations

This paper uses the following abbreviations

BBC – Barr Bowling Club

BCA – Barr Community Association

BCSC – Barr Community Shop and Café Ltd

BSCIO – Barr Community Scottish Charitable Incorporated Organisation

CLG – Company limited by guarantee

CLS – Company limited by shares

CTC – Charitable trading company

OSCR – Office of the Scottish Charity Regulator

SAC – South Ayrshire Council

SVQ – Stinchar Valley Quilters (typical village group)

The Structures Involved

Unincorporated clubs, societies etc.

This structure is commonly used by small organisations subject to minimal liabilities and holding few assets. The allocation of assets and liabilities can be extremely complex and frequently rests personally with office holders or members. It is our understanding that BBC, SVQ and possibly BCA are unincorporated. Most unincorporated organisations can readily incorporate if required.

Community Associations are a specific type of unincorporated organisation providing recreational or similar facilities to local communities in the interests of social welfare. Many community associations began as village halls. They normally have a constitution which enables them to be considered as charities. The Barr Community SCIO was originally formed to facilitate acquisition of the village hall by a converted BCA.

Companies Limited by Guarantee

This is a very common structure for community organisations which hold significant assets and may incur significant liabilities. The members own the company, elect its officers (Directors) and can order or block major changes to its governance documents.

Members are liable for a share of its liabilities if it fails, but this is normally limited to a token sum, typically £1. Because the company is incorporated it exists independently from its members and it is the company not its members which enters in contracts, incurs liabilities, and holds assets. Beyond their liability of £1 members cannot be pursued for liabilities. Directors are generally protected provided they do not act negligently or beyond their powers. BCSC is a company limited by guarantee.

Companies Limited by Shares

This is the most common structure for private profit-making companies. It is also a very common structure for community organisations. Shareholders own the company and can generally take at least a share of its profits; they appoint its officers (Directors) and can order or block major changes to it.

Shareholders are not liable for its liabilities. The Company exists independent of its shareholders and therefore it is the company not its shareholders which enters contracts, incurs liabilities, and holds assets. A company can have tens of thousands of shareholders or a single shareholder. These shareholders can be 'natural persons' – actual human beings or 'legal persons' – other companies SCIOs etc. Directors are generally protected provided they do not act negligently or beyond their powers.

Note: In our preferred option, the BSCIO would be the single shareholder. The BSCIO is directly accountable to its members (the Barr residents). The BSCIO governance documents will empower members to oversee and approve any significant changes to the CLS governance and CTC Director appointments.

SCIO

These are very similar to CLGs except that they can only have 'charitable purposes', their officers are referred to as Trustees and they have additional regulation and accounting requirements from OSCR. Trustees are generally protected as long as they do not act negligently or beyond their powers. BSCIO is a SCIO. It was originally formed to facilitate acquisition of the village hall by a converted BCA. The 'charitable purposes' of the two organisations are almost identical.

Community Council

This is a statutory body created by Section 51 of the Local Government (Scotland) Act 1973 to "ascertain, co-ordinate and express to the local authorities for its area, and to public authorities, the views of the community which it represents, in relation to matters for which those authorities are responsible, and to take such action in the interests of that community as appears to it to be expedient and practicable". Community councils are unincorporated and should not hold significant assets or incur liabilities.

Analysis of Models

SCIO preferred model

Summary

In this model, BSCIO would own the hall title. The SCIO Trustees would be responsible for ensuring compliance with regulatory controls. The CTC would be a CLS with BSCIO as the sole shareholder. Hall lets and other Hub management functions, such as organising events, could be carried out by the SCIO but more likely by another community organisation e.g., the BCA as at present.

Note: Any decision for dissolution of BCSC would be in the hands of BCSC members and Directors. The decision on whether to include a community shop within the multi-function Hub will be made by BSCIO members (Barr residents). The viability of this proposal and the mechanism by which it could be achieved is subject to ongoing discussions between the BSCIO Board and BCSC Directors.

Analysis

- Simplicity of structure – **Strong**

The BSCIO would form a wholly owned subsidiary trading company (the CTC) - a company limited by shares. This is straightforward and established arrangement for community organisations.

- Community control and accountability – **Strong**

the BSCIO would be the CTC single shareholder. The BSCIO is directly accountable to its members (the Barr residents). The BSCIO governance documents will empower members (Barr residents) to oversee and approve any significant changes to the CLS governance and Director appointments.

- Tax efficiency – **Very strong**

Correctly structured all liability for corporation tax can be avoided and all VAT spent on building works can be recovered.

- Likelihood of successful implementation – **Strong**

The suitability of the preferred Hub model has been verified through consultation with specialist community enterprise advisors. The preferred arrangement does not propose or require the dissolution of any other village organisation.

- Ongoing community support and engagement – **Very Strong**

The preferred Hub model reflects the wishes of the wider community determined through consultations carried out over several years. Monthly members meetings will

maintain community engagement and involvement. BSCIO Trustees can be Elected (by members), Appointed (by groups), and Co-opted (by the Board).

- Eligibility for funding – **Strong/ Very Strong**

The suitability of the preferred Hub model has been verified through consultation with specialist community enterprise advisors. BCSCIO will continue to seek funding relating to its charitable functions and will assist and support funding applications by all village groups running and using the Hub. All user groups would be eligible for funding in their own right.

- Legal/regulatory compliance – **Strong/ Very Strong**

The suitability of the preferred Hub model has been verified through consultation with specialist community enterprise advisors.

- Protection of the hall from loss to third parties – **Very Strong**

BSCIO would be legally distanced from all retail elements by the CTC. Properly structured (as it will be), there is virtually no risk of the BSCIO becoming insolvent. The main asset (the village hall and grounds) will thus be safeguarded for the use and enjoyment of Barr residents in perpetuity.

Model One

Summary

This model envisages retaining all the current village organisations. The BSCIO would become effectively a group of groups, either renting or owning the building while BCSC operates the shop and café, and BCA operates social activities. BCSC would donate its profits to BSCIO and use gift aid to avoid Corporation tax liability.

Analysis

- Simplicity of structure – **Moderate**

This model keeps all groups in place which adds complexity, but clearly defines the relationships between them. The absence of a CTC removes the need to comply with that area of tax and charity law.

- Community control and accountability - **Moderate**

All groups in this model remain fully and directly accountable to their memberships. In this model, the BSCIO members would have no direct say in the operation of the 'non-primary' retail elements of the HUB other than through the terms of a lease negotiated between BSCIO and BCSC.

BCSC Directors would only be accountable to BCSC members, and their sole responsibility would be the retail business.

- Tax efficiency – **Very strong**

No corporation tax would be payable, and VAT spent on building work would be recoverable

- Likelihood of successful implementation – **Moderate / strong**

This model requires considerable co-operation between groups. But avoids the difficulties involved in dissolving any individual organisation

- Ongoing community support and engagement – **Strong / Very strong**

By having all community groups involved the full weight of different groups boards/ volunteers can all be added to the cause.

- Eligibility for funding – **Very strong**

All the organisations involved could apply for funding to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal / regulatory compliance – **Strong**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties – **Strong**

As detailed above any option involving taking ownership of the hall risks its loss. This loss could be mitigated by taking a lease on the hall and/or modifying the powers of Barr SCIO to prevent it incurring debt.

Model Two (it would be impractical for the BCA to own the hall so this is effectively the same as Model One)

Summary

This model envisages dissolving either BSCIO or BCA, BCSC operating the retail and café elements and BCA or BSCIO owning/leasing the building and operating all the social functions.

Analysis

- Simplicity of structure – **Moderate**

This model removes one village group, clearly defines the relationship between all others and does not involve the complex tax/charities law issues involved in establishing a CTC.

- Community control and accountability - **Moderate**

All groups in this model remain fully and directly accountable to their memberships.

- Tax efficiency – **Very strong**

No corporation tax would be payable, and VAT spent on building work would be recoverable

- Likelihood of successful implementation – **Moderate / Weak**

Dissolving any community organisation is likely to meet with resistance. The effectiveness of this resistance is dependent on the manner of the dissolution and which group is dissolved.

- Ongoing community support and engagement - **Moderate / Weak**

The inevitable conflict involved in seeking the dissolution of another community organisation is likely to undermine the willingness of a section of the community to engage with the project

- Eligibility for funding - **Very strong**

All the organisations involved could apply for funding to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal/regulatory compliance - **Unknown / Very strong**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties –**Strong**

As detailed above any option involving taking ownership of the hall risks its loss. This loss could be mitigated by taking a lease on the hall and/or modifying the powers of Barr SCIO to prevent it incurring debt.

Model Three – Illustrative only

Summary

This model envisages dissolving BBC, SVQ and either BSCIO or BCA and merging their functions into the remaining charitable organisation, with BCSC becoming the owner/tenant of the hall and operating the shop and cafe and the remaining charity operating all social/out of hours functions.

Analysis

- Simplicity of structure – **Very strong**

This option reduces to almost the minimum possible number of organisations.

- Community control and accountability - **Moderate**

All organisations are fully accountable to their members

- Tax efficiency – **Very strong**

No corporation tax would be payable in this model and all VAT would be recoverable

- Likelihood of successful implementation – **Very weak**

The dissolution of multiple groups is very unlikely to be successful

- Ongoing community support and engagement – **Very weak**

The inevitable extreme conflict involved in seeking the dissolution of multiple community organisations is likely to undermine the willingness of many sections of the community to engage with the project

- Eligibility for funding - **Very strong**

All the organisations involved could apply for funding in their own right to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal/regulatory compliance – **Unknown**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties – **Very weak**

As detailed above any option involving taking ownership of the hall risks its loss. As the owner of the hall would also be the organisation most exposed to risk of insolvency this would constitute the riskiest option.

Model Four – Illustrative only

Summary

This model envisages BCA, BSCIO, BBC and SVQ all dissolving With BCSC assuming all functions.

Analysis

- Simplicity of structure – **Very strong**

This model is based on the simplest possible structure.

- Community control and accountability – **Moderate**

In this model a single membership organisation would be directly accountable to the community.

- Tax efficiency – **Moderate / Weak**

In this model profits earned by BCSC would be taxable. However, all VAT could be recovered.

- Likelihood of successful implementation - **Very weak**

The dissolution of multiple groups is very unlikely to be successful

- Ongoing community support and engagement – **Very weak**

The inevitable extreme conflict involved in seeking the dissolution of multiple community organisations is likely to undermine the willingness of many sections of the community to engage with the project

- Eligibility for funding - **Very strong**

All the organisations involved could apply for funding to meet their own needs and provide their own services. Some could move funding between themselves.

- Legal/regulatory compliance – **Unknown**

This is a specialist area in which legal advice should be sought. However, the proposal does not appear to have any serious legal challenges.

- Protection of the hall from loss to third parties – **Very weak**

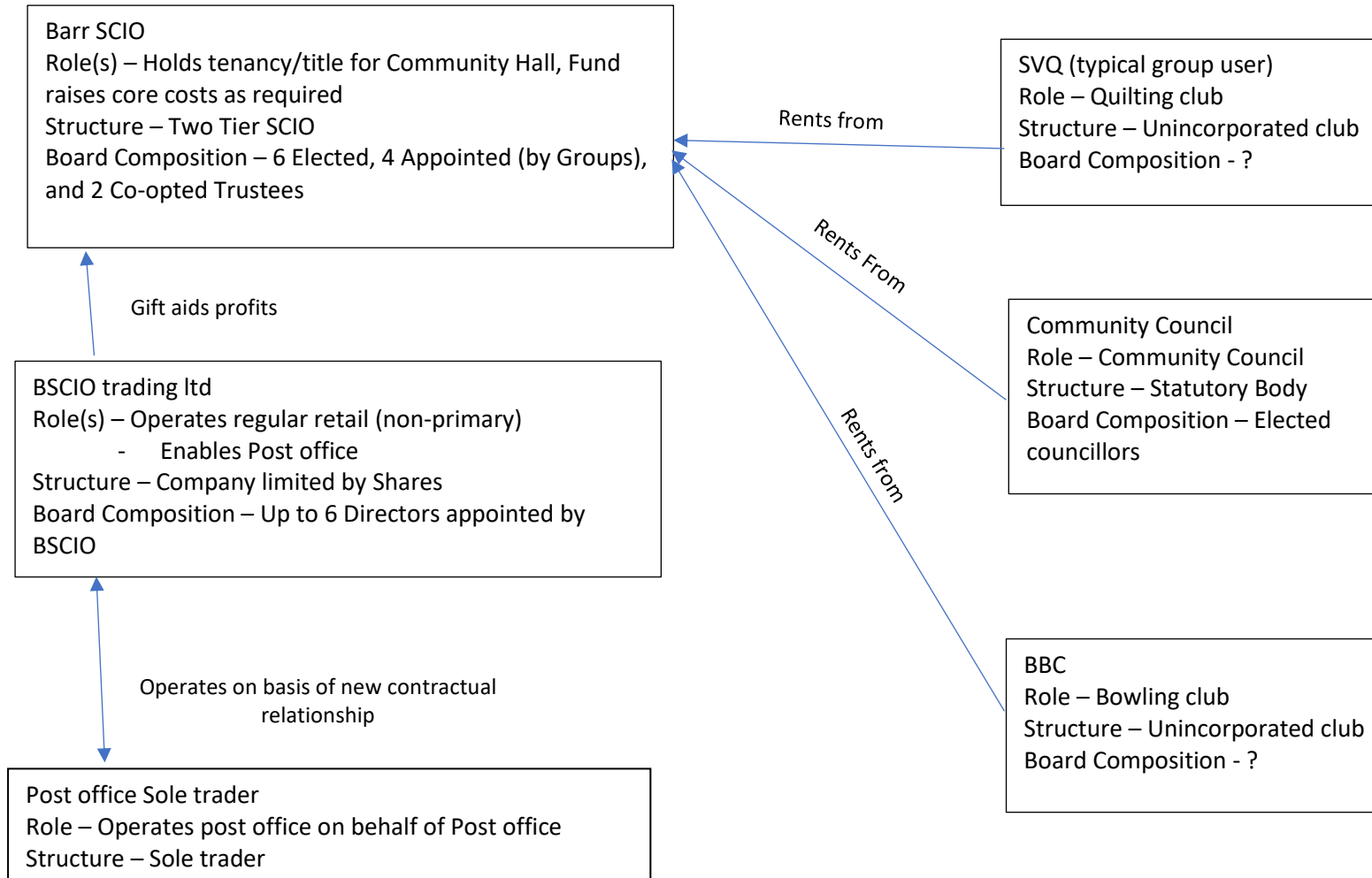
As detailed above any option involving taking ownership of the hall risks its loss. As the owner of the hall would also be the organisation most exposed to risk of insolvency this would constitute the riskiest option.

Appendix 1 - Collated options analysis.

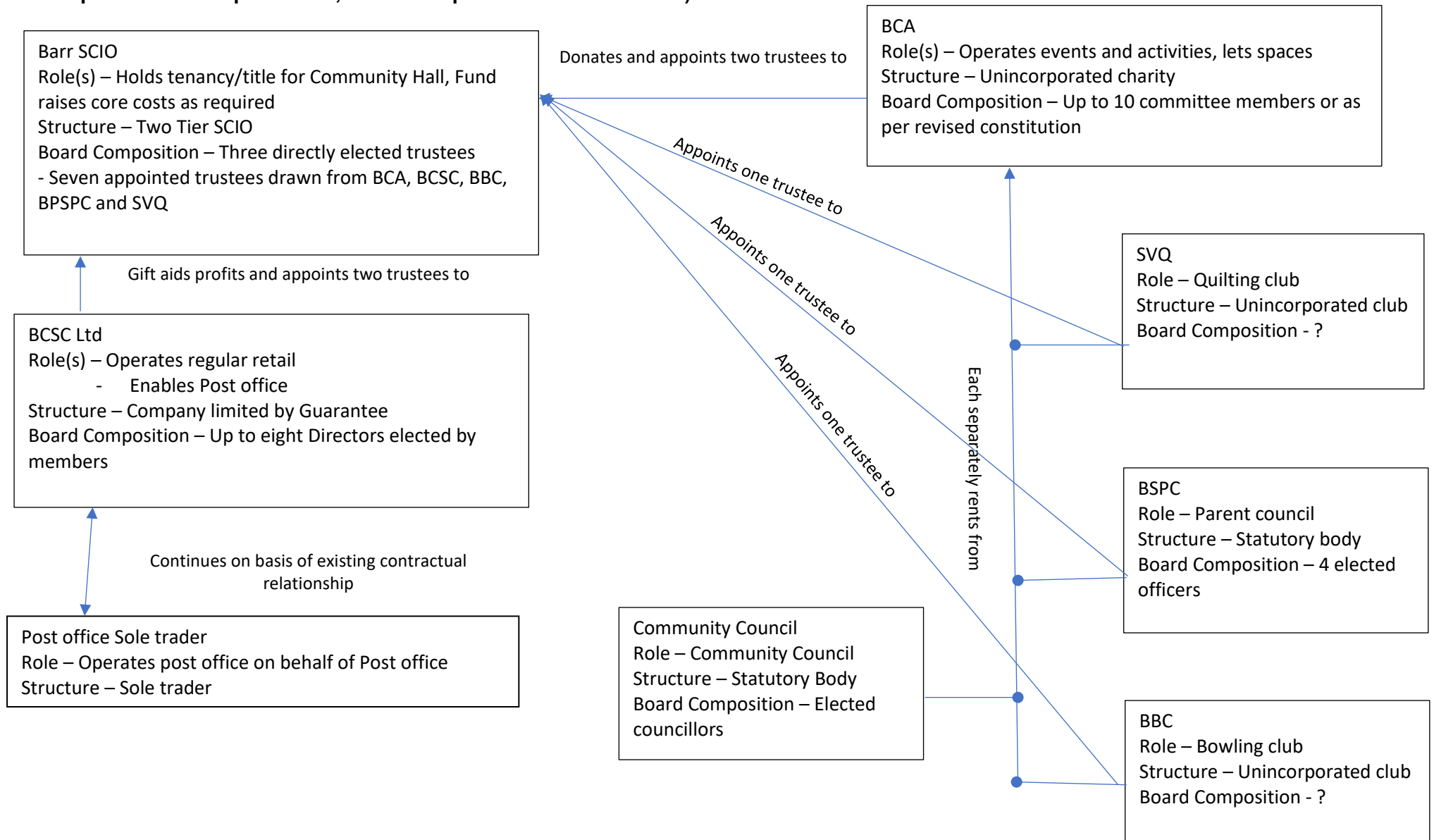
	SCIO Preferred Model	Model One	Model Two	Model Three*	Model Four*
Simplicity of structure	Strong (1)	Moderate (0)	Moderate (0)	Strong (1)	Very strong (2)
Community control/ accountability	Strong (1)	Moderate (0)	Moderate (0)	Moderate (0)	Moderate (0)
Tax efficiency	Very strong (2)	Very strong (2)	Very strong (2)	Very strong (2)	Moderate / Weak (-0.5)
Likelihood of successful implementation	Strong (1)	Moderate / Strong (0.5)	Moderate / Weak (-0.5)	Very weak (-2)	Very weak (-2)
Ongoing community support/ engagement	Very Strong (2)	Strong / Very Strong (1.5)	Moderate / Weak (-0.5)	Very weak (-2)	Very weak (-2)
Eligibility for funding	Strong/ Very Strong (1.5)	Very strong (2)	Very strong (2)	Very strong (2)	Very strong (2)
Legal / regulatory compliance	Strong/ Very strong (1.5)	Strong (1)	Strong (1)	Unknown (-2)	Unknown (-2)
Protection of the hall from loss to third parties	Very Strong (2)	Strong (1)	Strong (1)	Very Weak (-2)	Very Weak (-2)
Overall (total)	(12) – Strong/ Very strong	(8) - Strong	(5) Strong/ Moderate	(-2) Moderate	(-4.5) Moderate/ Weak

*Models 3 and 4 would risk loss of asset in the event of insolvency so both should be disregarded.

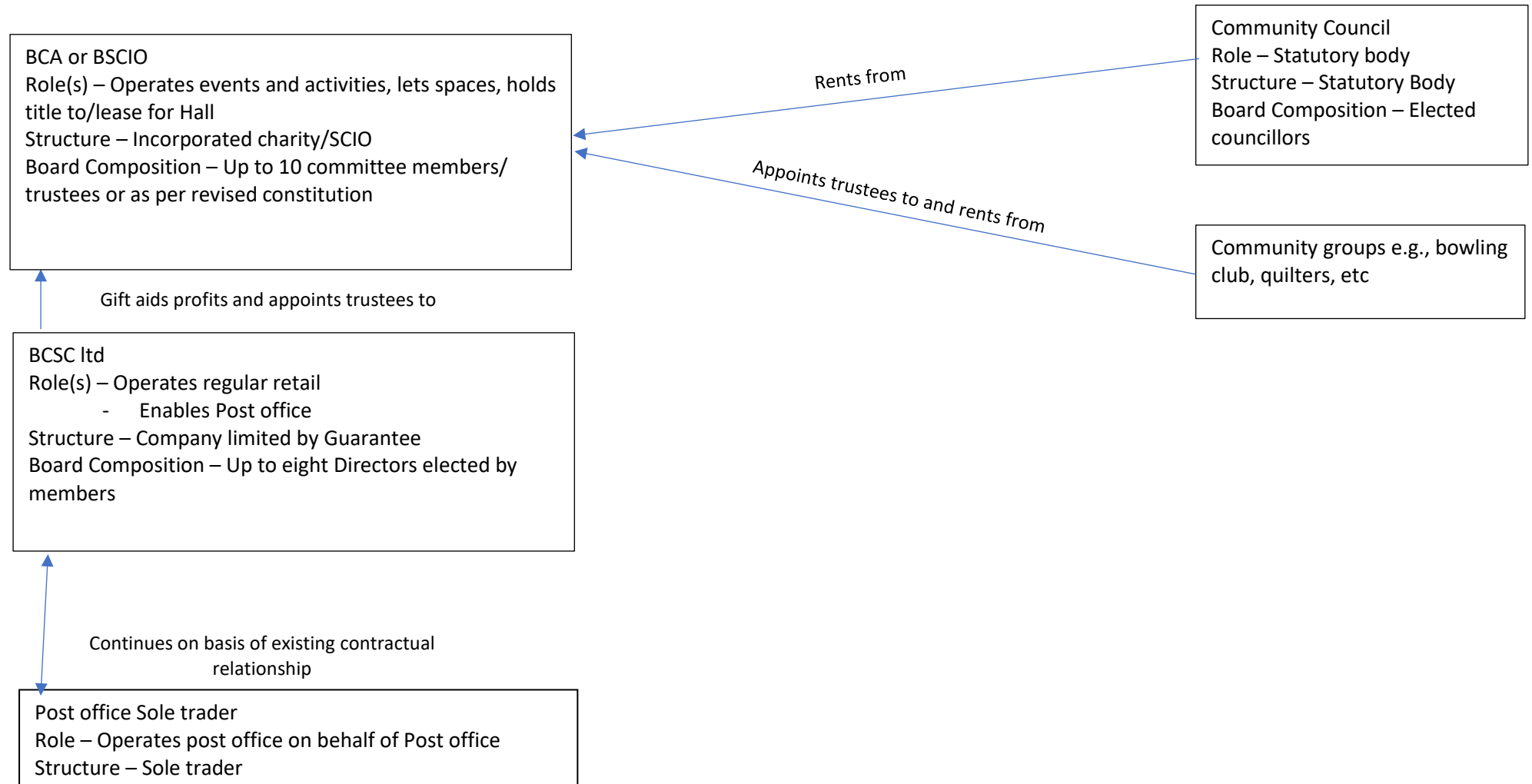
Appendix 2.0 - SCIO Preferred Model (BSCIO owns hall and is responsible for ensuring compliance with regulatory controls. The trading company would be a CLS with BSCIO as the sole shareholder. Hall lets and other Hub management functions, such as organising events, could be carried out by the SCIO but more likely by another community organisation e.g., the BCA as at present)



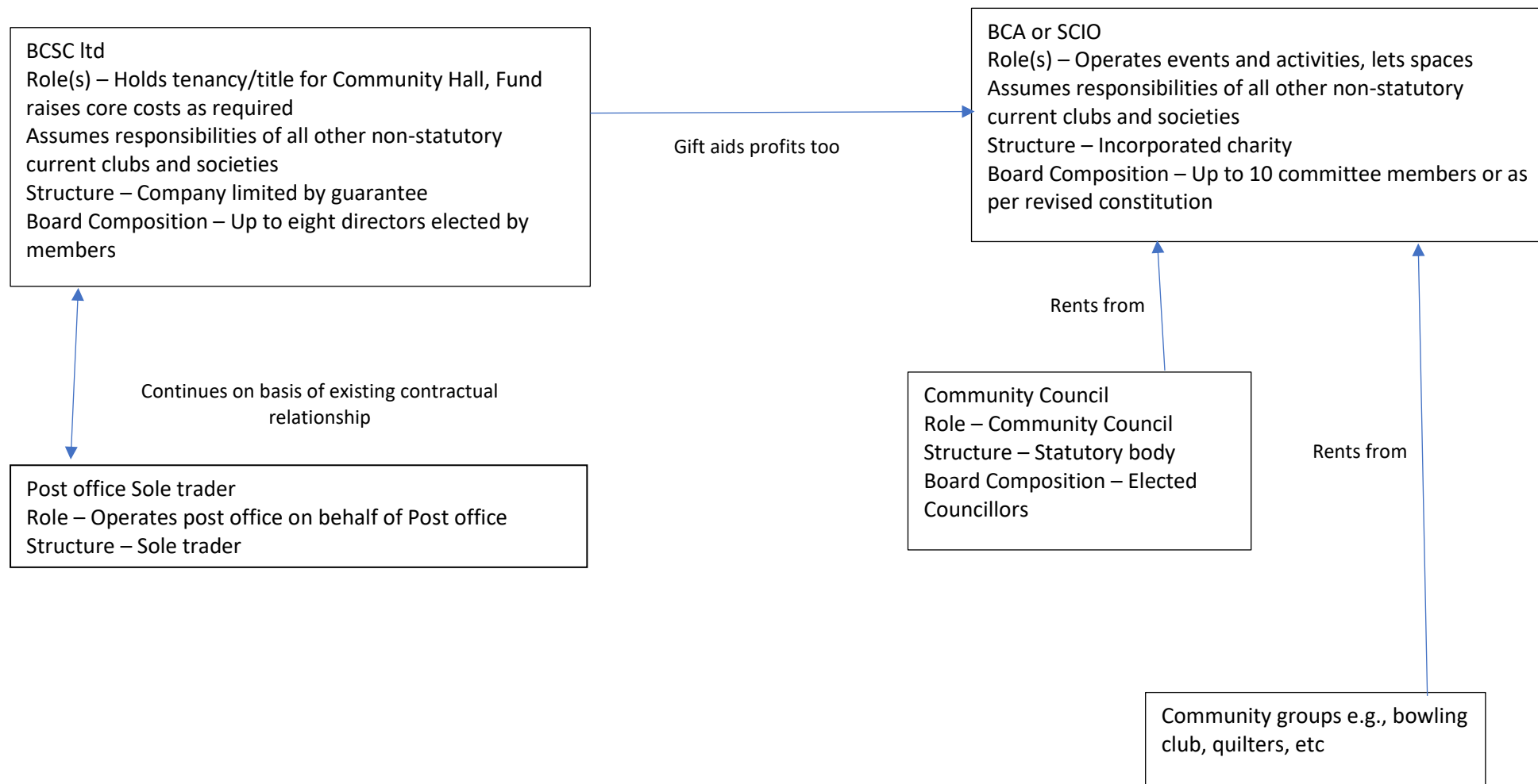
Appendix 2.1 - Model one (BSCIO would effectively become a group of groups, either renting or owning the building while BCSC operates the shop and café, and BCA operates social activities)



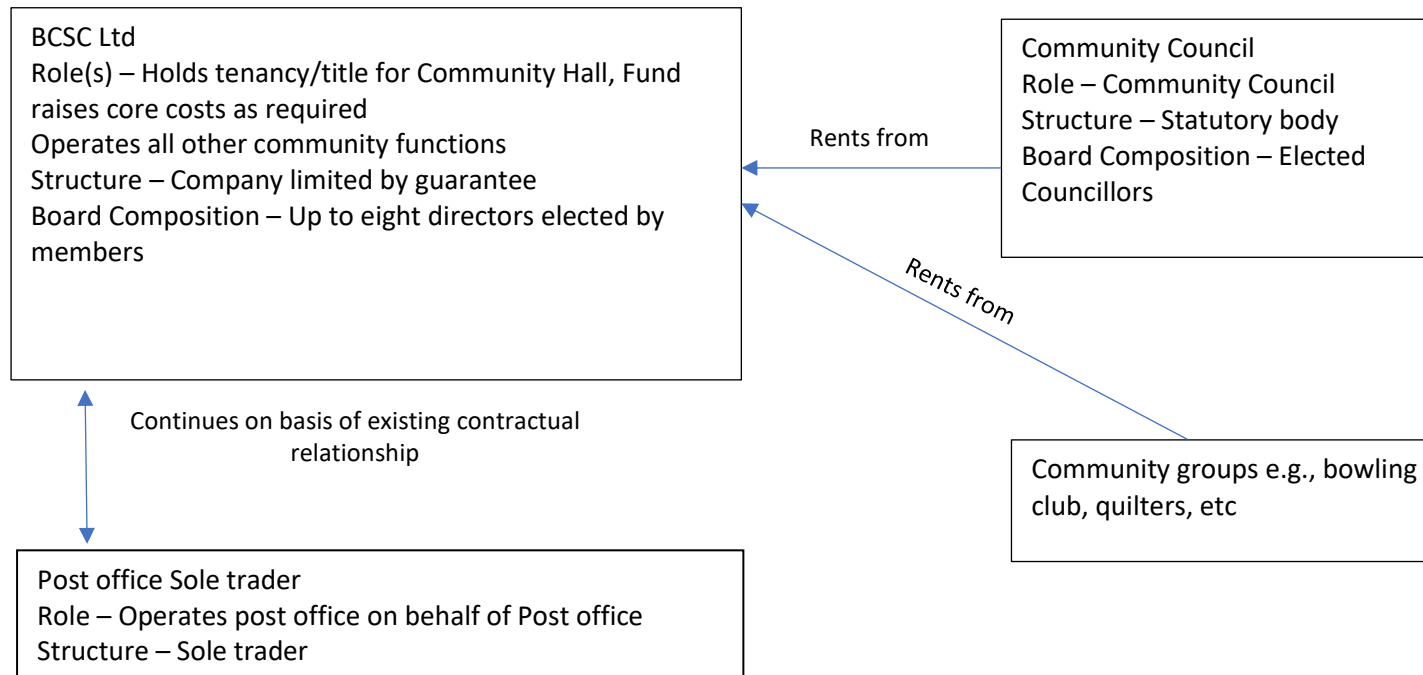
Appendix 2.2 - Model two (Either BSCIO or BCA dissolve, BCSC operates the retail and café elements and BCA or BSCIO own the building and operates all social functions. Impractical for BCA to own the hall so this is effectively the same as Model one)



Appendix 2.3 - Model three (Illustrative only - BBC and SVQ dissolve and either BSCIO or BCA merge to form a charitable organisation, with BCSC becoming the hall owner and operating the shop/ cafe and the charity operating all social functions)



Appendix 2.4 - Model four (Illustrative only - BCA, BSCIO, BBC and SVQ all dissolving, with BCSC assuming all functions)





UPDATE REPORT AND VALUATION


**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
KA26 9TW**



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1. LOCATION
2. DESCRIPTION
3. ACCOMMODATION
4. STATUTORY OBLIGATIONS
5. TENURE
6. TENANCIES
7. GENERAL COMMENTS / PROVISOS
8. CAPITAL VALUE

APPENDICES

1. Previous Report
 2. Schedule of Photographs
 3. Terms and Conditions
- 

17 June 2024

Mr Colin Love
South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 12DR.

Our Ref.: IW/EB/WS240136

Your Ref.:

Dear Sirs

VALUATION STATEMENT

In accordance with your instructions, we have attended at the undernoted subjects in order to advise as to our opinion of values on the required basis. Our report is prepared in accordance with the Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is appended hereto.

Ian Woods BSc FRICS, an RICS Registered Valuer, inspected the subjects on 13 June 2024.

We would confirm that we do not have a conflict of interest in accepting these instructions and that we currently carry appropriate Professional Indemnity Insurance cover.

Having carried out our inspection and completed relevant enquiries, we would now report on our opinions and findings as follows: -

PROPERTY

BARR VILLAGE HALL & BOWLING GREEN, STINCHAR ROAD, BARR, KA26 9TW

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

18 JUNE 2024



DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office, 17 Corstorphine Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6000. Fax: 0131 477 6016.

Aberdeen, Ayr, Bridge of Allan, Cumbernauld, Cupar, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South), Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling.

12 Bothwell Street
Glasgow, G2 6LU
DX 561479 Glasgow 16
T: 0141 332 8615

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Regulated by RICS

1. **LOCATION**

We would refer you to our previous report prepared under reference WS210806 and forwarded to you in December of 2021 for commentary in relation to the Location and Description of the property.

Whilst we have carried out a re-inspection of the property at the present time, the comments we have made in our previous report in relation to the Location and Description remain valid, and there have been no material changes in the intervening period.

Briefly, the property is situated in the centre of the village of Barr, which itself lies around 7 miles to the east of Girvan. Barr forms part of the South Ayrshire jurisdiction.

2. **DESCRIPTION**

In terms of Description, the property continues to comprise a not insubstantial village hall and bowling green, with the main building having been constructed in a variety of phases.

The main bowling green overlooks Glebe Road and there is also an area of land formerly used as a putting green, although this is not presently in operation.

There is also a war memorial situated to the gable elevation.

3. **ACCOMMODATION**

We would summarise the main accommodation areas as undernoted: -

Interior

Entrance hall, public toilet facility, original hall, meeting room, sitting area, store, kitchen, original hall and main hall. Separately accessed bowling club area.

Exterior

Bowling green and former putting green to one gable elevation with landscaped areas to the opposite gable. Limited car parking facilities to the rear.

According to our calculations, the property has a Gross Internal Area of –

393 sq.m. (4,230 sq.ft.)

From Ordnance Survey mapping systems we calculate the site to have a total area of approximately –

4,382 sq.m. (1.08 acres)

In the normal manner, we would recommend that the extent of the site be clarified with reference to relevant Title Deed documentation.

The above approximate areas have been calculated for valuation purposes and should be used for no other purpose whatsoever.

4. STATUTORY OBLIGATIONS

We understand the subjects are within an area governed by the South Ayrshire Local Development Plan, which has been adopted. Within this local plan, the subjects are within an area zoned for general urban land use policies.

The property appears to have been in its present use now for some time, and accordingly we would not expect there to be any particular planning sensitivities of an adverse nature affecting the subjects.

Whilst the building does not appear to be Listed as being of architectural or historic importance, the subjects appear to be contained within a Conservation Area.

We cannot confirm that the property and design will comply with building regulations however based on our inspection it would appear that the property has not been altered within the recent past.

Our opinions presuppose that there are no issues of this nature outstanding, but the position should be checked.

The introduction of the Fire (Scotland) Act 2005 appears to have removed the necessity for a Fire Certificate and replaced it with a system of self regulated audit. This requires those parties responsible for a property to undertake a risk assessment to demonstrate that the fire precautions within the premises are adequate for its use. We would recommend that further advice in this regard be sought from an appointed legal adviser and/or local Fire Officer.

We have made the reasonable assumption that the roads and footpaths ex adverso the subjects have been adopted and are maintained by the Local Authority.

Reference to the Scottish Assessor's Association website indicates that the subjects are entered in the current Valuation Roll at a Rateable Value of £19,600.

We would advise you that, under existing legislation a new owner or occupier has the right to make a proposal against the assessment for a period of 4 months from the date of acquiring their interest in the property.

The Uniform Business Rate in Scotland for the year 2024/25 is 49.8 pence in the pound, known as the basic property rate. Where a Rateable Value is greater than £51,000 and less than £100,000 there is a supplement of 4.7 pence, bringing the total amount payable to 54.5 pence, known as the intermediate property rate. Where a Rateable Value is greater than £100,000 there is a further supplement of 1.4 pence, bringing the total amount payable to 55.9 pence, known as the higher property rate. The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for most properties in active use with a Rateable Value of £20,000 or less. Further details of the Scheme can be obtained from the Scottish Government website.

With reference to the Scottish EPC Register, we would confirm that an Energy Performance Certificate (EPC) has been prepared and lodged in respect of the subjects. The Energy Rating detailed on the EPC is noted as **95 - F**. The EPC contains a number of recommendations on how the energy performance of the building could be improved. Within the limitations of our inspection for valuation purposes, we are not able to provide any comment in relation to the suitability of these recommendations.

Under provisions contained within Section 63 of the Climate Change (Scotland) Act 2009, the Scottish Government has brought forward regulations to require property owners to improve the energy efficiency and greenhouse gas emissions of their buildings. The Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 requires owners of non-domestic buildings to both assess and improve the emissions and energy performance of their buildings. These regulations are effective from 1st September 2016.

The regulations currently apply to buildings with a floor area of more than 1,000 sq.m. The total floor area of the subjects under report does not exceed 1,000 sq.m., and therefore the property is not currently subject to these regulations.

In our experience, we find that informal verbal enquiries of the Local Authority are unreliable with different information or advice provided by different personnel. Indeed, it is often difficult to secure any practical useful comment in some cases. Due to the practical difficulties, it would be remiss of us to pass any further comment since this could be inconsistent or erroneous.

It is for this reason that all of the above matters should be dealt with on a formal basis by Solicitors acting on behalf of purchasers and/or banks. If there are any issues identified as a result of these reasonable formal enquiries, we would require to consider the effect these may have on values/marketability in consultation with legal agents.

5. TENURE

We have not had the opportunity of inspecting the Title Deeds, and for the purposes of our valuation, we have assumed that the subjects are held on Heritable Tenure. We have further assumed that the property is free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value.

6. TENANCIES

Not applicable.

7. GENERAL COMMENTS / PROVISOS

Again, we would refer you to our previous report for commentary in relation to the general market for facilities of this type.

Over the past several years, the market for properties of this type within a variety of sectors has remained relatively stable, and whilst there have been transactions recorded for properties such as churches and village halls, the rates which are being achieved do not appear to have materially altered in the intervening period.

It is however unusual to find properties of this nature transacting within the existing use sector and in the majority of cases, such properties will transact for either alternative commercial uses or for redevelopment purposes.

As a consequence, there does appear to be a notable difference in some cases for properties which will transact under market conditions within an established urban location and as a consequence, the comparable sales evidence we have available to us for smaller villages and more remote settlements suggest that lower levels of value are being achieved within these locations.

As a consequence, we have applied a lower overall rate to the Gross Internal floor area of the building than would be the case in respect of an urban location and in respect of the surplus land, we have applied a rate which effectively reflects the use as public open space.

The total Market Value we have reported therefore amounts to a figure of £100,000.

We would also wish to point out however that we have not in this case sought advice in relation to the potential for alternative use as it is our understanding that the property will be transferred to the existing community, and will therefore be maintained within the present community use.

In the event however of an alternative use being considered, there is the possibility that either a higher or lower value could be reported dependent upon the possibility or otherwise of obtaining a beneficial planning consent.

We have attempted to reflect all of the above factors in arriving at our figures of value.

8. CAPITAL VALUE

Having regard to the content of this report, including the Terms and Conditions attached hereto, we are of the opinion that the current value(s) can be fairly stated on the required bases as undernoted:-

1. Market Value

£100,000 (ONE HUNDRED THOUSAND POUNDS)

Should any of the assumptions contained within this report prove incorrect, we reserve the right to reconsider our opinion of value(s) if appropriate.

We trust the foregoing is sufficient for your purposes but should you require any further information, please do not hesitate to contact us.

Yours faithfully



**Ian Woods BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP**

APPENDIX 1
PREVIOUS REPORT



REPORT AND VALUATION

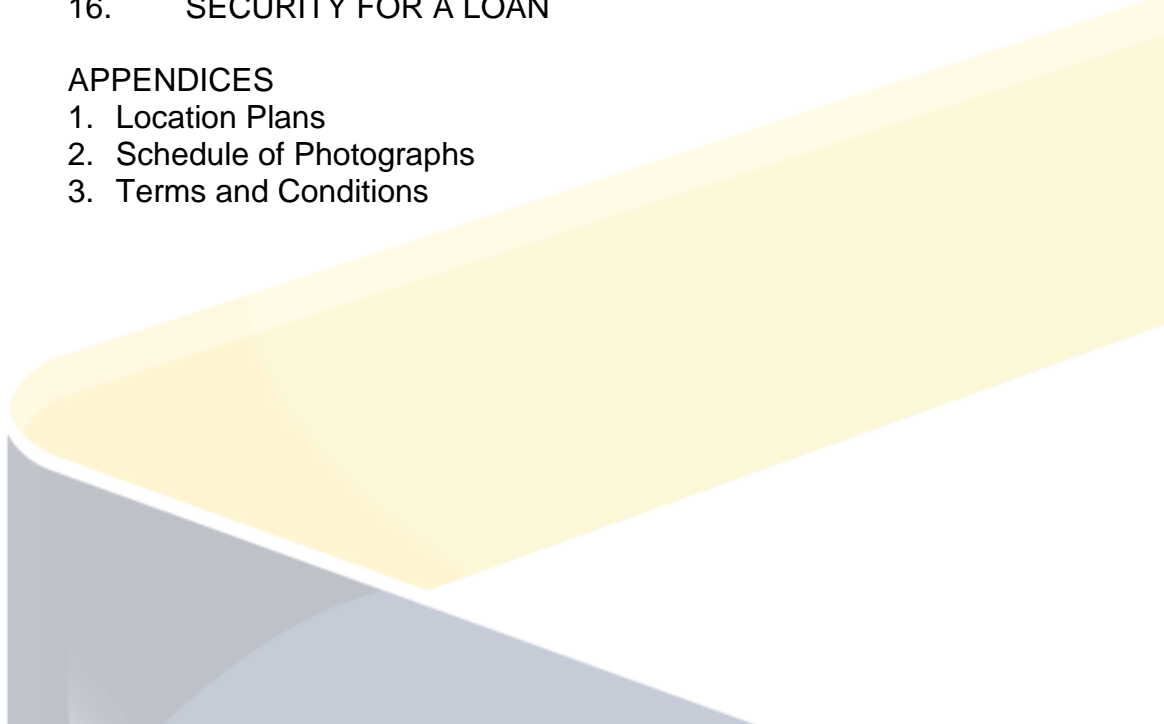
**BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
BY GIRVAN
KA26 9TW**



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2. LOCATION
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APPENDICES

1. Location Plans
 2. Schedule of Photographs
 3. Terms and Conditions
- 

01 December 2021

Mr David Anderson
Estates Co-ordinator
South Ayrshire Council
Newton House
30 Green Street Lane
AYR
KA8 8BH.

Our Ref.: IW/EB/WS210806

Your Ref.:

Dear Sirs

VALUATION STATEMENT

In accordance with your instructions, we have attended at the undernoted subjects in order to advise as to our opinion of values on the required basis. Our report is prepared in accordance with the Conditions of Engagement for the Valuation and Appraisal of Commercial Land and Buildings, a copy of which is appended hereto.

Ian Woods BSc FRICS inspected the subjects on 25 November 2021.

We would confirm that we do not have a conflict of interest in accepting these instructions and that we currently carry appropriate Professional Indemnity Insurance cover.

Having carried out our inspection and completed relevant enquiries, we would now report on our opinions and findings as follows: -

PROPERTY

VILLAGE HALL & BOWLING GREEN, STINCHAR ROAD, BARR, BY GIRVAN, KA26 9TW

CLIENT

SOUTH AYRSHIRE COUNCIL

INTEREST

HERITABLE

DATE OF VALUATION

25 NOVEMBER 2021



DM Hall LLP, a Limited Liability Partnership registered in Scotland with Registration number SO301144
Registered office, 17 Corstorphine Road, Edinburgh, EH12 6DD.

A full list of members can be obtained from the Head Office, 17 Corstorphine Road, Edinburgh, EH12 6DD. Tel: 0131 477 6000. Fax: 0131 477 6016.

Aberdeen, Ayr, Bridge of Allan, Cumbernauld, Cupar, Dumfries, Dundee, Dunfermline, Edinburgh, Elgin, Falkirk, Galashiels, Glasgow (North and South), Hamilton, Inverness, Inverurie, Irvine, Kirkcaldy, Livingston, Musselburgh, Oban, Paisley, Perth, Peterhead, Stirling.

220 St Vincent Street
Glasgow, G2 5SG
DX 561479 Glasgow 16
T: 0141 332 8615
F: 0141 332 4867
www.dmhall.co.uk

Regulated by RICS

1. **EXECUTIVE SUMMARY**

- The subjects under report comprise a long established community facility, situated within the centre of the small South Ayrshire village of Barr.
- Barr itself lies around 7 miles to the east of the larger settlement of Girvan and is a predominantly residential settlement retaining a very low level of inherent population.
- The property itself is a relatively large unit of accommodation extending in total to approximately 393 sq.m. (4,230 sq.ft.) with the property having been constructed in a variety of phases. The site also includes a bowling green facility and a small putting green although given the time of our inspection, neither of these facilities were in use.
- Whilst the building itself was found to be in an adequate overall state of repair, there are a number of elements of the property which are likely to give rise to maintenance on an ongoing basis.
- The facility includes a public toilet facility which is open to the public, a main hall, a smaller original hall together with ancillary support accommodation. The bowling club area is separately access however can also be linked from the main hall.
- It is our understanding that the property is being considered for a transfer to the local community and this is the reason for our valuation instruction.
- We would expect there to be only limited demand for the property in its existing state and indeed, it could be argued that due to the size of the local inherent population, the facility is excessive in terms of size.
- Given the nature of the location therefore we would expect this to transfer at the lower end of the anticipated value range and this has been reflected in our valuation opinion. This opinion of value does however exclude any potential value associated with redeveloping the site and our valuation opinions therefore assume the current use.
- Our opinions of value as detailed hereunder presuppose the undernoted:
 - i) Clear Title is available.
 - ii) There are no outstanding statutory issues affecting the subjects.
- We understand that this report is not to be utilised for secured lending purposes and as such, it is inappropriate to pass further comment in relation to the suitability or otherwise of the property from a secured lending perspective.

2. **LOCATION**

The subjects are situated to the north of Stinchar Road at the junction with Glebe Road, within the centre of the village of Barr. The surrounding area is predominantly residential in nature, with housing in the area mostly of a traditional nature. Given the size of the village of Barr, there are very few additional commercial entities within the vicinity.

Barr itself is a very small predominantly residential settlement lying around 7 miles to the east of Girvan, forming part of the South Ayrshire jurisdiction. The village is accessed via the B734 road route and lies within the Stinchar Valley.

We attach a photocopy of an Ordnance Survey extract plan (scale 1:1250) together with a street layout plan (scale 1:7500) with the location of the subjects shown thereon, for identification purposes only.

3. **DESCRIPTION**

The subjects under report comprise a not insubstantial village hall and bowling green facility, situated within the centre of the village.

The building itself has been constructed in a variety of phases with all sections of the property being single storey in nature. The original section of the property dates we would estimate from the early 1900's and appears to be formed in traditional brickwork with a painted and rendered finish. This section of the property is surmounted by a pitched roof which has a tiled finish.

The property has been extended on a variety of occasions with the extensions dating we are advised from the 1960's and 1980's. The extensions include the main hall which is steel framed in nature and which has brick infilled walls with the remaining areas of the property being formed in brickwork with roughcast and render finishes. The main hall area is surmounted by a pitched roof which has a felted finish with the remaining projections surmounted by flat roofs which also have felted finishes.

To the gable elevation and overlooking Glebe Road is the main bowling green and putting green however due to the time of year, these facilities were not presently in operation at the time of inspection.

To the opposite gable elevation is the village war memorial.

Internally, the property is fitted as a traditional community/village hall and to the front of the property there is a public toilet area which is contained within the small projection to the front.

Moving to the rear of the property and contained within the original building is the original hall and also within this area of the property there is a meeting room, an additional room with very limited kitchen facilities, a good sized store and a fully fitted kitchen contained within the rear section.

The main hall is contained within the extended section and is again open plan in nature with this incorporating a stage area to the gable elevation.

The bowling club area lies to the rear of the property and provides a separate external access. This area can also be accessed from the kitchen area to the rear of the original building.

All areas of the property are finished to a broadly similar overall standard with the floors being formed in solid concrete or suspended timber and having vinyl, carpeted or timber finishes. The walls and ceilings throughout are predominantly painted.

4. ACCOMMODATION

We would summarise the main accommodation areas as undernoted: -

Interior

Entrance hall, public toilet facility, original hall, meeting room, sitting area, store, kitchen, original hall and main hall. Separately accessed bowling club area.

Exterior

Bowling green and putting green to one gable elevation with war memorial and landscaped areas to the opposite gable elevation. Limited car parking facilities to the rear.

According to our calculations, the property has a Gross Internal Area of –

393 sq.m. (4,230 sq.ft.)

From Ordnance Survey mapping systems we calculate the site to have a total area of approximately -

4,382 sq.m. (1.08 acres)

In the normal manner, we would recommend that the extent of the site be clarified with reference to relevant Title Deed documentation.

The above approximate areas have been calculated for valuation purposes and should be used for no other purpose whatsoever.

5. CONDITION

At the time of our inspection the subjects were found to be in an adequate overall state of repair however we would draw your attention to the following matters.

The building has been constructed in a variety of phases however no areas of the property appear to have been constructed with the recent past.

Given the nature and age of the property, we would expect maintenance to be required on an ongoing basis and this is something which should be anticipated and budgeted for.

Externally, the property is surmounted by a variety of roof structures and we note that a number of the pitched sections and the flat roofs are clad in felt. We would caution that roof coverings of this nature should be regarded as having a limited life expectancy, are a constant source of problems and often require a high level of maintenance and repair in order to remain wind and watertight. Again, ongoing maintenance should be anticipated. We would expect a prudent purchaser to require the advice of a reputable firm of roofing contractors to advise on the age and condition of the main roof and as to any ongoing repair liabilities.

A number of the external timbers throughout the property are in poor condition and require replacement.

Internally, the main areas of the property generally appear to have been maintained to an adequate standard however the finishes throughout the property are of a somewhat dated and traditional nature. Again, repairs are likely to be required on an ongoing basis.

This is a property appraisal report, the purpose of which is to determine the Market Value of the subjects and is not a report on the condition of the building fabric. In accordance with the RICS Valuation - Global Standards 2020, we have carried out a sufficient inspection to enable us to form an opinion as to value, and any comments as to the condition are of a general indicative nature only.

6. STATUTORY OBLIGATIONS

We understand the subjects are within an area governed by the South Ayrshire Local Development Plan, which has been adopted. Within this local plan, the subjects are within an area zoned for general residential land use policies.

Whilst the building does not appear to be Listed as being of architectural or historic importance, the subjects appear to be contained within a Conservation Area.

The property appears to have been in its present use now for some time, and accordingly we would not expect there to be any particular planning sensitivities of an adverse nature affecting the subjects.

We cannot confirm that the property and design will comply with building regulations however based on our inspection it would appear that the property has not been altered within the recent past.

Our opinions presuppose that there are no issues of this nature outstanding, but the position should be checked.

The introduction of the Fire (Scotland) Act 2005 appears to have removed the necessity for a Fire Certificate and replaced it with a system of self-regulated audit. This requires those parties responsible for a property to undertake a risk assessment to demonstrate that the fire precautions within the premises are adequate for its use. We would recommend that further advice in this regard be sought from an appointed legal adviser and/or local Fire Officer.

We have made the reasonable assumption that the roads and footpaths ex adverso the subjects have been adopted and are maintained by the Local Authority.

Reference to the Scottish Assessor's Association website indicates that the subjects are entered in the current Valuation Roll at Rateable Value £16,900.

A new owner or occupier has the right to appeal against the assessment for a period of 6 months from the date of acquiring their interest in the property.

The Uniform Business Rate in Scotland for the year 2021/22 is 49p in the pound, known as the basic property rate. Where a Rateable Value is greater than £51,000 and less than £95,000 there is a supplement of 1.3p, bringing the total amount payable to 50.3p, known as the intermediate property rate. Where a Rateable Value is greater than £95,000 there is a further supplement of 1.3p, bringing the total amount payable to 51.6p, known as the higher property rate. The Small Business Bonus Scheme gives reliefs up to 100% of liability (depending on circumstances) for properties in active use with a Rateable Value of £18,000 or less. Further details of the Scheme can be obtained from the Scottish Government website, as well as details of measures introduced to help ratepayers deal with the impact of Covid-19.

With reference to the Scottish EPC Register, we would confirm that an Energy Performance Certificate (EPC) has been prepared and lodged in respect of the subjects. The Energy Rating detailed on the EPC is noted as **95-F**. The EPC contains a number of recommendations on how the energy performance of the building could be improved. Within the limitations of our inspection for valuation purposes, we are not able to provide any comment in relation to the suitability of these recommendations.

Under provisions contained within Section 63 of the Climate Change (Scotland) Act 2009, the Scottish Government has brought forward regulations to require property owners to improve the energy efficiency and greenhouse gas emissions of their buildings. The Assessment of Energy Performance of Non-Domestic Buildings (Scotland) Regulations 2016 requires owners of non-domestic buildings to both assess and improve the emissions and energy performance of their buildings. These regulations are effective from 1st September 2016.

The regulations currently apply to buildings with a floor area of more than 1,000 sq.m. The total floor area of the subjects under report does not exceed 1,000 sq.m., and therefore the property is not currently subject to these new regulations.

In our experience, we find that informal verbal enquiries of the Local Authority are unreliable with different information or advice provided by different personnel. Indeed, it is often difficult to secure any practical useful comment in some cases. Due to the practical difficulties, it would be remiss of us to pass any further comment since this could be inconsistent or erroneous.

It is for this reason that all of the above matters should be dealt with on a formal basis by Solicitors acting on behalf of purchasers and/or banks. If there are any issues identified as a result of these reasonable formal enquiries, we would require to consider the effect these may have on values/marketability in consultation with legal agents.

7. SERVICES

The subjects appear to have mains water and electricity supplies, and drainage is we presume to the public sewerage system.

Natural lighting is afforded throughout the subjects by a series of timber and steel framed windows, which are both single and double glazed. Artificial lighting is provided by a combination of fluorescent strip and bulb lighting dependent upon location.

There appear to be an adequate number of electric power points provided throughout the subjects, which are assumed to be held on a 13 amp circuit. The property appears to include a heavy duty three phase power supply. We would comment however that there are areas of the electrical installation which are of a somewhat dated nature.

Heating is provided to all of the main accommodation areas by a series of low and high level electric heaters. Again, however the fittings in a number of areas of the property are of an older standard.

The sanitary and domestic installations within the property were found to be to an adequate although dated standard. The cooking facilities within the kitchen are powered by a bottled gas system.

8. SITE AND GROUND CONDITIONS

The subjects appear to comprise the footplate of the main building together with a landholding extending in total by our calculations to approximately 4,382 sq.m. (1.08 acres).

The site fronts to Stinchar Road and Glebe Street, with a small parking area provided to the rear. The site is laid out to provide the main building within the central section with the bowling club and putting green areas overlooking Glebe Street and a war memorial lying to the opposite gable elevation. Also adjacent to the war memorial is a very large tree.

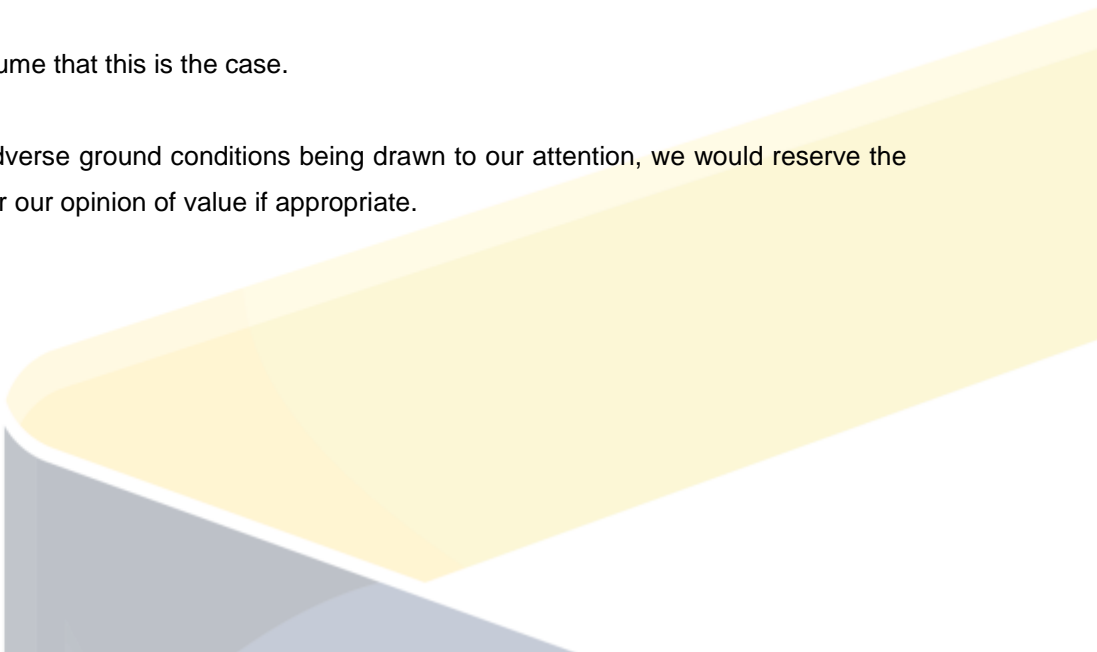
The site is predominantly triangular in shape although is relatively level.

The surrounding area is predominantly residential in nature.

We have no formal information regarding site/ground conditions and our opinions as reported presuppose that the subjects are unaffected by any material, abnormal, unusual or difficult conditions of this nature.

Our opinions assume that this is the case.

In the event of adverse ground conditions being drawn to our attention, we would reserve the right to reconsider our opinion of value if appropriate.



9. ENVIRONMENTAL ISSUES

Given the age, nature and location of the property it is unlikely that the premises will be subject to any material or significant environmental/contamination risks.

However no assurances can be given in this regard and any further comment is outwith the scope of our remit/expertise.

Similarly, having regard to the age of the property and nature of construction, we consider it unlikely that any deleterious or hazardous materials will have been utilised in the original construction process.

Within the limitations of our valuation inspection we found no evidence of invasive vegetation within the immediate vicinity.

There is a small water course lying on the opposite side of Stinchar Road. We have assumed no flood risk from this water course.

10. TENURE

We have not had the opportunity of inspecting the Title Deeds, and for the purposes of our valuation, we have assumed that the subjects are held on Heritable Tenure. We have further assumed that the property is free from encumbrances, restrictions or outgoings of an onerous nature which would affect the value.

11. OCCUPATIONAL LEASES

Not applicable.

12. MARKET TRENDS AND GENERAL COMMENTS

The subjects under report comprise a village hall/community facility, situated within the centre of the South Ayrshire village of Barr.

Barr itself is a small predominantly residential village with a resident population of only around 250 with the village lying around 7 miles to the east of Girvan and accessed via the B# road route. The village is situated within the Stinchar Valley.

Given the levels of population which exists within the area, there are very few commercial entities within the village with the majority of housing in the area being of a traditional nature.

The subject property comprises the main village hall and bowling green facility with the buildings on site originally dating we would estimate from the early 1900's however the property has been substantially extended during the mid to latter part of the 20th Century.

All areas of the property are single storey in nature with the main village hall laid out to provide the main public toilet facilities serving the village and to the rear of this are two separate hall areas with ancillary/support accommodation. The bowling club facility is accessed separately externally and lies to the rear of the original hall. There is however also a separate access from the larger village hall.

Whilst the property was found to be in an adequate overall state of repair, there are clearly elements of the property which will require maintenance on an ongoing basis and in particular we would draw your attention to the external areas with areas of the external timbers requiring maintenance and a number of the roof coverings being felted which will require replacement over a period of time.

The internal finishes throughout are to a traditional standard although within the limitations of our cursory valuation inspection, the facility did appear to have been adequately maintained.

We are advised that the property is presently within the ownership of South Ayrshire Council however consideration has been given to a transfer to the local community. We are advised that this is the reason for our valuation instruction.

As such therefore we have provided our opinion of value reflecting the nature of the existing property and have not taken account of any development potential.

In the event of the property being exposed to the open market, we would expect there to be a degree of demand from parties seeking to develop the site for alternative use purposes although any price paid on this basis would be continual upon obtaining necessary statutory consent and a planning brief.

In terms of the existing use, given the low levels of inherent population, there is an argument that the village hall is some way in excess of the size which would overall be anticipated for a facility serving such a small village.

In a number of locations through central and southern Scotland, properties such as former halls, churches and similar uses have transacted on the open market and whilst the highest prices are obtained in a number of areas where there is a potential to carry out redevelopment of the site, we are also aware of properties which have transacted for what is essentially a continuation of the present use.

There have also been transactions where parties have been identified who can make use of the original accommodation albeit within different usage and examples of this would be scenarios such as a sale of a church to an alternative religious organisation, the sale of a hall for use such as a children's nursery or a store or indeed, in some cases, sales of properties in stronger locations for uses such as a showroom or quasi retail use.

Again, given the size of the local population it is considered unlikely that the property would be considered suitable for an alternative commercial use and in reality therefore we consider that there is likely to be only a very modest level of demand in the event of a sale being considered for anything other than for development purposes.

Even however in the event of the land being exposed to the market for alternative use purposes, there are likely to be elements of the original site which would require to be maintained, particularly the war memorial.

We also note that the property is contained within a Conservation Area and whilst this does not preclude land from being developed, this is effectively a further hurdle which will require to be overcome prior to development consent being granted.

In arriving at our opinion of value however we have adopted the comparative principle of valuation methodology and have had regard to a number of sales of similar properties in a variety of locations throughout Scotland including the undernoted:

Address	Sale Date	Price	Size (sq.ft.)	Rate per sq.ft.	Comments
11A George Square, Greenock	Dec 2020	£110,000	3,673	£29.95	Category C Listed, former church and hall of stone construction with a pitched and slated roof. Appears to be used by a number of local community groups.
Shettleston Methodist Church, 1104 Shettleston Road, Glasgow	March 2020	£200,000	6,437	£31.07	Traditional church building with adjoining hall. An undisclosed buyer purchased the freehold interest for £200,000.
234 Ashcroft Drive, Glasgow	Dec 2019	£66,101	2,342	£28.22	Former Scout Hall in Croftfoot. Asking Price was £40k. No dedicated parking and generally dated throughout.
Knox's Church and Hall, Howard Street, Arbroath	Dec 2019	£130,027	5,644	£23.04	Well-presented traditional stone built church and hall premises. Purchased for conversion to 20 bed hostel and community hall. Situated on prominent road route.
Ford Church, Lochgilphead	Nov 2019	£25,000	717	£34.87	A small traditional church, well maintained and suitably presented at the time of sale. Attractive outlook. Sold for conversion to single residential dwelling.
Longbar Community Centre, Auchengree Road, Beith	Sept 2019	£100,100	3,057	£32.74	Semi-rural community hall constructed 1910. In reasonable order at the time of sale. Planning application subsequently submitted for single residential dwelling.

40 Kirk Street, Campbeltown	Feb 2019	£65,000	2,791	£23.29	Former British Red Cross building. A small terraced traditional property comprising meeting hall and support accommodation. Purchased by South Kintyre Development Trust.
Strathmiglo Church Hall, High Street, Cupar	Oct 2018	£65,000	3,928	£16.55	Village church hall of traditional build. Smaller in size than the subjects. A degree of ground positioned to the front of the site.
St Columba's Church, Torridon Lane, Dunfermline	April 2018	£131,000	2,860	£48.88	Purchased by an architect so can only assume now a single dwelling. Was in good condition at time of sale.
Former St Michael's Church, West Port, Cupar	Mar 2018	£65,000	3,768	£17.25	Traditional church premises, smaller in size. Subsequently redeveloped to create 9 flatted dwellings.
St Christopher's Church, Binend Road, Glasgow	Feb 2018	£170,000	4,505	£37.74	Property had been marketed at 'offers over £110,000. We understand the purchaser was a nursery operator. Convenient access to M77. Required a degree of maintenance.
Inverchaolain Church, Dunoon	Sept 2017	£25,000	2,059	£12.14	A traditional church property. Smaller than the subjects and overlooking the Cowal peninsula. Believed to be used as a hall. No vehicular access.
St Margaret's Tollcross Park Church, Braidfauld Road, Glasgow	June 2017	£152,000	6,174	£24.61	Traditional church premises. Purchased by another religious group. Relatively well-presented.
Kirkhill Church, Cairns Road, Cambuslang	May 2017	£139,000	4,504	£30.86	Traditional church building, relatively well presented. Purchased by nursery operator.

Given the issues we have highlighted above in relation to the nature of the location and indeed the dimensions of the property itself, we are of the view that the property is likely to transact at the lower end of the anticipated value range.

As is often the case within this section of the market however none of the properties which we have analysed for comparison purposes is considered to be identical to the subjects under consideration in this case and as such, a higher level of subjective judgement does require to be applied reflecting the specific location and descriptive elements in respect of the property under consideration.

Whilst we are satisfied that the comparable evidence we have detailed does allow our opinion of value to be substantiated to an extent, we have required to apply our own judgement as to the levels of value which should be applied.

In arriving at our opinion of value therefore we have applied an overall rate of £20 per sq.ft. to the Gross Internal Area of the main building which produces a figure of £84,600. We have rounded this figure marginally to produce a figure of £85,000. To this, we have added an overall rate of £15,000 to the bowling green and putting green areas, reflecting the use as amenity land. This provides a total figure of £100,000.

13. RENTAL VALUE

Due to the nature of our instructions it is not considered appropriate to pass further comment under this heading.

14. CAPITAL VALUE

Having regard to the content of this report, including the Terms and Conditions attached hereto, we are of the opinion that the current value(s) can be fairly stated on the required bases as undernoted:-

1. Market Value

£100,000 (ONE HUNDRED THOUSAND POUNDS)

The above opinion of value reflects the property in its existing use.

15. INSURANCE REINSTATEMENT

We have not been asked to provide this figure.

16. SECURITY FOR A LOAN

Not relevant

Should any of the assumptions contained within this report prove incorrect, we reserve the right to reconsider our opinion of value(s) if appropriate.

We trust the foregoing is sufficient for your purposes but should you require any further information, please do not hesitate to contact us.

Yours faithfully

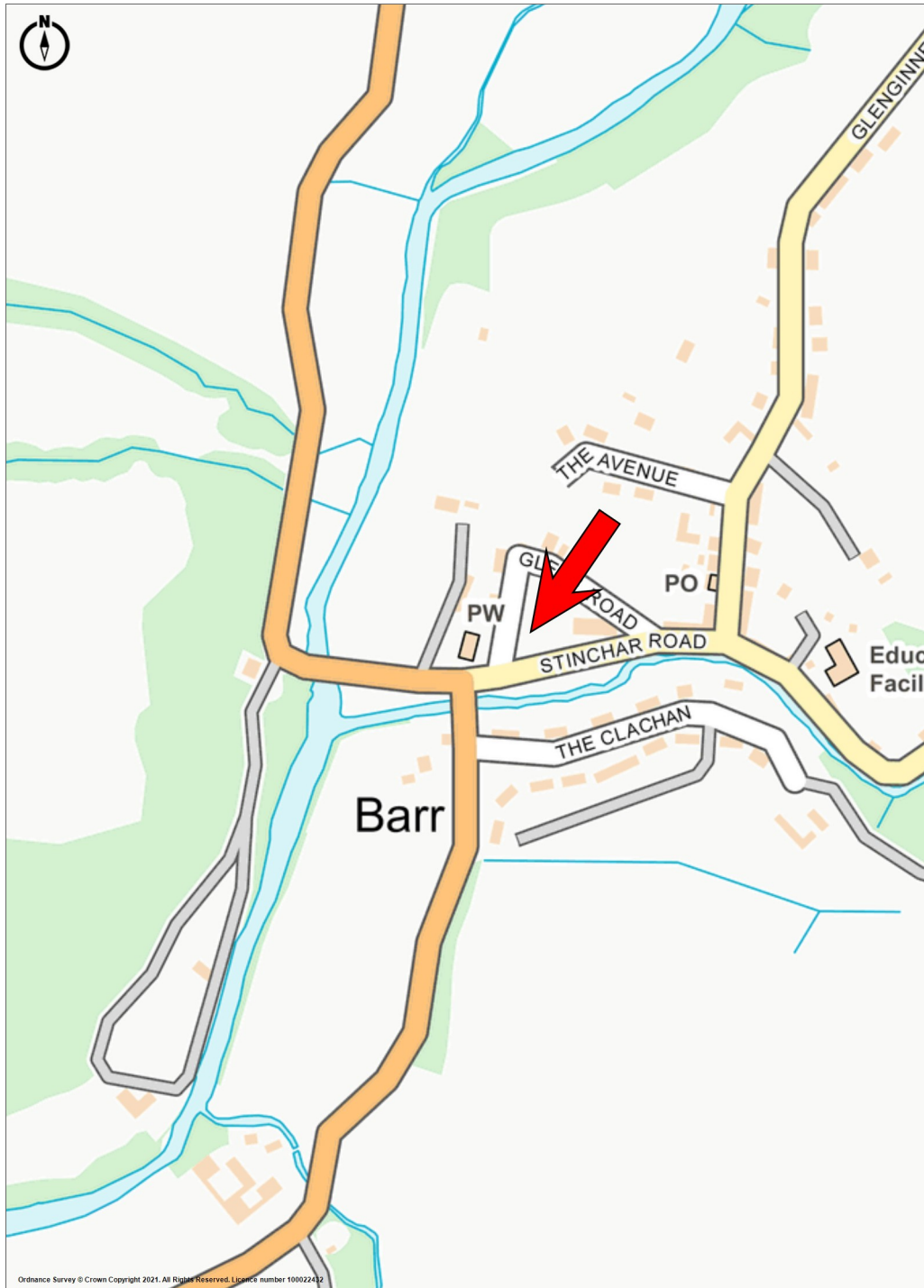


Ian Woods BSc FRICS
Partner
RICS Registered Valuer
For DM Hall LLP

APPENDIX 1
LOCATION PLAN (S)



BARR VILLAGE HALL & BOWLING GREEN
STINCHAR ROAD
BARR
KA26 9TW



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Promap
● LANDMARK INFORMATION

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APPENDIX 2
SCHEDULE OF PHOTOGRAPHS



**Original Building****Rear Elevation****Main Hall****Putting Green****Reception****Toilet Area**

**Store****Seating Area****Kitchen****Original Hall****Bowling Club****Main Hall**

APPENDIX 3

TERMS AND CONDITIONS





Introduction

Unless specified to the contrary in the body of the Report, our valuations are carried out in accordance with the following terms and conditions.

1. THE SERVICE

- 1.1. Unless otherwise stated, the Valuer is an External Valuer as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book).

The Valuer provides directly to the Client a Report based on an inspection as described below, and either:-

(a) in respect of the particular type of property, has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently; or

(b) where he satisfies (a) above, except that he has insufficient current knowledge, he will be or has been assisted by a person(s) who has (have) such knowledge and the skills and understanding necessary to provide the assistance required;

Unless previously agreed in writing and set out in the Confirmation of Instructions, the Report will cover the following points:

- 1.1.1. A description of the property, its location and its readily apparent state of repair;
- 1.1.2. The Valuer's opinion(s) of value of the Property on the basis stated in the Confirmation of Instructions. These may include Market Value, Market Rent, Building Reinstatement Cost Assessment and/or such other basis as may have been agreed in writing;
- 1.1.3. Where the valuation(s) has (have) been affected by the existence of an unimplemented planning consent for change of use or other development, the Valuer will so report and advise as to the amount(s) of the increase reported in consequence.
- 1.1.4. In the case of Property to be held as an investment:
- (a) An opinion of Market Rent at the reporting date, representing the rental income that the owner will be entitled to from the Property if it becomes or remains fully occupied;
- (b) An opinion on the effects on value of the quality and terms of the lease(s) and relevant implications upon the valuation; and
- (c) the Valuer's view of the market's opinion of tenant covenants for the class of the subject Property in the subject locality.
- 1.1.5. Advice, if the Valuer considers it relevant, on whether there is significant prospect of or potential for change of use or other development of the Property, or those in the vicinity, which would materially affect the value of the Property.
- 1.1.6. Advice, if the Valuer considers it relevant, on any other factors that may materially affect the status or value of the Property as security.
- 1.1.7. Comment upon the proposed purchase price if this has been notified in writing to the Valuer.

- 1.1.8. A statement of any special assumptions which the Valuer has made.
- 1.1.9. If appropriate, the Valuer's opinion of the suitability of the Property as a lending security having regard to the criteria typically applied by mainstream lenders.
- 1.1.10. If appropriate, the Valuer's opinion (without liability on the part of the Valuer) of current market conditions and/or trends in respect of this type of property in the area.
- 1.1.11. A statement as to the valuation method adopted, and an indication as to the extent to which the Valuer has been able to have regard to comparable market transactions:
- (a) in the case of Property valued for the existing use as an operational entity having regard to trading potential, the opinion which the Valuer has formed as to the future trading potential, including the gross income and profitability likely to be achieved; and
 - (b) in the case of Property valued on a residual basis, the significant material figures and assumptions made and the consequences of changes thereto.
- 1.1.12. Where specifically agreed in writing at the time of instruction, an indicative Building Reinstatement Cost Assessment, this is given solely as a guide. A formal Buildings Reinstatement Cost Assessment for insurance purposes can only be given by a quantity surveyor, building surveyor or similarly qualified professional. The Client is advised to obtain a formal Buildings Reinstatement Cost Assessment for insurance purposes
- 1.1.13. Any other aspects, other than the usual legal investigations, which the Valuer considers require further consideration or investigations.
-

- 1.2. Following provision of the Report, the Valuer will be prepared to discuss its contents.
- 1.3. The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to the Property, tenure, leases and all other relevant matters.
- 1.4. Subject to Paragraph 2.1 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
- 1.5. If the Valuer's inspection suggests that there may be material hidden defects to the Property the Valuer will so advise and may defer submitting a final Report until the results of further investigations are available.
- 1.6. The Report will not seek to identify the existence of contamination. If, however, the Valuer in the course of the inspection or investigations learns that there may be contamination, the Valuer will report this to the Client.
- 1.7. In preparing the Report, unless otherwise stated by the Valuer, the following assumptions will be made that the Valuer shall be under no duty to verify:
- (a) that no deleterious or hazardous materials or techniques were used in the construction of the Property or have since been incorporated;
 - (b) that good title can be shown and that the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
 - (c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the Property, its condition, its use, nor its intended use, is or will be unlawful;

(d) that all required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with and that works not requiring consents meet the standards required by the building regulations or are exempt;

(e) that inspection of those parts of the Property that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;

(f) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential for contamination of the Property from past or present uses of the Property or from any neighbouring property;

(g) that no notices have been issued by the Statutory Authorities or by the Fire Master and that no significant capital expenditure is required to comply with the provisions of inter alia the Offices, Shops and Railway Premises Act, Health and Safety at Work etc Act, Fire Precautions Act, Disability Discrimination Act, Equality Act and the Factories Acts; and

(h) that the flank walls of the Property are party walls and that the liability for mutual repairs, including the roof, its parts and pertinents, is on an equitable basis between the proprietors of the various floors.

- 1.8. Unless otherwise specifically stated the Report does not take VAT into account. The client is advised to obtain specialist advice in this regard. Similarly, unless specifically stated, the Report makes no allowance for the costs of acquisition or disposal or for any tax which might arise.
- 1.9. In providing the Services the Valuer will have regard to relevant contents of the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors.
- 1.10. The Report will be provided for the stated purpose and for the sole use of the named Client. DM Hall accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer, and accept no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it, may be included in any published document, circular or statement, or published in any way, without DM Hall's prior written approval of the form and context in which it may appear. In the event that the Report is presented to your Lender, we cannot guarantee that it will be acceptable to them. The Client is advised that if a Lender seeks to rely on this Report they do so at their own risk.
- 1.11. DM Hall has a Complaints Procedure in accordance with The Royal Institution of Chartered Surveyors Rules of Conduct. A copy of this procedure is available on request.
- 1.12. Compliance with the RICS Valuation – Professional Standards (Red Book) may be subject to monitoring under the Institution's conduct and disciplinary regulations and the Valuer Registration Scheme.
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2. THE INSPECTION

- 2.1. The Valuer will undertake a visual inspection of so much of the exterior and interior of the Property as is accessible with safety and without undue difficulty, as can be seen whilst standing at ground level within the boundaries of the Property and adjacent public/communal areas and whilst standing at the various floor levels, which the Valuer considers reasonably necessary to provide the Services, having regard to its purpose. The Valuer is under no duty to carry out a building survey or to inspect those parts of the Property which are covered, unexposed or inaccessible, or to raise boards, move anything, use a moisture detecting meter, or to arrange for the testing of electrical heating or other services. Roof voids and attics are not inspected. In some instances or types of property only selected or representative parts of the Property may be inspected.

- 2.2. The purpose of the inspection is to provide an opinion of value. Comments may be made on the readily apparent state of repair of the Property. The inspection is not a building or structural survey and the Report will not detail defects that do not materially affect value. Where defects are mentioned in the Report, they should be regarded as indicative and not exhaustive.
- 2.3. The Valuer will not carry out an asbestos inspection and will not be acting as an inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. The Client's legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, it is assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.
- 2.4. The Valuer will not carry out an inspection for Japanese Knotweed or other infestations by invasive species. Unless otherwise stated it is assumed that there is no Japanese Knotweed or other infestations by invasive species within the boundaries of the Property or in neighboring properties. The identification of infestations of this type should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed or invasive species, further investigations may be recommended.

3. THE REPORT

- 3.1. If it is not reasonably possible to carry out a substantial part of the Inspection this will be stated in the Report.
- 3.2. Where the Valuer relies on information provided, this will be indicated in the Report, together with the source of the information.
- 3.3. The Report will state the existence of any apparent, recent significant alterations and extensions so as to alert the Client's legal advisers.

4. VALUATION

- 4.1. The valuations provided will be on the assumptions set out in section 1.7 in respect of individual subject properties (unless otherwise agreed) as inspected. The valuations will be provided on the bases of value stated in the Confirmation of Instructions and as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors. Any special assumptions or reference to a particular buyer will be clearly stated.
- 4.2. The valuations will exclude any additional value attributable to personal goodwill, or the value of any fixtures and fittings which are only of value *in situ* to the present or proposed occupier, except in the case of a Property which is fully equipped and valued as an operational entity, where only personal goodwill is excluded.
- 4.3. Unless otherwise stated, in the valuation of portfolios, each Property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

5. INSTRUCTIONS AND CHARGES

- 5.1. All instructions from the Client will be made directly by the Client and confirmed in writing.
- 5.2. The Client will pay to DM Hall the fee initially agreed between them, subject to any amendment thereto to be agreed if the Valuer's instructions are subsequently modified. In addition, the Client will reimburse DM Hall the cost of all reasonable out-of-pocket expenses which may be incurred and pay the amount of any Value Added Tax on the fee and expenses.
- 5.3. Unless otherwise agreed in writing, and subject to condition 5.4 below, the maximum liability of DM Hall and the Valuer (in contract, delict, negligence or otherwise) howsoever arising, in relation to the Property, shall be 20% of the value of the Property on the basis identified in the Confirmation of Instructions or, if no basis is expressed, Market Value as defined by the RICS, on the date of the instruction.
- 5.4. The maximum aggregate liability in contract, delict, negligence or otherwise, howsoever arising, of DM Hall and the Valuer in respect of any one claim or series of claims arising from, or in relation to, this Report shall not in any circumstances exceed £10,000,000 or the limit of liability stated in the professional indemnity insurance policy of DM Hall, whichever is the lower. A copy of the policy certificate is available on request.

This maximum aggregate liability is irrespective of how many separate and individual claims may be presented or their total and the Client expressly in advance frees, relieves and holds harmless DM Hall and its members as members and as individuals, past and present, from any such claims past, present and future in excess of the limitation of liability set out in this clause.

6. PRIVACY AND DATA PROTECTION

- 6.1. Processing of personal data is regulated in the United Kingdom by the General Data Protection Regulation EU 2016/679 ("GDPR") as supplemented by the Data Protection Act 2018 as well as other laws which relate to privacy and electronic communications. In this Paragraph 6, these laws are called "**Data Protection Law**". Terms which are defined in Data Protection Law bear the same meanings when used in this Paragraph 6.
- 6.2. In processing any personal data which DM Hall may receive or collect in the ordinary course of acting for the Client, DM Hall acts as an independent controller and not a processor or sub processor. This means that DM Hall is responsible for complying with Data Protection Law in respect of any personal data it processes in providing Services to the Client. Where the Client (or third parties on behalf of the Client) disclose personal information to DM Hall for the purposes of providing Services it is the Client's responsibility to make sure that such disclosure to DM Hall for these purposes will be fair and lawful and will not contravene Data Protection Law. Where appropriate, the Client (and any third party disclosing personal data to DM Hall on the Client's behalf) should draw the attention of any affected individuals to DM Hall's privacy statement (see Paragraph 6.5 below)
- 6.3. In general terms, DM Hall uses any personal data that is disclosed to it by or on behalf of the Client for the purposes of:
 - 6.3.1 providing services to the Client;
 - 6.3.2 meeting legal requirements upon it – such as in relation to anti-money laundering and;
 - 6.3.3 internal administrative purposes arising from the surveyor/client relationship.

- 6.4. To the extent that the Valuer processes personal data for the purposes of providing his/her Report, the Valuer acts as a processor of the personal data on behalf of DM Hall.
- 6.5. Further information about how DM hall handles personal data that is disclosed to it by (or on behalf of) the client, the reasons it relies on to do so and the rights that individuals have under Data Protection Law can be found in DM Hall's privacy statement which can be viewed at www.dmhall.co.uk. A copy of the privacy statement can be made available at any time on request. To obtain a copy of the privacy statement or to discuss any aspect of the privacy statement or this Paragraph 6, then please e-mail us at data@dmhall.co.uk.

7. DEFINITIONS

- 7.1. The "Valuer" is the author of the Report on the Property.
- 7.2. The "Report" is the report of the kind described in section 1 of these Conditions of Engagement.
- 7.3. The "Property" is the property which forms the subject of the Report.
- 7.4. "DM Hall" is DM Hall LLP, a limited liability partnership registered in Scotland with registration number SO301144 and having its registered office at 17 Corstorphine Road, Edinburgh EH12 6DD.
- 7.5. The "Client" is the person, firm or company to whom DM Hall is to provide the Report in accordance with the Confirmation of Instructions and these Conditions of Engagement.
- 7.6. The "Confirmation of Instructions" is the letter issued by DM Hall confirming receipt of instructions to prepare a valuation, setting out the Services and setting out the fee for the Report.
- 7.7. "Market Value" means the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.8. "Market Rent" means the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.9. "Building Reinstatement Cost Assessment" means an estimate for insurance purposes of the current cost of:
- (a) rebuilding the Property in its present form (unless otherwise stated); or
 - (b) the Property being constructed as currently proposed;
- each including the costs of site clearance and professional fees but excluding:
- (i) VAT (except on fees);
 - (ii) loss of rent; and
 - (iii) the cost of alternative accommodation for the reinstatement period.
- 7.10. The "Services" means the specific services to be provided by DM Hall to the Client pursuant to the Confirmation of Instructions and section 1 of these Conditions of Engagement.
- 7.11. The "Lender" means a party who has provided or intends or proposes to provide financial assistance to the Client towards the purchase or remortgage of the Property and in whose favour a standard security will be granted over the Property.

APPENDIX 2
SCHEDULE OF PHOTOGRAPHS





APPENDIX 3
TERMS AND CONDITIONS





Introduction

Unless specified to the contrary in the body of the Report, our valuations are carried out in accordance with the following terms and conditions.

1. THE SERVICE

- 1.1. Unless otherwise stated, the Valuer is an External Valuer as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book).

The Valuer provides directly to the Client a Report based on an inspection as described below, and either:-

(a) in respect of the particular type of property, has sufficient current local, national and international (as appropriate) knowledge of the particular market and the skills and understanding necessary to undertake the valuation competently; or

(b) where he satisfies (a) above, except that he has insufficient current knowledge, he will be or has been assisted by a person(s) who has (have) such knowledge and the skills and understanding necessary to provide the assistance required;

Unless previously agreed in writing and set out in the Confirmation of Instructions, the Report will cover the following points:

- 1.1.1. A description of the property, its location and its readily apparent state of repair;
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- 1.1.4. In the case of Property to be held as an investment:
- (a) An opinion of Market Rent at the reporting date, representing the rental income that the owner will be entitled to from the Property if it becomes or remains fully occupied;
- (b) An opinion on the effects on value of the quality and terms of the lease(s) and relevant implications upon the valuation; and
- (c) the Valuer's view of the market's opinion of tenant covenants for the class of the subject Property in the subject locality.
- 1.1.5. Advice, if the Valuer considers it relevant, on whether there is significant prospect of or potential for change of use or other development of the Property, or those in the vicinity, which would materially affect the value of the Property.
- 1.1.6. Advice, if the Valuer considers it relevant, on any other factors that may materially affect the status or value of the Property as security.
- 1.1.7. Comment upon the proposed purchase price if this has been notified in writing to the Valuer.

- 1.1.8. A statement of any special assumptions which the Valuer has made.
- 1.1.9. If appropriate, the Valuer's opinion of the suitability of the Property as a lending security having regard to the criteria typically applied by mainstream lenders.
- 1.1.10. If appropriate, the Valuer's opinion (without liability on the part of the Valuer) of current market conditions and/or trends in respect of this type of property in the area.
- 1.1.11. A statement as to the valuation method adopted, and an indication as to the extent to which the Valuer has been able to have regard to comparable market transactions:
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 - (b) in the case of Property valued on a residual basis, the significant material figures and assumptions made and the consequences of changes thereto.
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- 1.2. Following provision of the Report, the Valuer will be prepared to discuss its contents.
- 1.3. The Valuer shall, unless otherwise expressly agreed, rely upon information provided by the Client and/or the Client's legal or other professional advisers relating to the Property, tenure, leases and all other relevant matters.
- 1.4. Subject to Paragraph 2.1 below, the Valuer shall carry out such inspections and investigations as are, in the Valuer's professional judgement, appropriate and possible in the particular circumstances.
- 1.5. If the Valuer's inspection suggests that there may be material hidden defects to the Property the Valuer will so advise and may defer submitting a final Report until the results of further investigations are available.
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- 1.7. In preparing the Report, unless otherwise stated by the Valuer, the following assumptions will be made that the Valuer shall be under no duty to verify:
- (a) that no deleterious or hazardous materials or techniques were used in the construction of the Property or have since been incorporated;
 - (b) that good title can be shown and that the Property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings;
 - (c) that the Property and its value are unaffected by any matters which would be revealed by a local search and replies to the usual enquiries, or by any statutory notice, and that neither the Property, its condition, its use, nor its intended use, is or will be unlawful;

(d) that all required valid planning permissions and statutory approvals for the buildings and for their use, including any recent or significant extensions or alterations, have been obtained and complied with and that works not requiring consents meet the standards required by the building regulations or are exempt;

(e) that inspection of those parts of the Property that have not been inspected would neither reveal material defects nor cause the Valuer to alter the valuation(s) materially;

(f) unless otherwise stated, that no contaminative or potentially contaminative uses have ever been carried out on the Property and that there is no potential for contamination of the Property from past or present uses of the Property or from any neighbouring property;

(g) that no notices have been issued by the Statutory Authorities or by the Fire Master and that no significant capital expenditure is required to comply with the provisions of inter alia the Offices, Shops and Railway Premises Act, Health and Safety at Work etc Act, Fire Precautions Act, Disability Discrimination Act, Equality Act and the Factories Acts; and

(h) that the flank walls of the Property are party walls and that the liability for mutual repairs, including the roof, its parts and pertinents, is on an equitable basis between the proprietors of the various floors.

- 1.8. Unless otherwise specifically stated the Report does not take VAT into account. The client is advised to obtain specialist advice in this regard. Similarly, unless specifically stated, the Report makes no allowance for the costs of acquisition or disposal or for any tax which might arise.
- 1.9. In providing the Services the Valuer will have regard to relevant contents of the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors.
- 1.10. The Report will be provided for the stated purpose and for the sole use of the named Client. DM Hall accepts responsibility to the Client alone that the Report will be prepared with the skill, care and diligence reasonably to be expected of a competent Valuer, and accept no responsibility whatsoever to any parties other than the Client. Any such parties rely upon the Report at their own risk. Neither the whole nor any part of the Report, nor any reference to it, may be included in any published document, circular or statement, or published in any way, without DM Hall's prior written approval of the form and context in which it may appear. In the event that the Report is presented to your Lender, we cannot guarantee that it will be acceptable to them. The Client is advised that if a Lender seeks to rely on this Report they do so at their own risk.
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2. THE INSPECTION

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- 2.3. The Valuer will not carry out an asbestos inspection and will not be acting as an inspector in completing a valuation inspection of properties that may fall within the Control of Asbestos Regulations 2012. No enquiry of the duty holder, as defined in the Control of Asbestos Regulations 2012, of the existence of an asbestos register, or of any plan for the management of asbestos will be made. The Client's legal adviser/conveyancer should confirm the duty holder under these regulations, the availability of an Asbestos Register and the existence and management of any asbestos containing materials. For the purposes of this valuation, it is assumed that there is a duty holder, as defined in the Control of Asbestos Regulations 2012, and that a Register of Asbestos and effective Management Plan is in place which does not require any immediate expenditure or pose a significant risk to health or breach the HSE Regulations.
- 2.4. The Valuer will not carry out an inspection for Japanese Knotweed or other infestations by invasive species. Unless otherwise stated it is assumed that there is no Japanese Knotweed or other infestations by invasive species within the boundaries of the Property or in neighboring properties. The identification of infestations of this type should be made by a specialist contractor. It must be removed by specialist contractors and removal may be expensive. Where the Valuer does report the presence of Japanese Knotweed or invasive species, further investigations may be recommended.

3. THE REPORT

- 3.1. If it is not reasonably possible to carry out a substantial part of the Inspection this will be stated in the Report.
- 3.2. Where the Valuer relies on information provided, this will be indicated in the Report, together with the source of the information.
- 3.3. The Report will state the existence of any apparent, recent significant alterations and extensions so as to alert the Client's legal advisers.

4. VALUATION

- 4.1. The valuations provided will be on the assumptions set out in section 1.7 in respect of individual subject properties (unless otherwise agreed) as inspected. The valuations will be provided on the bases of value stated in the Confirmation of Instructions and as defined in the latest edition of the RICS Valuation – Professional Standards (Red Book) as published by The Royal Institution of Chartered Surveyors. Any special assumptions or reference to a particular buyer will be clearly stated.
- 4.2. The valuations will exclude any additional value attributable to personal goodwill, or the value of any fixtures and fittings which are only of value *in situ* to the present or proposed occupier, except in the case of a Property which is fully equipped and valued as an operational entity, where only personal goodwill is excluded.
- 4.3. Unless otherwise stated, in the valuation of portfolios, each Property is valued separately and not as part of the portfolio. Accordingly, no allowance, either positive or negative, is made in the aggregate value reported to reflect the possibility of the whole or part of the portfolio being put on the market at any one time.

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- 5.3. Unless otherwise agreed in writing, and subject to condition 5.4 below, the maximum liability of DM Hall and the Valuer (in contract, delict, negligence or otherwise) howsoever arising, in relation to the Property, shall be 20% of the value of the Property on the basis identified in the Confirmation of Instructions or, if no basis is expressed, Market Value as defined by the RICS, on the date of the instruction.
- 5.4. The maximum aggregate liability in contract, delict, negligence or otherwise, howsoever arising, of DM Hall and the Valuer in respect of any one claim or series of claims arising from, or in relation to, this Report shall not in any circumstances exceed £10,000,000 or the limit of liability stated in the professional indemnity insurance policy of DM Hall, whichever is the lower. A copy of the policy certificate is available on request.

This maximum aggregate liability is irrespective of how many separate and individual claims may be presented or their total and the Client expressly in advance frees, relieves and holds harmless DM Hall and its members as members and as individuals, past and present, from any such claims past, present and future in excess of the limitation of liability set out in this clause.

6. PRIVACY AND DATA PROTECTION

- 6.1. Processing of personal data is regulated in the United Kingdom by the General Data Protection Regulation EU 2016/679 ("GDPR") as supplemented by the Data Protection Act 2018 as well as other laws which relate to privacy and electronic communications. In this Paragraph 6, these laws are called "**Data Protection Law**". Terms which are defined in Data Protection Law bear the same meanings when used in this Paragraph 6.
- 6.2. In processing any personal data which DM Hall may receive or collect in the ordinary course of acting for the Client, DM Hall acts as an independent controller and not a processor or sub processor. This means that DM Hall is responsible for complying with Data Protection Law in respect of any personal data it processes in providing Services to the Client. Where the Client (or third parties on behalf of the Client) disclose personal information to DM Hall for the purposes of providing Services it is the Client's responsibility to make sure that such disclosure to DM Hall for these purposes will be fair and lawful and will not contravene Data Protection Law. Where appropriate, the Client (and any third party disclosing personal data to DM Hall on the Client's behalf) should draw the attention of any affected individuals to DM Hall's privacy statement (see Paragraph 6.5 below)
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 - 6.3.3 internal administrative purposes arising from the surveyor/client relationship.

- 6.4. To the extent that the Valuer processes personal data for the purposes of providing his/her Report, the Valuer acts as a processor of the personal data on behalf of DM Hall.
- 6.5. Further information about how DM hall handles personal data that is disclosed to it by (or on behalf of) the client, the reasons it relies on to do so and the rights that individuals have under Data Protection Law can be found in DM Hall's privacy statement which can be viewed at www.dmhall.co.uk. A copy of the privacy statement can be made available at any time on request. To obtain a copy of the privacy statement or to discuss any aspect of the privacy statement or this Paragraph 6, then please e-mail us at data@dmhall.co.uk.

7. DEFINITIONS

- 7.1. The "Valuer" is the author of the Report on the Property.
- 7.2. The "Report" is the report of the kind described in section 1 of these Conditions of Engagement.
- 7.3. The "Property" is the property which forms the subject of the Report.
- 7.4. "DM Hall" is DM Hall LLP, a limited liability partnership registered in Scotland with registration number SO301144 and having its registered office at 17 Corstorphine Road, Edinburgh EH12 6DD.
- 7.5. The "Client" is the person, firm or company to whom DM Hall is to provide the Report in accordance with the Confirmation of Instructions and these Conditions of Engagement.
- 7.6. The "Confirmation of Instructions" is the letter issued by DM Hall confirming receipt of instructions to prepare a valuation, setting out the Services and setting out the fee for the Report.
- 7.7. "Market Value" means the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.8. "Market Rent" means the estimated amount for which a property would be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.
- 7.9. "Building Reinstatement Cost Assessment" means an estimate for insurance purposes of the current cost of:
- (a) rebuilding the Property in its present form (unless otherwise stated); or
 - (b) the Property being constructed as currently proposed;
- each including the costs of site clearance and professional fees but excluding:
- (i) VAT (except on fees);
 - (ii) loss of rent; and
 - (iii) the cost of alternative accommodation for the reinstatement period.
- 7.10. The "Services" means the specific services to be provided by DM Hall to the Client pursuant to the Confirmation of Instructions and section 1 of these Conditions of Engagement.
- 7.11. The "Lender" means a party who has provided or intends or proposes to provide financial assistance to the Client towards the purchase or remortgage of the Property and in whose favour a standard security will be granted over the Property.

Barr SCIO – ACAF Request

1.0 Background

- 1.1 In March this year, Barr Community SCIO (BCS) submitted a request for ownership of the Barr Community Centre as a Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 (the Act).
- 1.2 The BCS proposal, as described in their CAT application, is to renovate the asset into 'a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub providing a café/bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets'. The outdoor space, including the bowling green, will continue in its current use. The SCIO's aim is for the facility to 'reduce social isolation and boost community health and wellbeing while providing opportunities for community activities, projects, local business creation, events and workshops.'
- 1.3 An independent valuation of the asset was undertaken in June 2024 by DM Hall, Chartered Surveyors, and the opinion of the valuer is that the market value of the requested asset is £100,000. BCS has offered to purchase the asset for £1 (one pound), giving their reasons for requesting a discount of £99,999 on market value as:
 - 1.3.1 Community Benefits Resulting From The Proposal – these are described in BCS's CAT Stage 2 Request Form and were rated as Very Strong by the CATAG;
 - 1.3.2 Cost of Essential Repairs Required to the Asset – a Condition Survey of the asset commissioned by the Council in June 2023 identified estimated repair costs of £243,700 *however* £79,000 of those repairs are classed as Long Term (recommended in the next 6-10 years) and others go beyond the scope of repairs the Council would normally expect to carry out on its operational estate (see section 2 below);
 - 1.3.3 Their assertion that the asset is 'held in trust for the inhabitants of the Parish of Barr' and was acquired by SAC's predecessor authority for no consideration. The Council has sought an external legal opinion to confirm any restrictions on our ability to dispose of the property. This opinion may have a bearing on the conditions of the sale should Cabinet agree to the transfer.
- 1.4 In addition to the requested discount (see 1.3), BCS has requested a grant from the Council's Advancing Community Assets Fund (ACAF) of £258,500 (see section 2 below).

- 1.5** Under the Act, the Council is required to assess the CAT request and notify the Barr SCIO of its decision within 6 months. A paper has been prepared for the 25th September Cabinet meeting with a recommendation that Cabinet approve the transfer of ownership for the discounted sum of £1.

2.0 ACAF Grant Request

- 2.1** Establishment of the Advancing Community Assets Fund (ACAF) was approved by Leadership Panel in January 2020 to provide financial support to community-controlled bodies that aspire to take on a Council-owned asset (land and property) through ownership, lease or other rights.
- 2.2** The ACAF may award grants to a community-controlled body, towards the costs of capital works, relevant to the condition of the asset being requested. Cabinet will determine any ACAF capital grant requests in conjunction with its consideration of the Stage 2 CAT application. The General Conditions for grants awarded through the ACAF are included below at section 3.
- 2.3** BCS has requested a grant from the ACAF of £258,500. This is based on the Schedule of Estimated Costs (£243,700) identified in the Condition Report carried out by Avison Young (AY) in June 2023, plus a 6% adjustment for inflation amounting to £14,800.
- 2.4** ACAF Guidance for Applicants states: 'The Council expects that requests for capital costs (through ACAF) would not exceed £100,000; however the Leadership Panel will consider grant requests in excess of £100,000 on a case by case basis.
- 2.5** The full Schedule of Estimated Costs is included below at 2.7. The items highlighted are those proposed for removal on the grounds that: a) they are recommended to be undertaken 6 years or more into the future; or b) they are beyond the scope of works the Council would routinely undertake on its operational estate. **The proposed grant award from the ACAF, therefore, is £118,826** (comprising £112,100 based on the remaining items on the Schedule of Estimated Costs + an additional 6% for inflation/contingency).
- 2.6** This proposed grant offer, to cover the works identified, will enable the continued operation of the facility. The proposed grant value of £118,826 is significantly higher than any previous ACAF awards.

2.7 Edited Schedule of Estimated Costs



South Ayrshire Council

28/06/2023

Barr Community Centre, 5 Stincher Road, Barr, KA26 9TW

Schedule of Estimated Costs

Item	Work Description	Total £	Short Term 0-1 yr	Medium Term 2-5 yrs	Long Term 6-10yrs
Short					
Structure & Fabric					
1	Access chimney to undertake required repair works and ensure in safe condition. This includes scaffold cost.	1,200	1,200		
2	Access pitched roof covering to replace all ridge	1,800	1,800		
3	Supply and install mineral wool insulation within ceiling voids above original building	1,500	1,500		
4	Undertake repair to gutter at rear of East extension, and clean out all guttering to property	750	750		
6	Allow to replace all windows to Hall nr 2, with new thermally efficient units	14,000	14,000		
9	Repair and re-align boundary fencing to property.	10,000	10,000		
	Supply and install new timber fence between bowling and putting green	7,500	7,500		
	Replace cracked and damaged paving slabs.	350	350		
10	Lift vinyl flooring to corridor R003, refix loose timber flooring beneath and renew vinyl to entire	350	350		
11	Change door ironmongery and provide colour contrast to Access wc	600	600		
12	Appoint specialist timber and damp survey. No costs allowed here for any remedial works	750	750		
Building Engineering Services					
13	Supply and install external lighting to fire escape doors of east extension (front elevation), and replace existing bulkhead fittings with LED type	2,000	2,000		
Medium					
Structure & Fabric					
14	Allow here sum for the replacement of mineral felt covering to flat roof where required	5,000		5,000	
17	Prepare and redecorate all external doors to south extension, and replace crashbar ironmongery to main entrance door	500		500	
18	Prepare and redecorate render finish to all elevations of the property	8,000		8,000	
19	Replace plasterboard ceiling to Male wc.	500		500	
	Hack off and renew de-bonded ceramic wall tiles to Male wc	500		500	
21	Replace door to mains electric cupboard and overhaul pair of fire doors to main entrance	1,200		1,200	
22	Replacement of vinyl floor coverings throughout.	8,100		8,100	
23	Prepare and redecorate floor slab to store room.	200		200	
24	Refurbish existing kitchen, to provide new stainless steel commercial units	25,000		25,000	
25	Replace base units and worktop to room R011 with new	5,000		5,000	
26	Allow to replace taps and plugs to vanity units of wc's	700		700	
	Allow to replace two pairs of internal fire doorsets to corridors	4,000		4,000	
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800		800	
27	Allow for full cyclical redecoration works throughout property	9,000		9,000	
	Undertake works recommended withing Accessibility Audit	2,600		2,600	
Building Engineering Services					
28	The main gear and power distribution boards are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in long term.	10,000		10,000	
29	warm air heaters, and extract fans are beyond the CIBSE guide design life, but remain in serviceable condition with risk of failure. Therefore, allowance here for full replacement in medium term.	40,000		40,000	

30	Hot water cylinder to kitchen has reached end of CIBSE guide design life. Allowance here for replacement in medium term.	2,500		2,500	
		-			
Long					
Structure & Fabric					
	Allow for the replacement of all perimeter fencing to site with a type which is matching to the existing	60,000			60,000
	Allow sum for on-going repairs and maintenance to internal doors and ironmongery	800			800
	Undertake works recommended withing	18,500			18,500
	Accessibility Audit				
Building Engineering Services					
n/a	n/a	-			
Total £	Structure & Fabric	189,200	38,800	71,100	79,300
Total £	Building Engineering Services	54,500	2,000	52,500	-
Total £		243,700	40,800	123,600	79,300

Notes

Budget costs only – we recommend that detailed specifications are prepared in order to obtain competitive prices from suitable contractors.

Overheads, profit and preliminaries included

Professional fees excluded.

Statutory fees excluded.

Inflation and/or extraordinary expenses excluded.

VAT excluded.

Figures quoted at 2Q2023

Day to day cyclical maintenance excluded unless otherwise stated

3.0 ACAF General Conditions

1. Community-controlled bodies applying for Council support should be able to clearly demonstrate their contribution towards The Council Plan 2023-28 which sets the high-level objectives and outcomes we want to achieve for our people and places.
2. The grant is allocated for the approved activities only and no guarantee can be given that further funds will be available. No changes may be made to the approved activities without the prior written permission of the Council.
3. The grant must be used only for the approved activities.
4. The organisation must keep proper up-to-date accounts and records. The organisation must, at any time, if requested provide progress reports and financial or other information or copies of financial records as may be required by an authorised officer of the Council and make items purchased or projects developed available for inspection.
5. Monies must be spent and the approved activities completed within 12 months of receiving the grant award and the organisation will submit evidence to the reasonable satisfaction of the Council that the purpose for which the grant was awarded was achieved. No extension to the said 12 month period will be permitted unless with prior agreement with the Director - Housing, Operations & Development.
6. The Council shall be entitled to withdraw an offer of funding if applicants are unable to demonstrate within 6 months of receiving notification of an award of funding, that the approved activities supported by the funding will be completed in accordance with the timescale stated in the application.
7. The grant must not be used to pay for any spending commitments the organisation has made before the date of approval of the grant award.
8. If the organisation spends less than the amount specified in the grant application the organisation must repay the unspent amount to the Council immediately.
9. The Council is a local authority currently subject to the Public Contracts (Scotland) Regulations 2015 and accordingly, all goods and services purchased with a Council grant must be procured in a non-discriminatory, competitive and transparent way. ~~European Union procurement regulations and accordingly, all goods and services purchased with a Council grant must be procured in a competitive and transparent way.~~
10. All approved activities will be carried out under the complete control of the organisation awarded grant funding.
11. The organisation will keep records and receipts of how the grant was spent and produce these figures in a project/activity final report.

12. The accounting arrangements/transactions will be subject to audit scrutiny by South Ayrshire Council.

13. Any organisation receiving grant aid must acknowledge the support of South Ayrshire Council in all publicity material. A copy of publicity material must be forwarded to the Council.

14. The organisation will ensure that policies and practices minimise any detrimental effects to the environment and complement the Council's commitment to protecting and improving the environment of South Ayrshire.

15. No aspect of the approved activities shall be party political in intention, use or presentation.

16. The approved activities must be carried out in line with current best practice and the organisation must comply with all applicable laws and regulations when carrying out the approved activities. The organisation must ensure that it holds all necessary consents, licences, permits, insurances and authorisations required for proper completion of the approved activities.

17. The organisation is responsible for considering whether it requires to obtain management, business, financial, accounting, tax, legal, insurance or any other types of professional advice, and for obtaining such advice.

18. The Council will only pay the grant to the organisation which has applied for it. The organisation must inform the Council in writing about anything that affects this before any changes are made. An organisation must inform the Council, in writing, of any change in its name or constitutional status immediately. The grant cannot be transferred to another organisation.

19. Organisations holding public events must have appropriate insurance cover.

20. Section 2 of the Local Government Act 1986 prohibits the Council from publishing any material which appears to be designed to affect public support for a political party. The same section also prohibits the Council from funding organisations to do this. The organisation shall comply with this requirement.

21. Any organisation receiving funding from the Council which is used for working with children and young people must satisfy itself that all staff and volunteers meet appropriate Disclosure Scotland – PVG scheme or the equivalent monitoring bodies.

22. The organisation will avoid discrimination in recruitment and conditions of employment and make efforts to be an equal opportunities employer. In both service provision and employment matters the policies and practices of your

organisation should at all times conform to the following Acts and any amendments to them:

- Equality Act 2010; and
- Health and Safety at Work etc. Act 1974

23. Community-controlled bodies should seek to provide an activity that is based upon best practice and which makes the most effective and efficient use of available resources.

24. Community-controlled bodies funded by the Council are expected to demonstrate that they will incorporate equal opportunities principles and legislation into their policy and practices.

25. Community-controlled bodies are required to meet all reporting requirements required by the Council.

26. The Council will state clearly its criteria for making the award or resource available and its financial relationship with that organisation.

27. The Council reserves the right to include any relevant additional conditions to any award of financial support. Any such conditions will be included in any offer of grant.

28. The organisation must repay the grant in full to the Council if:

- the organisation does not use the funding for the approved activities or changes the approved activities without the prior written permission of the Council;
- the organisation fails to comply with any of the conditions of grant;
- the organisation changes its status, closes down or goes into receivership or administration;
- the organisation has provided fraudulent, inaccurate or misleading information;
- the organisation or any of its members or representatives has acted negligently or fraudulently in relation to the approved activities;
- the organisation or any of its members or representatives is under investigation by the Council or another body and the Council considers public funds are at risk.

APPENDIX 11 – Barr CAT

Terms and Conditions

Community Asset Transfer- Sale of Barr Community Centre and grounds, Stinchar Road, Barr, Girvan KA26 9TW- Barr Community SCIO

1. The subjects of sale shall comprise the plot of ground extending to Four thousand two hundred and seventy square metres (4,270 sq. m.) or thereby shown outlined red on the plan forming Appendix 1 to the report, together with the Barr Community Centre and Public Toilets, the Barr Bowling Green and Clubhouse, the War Memorials and all other erections and fittings and fixtures thereon (the “subjects”).
2. The sale price of the subjects shall be ONE POUND (£1) STERLING.
3. The subjects shall be sold to Barr Community, a Scottish charitable incorporated organisation, Charity number SC046703 and Company number CS004286 (the “Purchaser”)
4. Barr Bowling Green and Clubhouse shall be sold subject always to the lease to the Barr Bowling Association and vacant possession shall not be given in relation thereto.
5. In respect that the Council’s title to the subjects is held under a Public Trust, the sale of the subjects shall be suspensively conditional on the resolution to the Council’s satisfaction (as to which the Council shall be the sole judge) of all title and other legal issues arising as a result of the existence of the Public Trust, which could potentially prevent, restrict or otherwise impact on the Council’s ability to dispose of the subjects, including without prejudice to the generality of the foregoing, the possible varying of the Public Trust by due legal process to further align the purposes of the Public Trust with the purposes of the Purchaser in relation to the subjects. The Purchaser will co-operate with the Council in seeking to resolve the issues as outlined in this condition and if required, will amend its constitution to conform to the Trust purposes. The Purchaser will thereafter carry out its operations in relation to the subjects in accordance with the re-aligned Trust purposes as aforesaid and a clause giving effect to this condition will be included as an economic development burden in the title to be granted to Barr Community SCIO in terms of the Title Conditions (Scotland) Act 2003 (the “2003 Act”) section 45(1).
6. Barr Community Centre and Public Toilets located within the subjects shall be used as a community centre, public hall and public toilets, providing community and recreational facilities for all ages and abilities to improve the conditions of life for the benefit of people who live or work in the Barr Community Council

area. Any change in use will require the prior written consent of the Council which shall not be unreasonably withheld in the case of a proposed use which is consistent with the terms of the asset transfer request and accompanying documentation. The terms of this condition shall be included as an economic development burden in the title to be granted to the Purchaser in terms of the Title Conditions (Scotland) Act 2003 (the “2003 Act”) section 45(1).

7. If the Barr Community Centre and Public Toilets are not used for community use as detailed in condition 5 above, or if the Barr Community SCIO does not carry out its operations in relation to the subjects in accordance with the re-aligned Trust purposes or if the Purchaser is wound up or dissolved, the Council shall have the option to re-acquire the subjects for ONE POUND (£1) STERLING.
8. The War Memorials located within the subjects shall be maintained in good order and repair by the Council. Servitude rights of access for maintenance of the War Memorials shall be reserved to the Council. The Purchaser shall maintain public access to the War Memorials.
9. There shall be reserved full and free rights of access to members of the public over the former putting green area and all other unbuilt on parts of the subjects established under Part One of the Land Reform (Scotland) Act 2003, under exception of the Bowling Green.
10. Barr Community SCIO will ensure there is no direct competition with the shop and café currently located in the village by operating a shared space model in the community centre or by operating complementary opening hours and services. On this basis and considering that the village is rurally isolated with limited public transport and limited facilities in the surrounding or nearby area, the discount from market value awarded in the sale price is not considered a subsidy in terms of the Subsidy Control Act 2022, as Limb D of the Subsidy Control Test in terms of the Statutory Guidance for the United Kingdom Subsidy Control Regime issued by the Secretary of State under section 79 of the Subsidy Control Act 2022, has not been met. The Purchaser undertakes to comply with the Subsidy Control Act 2022, maintain appropriate records of such compliance and take all reasonable steps to assist the Council in complying with subsidy control requirements. A finding of subsidy control non-compliance in respect of the discounted sale price by a relevant regulatory body or a court of competent jurisdiction will entitle the Council, as its sole discretion, to require the Purchaser to repay the discount with interest in accordance with UK reference rates and to pay all reasonable costs incurred by the Council in connection with such a finding.

11. The Purchaser must submit a formal offer to purchase the subjects to be received by the Council no later than 12 months from the date on which the decision notice is given.

12.If the Purchaser submits a formal offer to purchase the subjects before all issues relating to the Public Trust as referred to above have been resolved to the Council's satisfaction, as to which the Council shall be the sole judge, the parties agree that the period for concluding a contract based on such an offer shall be 12 months.

13. The Council reserves the right to adjust these terms and conditions as may be required to comply with the terms of the Public Trust. The sale will be subject to such other terms and conditions as the Council's Chief Governance Officer and Service Lead- Asset Management and Community Asset Transfer consider appropriate to protect the best interests of the Council.

Appendix 12

Barr CAT Proposal – Subsidy Control Assessment

1.0 UK Subsidy Control Regime

- 1.1 The subsidy control regime (under the Subsidy Control Act 2022) does not apply to all types of financial assistance given by public authorities. In the early stages of decision-making, it is therefore key that public authorities assess whether the financial assistance that is given falls under the definition of a subsidy that is set out in the Act. (*Statutory Guidance for the United Kingdom Subsidy Control Regime, section 2.1*)
- 1.2 The definition of a subsidy consists of a four-limbed test, of which **each condition must be met in order for the financial assistance to constitute a subsidy**. (*Guidance, section 2.3*)
- 1.3 Financial assistance is a wide concept including any kind of support or market transaction that is considered to have a financial value for the recipient. It can include (*Guidance, section 2.5*):
 - a direct transfer of funds (such as a grant, a loan or an equity investment);
 - a contingent transfer of funds (such as a loan or rent guarantee);
 - the forgoing of revenue that is otherwise due (such as a tax relief or exemption);
 - the provision of goods or services (either as a benefit-in-kind where no payment is received, or where payment is received); or
 - the purchase of goods or services (where payment is given in return).

2.0 Barr Community SCIO CAT Request

- 2.1 Barr Community SCIO (BCS) has submitted a Community Asset Transfer (CAT) request, under Part 5 of the Community Empowerment Act (Scotland) 2015 to take over ownership of the Barr Community Centre and surrounding grounds.
- 2.2 The CAT proposal from BCS is to renovate the asset to create 'a multi-purpose, accessible, environmentally friendly, sustainable, community-centred hub, providing a café/bar, snug area, meeting room, large hall, fully equipped kitchen, office/hotdesking space and public toilets.'
- 2.3 An independent valuation of the asset was undertaken on 18 June 2024 by DM Hall, Chartered Surveyors, and the opinion of the valuer is that the market value of the requested asset is £100,000 (One Hundred Thousand Pounds).
- 2.4 BCS has offered to purchase the asset for £1 (one pound), giving their reasons for requesting a discount of £99,999 on market value as:
 - 2.4.1 Community Benefits resulting from the asset transfer

2.4.2 Cost of essential repairs required to the asset (see 2.5 below)

2.4.3 Their assertion that the asset is ‘held in trust for the inhabitants of the Parish of Barr’ and was acquired by SAC’s predecessor authority for no consideration

2.5 In addition to the requested discount (see 2.4 above), BCS has requested a grant from the Council’s Advancing Community Assets Fund (ACAF) of £258,500 to carry out repairs to the asset. This is based on the Schedule of Estimated Costs (£243,700) identified in the Condition Report carried out by Avison Young (AY) in June 2023, plus a 6% adjustment for inflation amounting to £14,800.

2.6 Of the costs identified in the condition report, however, £79,000 are classed as Long Term (recommended in the next 6-10 years) and others go beyond the scope of repairs the Council would normally expect to carry out on its operational estate. The proposed ACAF grant award, therefore, is £118,826 (comprising £112,100 based on the remaining items on the Schedule of Estimated Costs + an additional 6% for inflation/contingency).

2.7 The proposed value of financial assistance from the Council to BCS in support of their CAT proposal, therefore, is £218,825 (two hundred and eighteen thousand, eight hundred and twenty five pounds), combining the discount and ACAF grant.

3.0 Is it a subsidy? The four-limbed test.

3.1 Financial assistance will be considered a subsidy where it satisfies all four of the following ‘limbs’ of the test contained in the Act. The Guidance states it is important to emphasise that there are many examples of financial assistance that satisfy one or more limbs, but not all four – these are therefore not subsidies.

3.2 Barr CAT - Subsidy Control Four-Limbed Test of Financial Assistance	
Limb A: The financial assistance is given, directly or indirectly, from public resources by a public authority. Public authorities include any entity which exercises functions of a public nature. Public resources include public funds that are administered by the UK Government, the devolved governments, or local authorities, whether they are given directly, through other public bodies (e.g., agencies), or through private bodies.	This test is met. The proposed financial assistance comes from public resources and is provided by South Ayrshire Council directly to Barr Community SCIO.
Limb B: The financial assistance confers an economic advantage on one or more enterprises. This limb has two components.	This test is met.

<p>Firstly, the recipient of the assistance must be an enterprise: any entity (that is, any person, or groups of persons under common control) that is engaged in an economic activity, which means offering goods and services on a market. If the recipient is engaged in both economic and non-economic activity, it should be considered an enterprise only in relation to its economic activity.</p> <p>Secondly, it must confer economic advantage, meaning that the financial assistance is provided on favourable terms. Financial assistance will not confer an economic advantage if it could reasonably be considered to have been given on the same terms as it could have been obtained on the market. This is known as the Commercial Market Operator (CMO) principle.</p>	<p>Firstly - economic activity entails the offering of goods or services on a market. The activity does not have to generate profits to constitute an economic activity. Therefore, public, or private bodies that operate on a voluntary or non-profit basis, such as charities, can also constitute an enterprise, where they offer goods and services on a market. (Guidance, Section 15, Annex 1). The CTB intends to establish and operate a café/bar on the premises, selling food and drinks to the public.</p> <p>Secondly – the financial assistance is offered as a) discount on the purchase price of the asset which is not repayable; b) a grant towards the costs of capital works to the building, assisting in establishment of the café/bar. The grant attracts no interest and would only be repayable in the event the CTB fails to comply with the conditions of grant. The terms are more favourable to the CTB, therefore, than what it might expect to achieve on a repayable loan.</p>
<p>Limb C: The financial assistance is specific, such that it benefits one or more enterprises over one or more enterprises with respect to the production of goods or provision of services. This definition covers financial assistance that is provided directly or indirectly to specific beneficiaries determined on a discretionary basis by the public authority, as well as assistance that benefits (directly or indirectly) only enterprises in a particular sector, industry, or area, or with certain characteristics.</p>	<p>This test is met.</p> <p>Circumstances where specific assistance exists include where authorities have discretion in deciding which enterprises can benefit from financial assistance. In the case of Barr, the decision on whether to award the requested discount and grant is at the discretion of Cabinet.</p>
<p>Limb D: The financial assistance has, or is capable of having, an effect on competition or investment within the UK, or on trade or investment between the UK and another country or territory, or both. Financial assistance envisaged by public authorities must be capable of producing a relevant effect, such that it is capable of having a genuine, adverse effect that is more than incidental or hypothetical on competition</p>	<p><u>This test is not met.</u></p> <p>The financial assistance will not affect competition or investment within the UK, nor trade or investment between the UK and another country.</p> <p>Barr is rurally isolated with few facilities other than the community centre and limited public transport. There is no pub, no other hall, events or hot-desking space in</p>

or investment in the UK, or international trade or investment, in order to constitute a subsidy.

the village. Financial assistance contributing to the provision of a community facility, therefore, will have no more than an incidental or hypothetical effect on competition or investment.

There is an existing community shop with a small café in the village, run by another charity – the Barr Community Shop & Café (BCSC). Therefore, financial assistance to the CTB contributing to the establishment of a café/bar could have a direct effect on the operations of the BCSC. However, the population of the village is small – around 245 adults – so highly unlikely it can sustain two cafes. The existing café/shop is looking for new premises – one of the options being explored is for the shop to move into the community centre. Alternatively, the organisations will agree complementary opening hours and services. One of the shop's Directors sits on the Board of the SCIO to facilitate collaboration. At an EGM held on 15th Sept 2024, the BCSC's Board put the following resolution to its members: 'That the BCSC directors formalise the discussions with the SCIO to reach a Heads of Agreement for the shop renting space within the hall, if there is a successful CAT'. The resolution was approved by BCSC members. The CTB will put a similar resolution to its members.

This collaborative approach within the community, and complementary provision of services will ensure both organisations benefit from the financial assistance awarded to BCS. It forms the basis of the Council's 'No Subsidy Position' and assessment that there is no adverse effect on competition or investment.

Th Council's position on subsidy control will be shared with the CTB and detailed in Terms & Conditions attached to the Financial Assistance. This will include the potential requirement for the CTB to repay

	the Financial Assistance if circumstances in the community change, leading to an adverse effect on competition or investment.

3.3 The Guidance provides some relevant examples to assist authorities in assessing their financial assistance against Limb D, as below:

3.3.1 Where the enterprise is operating in a market inherently without competition and there is no evidence of any potential market entry (such as a hairdresser in a remote village).

3.3.2 Where the enterprise is providing a wholly unique good or service with no relevant competitors domestically or globally, and no evidence of any potential market entry.

3.3.3 A remote rural village has one barber shop. There is no evidence that others have sought or would seek to open another barber shop or hairdresser in the village or at any reasonable travelling distance. A decision is made to allow the shop to rent local authority land at sub-market rates to use as a parking area. Although there is a theoretical possibility that another barber shop could be set up in the village, this is only a hypothetical effect and is not sufficient to meet the test of having a relevant effect on competition or investment in the UK. The financial assistance is not likely to be considered a subsidy.

3.4 The Scottish Government's Subsidy Control Unit was contacted for their view. The full e-mail exchange is included here [Barr Community Centre - Subsidy Query.msg](#) , with extracts below:

Given the very rurally isolated position of the village and the venue which also has limited public transport, and from the information provided, very limited (or no) facilities in the surrounding or nearby area, it seems reasonable that a public body could adopt a no subsidy position. In looking at the four limbs (copied below for ease), a public body may consider that Limb B is not met as there is no economic activity if the facility is really only used for community purposes for local residents. Further, it may be considered that Limb D is not met as the assistance does not have an effect of competition or investment within the UK or another country.

The shop and café group are in discussion about how best to move forward and are considering either a shared space model or agreeing different opening hours as, without that, neither would be sustainable. If such an approach was agreed on, it could be argued neither are in direct competition. The Statutory Guidance states, at 15.110. As the assessment is forward-looking, it is important for public authorities to take foreseeable market developments into account when considering the effects of a measure on competition or investment in the UK or international trade or investment.

If the two groups came to an agreement, it would be easier to argue that Limb D has not been met.

DRAFT



South Ayrshire Council
Equality Impact Assessment including Fairer Scotland Duty

Section One: Policy Details*

Name of Policy	Barr Community Centre Community Asset Transfer Request
Lead Officer (Name/Position)	Tom Burns, Service Lead Asset Management and Community Asset Transfer
Support Team (Names/Positions) including Critical Friend	Robin Jamieson – Co-ordinator Asset Management Colin Love – Team Leader Community Asset Transfer

*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 aims of the policy?	To transfer ownership of Barr Community Centre and grounds to Barr Community SCIO through a Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015.
What are the intended outcomes of the policy?	The Community Asset Transfer will contribute to the Empowerment of the Barr community. It has been assessed by the Council's CAT Assessment Group as providing benefits under the following headings: 1) Economic Development 2) Rural Regeneration 3) Social Wellbeing 4) Reduced Inequalities 5) Environmental Development

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

Will the policy impact upon the whole population of South Ayrshire and/or particular groups within the population? (please specify)	The transfer will primarily impact the community of Barr.
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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
Age: Issues relating to different age groups e.g. older people or children and young people	Positive - Census data shows 40% of Barr's population is aged 60+ (Scottish average is 23%). Public transport to/from the village is very limited. The transfer and proposed renovation of the asset will provide a flexible, accessible facility of benefit to older and younger residents with limited opportunity to access facilities beyond the village.
Disability: Issues relating to disabled people	Positive – the CAT proposal aspires to provide an accessible facility benefiting disabled members of the community.
Gender Reassignment – Trans/Transgender: Issues relating to people who have proposed, started or completed a process to change his or her sex	
Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership	
Pregnancy and Maternity: Issues relating to woman who are pregnant and/or on maternity leave	
Race: Issues relating to people from different racial groups,(BME) ethnic minorities, including Gypsy/Travellers	
Religion or Belief: Issues relating to a person's religion or belief (including non-belief)	
Sex: Issues specific to women and men/or girls and boys	
Sexual Orientation: Issues relating to a person's sexual orientation i.e. LGBT+, heterosexual/straight	

Equality and Diversity Themes Relevant to South Ayrshire Council	Positive and/or Negative Impacts
Health Issues and impacts affecting people's health	Positive - The building and its grounds will host a range of activities offering opportunities for sport, fitness, therapies and socialising. The bowling green will continue to operate

	providing people with the opportunity to access the health benefits of playing bowls and joining a club.
Human Rights: 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.	Positive – offering opportunities for all members of the community to access learning opportunities and to participate equally in activities. Proposal seeks to create several new jobs and volunteering opportunities.

Socio-Economic Disadvantage	Positive and/or Negative Impacts
Low Income/Income Poverty: Issues: cannot afford to maintain regular payments such as bills, food and clothing.	Positive – proposal seeks to create new opportunities for paid employment with potential to lift members of the community out of poverty. Accessible warm space.
Low and/or no wealth: 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	Positive – New facilities for business e.g. hot desking, has potential to encourage and support establishment of new businesses and create additional wealth for members of the community. As above, proposal also seeks to directly create new employment opportunities.
Material Deprivation: 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	Positive - Purchase of the hall will secure a community facility, provide vital services to rural isolated communities and increase footfall into Barr. Proposal will enable the community to invest in the fabric of the building and respond to the needs of the community. Will improve the quality of life for residents, adding value to residents' life experience by providing projects, events, experiences, or simply a 'space' in a purpose-built, warm and accessible environment.
Area Deprivation: Issues: where you live (rural areas), where you work (accessibility of transport)	Positive - Barr is a rural village with limited public transport. SIMD shows it falls within the most deprived decile for geographic access to amenities. An improved facility will tackle geographic barriers, providing new opportunities for the residents of Barr.

Section Three: Evidence Used in Developing the Policy

Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? Who did you involve, when and how ?	<p>A public consultation period invited members of the community to make representations on the proposed transfer. The consultation was open from 9th May to 12 June 2024. Notices informing the public of the CAT request, with information on how to make a representation, were displayed in Barr Community Centre, on the Council's website and in local press. Copies were also sent to known user groups of the facility. Of 119 representations received, 93 were in favour.</p> <p>A number of community engagement exercises have been undertaken, by the community, since 2015 that appear to show substantial demand and</p>
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	<p>support for the proposal – further detail on these is provided at pages 19-21 of Appendix 6.</p> <p>The asset transfer request and proposal were assessed by the Council's Community Asset Transfer Advisory Group. CATAG's recommendation is to approve the transfer subject to conditions.</p>
<p>Data and Research</p> <p>In assessing the impact set out above what evidence has been collected from research or other data. Please specify what research was carried out or data collected, when and how this was done.</p>	<p>Census data shows 40% of Barr's population is aged 60+ (Scottish average is 23%).</p> <p>SIMD data zone for Barr falls within the most deprived decile for geographic access to amenities.</p>
<p>Partners data and research</p> <p>In assessing the impact(s) set out in Section 2 what evidence has been provided by partners?</p> <p>Please specify partners</p>	<p>The asset transfer has the potential to foster closer collaboration between groups in the community. Members of the Barr Community Shop & Café have voted to explore sharing space with the SCIO in the community centre, if the transfer is approved.</p>
<p>Gaps and Uncertainties</p> <p>Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>No. A detailed CAT proposal has been submitted with supporting evidence.</p>

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

- a) evidence and**
b) to mitigate negative impacts

<u>No.</u>	<u>Action</u>	Responsible Officer(s)	Timescale
1	NA		
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?	Expected Spring 2025.
When will the policy be reviewed?	NA
Which Panel will have oversight of the policy?	NA

Section 6

South Ayrshire Council

Appendix 10

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: Barr Community Centre Community Asset Transfer Request.....

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

<p>Eliminate discrimination</p> <p>The facility will be open to and equally accessible to all members of the community. Membership of the SCIO is open to all adults in the community.</p>
<p>Advance equality of opportunity</p> <p>Providing improved facilities accessible to a rurally isolated community. The proposal provides opportunity for the needs of all groups in the community to be identified and catered for, enhancing opportunities for participation.</p>
<p>Foster good relations</p> <p>Provides the opportunity to foster positive relations within the community and between groups with all user groups considered.</p>
<p>Consider Socio-Economic Disadvantage (Fairer Scotland Duty)</p> <p>Proposal will directly tackle geographic barriers to participation. Will also create new employment and business opportunities helping to lift participants out of poverty.</p>

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

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Signed:Tom Burns.....Service Lead

Date:29th July 2024.....

South Ayrshire Council

**Report by Chief Governance Officer
to Cabinet
of 25 September 2024**

Subject: Civic Government (Scotland) Act 1982 - Taxi and Private Hire Vehicles

1. Purpose

- 1.1 The purpose of this report is to advise members of the representations from members of the Taxi and Private Hire Operators Forum at its meeting of 27 February 2024 regarding (1) the upper age limit on vehicles licensed as taxi and private hire vehicles and (2) the age at which a vehicle can first be licensed as a taxi or private hire vehicle in South Ayrshire; and to seek members' views on whether the current age limits in the relevant Council policy are retained or an increase is considered appropriate.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 considers the request put forward by the Taxi and Private Hire Operators Forum, as detailed in paragraph 3.5 below;**
- 2.1.2 considers the Options detailed in paragraph 4.7 below; and**
- 2.1.3 agrees to follow Option 1, ie to retain the status quo position on the age limit for first registration of taxi and private hire vehicles and the age limit for ceasing operation of taxi and private hire vehicles.**

3. Background

- 3.1 Taxi and private hire vehicle operators and drivers are licensed under the Civic Government (Scotland) Act 1982. The Policy, Guidelines and Code of Conduct applicable to the Licensing, Operation and Testing of Taxi and Private Hire Cars are available on the Council's website. In relation to age limits for these vehicles the Policy states:

- Section 3(1)(d) - Any vehicle operating as a private hire car within South Ayrshire must be under 7 years from original registration and a private hire car entering service within South Ayrshire must be under the age of 4 years from the original date of registration

- Section 6(2) - Any vehicle operating as a taxi within South Ayrshire must be under the age of 11 years from the original date of registration and a taxi first licensed within South Ayrshire must be under the age of 5 years from the original date of registration.

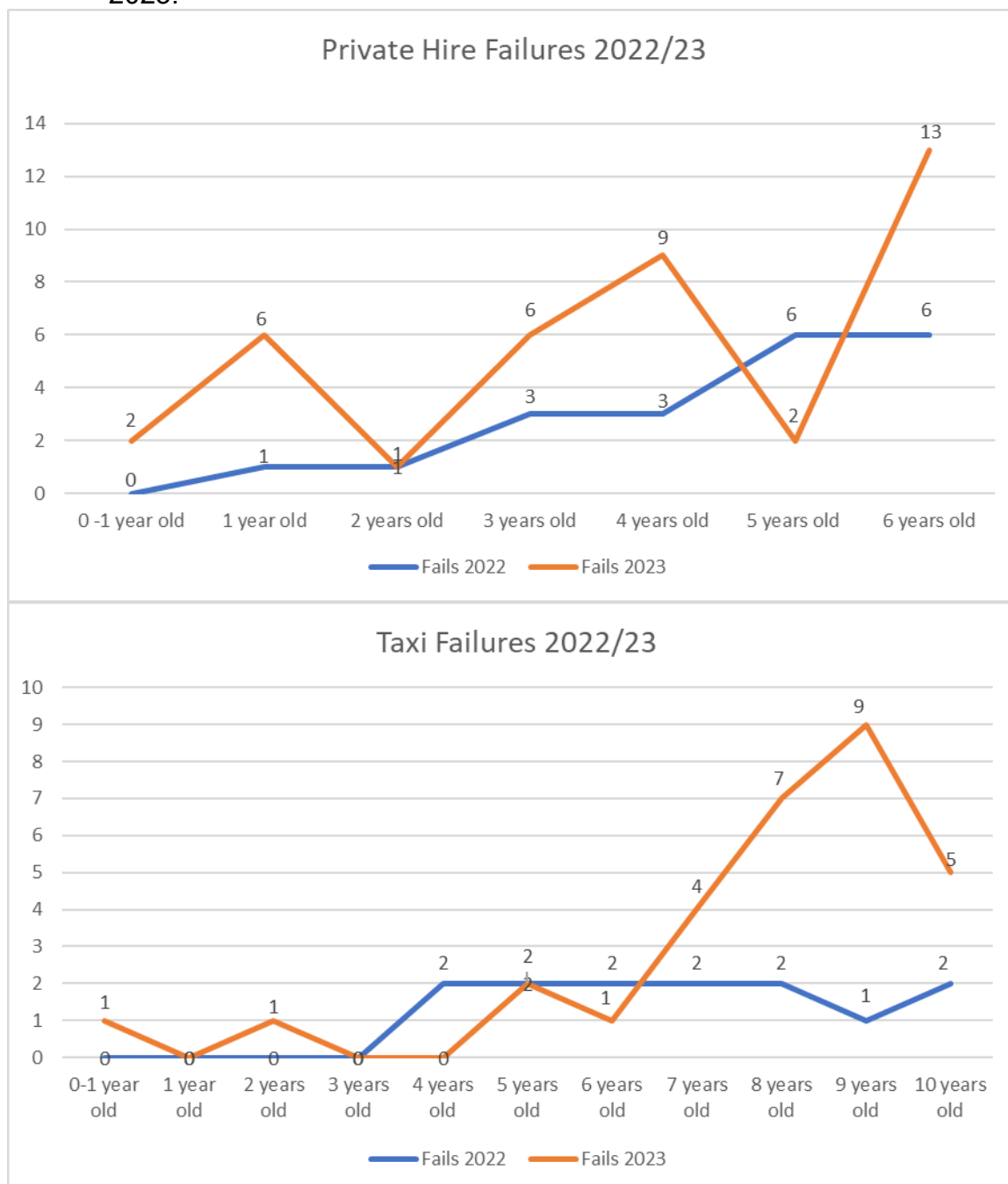
- 3.2 As a condition of the licence, a taxi must undergo an annual inspection, or a 6 monthly inspection if the vehicle is over 7 years of age, until it reaches the age of 11, when it must be removed from service.
- 3.3 A private hire vehicle must be inspected annually until the age of 7, when it must be removed from service.
- 3.4 All taxis must be wheelchair accessible and are therefore considerably more expensive to buy than a standard production vehicle which can be used as a private hire vehicle.
- 3.5 A meeting of the Taxi and Private Hire Forum was held on 27 February 2024 and was chaired by Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment. The meeting was attended by representatives of both the taxi and private hire trades, as well as the Chair of the Regulatory Panel, Councillor Kenneth Bell, and officers from Fleet and Licensing services. The trade representatives outlined their difficulties in the current economic climate in respect of the cost and availability of new vehicles. The taxi trade representative expressed particular concern that due to the increased cost of a taxi vehicle, which must be wheelchair accessible in South Ayrshire, the current age limit of 11 years may make the cost of purchasing a taxi unaffordable and unsustainable for the trade. They requested that an update of the Council Policy be considered, namely that (1) the age limit for first registering a vehicle as a taxi or private hire vehicle is increased from 4 years to 5 years for private hire vehicles, and from 5 years to 6 years for taxis; and (2) that the age limit at which a taxi or private hire vehicle must cease to be used as such in South Ayrshire is increased - the initial request was for an extra year for both vehicle types, however it was requested that a larger increase would be welcome.
- 3.6 Councillor Kilbride, as the Chair of the Forum, agreed that a Report should be prepared for Cabinet to consider this request for a change to the current policy

4. Proposals

- 4.1 The Scottish Government Taxi and private hire car licensing: guidance - third edition, published in May 2023 states the following with regard to age limits for vehicles. *The setting of an age limit beyond which a licensing authority will not licence vehicles is somewhat arbitrary and disproportionate particularly as it is perfectly possible for a well-maintained older vehicle to be in good condition. A greater frequency of testing may, however, be appropriate for older vehicles - for example, twice-yearly tests for vehicles more than five years old.*
- 4.2 South Ayrshire Council Policy has always had an upper age limit to maintain the standard of the South Ayrshire fleet. The current upper age limits detailed in paragraphs 3.2 and 3.3 above were set at Leadership Panel in 2013 where an increase of one year was decided by elected members. Subsequently the Leadership Panel on 23 April 2019 agreed a further amendment, increasing the age at which a taxi must undertake 6-monthly testing from 6 years to 7 years.

4.3 Vehicles which fail an MOT or South Ayrshire compliance test are issued with a warning letter in the first instance and if a second failure occurs, the matter is referred to the Regulatory Panel (Licensing) for a decision on the vehicle licence. A Do Not Drive failure in an MOT results in an immediate referral to Panel. The Panel has several options available when dealing with these matters, including imposing extra testing on the vehicle and, in the more serious cases, revoking the vehicle licence.

4.4 The following graphs show the taxi and private hire fail statistics for 2022 and 2023:



4.5 The data in 4.4 demonstrates an overall increase in failures as the vehicle reaches the upper age limit. Whilst it is recognised that this will not be the case for every vehicle, and it is the responsibility of every driver and operator to follow an effective maintenance regime for vehicles, whatever their age, it is nevertheless relevant to consider this overall picture. The main focus of the testing regime is to ensure public safety and that any vehicles being used in the Fleet are in a safe and proper state of repair. As explained in paragraph 4.3 above, licence

holders of vehicles which are found to be failing these standards are brought before the Regulatory Panel (Licensing). One consequence of an increase in the upper age limit for vehicles could be an increase in such referrals to Panel, and a consequent increase in officer and Panel time in dealing with these referrals.

4.6 The Council's Sustainability and Climate Change team, Fleet Management and Environmental Health have been consulted on the request for age limits to be increased, and their responses are contained in [Appendix 1](#). In summary, the response from the Sustainability and Climate Change Team indicates that the suggested increase in age limits would not support the Council's climate change duties related to emissions and transition to a future low carbon economy, which are embedded in the Council Plan, Local Outcome Improvement Plan and other strategic documents. The response from Fleet Management is that whilst the difficult economic conditions for the trade must be recognised, the data from 2022 and 2023 shows that older and higher mileage vehicles are more likely to fail inspections, with an increased risk of safety-related defects and higher emissions. The response from Environmental Health recommends the standards for vehicles to be similar to those for the Low Emission Zones (LEZs) in Scotland, but overall recommends that the current age limits be retained for emissions and safety standards.

4.7 In considering the request put forward by the Taxi and Private Hire Operators Forum, as detailed in paragraph 3.5 above, and the information provided in this report and [Appendix 1](#), Members have the following options:

- Option 1 - retain the status quo position on the age limit for first registration of taxi and private hire vehicles and the age limit for ceasing operation of taxi and private hire vehicles; or
- Option 2 - agree to increase the age limits for first registration of taxi and private hire vehicles and the age limits for ceasing operation of taxi and private hire vehicles; and decide in each case whether an increase of 1 year or more than 1 year is appropriate.

4.8 It is proposed that, taking account of the information provided in the report and the responses from the relevant Council services, the recommendation to members is to adopt Option 1 in paragraph 4.7 above ie retain the status quo for both the age limit for first registration and for ceasing to operate taxi and private hire vehicles.

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 There are no resource implications arising from this report.

7. Human Resources Implications

7.1 Not applicable

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8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 If Members decide to adopt the recommendation in paragraph 2.1.3, and reject the request for an amendment to the relevant Council Policy (Option 1), there are potential risks to the sustainability of businesses in the Taxi and Private Hire trade, given the challenging economic conditions being encountered.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 If Members decide to reject the recommendation in paragraph 2.1.3, and agree to an amendment of the relevant Council Policy (Option 2), there are potential risks in relation to an increase in safety-related defects in vehicles, and the impact on the Council's statutory climate change duty to reduce emissions and the transition to a low carbon economy, as detailed in [Appendix 1](#).

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 Two of the Council Plan: Live, Work, Learn/ Work and Economy (Outcome 2).

13. Results of Consultation

- 13.1 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 Chief Governance Officer 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>
Policy updated if any increases implemented	30 September 2024	Service Lead – Legal and Licensing

Background papers [Policy, Guidelines and Code of Conduct applicable to the Licensing, Operation and Testing of Taxis and Private Hire Cars](#)

Person to Contact Karen Briggs, Service Lead - Legal and Licensing
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612416
E-mail karen.briggs@south-ayrshire.gov.uk

Date: 17 September 2024

View from Sustainability and Climate Change team

We are living in a climate emergency where rapid fossil fuel induced climate change is impacting on all our lives and presents the greatest risk to the future of mankind and our ecosystems, necessitating systems change and new ways of working. South Ayrshire Council has statutory Climate Change Duties which cover mitigation, adaptation and sustainability, and associated statutory annual reporting requirements with which we comply, along with all other Scottish Public Bodies. Taking action in relation to this is enshrined in our Council Plan, our Local Outcome Improvement Plan, our Regional Economic Strategy, our Local Plan, our Sustainable Development and Climate Change Strategy and the majority of our other strategic documents.

The emissions of our South Ayrshire taxi fleet are caught in 2 ways in relation to our duties, those being our scope 3 emissions as a major customer of the taxi and private hire fleet, and our regional emissions for the South Ayrshire area as a whole catching the wider activity of the taxi and private hire fleet. In the past reporting and target setting against these areas has been recommended but not required although these areas were caught by our duties. However following the 2023 investigation by Environmental Standards Scotland into the effectiveness of the systems in place to support local authorities in their duty to contribute to the delivery of climate change targets, five recommendations were made to Scottish Government and there will now be new requirements ahead of the issue of new statutory guidance which is being issued within the next year. While the specific detail of new requirements is still to become clear and an improvement plan is being set before Scottish Parliament, in particular around scope 3 reporting, it is clear that there will be new requirements on South Ayrshire Council along with all other councils to report on scope 3 and regional emissions. Indeed a new organisation, the Scottish Climate Intelligence Service, is currently being brought into being part funded by local authorities to support local authorities and their partners with their reporting on regional emissions and associated decision making. Considering all of this with reference to the age of the taxi and private hire fleet, the younger the vehicle fleet the lower the emission of the fleet will be. Any move to increase the age of the fleet would increase our scope 3 and regional emissions and be contrary to our statutory climate change duty to reduce emissions.

However emissions alone are not the only relevant consideration in relation to the council's climate change duties. We must also consider sustainability in terms of a just transition to the future low carbon economy as we work towards net zero to prevent the worst impacts of climate change on all our lives. Delivering a just transition means supporting all our citizens to transition to a low carbon economy, in particular those groups who could be disproportionately disadvantaged by the transition. As part of this transition taxi and private hire operators will require to transition their fleet and their operations to lower carbon options and the council has a role in supporting that transition to take place as smoothly and promptly as possible. A decision to increase the age of the fleet would mean that our operators become further away from this transition rather than closer to it. Vehicle downtime, cost and associated admin for repair and maintenance would increase, and these factors would also make the fleet less efficient and profitable, so again impeding the ability of the operators to free up time and resources to navigate the transition required. We have a duty not to make decisions which would disadvantage specific groups in making a just transition, so given this we should not be increasing the age of permissible vehicles and instead should be taking steps to support this group. Opportunities to do this through the transition will be gained by being open and transparent about the journey ahead, supporting them where possible with climate literacy, education and training inputs to become low carbon operators, and talking about the positive opportunities that the transition presents for the taxi and private hire trade so where the benefits can be gained. Looking to the future they have an important role to play in facilitating modal shift and supporting an increasingly aging population, all of which will support their businesses.

It is worth noting that as increasing requirements are set out in statutory guidance to reduce our scope 3 emissions, we will in turn require to build increasing checks and balances into our own contracts to ensure that this is the case across all our supply chain emissions, that suppliers provide us with emissions data and are taking active steps to minimise and reduce their emissions. As a major customer it can reasonably be anticipated that we will have to place greater

requirements on local taxi and private hire operators in this way, and if we make policy decisions which would mean that some or all operators choose to then increase the age and emission levels of their fleets and reduce their efficiency, this is likely to place greater future burdens on those operators in terms of meeting these requirements within our contracts and place them at future a disadvantage for our business with a more costly and steep transition ahead of them to keep up with foreseeable developing requirements. It also risks placing the council at a disadvantage in terms of being able to find suppliers who can meet our needs as an organisation. It is a risk that allowing our taxi and private hire fleet to age now could make it increasingly hard in turn for the council to provide some key services in future, or at least to be able to provide them through the current delivery models. Taxis and private hire vehicles are currently used by the council on a daily basis to transport some of our most vulnerable people and to provide key services in relation to education and social work.

With regard to the change to the national target, the removal of the Scottish Government 2030 target doesn't change the urgency for action in relation a just transition to a low carbon economy, if anything it makes supporting local decisions all the more critical. The reason the Scottish 2030 target was removed was because it was recognised that it could no longer be achieved given the level of progress made since its adoption based on the advice of the climate change committee. The national 2045 target however still stands and I understand it is likely national 5 year carbon budgets will be introduced to support progress towards this as this now requires to be stepped up to meet it, also in line with the advice of the same committee. So if anything this change, the acknowledgement that we will not be where we need to be by 2030, increases the need for us to take steps and measures locally to ensure the delivery of our climate change duties and the meeting of the 2045 target if we are to support the wellbeing of local people by avoiding the worst catastrophic impacts of the climate crisis in terms of climate impacts and just transition. As such we would recommend that the age of the taxi fleet is not increased and steps are taken to support a just transition to low carbon operations for our local taxi businesses.

View from Fleet Management

From a Fleet Management perspective and in regards to the request from the taxi and private hire trades to extend the currently allowed vehicle ages for both it would be essential that a regular and sustained vehicle maintenance programme is in place to ensure the safety of all persons travelling within these vehicles and also the safety of the public in general. Whilst recognising the difficult current economic conditions that the trade is encountering, in regards to maintenance the statistics from 2022/23 clearly show that older and higher mileage vehicles are more likely to fail inspections and therefore there is an increased risk of safety related defects, and the possibility of a vehicle running with higher emissions before testing has taken place. This information should be taken into consideration in determining the upper vehicle age limit. I would therefore not recommend that the current limits are increased by one year or longer.

View from Environmental Health

The current air quality in South Ayrshire is good at present and we would encourage measures to continually reduce emissions for vehicles. We are aware that there is an increase in the electric fleet in the local buses and have seen electric and hybrid taxis. It is also noted that all vehicles must pass the emission testing as part of their MOT test.

The extension of the age limit for first registering a vehicle as a taxi or private hire vehicle is increased by one year does not give much concern.

I would recommend the standards for vehicles to cease to be used, should be similar to the standards for the Low Emission Zones in Scotland.

Emission standards for LEZs in Scotland have been set in legislation at national level - these are:

- Euro 4 for petrol vehicles
- Euro 6 for diesel vehicles

These standards were publicly consulted on and confirmed through the Transport (Scotland) Act 2019 and subsequent regulations. They are consistent with similar schemes across the UK and Europe.

For practical purposes, it is generally the case that diesel engine vehicles registered after September 2015, and petrol vehicles registered from 2006 onwards will meet the required standard.

With the LEZ requirements being stricter for taxis and more relaxed for the private hire cars than the current position for South Ayrshire Council, it would be recommended that the current age limits be retained for emissions and safety standards.

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	Request from the Taxi and Private Hire Trade to Amend Council Policy on Vehicle Age Limits
Lead Officer (Name/Position/Email)	Karen Briggs, Service Lead – Legal and Licensing – karen.briggs@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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<div><input checked="" type="checkbox"/> YES</div> <div><input type="checkbox"/> NO</div>
Rationale for decision: The proposal and recommendation in this report is for the current status quo in relation to the relevant Council policy to be retained.	
<div>Signed : Karen Briggs Service Lead</div> <div>Date: 3 September 2024</div>	

South Ayrshire Council

**Report by Depute Chief Executive and Director of Education
to Cabinet
of 25 September 2024**

Subject: Integrated Impact Assessment

1. Purpose

- 1.1 The purpose of this report is to seek Cabinet approval for the implementation of the Integrated Impact Assessment (IIA) following the test phase.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 notes the progress that has taken place during the test phase and additional amendments made to the IIA; and**
- 2.1.2 agrees the implementation and roll-out of the IIA across Council Services and South Ayrshire Health and Social Care Partnership.**

3. Background

- 3.1 The Public Sector Equality Duty (PSED) (or general duty) in the Equality Act 2010 came into force in April 2011. This requires that public sector bodies, in the exercise of their functions, 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.
- 3.2 Under the Fairer Scotland Duty, 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 the Council's current method of meeting these duties and are required to be carried out at the beginning of any new policy or strategy development or decision making process that may negatively impact on protected groups.

- 3.3 The Council Plan 2023-28 recognises that local authorities operate in a complex legislative and policy environment that can unintentionally lead to silo working and inefficient use of resources. The plan proposed a new Integrated Impact Assessment to increase opportunities for collaboration and ensure key strategic priorities are imbedded in our decision making processes.
- 3.4 Following approval of the Council Plan 23-28, a short life working group developed the assessment and associated guidance. This draft assessment was agreed by Cabinet in September 2023 and a period of practical testing was undertaken.
- 3.5 Since January 2024, the IIA has been tested across several new strategies including:
- South Ayrshire Local Outcomes Improvement Plan 2024-2029 (*IIA completed and [summary report published](#)*);
 - South Ayrshire Child Poverty Strategy 2024-2029 (*IIA completed and [summary report published](#)*);
 - South Ayrshire Ageing Well Strategy (*IIA completed and [summary report published](#)*);
 - Establishment of a Youth Council and Youth Strategy (*IIA completed*);
 - South Ayrshire Community Learning and Development Strategy 2024-2027 (*still underway*);
 - South Ayrshire Council Staff Wellbeing Strategy (*still underway*).

Copies of the IIA Summary Reports are attached as Appendix 1.

- 3.6 Following feedback by lead officers who have been involved in completing the IIA, it was agreed that further refinement was made to the final version which would allow '*areas of further consideration*' to be highlighted particularly in areas, where at the time of completing, the impact rating was still uncertain/unclear. Similar to a negative impact rating, if an area was identified as uncertain/unclear, an action would be identified, and this would be pulled into the summary report.

4. Proposals

- 4.1 Cabinet is asked to approve the final version of the master IIA which can viewed [here](#). All completed IIAs will be saved within an internal SharePoint site. Any mitigations and/or areas of further consideration identified will be monitored through Pentana.
- 4.2 The initial Short-life Working Group has now become an Oversight Group and will provide a support function to services as part of the initial roll-out as the new process is embedded.
- 4.3 Staff briefing sessions have been organised for late September/ early October to introduce the new process and a COAST course is being developed to support implementation.

5. Legal and Procurement Implications

5.1 Guidance states that equality impact assessments must not be retrospectively completed, as this would render any decision on a proposal requiring an EQIA unlawful, as demonstrated by recent case law. Therefore, the IIA should be undertaken at the start of the development or review of any policy/strategy/proposal development.

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 The risk of not adopting the recommendations is that the Council will be unable to improve the impact assessment process and is at increased risk of judicial review.

9. Equalities

9.1 This report is proposing an improved equality impact assessment process.

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 contributes to all three priorities of the Council Plan (Spaces and Places; Live, Work and Learn; and Civic and Community Pride):

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.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Education 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</i>
Roll out training to staff	December 2024	Assistant Director – Corporate Policy, Strategy and Performance.

Background Papers [South Ayrshire Council Plan 2023-2028](#)

Report to Cabinet of 26 September 2023 – [Integrated Impact Assessment](#)

Person to Contact Kevin Anderson, Assistant Director Corporate Policy, Strategy and Performance
County Buildings, Wellington Square, Ayr KA7 1DR
Phone 01292 612982
E-mail kevin.anderson@south-ayrshire.gov.uk

Date: 17 September 2024

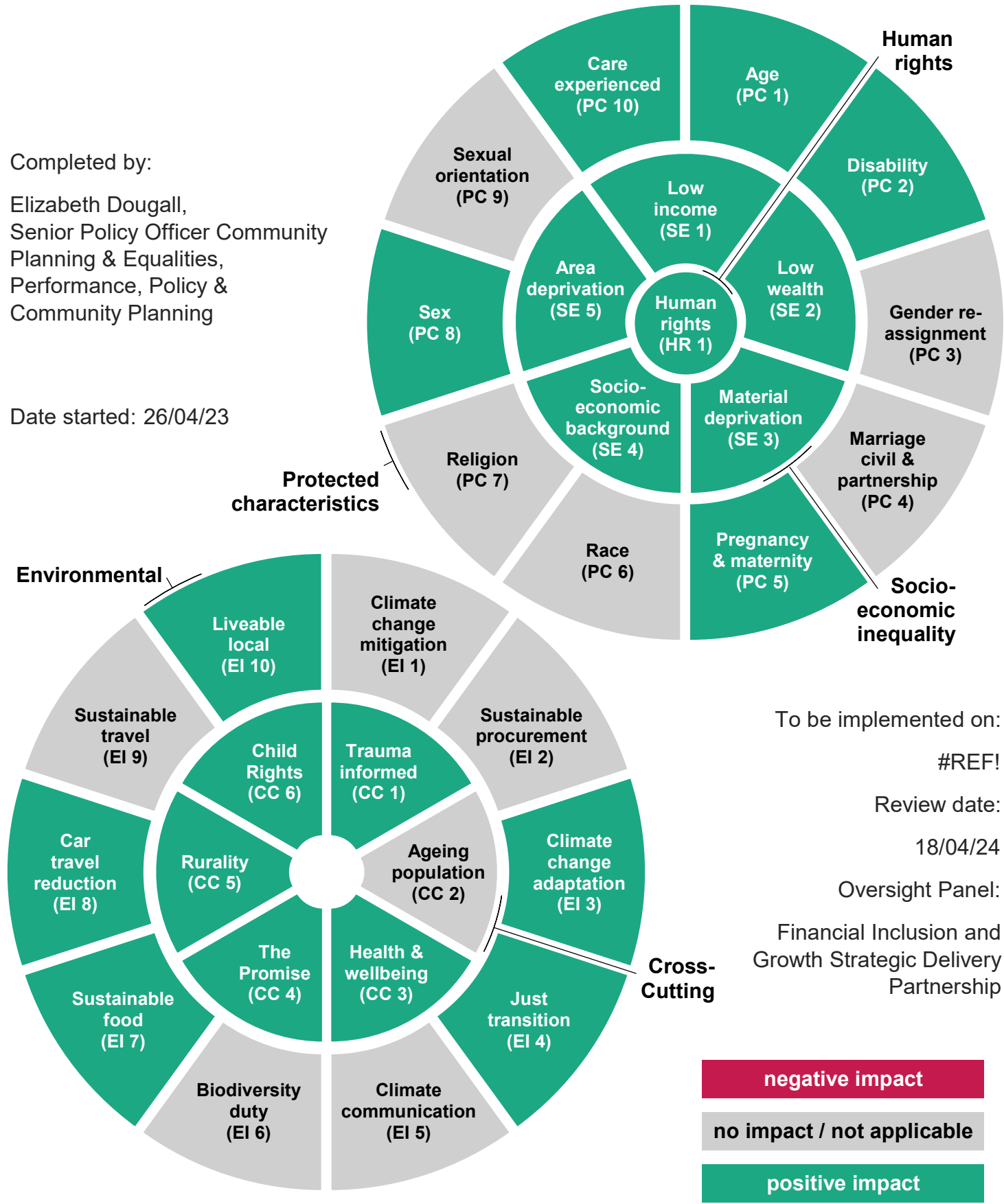
Integrated Impact Assessment Summary Report

Child Poverty Strategy 2024-2029



Completed by:
Elizabeth Dougall,
Senior Policy Officer Community
Planning & Equalities,
Performance, Policy &
Community Planning

Date started: 26/04/23



To be implemented on:

#REF!

Review date:

18/04/24

Oversight Panel:

Financial Inclusion and
Growth Strategic Delivery
Partnership

Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?
The new Child Poverty Strategy seeks to mainstream equalities in it's over arching outcomes and will ensure that any subsequent action points to not disproportionately disadvantage one community or group over another. South Ayrshire CPP is committed to eliminating discrimination and stigmatism and the structure which has been put in place will play a positive role in the contribution towards this vision, supporting our communities and citizens to grow, care and live a better life in South Ayrshire.

Advancing equality of opportunity?
The new Child Poverty Strategy is inclusive of everyone and ensure equality of opportunity to improve outcomes. In addition, the CPP has identified key areas of focus within the LOIP taking into consideration children and young people (in particular those with caring responsibilities and those who are care experienced/care leavers) and our ageing population. Poverty is a key area of focus. The CPPs seek to encourage and improve participation through our Community Planning Participation and Engagement Group which represents 'communities of interest' across South Ayrshire. Locality Planning is community led and driven and action plans will be determined by communities needs and understanding of their communities.

Fostering good relations?
The new Child Poverty Strategy is inclusive of everyone and ensure equality of opportunity to improve outcomes. In addition, the CPP has identified key areas of focus within the LOIP taking into consideration children and young people (in particular those with caring responsibilities and those who are care experienced/care leavers) and our ageing population. Poverty is a key area of focus. The CPP seeks to encourage and improve participation through our Community Planning Participation and Engagement Group which represents 'communities of interest' across South Ayrshire.

Impact code key	
PC	EQUALITIES: impact on protected characteristics
SE	EQUALITIES: impact on socio-economic inequality
HR	EQUALITIES: impact on human rights
EI	ENVIRONMENTAL IMPACTS
CC	CROSS-CUTTING IMPACTS

Does this proposal require a Child Rights and Wellbeing Impact Assessment (CRWIA)? yes

Please turn over for CRWIA detail.

Child Rights & Wellbeing Impact Assessment (CRWIA) summary

CRWIA for a non-legislative policy/measure

CRWIA title:

South Ayrshire Community Planning Partnership Child Poverty Strategy 2024-2029

Publication date:

18/04/24

Summary of policy aims and desired outcomes

The plan will focus on key drivers that impact on child poverty that have been stated within the acts delivery plan.

Executive summary

In April 23 the CPP approved work to take place to develop a new child poverty strategy for South Ayrshire, aligned to the national plan.

Background:

The new national delivery plan and changing strategic landscape presented an opportunity for South Ayrshire to refresh and realign our child poverty action plan to better reflect national and local circumstances.

Scope of the CRWIA, identifying the children and young people affected by the policy, and summarising the evidence base:

The SG identified 6 Priority family types as being at high risk of child poverty: Lone parent, Minority ethnic, Families with a disabled adult or child, Families with a younger mother (under 25, Families with a child under one, Larger families (three or more children).

Children and young people's views and experiences:

Initial lived experience workshops were held with parents/carers to capture feedback on interaction with services. As action plans develop we will extend engagement to capture views with children & young people.

Key Findings, including an assessment of the impact on children's rights, and how the measure will contribute to children's wellbeing:

The overall Child Poverty Strategy aims to improve outcomes and inequalities of children & young people.

Monitoring and review:

Annual Progress Report as part of statutory requirements as well as reporting to the Financial Inclusion & Growth SDP.

CRWIA Declaration Authorisation

Policy lead:

Elizabeth Dougall, Senior Policy Officer Community Planning & Equalities

Date:

12/04/24

Deputy Director or Equivalent:

Lyndsay McRoberts, Deputy Chief Executive and Director of Education

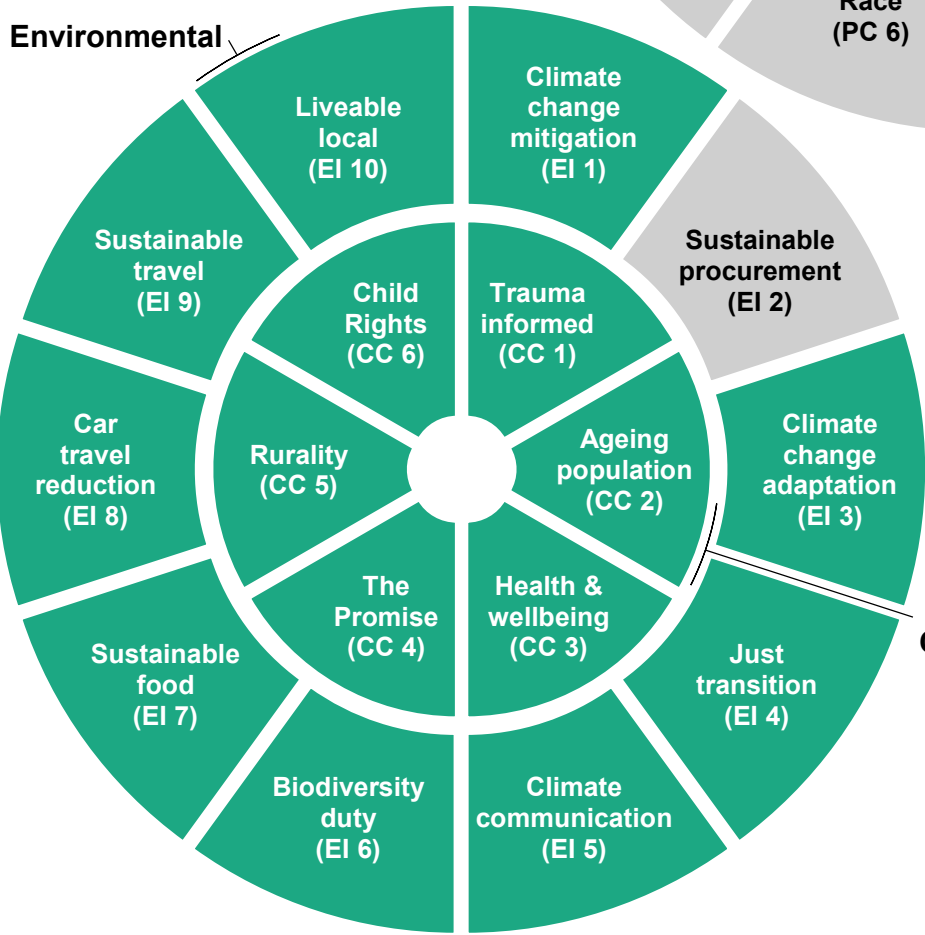
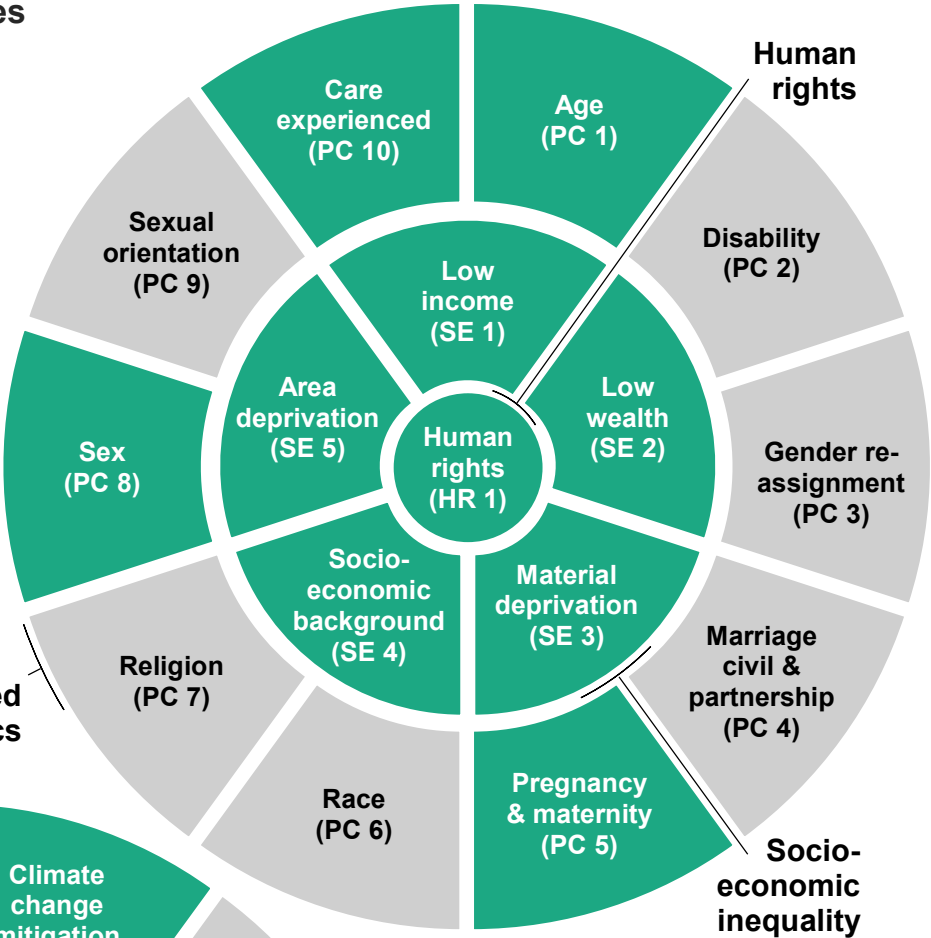
Integrated Impact Assessment Summary Report



South Ayrshire Community Planning Partnership (CPP) move to locality-based working and new Local Outcomes Improvement Plan

Completed by:
Susan McCardie,
Co-ordinator - Performance and Community Planning,
Policy, Performance and Community Planning

Date started: 01/11/23



To be implemented on:
18/04/24
Review date:
01/10/25
Oversight Panel:
Community Planning Board

negative impact

no impact / not applicable

positive impact

Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?

The new Local Outcomes Improvement Plan seeks to mainstream equalities in it's over arching outcomes and will ensure that any subsequent action points to not disproportionately disadvantage one community or group over another. South Ayrshire CPP is committed to eliminating discrimination and stigmatisation and the structure which has been put in place will play a positive role in the contribution towards this vision, supporting our communities and citizens to grow, care and live a better life in South Ayrshire.

Advancing equality of opportunity?

The new Local Outcomes Improvement Plan is inclusive of everyone and ensure equality of opportunity to improve outcomes. In addition, the CPP has identified key areas of focus within the LOIP taking into consideration children and young people (in particular those with caring reponsibilities and those who are care experienced/care leavers) and our ageing population. Poverty is also a key area of focus. The CPPs seek to encourage and improve participation through our Community Planning Participation and Engagement Group which represents 'communities of interest' across South Ayrshire. Locality Planning is community led and driven and action plans will be determined by communities needs and understanding of their communities.

Fostering good relations?

The new Local Outcomes Improvement Plan is inclusive of everyone and ensure equality of opportunity to improve outcomes. In addition, the CPP has identified key areas of focus within the LOIP taking into consideration children and young people (in particular those with caring reponsibilities and those who are care experienced/care leavers) and our ageing population. Poverty is also a key area of focus. The CPP seeks to encourage and improve participation through our Community Planning Participation and Engagement Group which represents 'communities of interest' across South Ayrshire.

Impact code key	
PC	EQUALITIES: impact on protected characteristics
SE	EQUALITIES: impact on socio-economic inequality
HR	EQUALITIES: impact on human rights
EI	ENVIRONMENTAL IMPACTS
CC	CROSS-CUTTING IMPACTS

Does this proposal require a Child Rights and Wellbeing Impact Assessment (CRWIA)? yes

Please turn over for CRWIA detail.

Child Rights & Wellbeing Impact Assessment (CRWIA) summary
CRWIA for a non-legislative policy/measure

CRWIA title:
South Ayrshire Community Planning Partnership (CPP) move to locality-based working and new Local Outcomes Improvement Plan
Publication date:
18/04/24
Summary of policy aims and desired outcomes
Wider strategic refresh of the community planning structure and the development of a new Local Outcomes Improvement Plan (LOIP) in line with the requirements of the Community Planning Empowerment (Scotland) Act 2015.
Executive summary
In April 2023, the CP Board approved the restructure of the CPP. During the past year work has taken place to refresh Locality Planning Partnerships (LPPs) and develop a new LOIP with high level outcomes of Place and Wellbeing.
Background:
LPPs will develop locality plans based on local data and need. The new LOIP (2024-2029) has high level outcomes of Place and Wellbeing. The Children's Services Planning Partnership is a Strategic Delivery Partnership reporting to South Ayrshire Community Planning Board.
Scope of the CRWIA, identifying the children and young people affected by the policy, and summarising the evidence base:
There will be 2 LOIP priority areas with a specific impact: The Promise and Young Carers. Other LOIP priorities will positively impact children and young people through a wider population approach. Evidence through Children and Young People's Services Plan.
Children and young people's views and experiences:
This has been led by Children's Services Planning Partnership in relation to the development of the new Children and Young People's Service Plan 2023-2026. Wider engagement has also taken place as part of the public LOIP Consultation.
Key Findings, including an assessment of the impact on children's rights, and how the measure will contribute to children's wellbeing:
The Children's Services Planning Partnership has agreed that The Promise and Young Carers are LOIP priorities therefore specific impact. Other LOIP priorities will positively impact through a wider population approach through outcomes of place and wellbeing.
Monitoring and review:
Via CP Board due to statutory requirement to publish annual progress reports. The Children's Services Planning Partnership will be the lead for monitoring the priorities of The Promise and Young Carers through the Children and Young People Service Plan.
CRWIA Declaration Authorisation
Policy lead:
Susan McCardie, Co-ordinator: Performance and Community Planning
Date:
12/04/24
Deputy Director or Equivalent:
Lyndsay McRoberts, Depute Chief Executive and Director of Education

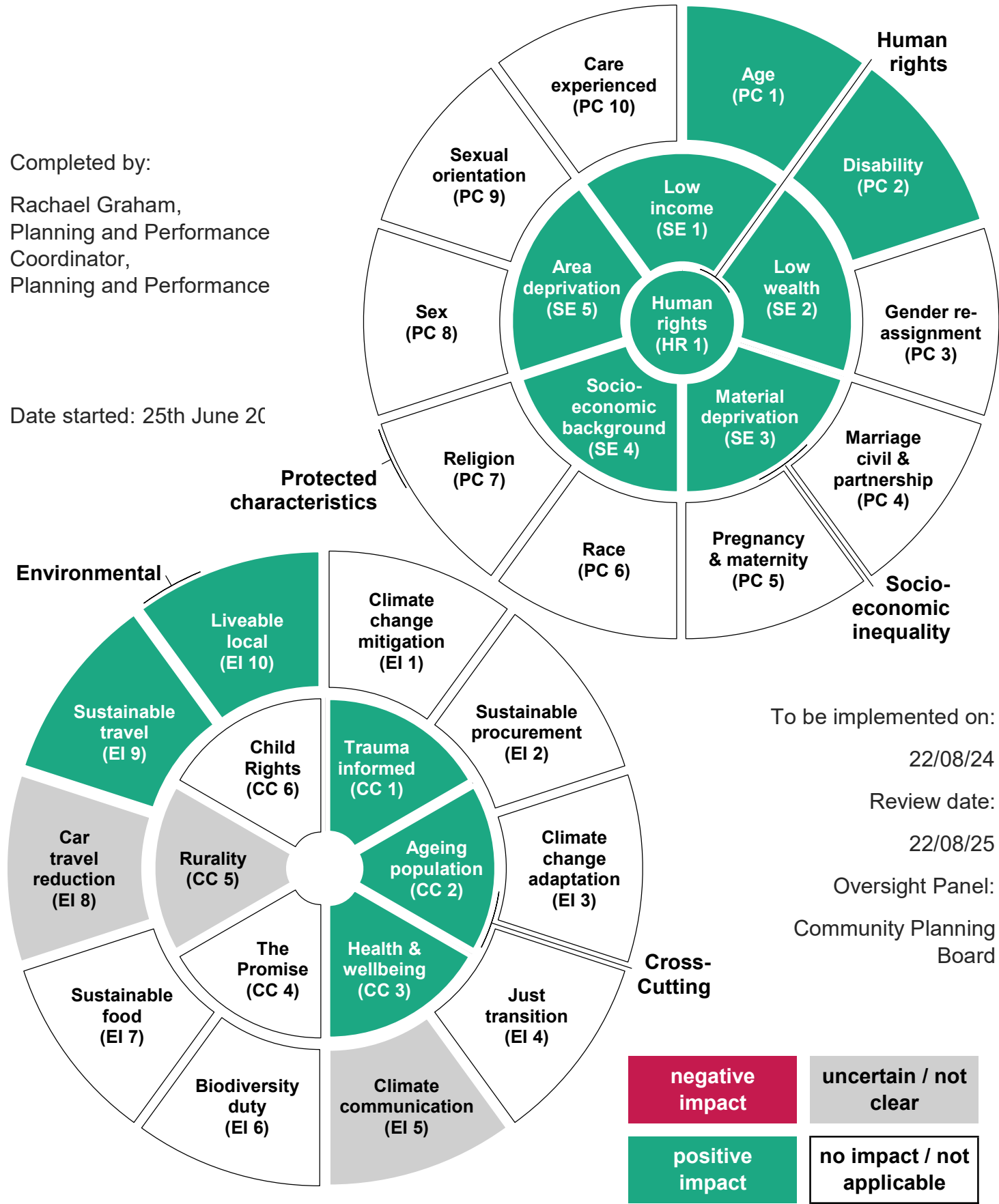
Integrated Impact Assessment Summary Report

Ageing Well in South Ayrshire Strategy



Completed by:
Rachael Graham,
Planning and Performance
Coordinator,
Planning and Performance

Date started: 25th June 2020



Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?

The new Ageing Well Strategy seeks to mainstream equalities in its overarching outcomes and will ensure that any subsequent action points do not disproportionately disadvantage one community or group over another. South Ayrshire CPP is committed to eliminating discrimination and stigmatisation and the structure which has been put in place will play a positive role in the contribution towards this vision, supporting our communities and citizens to grow, care and live a better life in South Ayrshire.

Advancing equality of opportunity?

The new Ageing Well Strategy is inclusive of everyone and ensure equality of opportunity to improve outcomes. The CPPs seek to encourage and improve participation through our Champions Board and Community Planning Participation and Engagement Group which represents 'communities of interest' across South Ayrshire.

Fostering good relations?

The new Ageing Well Strategy is inclusive of everyone and ensure equality of opportunity to improve outcomes. In addition, the CPP has identified key areas of focus within the strategy taking into consideration our ageing population. The CPP seeks to encourage and improve participation through our Champions Board and Community Planning Participation and Engagement Group which represents 'communities of interest' across South Ayrshire.

Mitigating Actions Required (re **negative** / unclear impacts)

ENVIRONMENTAL IMPACTS

EI 5	Climate communication	Further discussion will take place as part of the Ageing Well Strategy Oversight Group in relation to transport options within South Ayrshire.
EI 8	Travel less by cars	Further discussion will take place as part of the Ageing Well Strategy Oversight Group in relation to transport options within South Ayrshire that would encourage less car use.

Mitigating Actions Required (re negative / unclear impacts)

CROSS-CUTTING IMPACTS

CC 5	Rurality	Engaging with the champions board to find out what sepcific issues are for living in rural areas.
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Does this proposal require a Child Rights and Wellbeing Impact Assessment (CRWIA)? no

South Ayrshire Council

**Report by Chief Governance Officer
to Cabinet
of 25 September 2024**

Subject: Strategic Risk Management

1. Purpose

- 1.1 The purpose of this report is to update Members on the reviewed Strategic Risk Register (Appendix 1) in line with the agreed reporting framework.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 considers the reviewed Strategic Risk Register (Appendix 1) updated by Chief Officers; and

2.1.2 notes the 15 key risks and endorses the work currently being undertaken or proposed by risk owners to mitigate these risks.

3. Background

- 3.1 The Strategic Risk Register is reported in accordance with the framework within the Corporate Risk Management Strategy.
- 3.2 The Strategic Risk Register was reported to the Audit and Governance Panel of 4 September 2024 for scrutiny and referred to Cabinet for endorsement.
- 3.3 Risk Management is also undertaken at Directorate level, within the Health and Social Care Partnership and by leads undertaking complex projects.

4. Proposals

- 4.1 The Strategic Risk Register has been reviewed by Chief Officers / Risk Owners and updates provided on progress against implementation of proposed risk mitigations. Risks are referenced against the themes of Governance, Protection and Resources. 15 Strategic Risks are being managed and these are listed as follows:

	<i>Risk</i>	<i>Risk Rating</i>	<i>Theme</i>
1.	Decision Making and Governance	8	Governance
2.	External Factors including Contingency Planning	10	Governance

	<i>Risk</i>	<i>Risk Rating</i>	<i>Theme</i>
3.	Strategic Planning	8	Governance
4.	Integrity	8	Governance
5.	Internal Audit Actions	6	Governance
6.	Transformation (New Risk)	9	Governance
7.	Child and Adult Protection	10	Protection
8.	Public/ Employee Protection	10	Protection
9.	Sustainable Development and Climate Change	12	Protection
10.	Financial Inclusion	12	Protection
11.	Ash Tree Die Back	10	Protection
12.	Financial Constraints	16	Resources
13.	Employee Absence	9	Resources
14.	ICT – Digital Resilience, Protection and Capability	8	Resources
15.	Management of Assets	6	Resources

- 4.2 Full detail of strategic risk management arrangements is provided within the register (Appendix 1). Ownership is assigned to ensure there is clear accountability and responsibility in terms of risk management. The cause, potential effect, risk score and current mitigations are also recorded.
- 4.3 Unless considered 'ongoing' throughout the life of the risk register, proposed risk mitigations have a target completion date, and their progress is outlined by use of a percentage completion bar in the report. A status icon is also included which indicates whether or not the specific initiative is on target.
- 4.4 Members are requested to note that the Health and Social Care Partnership (HSCP) provide information on the risk management of Child and Adult Protection within the Council's Strategic Risk Register. HSCP also develop and report on wider Partnership risk issues within their own bespoke Strategic Risk Register which is presented to the HSCP Performance and Audit Panel on a 6 monthly basis for scrutiny. A link to the most recent HSCP risk register and related reports is provided on page 9 of Appendix 1.
- 4.5 It has also been considered appropriate to include a new risk in relation to Transformational change. Current mitigations are in place and proposed mitigations have been identified with target timescales in order to further reduce the likelihood of risks occurring.
- 4.6 Members are also requested to note that Chief Officers regularly consider new or emerging risks and there is a process whereby significant operational risks, managed at directorate level, can be elevated to strategic level as required.
- 4.7 It is anticipated that Members will consider the strategic risk management arrangements outlined within this report and be assured that there is a robust system in place for identifying and managing those threats which could have a significant impact on the successful delivery of the Council's objectives.

5. Legal and Procurement Implications

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

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 There are no cost implications associated with the recommendations in this report.

7. Human Resources Implications

7.1 There are no human resource implications associated with the recommendations in this report.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 Risks have been identified and assessed in line with the Council's Risk Management process. This report seeks to confirm that risk mitigation at Strategic level is ongoing and that risks are being managed in line with an agreed approach and methodology.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 Rejecting the recommendations may give rise to external criticism, breach of statute or legal challenge.

9. Equalities

9.1 The proposals in this report allow scrutiny of performance. The report does not involve proposals for policies, strategies, procedures, processes, financial decisions and activities (including service delivery), both new and at review, that affect the Council's communities and employees, therefore an equality impact assessment is not required.

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 the delivery of all Council strategic objectives.

13. Results of Consultation

- 13.1 Consultation has taken place with Councillor Martin Dowey, Portfolio Holder for Corporate and Strategic, 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 Governance Officer 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
Adopt recommended approach to Strategic Risk Management	30 September 2024	Risk and Safety Co-ordinator




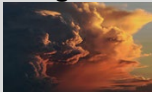










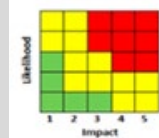
Background Papers **Report to Audit and Governance Panel of 4 September 2024 – [Strategic Risk Management](#)**

Person to Contact **Stephanie Rodger, Risk and Safety Co-ordinator**
River Terrace
Phone 01292 613068
E-mail stephanie.rodger@south-ayrshire.gov.uk

Date: **17 September 2024**

SOUTH AYRSHIRE COUNCIL - STRATEGIC RISK REGISTER (Draft – July 2024) Appendix 1

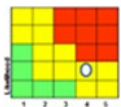


The following risks of strategic significance have been identified by Chief Officers in line with the themes of Governance, Protection and Resources.

Governance		Protection	Resources																				
1.Decision Making and Governance 4 x 2 = 8 		7. Adult and Child Protection 5 x 2 = 10 	12. Financial Constraints 4 x 4 = 16 																				
2.External Factors including Contingency Planning 5 x 2 = 10 		8. Public and Employee Protection 5 x 2 = 10 	13. Employee Absence 3 x 3 = 9 																				
3. Strategic Planning 4 x 2 = 8 		9. Sustainable Development and Climate Change 4 x 3 = 12 	14. ICT – Digital Resilience, Protection & Capability 4 x 2 = 8 																				
4.Integrity 4 x 2 = 8 		10. Financial Inclusion 4 x 3 = 12 	15. Management of Assets 3 x 2 = 6 																				
5. Internal Audit Actions 3 x 2 = 6 	6. Transformation 3 x 3 = 9 	11. Grounds Maintenance - Ash Tree Die Back 5 x 2 = 10 	<div><div><div>Risk Rating</div><table><tr><td>1</td><td>Minor</td></tr><tr><td>2</td><td>Moderate</td></tr><tr><td>3</td><td>Major</td></tr><tr><td>4</td><td>Critical</td></tr><tr><td>5</td><td>Catastrophic</td></tr></table></div><div><div>Impact v Likelihood</div><table><tr><td>1</td><td>Unlikely</td></tr><tr><td>2</td><td>Possible</td></tr><tr><td>3</td><td>Likely</td></tr><tr><td>4</td><td>Very Likely</td></tr><tr><td>5</td><td>Almost Certain</td></tr></table></div></div> <div></div>	1	Minor	2	Moderate	3	Major	4	Critical	5	Catastrophic	1	Unlikely	2	Possible	3	Likely	4	Very Likely	5	Almost Certain
1	Minor																						
2	Moderate																						
3	Major																						
4	Critical																						
5	Catastrophic																						
1	Unlikely																						
2	Possible																						
3	Likely																						
4	Very Likely																						
5	Almost Certain																						
Input is provided by Risk Owners identified at Strategic level to ensure clear responsibility in terms of their management. Detail is provided on risk mitigations – both current and proposed. Target dates are recorded in respect of the achievement of the proposed mitigations, unless agreed as ‘ongoing’. The successful mitigation of these risks will support the delivery of the Council Plan.																							

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SOUTH AYRSHIRE COUNCIL - STRATEGIC RISK REGISTER (Draft – July 2024) Appendix 1

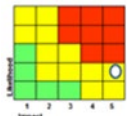


Risk 1					
Risk Title – Decision Making and Governance				Risk Theme - Governance	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations
Accountable – ELT Responsible - CLT Risk Owner – Chief Governance Officer	1. There is a risk that key decisions are taken on behalf of the Council which may contradict agreed Council Plan objectives or increase risk exposure to the organisation.	Updates to Government legislation and advice. Changes to political structure. Levels of scrutiny on information made available or provided.	Lack of compliance. Failure to meet statutory requirements. Poor best value audit. Financial Impact Reputational damage.	 4 x 2 = 8	1. Members are supported by a range of training programmes to ensure effective Panel participation and good decision making. 2. Service Leads ensure there is full consultation with PFH's on Panel reports. 3. Webcasting/live broadcasting allows both hybrid meetings and public access. External public website has an area dedicated to this where meetings are live streamed, the future meeting schedule is visible and recordings of the meeting archive can be viewed. 4. Reports outline key headings on legal, procurement, financial, HR, risk, equalities and sustainable development implications of decision making. 5. The new Council Plan is complete and approved, as are the associated Service Plans across all Directorates. (Cross reference - Risk 3 - Strategic Planning).
Proposed Mitigations (with dates)					Status
1. Members are supported to deliver good decision making through training and briefings. Officers in conjunction with Members felt that Members would benefit from further training on scrutiny and two training sessions were delivered on scrutiny of business cases by the Improvement Service. Both new and more experienced Members of the Service and Performance and Audit and Governance Panels felt this improved their understanding of scrutiny. A & G Panel also undertook a self-assessment and officers are implementing the recommendations identified by the Panel. Specific recommendations were previously made for one-to-one meetings with Members to assess training needs and produce an individualised plan. These take place by request from Members utilising the Improvement Service's Political Skills Self- Assessment tool and this allows Members to consider particular areas that they would benefit from training on. Further steps are being taken by the leads of Democratic Governance and Organisational Development to analyse this process and to fine tune the personal development process for Members. Members' briefings are available online and group officers encourage Members to access these, as well as maintaining records on uptake for future audit purposes. (June 2024)					
					 <i>No change</i>

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SOUTH AYRSHIRE COUNCIL - STRATEGIC RISK REGISTER (Draft – July 2024) Appendix 1



Risk 2		Risk Title – External Factors including Contingency Planning				Risk Theme - Governance	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations		
Accountable – ELT Responsible - CLT Risk Owner – Chief Governance Officer	There is a risk that a range of external factors out with the Council's control such as pandemic, Brexit, Ukraine, cost of living crisis, inflation, industrial action, disruptive weather or other, may adversely impact on ability to fulfil Council objectives and deliver critical services.	Adverse incidents or Civil Emergencies. Factors imposed upon the Council such as legislative change, Government policy change, cost-of-living crisis, implications of Brexit, Ukraine, political change nationally or locally. Unanticipated updates to Government legislation and advice.	Requirement to re-allocate resources, failure to deliver services to an acceptable level or drive desired improvements. Restrictions on budget, reputational damage.	 5 x 2 = 10	1. Continued Horizon scanning to anticipate and respond to risks – four main civil contingencies risks identified for Ayrshire. 2. Watching brief and continual discussion on funding requirements for any unanticipated emergencies. 3. Dissemination of information to Officers and Members around CoSLA and Chartered Institute of Public Finance and Accounting (CIPFA) briefings. 4. The Ayrshire Civil Contingencies Team (ACCT) supports the Ayrshire Local Resilience Partnership (ALRP). Chief Executive attends Strategic ALRP. 5. The level of interaction between Health / Councils and partners has increased and allows for more efficient collaboration in emergency planning. The HSCP Risk and Resilience Forum is well established. 6. 24/7 on call service in place via Civil Contingencies for response and assistance in coordinating the Council emergency input to major incidents. 7. Staffing and resourcing arrangements are in place to support those individuals and families arriving in South Ayrshire from Ukraine. 8. <i>Cross reference to mitigations at Risk 9 – Financial Inclusion.</i>		
Proposed Mitigations (with dates)						Status	Progress Bar
1.Practitioner Ayrshire Local Resilience Partnership (ALRP) and Strategic Ayrshire Local Resilience Partnership meet with required frequency to co-ordinate individual responses from all agencies to major incidents or adverse events. Ayrshire wide Tactical Groups are established where circumstances dictate. Additionally, the Ayrshire ALRP identifies and manages 4 concurrent civil contingencies risks to support an Ayrshire response. These are 1. Pandemic or Emerging Infectious Diseases, 2. Marauding Terrorist Attack, 3. Disruptive Weather and 4. National Electricity Transmission System (NETS) Failure (Power Resilience/Black Start) (ongoing)							Ongoing
2. Risk and Safety Team and the Ayrshire Civil Contingencies Team continue to support SAC civil contingency and business continuity arrangements. SAC Civil Contingencies Response Plan is reviewed annually and Council Incident Officer training has been rolled out to key Chief Officers, operational Service Leads and Coordinators. Council Managers undertake a rolling review of Service Business Continuity Plans on a 6 monthly basis. Civil Contingencies exercises to test plans continue to be developed and rolled out (ongoing).							Ongoing
3. The Council is anticipating new legislation (Martyn's Law) governing public safety at events. A business case has been prepared outlining the preliminary indicative resourcing required to demonstrate compliance. Future work in this regard will also allow for the establishment of a bespoke South Ayrshire Council Safety Advisory Group. (target date TBC)							<div>0%</div>

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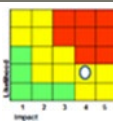



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Risk 3

Risk Title – Strategic Planning

Risk Theme - Governance

Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner – Service Lead – Policy and Performance	1. There is a risk that the Council fails to fulfil agreed strategic objectives in light of the cost-of-living crisis, staffing, budgetary or external pressures and therefore current service, financial and resource planning is not aligned. 2. There is an associated risk that corporate and service targets and performance measures may be adversely impacted.	Recent pressures may have contributed to delays in Corporate and Directorate Planning processes.	Failure to deliver on Corporate and Directorate Plans or achieve priority outcomes. Failure to meet expectations of the public, partners, service users, local businesses. Reputational damage	 4 x 2 = 8	1.Existing Council Plan with clearly defined priorities is in place, as are the individual Service Plans. Governance is included and underpinned by the enhanced requirement for performance measures and targets. 2.Plans have been developed by each Council Service Lead to take account of future operational delivery models. These include workforce planning considerations. 3.Delivering Good Governance framework and reporting in place. 4. Robust financial governance, linked to the Council Plan and priorities, is in place. 5.The Future Operating Model has been implemented and the Council is now operating its new ways of working.	
Proposed Mitigations (with dates)					Status	Progress Bar
1. Council Plan actions were reported to the Service and Partnerships Panel over 2023/24 as part of the Council Plan 23-28 Performance Management Framework. New Council Plan and Service Improvement actions have been developed by all services as part of the 24/25 performance reporting. Performance against the Council Plan and other KPIs are also subject of an annual report to Council. (next due date TBC)						Ongoing
2. Quarterly budget monitoring continues and is reported by Financial Services in order to measure impact. (ongoing)						Ongoing
3. Service Planning session took place with service leads in Feb 24 and new service planning guidance was made available to support planning and improvement. Service planning sessions were delivered and new Council Plan and Service Improvement plan actions have been uploaded to pentana.						<div><div></div>100%</div> Increased from 75%

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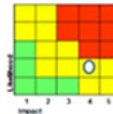


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Risk 4

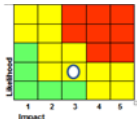


Risk Title – Integrity

Risk Theme - Governance

Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner – Chief Governance Officer	1. There is a risk that the integrity of the Council is breached through a range of failures such as Information / Asset Security, Cyber Crime, non-compliance with the General Data Protection Regulations (GDPR), CCTV Governance, Procurement Fraud, Contractual Failures, Vetting or Financial Irregularities. 2. There is a risk of failure to maintain sources of assurance and levels of scrutiny.	Existing Council Policy or systems may be ineffective or inconsistently implemented. Lack of ownership, training or communication. Difficulty to respond timeously to FOI and GDPR requests. Additional levels of Cybercrime and Fraud because of external global events.	Reputational damage, financial loss, fines, prosecution, civil liability.	 4 x 2 = 8	1. Current policies / encryption / firewalls, specifically mandatory online Data Protection training, robust processes for reporting and dealing with data breaches. 2. Adherence to the Records Management Plan that has been agreed with the Keeper and is being implemented. 3. Standing Orders relating to Contracts and to Meetings, Scheme of Delegation, Financial Regulations, Council Procurement Policy. 4. SAC Code of Conduct, range of HR, H&S, Fleet policies, employee vetting processes. 5. Fraud Officers, Fidelity Guarantee Insurance Policy and National Fraud Initiative. 6. Internal Audit activity. 7. Establishment of Integrity Group / management of Integrity Group Risks. 8. Additional Communications with Staff and Public with advice re Cyber Crime and Fraud. 9. CCTV governance is set out in established policy. Duty Holders in relevant premises are responsible for compliance with GDPR as it relates to CCTV.	
Proposed Mitigations (with dates)					Status	Progress Bar
1. The actions referred to above are progressed by an Integrity Group, which monitors existing risks and identifies any new and emerging risks for SAC. The Group monitors and develops appropriate mitigations. The Chief Executive chairs the group and officers responsible for each key heading report on the risks. Various Service Leads attend and report on their operational areas as they relate to integrity. (ongoing).						Ongoing
2. The reporting process of the risks from Integrity Group to Members has been reviewed. Reporting mechanisms include regular briefings from relevant Chief Officers or Service Leads on pertinent integrity matters to assist in Member awareness and further support good decision making. This is considered to be an ongoing mitigation through the life of the integrity group. (ongoing)						Ongoing

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Risk 5			Risk Title – Internal Audit Actions		Risk Theme - Governance		
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations		
Accountable – ELT Responsible - CLT Risk Owner – Chief Internal Auditor and Service Leads	There is a risk that actions identified by Internal Audit are not progressed within agreed timeframes and improvements to the control environment not achieved.	Staffing resources. Competing Service priorities. Delays in implementation of corporate or service specific systems.	Service Governance arrangements are compromised. Depending on the significance of the outstanding action the Council may be exposed to risks relating to statutory compliance, public or employee safety, financial loss, reputational damage, legal challenge.	 3 x 2 = 6	<p>1 The Audit Plan is formulated on an annual basis. There is also a mid-year review and approval is sought from Audit and Governance Panel for any changes.</p> <p>2. Follow up Audits are undertaken for all 'red' reports as well as a sample of 'amber' reports, where resources permit. These include testing to confirm the service has evidence to support the completion of internal audit actions.</p> <p>3. Progress against actions is included in Internal Audit update reports the Audit and Governance Panel.</p>		
Proposed Mitigations (with dates)						Status	Progress Bar
1. Service Leads are required to attend Audit and Governance Panel to explain any 'red' reports, any overdue or outstanding actions from these and further explanation of requests for more than 2 extensions to due dates. They may be required to bring a formal report to Panel if deemed appropriate. (Ongoing)							Ongoing
2. Through the dissemination of Audit reports, Service Leads are reminded to ensure relevant risk registers are updated to reflect risks highlighted in the Audit reports where required. Managers are required to record progress against implementation of all actions in Ideagen (Pentana) and this is the information that is included within the Internal Audit update reports to the AGP. (Ongoing)							Ongoing

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Risk 6

Title – Transformation ***NEW***

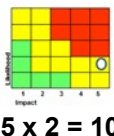
Risk Theme - Governance

Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations
Accountable – CLT Responsible – Director Communities & Transformation Risk Owners – Director of Communities and Transformation, Assistant Director – Transformation, Service Lead - Transformation	There is a risk that the Council will fail to deliver its vision for transformation 'Shaping Our Future Council' set out in the four priority transformation areas (our workforce; our assets; our technology; our delivery model). There is a risk the Council will fail to deliver the projects and programmes defined in the Transformation Portfolio. There is a risk that staff will not engage with the Councils transformation requirements or develop 'change fatigue'	Lack of understanding from elected members and officers of the scope and breadth of change required to meet 'Shaping Our Future Council' aspirations. Officers are not empowered to drive forward the required changes across the Council and services. Services do not have capacity/ capability required to support and deliver the transformation agenda. Staff and services are misinformed/ uninformed on the Councils transformation agenda and delivery activity.	The long-term financial sustainability of the Council cannot be achieved. Transformation cannot be executed in a planned and managed way that delivers the best outcomes for the Council, staff, customers and stakeholders. Instead of a joined up, strategic approach to transformation - 'salami slicing', service closure or cessation is adopted to meet financial pressures. Transformation and change projects and programmes cannot be delivered due to lack of support from required Council services to take activity forward. Transformation fails due to lack of elected member or staff buy in.	 3 x 3 = 9	1. Council approved 'Shaping Our Future Council' in March 2024 including 4 priority areas, new management structure and resourcing arrangements. 2. Transformation Board, Transformation Fund and Transformation Delivery group established. 3. Scheme of Delegation to be reviewed to consider powers and authority required to drive transformation agenda forward. 4. Transformation Service PMO established to manage and report on transformation activity. 5. Project governance, including business case template established with internal audit acting as 'critical friend' 6. Ongoing review and issue escalation where enabling or operational services are not able to provide capability to support delivery of transformation activities.

Proposed Mitigations (with dates)	Status	% Progress
1. Transformation Portfolio approval by Transformation Board. (August 2024)		<div><div>80%</div></div>
2. Scheme of Delegation reviewed to reflect requirements to drive forward Transformation activity at officer level and necessary authority required for approvals (August 2024) – Assistant Director - Transformation		<div><div>100%</div></div>
3. Finalise Transformation Communications Plan and roll out comms activity (September 2024) – Service Lead - Transformation		<div><div>40%</div></div>
4. Finalise Transformation Reporting and Scrutiny Schedule and seek Cabinet approval (September 2024) – Service Lead – Transformation		<div><div>50%</div></div>
5. Tier 1 Project Briefs presented to Transformation Board (August 2024) – Service Lead – Transformation		<div><div>80%</div></div>
6. Business Cases presented to Transformation Board including investment requirements and proposed benefits (ongoing - various)		Ongoing
7. Portfolio issue escalation to Chief Executive (ongoing - Director Communities and Transformation)		Ongoing




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Risk 7					
Risk Title - Adult and Child Protection					
Risk Theme – Protection					
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations
<p>Accountable – ELT</p> <p>Responsible - CLT</p> <p>Risk Owner – Director of Health and Social Care and Chief Social Work Officer (CSWO).</p>	<p>1. There are increased levels of hidden harm in our community as a result of a range of external factors leading to more complex family and adult needs.</p> <p>2. There is a risk of failure to provide adequate protection and the necessary level of support to vulnerable adults and children.</p> <p>3. There are additional risks facing the HSCP and these are being managed, monitored and reviewed via the HSCP Performance and Audit Panel. (link to latest reports – October 2023 – below).</p>	<p>Deprivation, cost of living crisis, changing demographic and challenges in the care sector.</p>	<p>Potential harm to clients and vulnerable service users.</p> <p>Potential for litigation, financial loss or reputational damage.</p>	 <p>5 x 2 = 10</p>	<p>1. There are quarterly Chief Officer Group (COG) meetings.</p> <p>2. There are quarterly Public Protection subgroups (Child Protection; Adult Protection; Violence Against Women/Criminal Justice and Alcohol and Drugs Partnership) reporting into COG that are monitoring the operational context and responding in a coordinated way to issues.</p> <p>3. HSCP Directorate Management Team meets regularly to provide leadership and oversight.</p> <p>4. Established governance in place via Clinical and Care Governance, Social Work Governance and Adult Governance Groups.</p> <p>5. APC and CPC meet regularly and review business plans</p> <p>6. Multi Agency Public Protection Arrangements (MAPPA) including Management Oversight Group and Strategic Oversight Group) are in place and report quarterly to COG.</p> <p>7. The Community Services Oversight Group supports in house and commissioned services and provides assurance on a range of issues to key local and national stakeholders.</p> <p>8. Initial Referral Data (IRD) activity is now audited to provide scrutiny and assurance in relation to this key activity. There are now annual Child Protection ‘Trend Analysis’ produced for the CPC and COG to reflect on the changing culture in South Ayrshire towards Child Protection and to invite scrutiny of annual data.</p> <p>9. Adult Support Protection Lead Officer engages first line managers in developing our response to vulnerable adults.</p> <p>10. CSWO engages with operational staff in relation to complex cases in both adult and children’s services where there are complex risk factors.</p> <p>11. Care First implemented across all children and adult social work teams.</p> <p>12. CPC/APC subgroup structure is now established and the Policy and Performance Subgroup is leading this review work and reports progress at each meeting</p> <p>13. Governance on new policy and procedure is via CPC/APC through to COG.</p> <p>14. Development of Practice Standards in Social Work is in progress to support the policy framework.</p> <p>15. The quality assurance framework is operational providing triangulated information to the Community Services Oversight Group from a range of sources in order to ensure minimum standards are met across all commissioned services.</p> <p>16. HSCP strategic and operational risk registers are complete and approved by HSCP Performance and Audit Committee. 17. New Adult Services structure fully implemented.</p> <p>18. Learning reviews implemented in relation to ADP, Public Protection and Adult Social Work services.</p>

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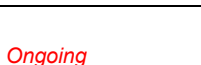

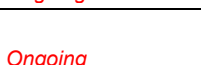

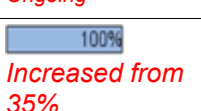
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Risk 7		Risk Title - Adult and Child Protection (Continued...)			Risk Theme – Protection
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations
					19. The Adult Protection Self Evaluation Improvement Plan is reviewed regularly and a review of the impact of actions implemented in response to the Adult Support and Protection Inspection. The establishment of our locality model has also brought with it the formation of multi agency forums to review and support intervention and support for those in our communities with multiple complex needs to promote early intervention and prevention.
Proposed Mitigations (with dates)					<div><div>Status</div><div>Progress Bar</div></div>
1.The ADP Is developing a framework in relation to risk around drug related deaths. Regular meetings have been established and we are working with Public Health Scotland and other agencies to share information / analyse trends and provide information to public and employees in regard to safety and harm reduction. We have a range of services such as naloxone, standards in relation to medical assisted treatment and through our Start team have established residential rehabilitation pathways to those we are assessed as ready (October 2024)					<div><div></div><div><div><div>100%</div></div><div>Increased from 90%</div></div></div>
2.The implementation of the transformational work within Children and Families which has been supported by the Council. Belmont family support has commenced and the implementation of Signs of Safety is progressing in partnership with the National Signs of Safety organisation. This model is being further developed with our Family First Model being rolled out across all secondary schools in South Ayrshire.					<div><div></div><div><div><div>90%</div></div><div>Increased from 85%</div></div></div>
Further explanation on progress to date in terms of implementation of the above mitigations can be found by cross-referencing to the Health and Social Care Strategic Risk Register Performance and Audit Committee - 6th August 2024 - Health and Social Care Partnership (south-ayrshire.gov.uk) . Additional information is also provided within this document on a range of other risks being managed by the Partnership including; Climate Change & Sustainability, Communication and Reputation, External Factors including Contingency Planning, Financial Position, Good Governance, Strategic Planning and Business Resilience, ICT, Population, Premises, Provider Organisations,Service Quality, Workforce Protection and Workforce Capacity and Capability.					

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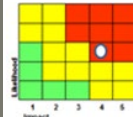





Risk 8 **Risk Title - Public and Employee Protection** **Risk Theme – Protection**

Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owners - Service Lead – Risk and Safety and Service Lead – Asset Management	1. There is a risk of failure to provide the agreed standards of protection to the Public and Council Employees in line Health and Safety Executive and Scottish Fire and Rescue Service legislation and guidance. 2. There is a risk that health & safety risk assessments in some areas may not currently identify adequate mitigations to safeguard employees / service users from hazards such as Violence and Aggression. 3. There is a risk that proposals by Scottish Fire and Rescue Service to reduce response to fire alarms will impact people safety and property protection.	Staffing resourcing pressures. Budget constraints across Services. Ambiguity around responsibilities or inconsistent application of policy	Accident, incident, injury or ill health to employees /service users. Prosecution and Civil litigation. Damage to Council's reputation. Financial impact of claims, increased premiums or fines.	 5 x 2 = 10	1. Existing H&S Policies and procedures. H&S Guidance prepared and issued. Range of resources, information, links and training on H&S CORE page and Learn Pro platform. Sample H&S Risk Assessments developed for Service use. 2. Central H&S team undertake H&S Audits and Fire Risk Assessments (FRAs) over a 1,2 and 3-year rolling programme. Risk Assessment self-evaluation process rolled out. 3. The PDR process allows for identification of key H&S training requirements for all Council employees. 4. Risk Assessment Training & Support, plus Council Standard and a range of courses on Management of Actual or Potential Aggression, Dealing with Difficult Behaviour, De-escalation etc. 5. V&A measures across services including a range of security systems, Campus Police Officers, '2 to attend' protocols, panic buttons in offices, modifications to office design. 6. Review of causes of 'Unwanted Fire Alarm Signals' (UFAS) complete – processes in place to tackle via FRA programme. 7. Revised guidance has been issued along with new online training modules to reflect the changes implemented by SFRS on 1 July 2023.	
Proposed Mitigations (with dates)					Status	Progress Bar
1. Review and refresh a range of health and safety policies, guidance, sample risk assessments and work procedures. Development of new online health and safety training modules for managers / employees. (December 2024)						
2. Asset Management team continue to review and action, based on risk priority, compliance and/or property related issues raised through Fire Risk Assessments, Health and Safety Audits and Vacant Property Inspections. (ongoing).						
3. All duty holders / building managers monitoring and updating outstanding H&S actions via Pentana (ongoing)						
4. Continue to utilise self-evaluation method to ensure all Services have identified significant hazards and fully developed their H&S risk assessments – (Internal Audit Action). (Ongoing)						
5. In light of revised SFRS protocols Asset Management team has rolled out bespoke fire panel training to all Council Duty Holders. (June 2024)						

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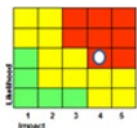


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Risk 9		Risk Title - Sustainable Development and Climate Change				Risk Theme - Protection	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations		
Accountable – ELT Responsible – CLT Risk Owner/s; Service Leads – Policy and Performance, Asset Management (buildings) and Neighbourhood Services (for Fleet)	There is a risk of failure to meet climate change duties, reduce emissions and support the community to adapt and mitigate risks in relation to climate change. Risk of failure to ensure a just transition and a green recovery.	Services do not necessarily recognise the role they need to play, lack of input and accountability by services leaving key areas inadequately addressed. Decisions and infrastructure while meeting short term goals are currently not fit for the future. Actions in place are currently not fully coordinated across services.	Reduction in emissions not achieved to 1.5 degrees scenario therefore accelerating the pace of climate change. United Nations Sustainable Development Goals not adequately addressed. South Ayrshire may not be resilient. Effect may be further detriment to those already disadvantaged, increasing inequalities and exacerbating deprivation. Communities may be unprepared for a low carbon future.	<div> 4 x 3 = 12</div>	1. Council approved Sustainable Development and Climate Change Strategy 2. Baseline data on Sustainable Development and Climate Change now assembled to allow future progress to be measured. 3. Proposals endorsed by the MOWG agreed at Cabinet and assigned for implementation. 4. Carbon budgeting in place. 5. Green recovery communications plan and climate literacy training plan in place. 6. Pan Ayrshire Energy Masterplan to be completed by 31 st October 2024. 7. LHEES strategy to be developed. A LHEES officer was appointed in May 2024.		
Proposed Mitigations (with dates)					Status	Progress Bar	
1. Fully implement Climate Change Strategy (target date 2024, at which point strategy will be reviewed). Review to be pursued to ensure delivery of strategy outcomes in a changed landscape with increased national targets and new duties and supporting the new Local Outcome Improvement Plan (LOIP) being developed in 2024. (Revised to Dec 2024).						<div><div>50%</div></div> <div>No change</div>	
2. Review the means of 'cross cutting' the Strategy by embedding within Council policy making, as well as service planning. This is now going forward as part of the integrated impact assessment led by Performance, Policy and Community Planning with further climate literacy and service planning work required and likely to be included in the refreshed strategy. (Revised to Dec 2024).						<div><div>50%</div></div> <div>No change</div>	
3. Investigation of scope 3 accounting methodologies for Council procurement emissions to develop existing carbon budgeting process. A final decision on this has been deferred pending the outcome of national research. Consultation has now been undertaken by Scottish Government on scope 3 reporting. We aim to build the outcomes into our forward pathway to be set out in refreshed strategy. (Revised to December 2024)						<div><div>30%</div></div> <div>Increased from 20%</div>	
4. A Net Zero Estate Strategy review was completed in November 2021. Following this a Net Zero Board group was established in 2022 to drive forward this agenda. The Board has 6 agreed workstreams (noted in Cabinet log) and progress is being against each of these in order that the Council can meet both its own and SG's commitment to 'net zero' in 2045 (ongoing to 2045)						Ongoing	
5. Adopt fleet decarbonisation strategy in line with targets and duties alongside ULEV (Ultra Low Emission Vehicles) infrastructure for both fleet (SAC) and public charging (ARA). Current position on small SAC vehicles reflects a position where 60 of 80 are now electric. NS continue to implement charging points for staff access and are investigating a charging 'hub' at a location within the vicinity of County Buildings. Ongoing progress is captured as part of Service Plan Improvement Action for NS and forms part of Service Plan Performance Reports to Council.						<div><div>50%</div></div> <div>No change</div>	

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Risk 10		Risk Title – Financial Inclusion			Risk Theme – Protection	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner - Assistant Director of Communities	There is a significant risk that the cost-of-living crisis, rising inflation and the current economic climate is having a detrimental impact on the local community, both public and employees.	Rising energy and food costs. Economic uncertainty. War in Ukraine.	Specific low-income groups are hardest hit. Current crisis is bringing unaccustomed hardships to groups who have previously managed financially. Impact on lowest paid Council staff.	 4 x 3 = 12	<p>Measures in place at National level; Withdrawal of the National Insurance increase.</p> <p>Measures in place at Scottish Government level; Increasing the Scottish Child Payment to £25 per week from 14 November 2022 Winter Heating Payments. Rent Freeze Bill - 'Protecting Tenants during Cost-of-Living Crisis Bill' temporary powers to protect tenants and landlords. Bridging Payments. Best Start Grants. 'One stop shop' website to help those struggling financially. National media campaign. Funding for Scottish Welfare Fund (Crisis Grants & Community Care Grants) and Discretionary Housing Payments</p> <p>Measures in place at local level; The Community Planning Partnership has a Financial Inclusion Strategic Delivery Group (SDP) who provide direction, identify any gaps in support and direct resources to areas of most need and demand. They consider themes linked to food, energy, money and community wellbeing.</p> <p>A range of Council services provide support to people most affected by the cost of living crisis. These include Thriving Communities, Housing Services, the Information and Advice Hub and Revenues and Benefits. Cabinet approved a report on 23 May 2023 Financial Inclusion - Cost of Living Crisis which outlined trends identified and the provision of current help available across all Council Services to support residents. There was also a Cabinet paper in January Food Pantries and then again in May Food Pantries that provided information on the food pantries and projects that SAC has funded.</p> <p>A Member Officer Working Group for the Cost-of-Living Crisis has been established to consider the activities being undertaken by the Council to mitigate the impact of the cost-of-living crisis</p>	
Proposed Mitigations (with dates)						<div>Status</div> <div>Progress Bar</div>
On 23 May 2023, Cabinet approved the development of a Strategy and Action Plan to address the agenda on Financial Inclusion - Cost of Living Crisis. This work is aligned to the Member / Officer Working Group and reports to Cabinet £1.055m was identified to support Financial Inclusion projects. Service Leads have been asked to complete requests for funding and a report will be presented at Cabinet in March 2024 once proposals have been considered by the Members / Officers working group. (March 2024)						<div>  </div> <div>  </div>

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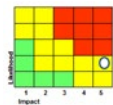


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Risk 11

Risk Title - Ash Tree Dieback

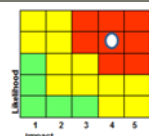
Risk Theme - Protection

Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner – Assistant Director - Housing and Operations	There is a risk of injury / damage to SAC residents and infrastructure as a result of Ash Dieback – a disease proliferating through SAC woodland. Disease has been identified and is spreading.	Principle cause is the spread of Ash Dieback throughout South Ayrshire /Scotland. Neighbourhood Services is currently not resourced to manage the extent of Ash Die Back.	Potential for fatality / injury to residents / employees. Potential for damage to property, listed structures, headstones, power / phone lines. Potential of falling Ash trees/limbs on roads/pavements/ footpaths within public open space and schools and associated obstruction to roads. Increased liability to Council in respect of above potential incidents. Financial pressure in terms of significant increased expenditure to mitigate risk including costs for replanting, cost of recruiting skilled operatives. Availability of skilled operatives likely to be restricted by market demand - this is a national problem. Potential for increased flooding risks for changes in waterways eg. banking failures due to tree failure. Loss of Ecosystems- air quality, biodiversity loss, increases in noise levels adjacent to roads, loss of visual screens. Increased liability and insurance premiums for residents due to property risks. Risk to European protected species (roosts/ food source). Loss of biodiversity of species dependant on Ash.	<div></div> <div>5 x 2 = 10</div>	1.Survey of trees within lands managed by Neighbourhood Services has commenced. 2.Communication with ARA has taken place and regular meetings have been set up. 3.An Ash Dieback Plan has been developed and approved by Cabinet. This includes an inspection programme and cost projections for full implementation. 4.Year 1 delivery of plan almost complete. Yearly target exceeded.	
Proposed Mitigations (with dates)					Status	Progress Bar
1. SAC is collaborating with recognised arboricultural bodies on managing this disease. A communication plan is being developed to reflect the SAC Ash Dieback plan. Proposed text is with the Tree Council and the Forestry Commission for review and will form the basis of standard text to be used by a number of authorities. Awaiting feedback on this. Communications team involved. (May 2024).						<div><div>70%</div></div> <div>Increased from 60%</div>
2.Funding for Year 2 of Ash Dieback Plan approved by Cabinet in January 2024, commences April 2024-March2025. Service are now 60% through the second survey and felling, removal or crown reduction works are ongoing, works due for completion in November 2024.						<div><div>60%</div></div>

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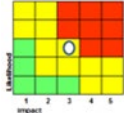





Risk 12		Risk Title – Financial Constraints			Risk Theme – Resources	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner – Chief Financial Officer	1. There is a risk that current, planned or expected levels of service cannot be delivered.	UK and Scottish Government reductions in funding over a number of years. Impact of inflation on Council cost base.	Failure to deliver key services or meet change in service demands.	<div> 4 x 4 = 16</div>	<div>1. Annual 2024/25 budget prepared and approved in February 2024.</div> <div>2. Council agreed a programme of future activity as part of the 2024-25 budget proposals to commence immediately following approval of the budget in order to address the significant budget gaps expected in the medium term.</div> <div>3. £5m Transformation Fund established in February 2024 as part of the budget setting process. With a Transformation team being set up within the newly established Communities and Transformation Directorate in March 2024 to oversee change activity throughout the Council.</div> <div>4. Maintain pressure on Scottish Government to agree settlements which reflect Local Authority needs through participation in CoSLA groups.</div> <div>5. Updated five year Medium Term Financial Plan approved by Cabinet in November 2023</div> <div>6. Annual Treasury Management Strategy prepared and approved by Council February 2024. Details credit and counterparty risk. Next update due in March 2025</div> <div>7. Treasury Management Practices (TMP's) updated annually to reflect Treasury risk such as credit and counterparty risk management, liquidity risk management, interest rate risk management and exchange rate risk management.</div>	
Proposed Mitigations (with dates)					Status	Progress Bar
1. Lobby Scottish Government through discussions via CoSLA, Directors of Finance and Solace to ensure required funding continues to be made available to Local Government (ongoing).						Ongoing
2. Rolling annual update of new five-year Medium Term Financial Plan to be implemented (next update due November 2024)						<div><div></div>65%</div> Increased from 60%
3. Assess the impact/outcomes from the new deal between Local Government and the Scottish Government signed in June 2023 (Verity House Agreement) and the associated new Fiscal Framework is being developed. (Ongoing)						<div><div></div>30%</div> Increased from 20%

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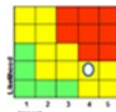

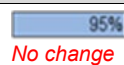

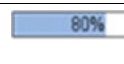



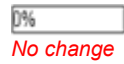


Risk 13		Risk Title – Employee Absence			Risk Theme - Resources	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner – Chief HR Officer	<p>1. There is a risk that employee absence levels fall below the standards which can be sustained by the organisation.</p> <p>2. There is a risk that the cost of staff absence significantly increases the financial risk and budgetary constraints already impacting on the achievement of Council objectives.</p> <p>In 2020/21 – for LGE - the direct ‘cost of absence’ was £3,851,547 (50% more than 2019/20 when the cost of absence was £2,550,800.) In 2021/22 – for Teachers - the direct ‘cost of absence’ was £1,224.774 (71% more than 2020/21 when absence cost was £714,310). In 2022/23 – overall absence levels decreased from 9.59 days in 21/22 to 9.56 days in 22/23. The overall cost of absence also decreased on the previous year.</p> <p>3. There is a risk that the impact of employee absence creates an unsustainable burden and significant extra pressure on colleagues at all levels who are required to assume additional workloads as a result.</p> <p>4. There is a risk that employee absence has an adverse effect on workforce planning arrangements.</p>	<p>Key reasons reported for employee absence;</p> <p>Psychological Musculoskeletal Respiratory</p> <p>Impact of employee ‘culture’</p> <p>Further statistical information via report to S&P</p>	<p>Additional risk to Service Users, gaps in Service delivery, slippage on achievement of targets.</p> <p>Additional cost of temporary, agency, supply staff or other additional unbudgeted spend.</p> <p>Adverse impact on health of ‘attending’ employees.</p>	<div><p>3 x 3 = 9</p></div>	<p>1. Maximising Attendance Framework</p> <p>2. Occupational Health Support</p> <p>3. Counselling Services including Cognitive Behavioural Therapies</p> <p>4. Physiotherapy Services</p> <p>5. Employee Self-Referral Options to ‘Access to Work’ – fully funded initiative for non-medical intervention, support & sign posting.</p> <p>6. Range of flexible working and family friendly HR policies.</p> <p>7. Access for managers and employees to Mentally Healthy Workplace training online.</p>	
Proposed Mitigations (with dates)					Status	Progress Bar
1. Review of maximising attendance framework and related policies in conjunction with Service leads and TU colleagues. Roll out mandatory training for managers in managing absence. This area of work has re-commenced as it had been put on hold due to the implementation of Oracle Fusion. The Framework is currently being reviewed based on the feedback provided from services and trade unions. (March 2025).						<div><div>35%</div></div> <p>Increased from 35%</p>
2.Ongoing work activity progressing via other services; Trauma Informed Officer rolling out Mental Health First Aid training and linked initiatives, re-introduction of Employee Lifestyle Screening via Risk and Safety, Workforce Planning Strategy with managers’ toolkit should support employee experience. (March 2025).						<div><div>30%</div></div> <p>Increased from 30%</p>
3.HR, in conjunction with Trauma Informed Officer, is developing a Staff Wellbeing Strategy. Research is currently being undertaken in this area to benchmark wellbeing strategies (March 2025)						<div><div>20%</div></div> <p>Increased from 20%</p>

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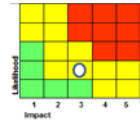


Risk 14					Risk Title – ICT Digital Resilience, Protection and Capability		Risk Theme - Resources	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations			
Accountable – ELT Responsible - CLT Risk Owner/s – Service Leads - ICT	There is a risk that major or widespread ICT failure will adversely affect delivery of Council services. ICT failure risks include non-compliance, failure of business systems, cyber-attack, and failure of ICT equipment.	Lack of corporate ICT planning in a robust and consistent manner. Cyber intrusion. Outdated / obsolete equipment and systems. The Business Continuity Plans of some Services may lack effective arrangements for ICT loss.	Inability to provide key services and recover quickly. Reputational damage, financial loss, litigation.	 4 x 2 = 8	1. Resilient infrastructure in place with dual data centres, duplicated network communication paths, internet links, and server hardware. 2. External contracts established with service providers for technical support and expertise across critical technologies. 3. SAC Data Centre’s services will be migrated to cloud data centres, with the first phase completed in April 2023. 4. A bespoke ICT Risk Register in place, which is subject to review as part of standard operating practice. 5. The Integrity Group meets regularly to consider cyber security issues and develop further mitigations as required. 6. Compliance standards established as part of technology and process governance framework. 7. Service BC plans include some level of ‘manual work around’ for resilience in respect of ICT failure. Updates to all BC plans are requested on a 6 monthly basis. 8. ICT Asset Management function established to ensure currency of technology assets is maintained. Additional capacity created. Rolling replacement plans are now in place for technology towers.			
Proposed Mitigations (with dates)							Status	Progress Bar
1. Live services being moved to McCall’s Avenue Data Centre, which has enterprise facilities management services, with County Buildings being used for resilience purposes. Work is 99% complete in terms of live services being moved from County Buildings to McCall’s Avenue, with low volume items remaining which have longer term timelines. (August 2024)								
2. Works are underway to migrate services to a Cloud Data Centre with phase 1 completed in April 2023. Planning works for phase 2 have commenced and migration is scheduled to be completed by December 2024.								
3. Reaccreditation process in progress for PSN. External health check complete and remedial actions being worked on prior to submission of application. Egress Defend and Protect fully operational. ICT will continue to work with a Cyber Security partner to assess and improve the overall security of the Council’s ICT infrastructure as new threats and technologies emerge. (ongoing).								
4. In light of services migrating to a cloud data centre, work is required with all services to redefine the ICT element of their Business Continuity Plans. Engagement from ICT will take place to define priority applications which align to future plans for application rationalisation/replacement based on off-premises data centre provision. This engagement has not occurred and requires to form part of the workplan for 2024. (target date March 2025).								

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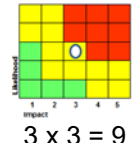



Risk 15		Risk Title – Management of Assets			Risk Theme – Resources	
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Accountable – ELT Responsible - CLT Risk Owner – Service Leads – Asset Management and Professional Design Services	1.Delivery of the agenda linked to Transforming the Estate may be impacted by a range of factors which could delay any resulting financial gains. 2.There is a risk of delay to projects within the General Services capital programme due to inflation of construction costs which could impact on deliverability of the programme.	Decisions re asset rationalisation, delays on asset disposal, staff placing logistics. Inflation Cost of Living Crisis	Impact on efficient recovery of Council services. Failure to deliver Asset Management Plan. Project delay or additional costs. Adverse incidents and compliance failure. Damage to Council's reputation.	<div> 3 x 2 = 6</div>	1. The Transforming the Estate project is underway and has superseded the former Asset Management Plan. 2. Professional Design Services continue to monitor construction costs and contractor's ability to progress and deliver works.	
Proposed Mitigations (with dates)					Status	Progress Bar
1. The Asset Management Plan (AMP) has been superseded by the ‘Transforming Our Estate’ Project. The proposed approach to the rationalisation of Council assets was approved by Cabinet on 23 May 2023. It has been agreed to note the strategic recommendations following conclusion of an external consultant’s review and undertake further work to review the proposals for each asset type and validate cashable benefits and costs for the Council. A Transformation Board has been set up in May 2024 and is headed up by Louise Reid, Assistant Director – Transformation. The Transformation Programme will be reported to the transform board,						<div><div>40%</div></div> <div>Increased from 30%</div>
2. The new Capital Plan was approved by Council on 29 February, 2024, covering the twelve financial years 2024/25 through to 2035/36. Quarterly Capital Monitoring Reports will be presented to Cabinet (August & October 2024, February & June 2025), and will include any issues required to be highlighted and any adjustments to be requested.						Ongoing

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SOUTH AYRSHIRE COUNCIL - STRATEGIC RISK REGISTER (Draft – July 2024) Appendix 1

Guidance - Recording Risks

Risk No. x		Risk Title - xxxxx		Risk Theme – Resources / Protection / Governance		
Ownership	Potential Risk	Cause	Potential Effect	Risk Score	Current Mitigations	
Who is accountable and responsible for managing the risk?	What could go wrong?	What may have caused this risk?	Possible outcomes or adverse effects?	 <div style="display: flex; justify-content: space-around; font-weight: bold; color: red; font-size: 24px;"> S A M P L E </div>	What is already in place to manage the risk?	
Proposed Mitigations (with dates)					Status	Progress Bar
1. What is planned to mitigate the risk further? (and when it is due to be completed) <enter date>						<div style="border: 1px solid black; width: 100px; height: 20px; background: linear-gradient(to right, #007bff 33%, #deeaf8 33%, #deeaf8 100%); position: relative;"> 33% </div> <i>Increased from...?</i>

A status icon (Figure 3) is displayed along with a calculation from Risk Owners on percentage completion of the mitigating actions. This information is closely scrutinised by Chief Officers via CLT and Elected Members through the Audit and Governance Panel and Cabinet and this assists in determining decisions on reducing or increasing risk ratings utilising the matrix at Figure 1.

New risk identification is considered against a broad range of risk types and these are represented at Figure 2.

Risk types are cross-cutting and not considered in isolation.






Further explanation of SAC Council Risk Management Methodology is available within the Corporate Risk Management Strategy [RM Strategy](#)

Fig 1

Risk Themes					
Governance		Protection		Resources	
Risk Rating					
Impact			x	Likelihood	
1	Minor			1	Unlikely
2	Moderate			2	Possible
3	Major			3	Likely
4	Critical			4	Very Likely
5	Catastrophic			5	Almost Certain

Fig 2



Fig 3 Status	
	Completed
	On Target
	Not on target – some concerns
	Not on target – major concerns
	Not yet started

South Ayrshire Council

**Report by Chief Financial Officer
to Cabinet
of 25 September 2024**

**Subject: Treasury Management and Investment Strategy
Quarter 1 Update Report 2024/25**

1. Purpose

- 1.1 The purpose of this report is to provide Members with an update on the 2024/25 treasury prudential indicators for the period April-June 2024 (Quarter 1) and provide an update on the latest wider economic position.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 notes the comments made by the Audit and Governance Panel of 4 September 2024 as outlined in 4.2 below; and

2.2.2 approves the Quarter 1 Update Report.

3. Background

- 3.1 The Council's Treasury Management and Investment Strategy for 2024/25, approved by Council in March 2024.
- 3.2 The Council operates a balanced budget, which broadly means cash raised during the year will meet its cash expenditure. Part of the treasury management operations ensure this cash flow is adequately planned to meet expenditure commitments but also to invest surplus monies in low-risk counterparties (organisations with which the Council has a financial relationship in terms of borrowings or investments), providing adequate liquidity initially before considering optimising investment return.
- 3.3 The second main function of the treasury management service is the funding of the Council's capital plans. These capital plans provide a guide to the borrowing need of the Council, essentially the longer-term cash flow planning to ensure the Council can meet its capital spending operations. This management of longer-term cash will involve arranging long or short-term loans or using longer term cash flow surpluses. In addition, in certain interest rate environments debt previously drawn may be restructured to meet Council risk or cost objectives.
- 3.4 The Audit and Governance Panel of 4 September 2024 considered the Quarter 1 Update Report and agreed that it be remitted to the Cabinet for approval and requested that Cabinet consider comments made in relation to the increasing

borrowing costs related to the capital investment programme, as described in 4.2 below.

4. Proposals

- 4.1 This Quarter 1 report has been prepared in compliance with CIPFA's Code of Practice on Treasury Management and provides an update on Economic activity and Interest rates in [Appendix 1](#) and Prudential and Treasury Indicators in [Appendix 2](#).
- 4.2 In considering the Quarter 1 report, the Audit and Governance Panel raised concerns over the increasing borrowing costs arising from the currently approved capital investment programme. The Panel requested that, given the current financial climate, consideration should be given to scaling back the current programme to reduce future cost implications for the Council.
- 4.3 The change to accounting standards to IFRS16 for leasing arrangements requires that all leasing contracts are held on the balance sheet. This is the change from the previous accounting standard IAS17. The work has started to prepare for the transition for the reporting of this in the year end accounts 2024/25. This will mean that the Capital Financing Requirement figures (CFR) and the Operational Boundaries will increase to reflect the change in accounting policy. The financial impact of these changes will be reflected in the mid-year Treasury report 2024/25.
- 4.4 The Cabinet is requested to approve the contents of this report

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 –

The Council budgeted for investment income of £2.130m in 2024/25, based on an estimate of the average revenue balances held during the year. Budgeted at achieving an assumed interest rate return of 5.50% on these balances.

At June 2024 (Qtr1) the full year budgeted income is projected at £2.184m, a surplus of £0.054m. This surplus has arisen due to a higher than projected level of interest rates, therefore for a similar investment a greater return is being achieved.

6.1.2 Capital Financing Costs –

The budget for loan charges in 2024/25 is £17.610m, comprising £6.457m for loan principal, £10.979m for interest costs and £0.174m for loans fund expenses.

The current projection for loans charges to the General Fund is an overspend of £1.23m in interest and expenses. This is offset by the projected surplus of income of £0.054m bringing an overall overspend of £1.18m.

This has arisen due to higher than projected interest rates and a subsequent reprofiling of external borrowing. This projected overspend will be monitored as the year progresses and borrowing will only be taken if required.

6.2 *Housing Revenue Account (HRA)*

6.2.1 Interest on Revenue Balances –

The HRA budgeted for investment income of £0.240m in 2024/25, based on an estimate of the average revenue balances held during the year. Budgeted at achieving an assumed interest rate return of 5.50% on these balances.

At June 2024 (Qtr1) the full year estimate for investment income earned is £0.350m resulting in a surplus of £0.110m. Similar to General Services, a higher than anticipated interest rate has resulted in an over achievement of returns on investments.

6.2.2 Capital Financing Costs –

The budget for HRA loan charges in 2024/25 is £7.278m, comprising £2.443m for loan principal, £4.763m for interest costs and £0.072m for loans fund expenses.

The current projection for loans charges to the HRA is an under-spend of £0.022m in interest and expenses. This is in addition to the projected surplus of income of £0.110m bringing an overall underspend of £0.132m.

This underspend has resulted from greater than anticipated income from higher interest rates.

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 Should the recommendations be rejected, then the Council will not be in compliance with the CIPFA Code of Practice on Treasury Management.

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

- 14.1 If the recommendations above are approved by Members, the Chief Financial Officer 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 the Public Services**

Report to South Ayrshire Council of 6 March 2024 – [Treasury Management and Investment Strategy 2024/25](#)

**Report to Audit and Governance Panel of 4 September 2024 -
[Treasury Management and Investment Strategy Quarter 1
Update Report 2024/25](#)**

Person to Contact **Tim Baulk, Chief Financial Officer**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612620
E-mail tim.baulk@south-ayrshire.gov.uk

Date: 17 September 2024

1. Economic Activity

- The first quarter of 2024/25 saw:
 - Gross Domestic Product (GDP) growth flatlining in April following positive Q4 2023/24 growth figures of 0.7% q/q.
 - A stalling in the downward trend in wage growth, with the headline 3myy rate staying at 5.9% in April.
 - Core Consumer Price Index (CPI) inflation falling from 2.3% in April to 2.0% in May.
 - CPI inflation decreasing from 3.9% in April to 3.5% in May.
 - The Bank of England holding rates at 5.25% in May and June.
 - 10-year gilt yields climbing to 4.35% in April, before closing out at 4.32% in May.
- The news that the economy grew by 0.7% q/q in Q4 2023/24 confirmed that it moved out of its very mild technical recession that prevailed at the back end of 2023. However, data released for April and May so far shows a slight stalling in the recovery, with GDP data for April coming out at 0.0% m/m, as inclement weather weighed on activity. Moreover, the fall in the composite Purchasing Manager Index output balance from 53.0 in May to 51.7 in June confirms tepid growth.
- On a more positive note, the 2.9% m/m increase in retail sales volumes in May more than reversed the 1.8% m/m drop in April as rainfall returned to seasonal norms. The strength was broad-based across the retail sector, including online, (+5.9% m/m) suggesting an underlying strengthening in sales beyond weather effects. With inflation falling back to target, Bank Rate likely to be reduced soon and with consumer confidence improving, retail sales may continue to strengthen.
- Stronger consumer spending, as low inflation allows households' real incomes to strengthen and the effect from higher interest costs fades, suggests that real consumption will strengthen substantially over the next two years. However, investment will only make a modest contribution to GDP growth. With the industrial sector still 12% smaller than in 2019, excess capacity will continue to cap the need for industrial firms to invest. But improving business sentiment should raise investment by services' firms. Further, a fall in mortgage rates should trigger a recovery in residential investment. Overall, strong consumer spending is likely to be the backbone of GDP growth, along with government consumption. Capital Economics forecast that following GDP growth of 1.0% in 2024, activity will continue to surprise to the upside with GDP growth of 1.5% for both 2025 and 2026 (consensus forecasts are 1.2% and 1.4% respectively).
- Nonetheless, the on-going elevated levels for wage growth in April will be a lingering concern for the Bank of England. The 3myy rate of average earnings growth stayed at 5.9% in April (consensus 5.7%), whilst the more timely 3m annualised rate rebounded from 5.9% to 9.3%. These higher levels partly reflected April's 9.8% increase in the minimum wage. This leaves the Bank of England's forecast for a fall back in regular private sector pay growth from 5.8% in April to 5.1% in June looking a challenge.
- Despite the high levels of wage growth in April, sharp falls in employment and a move up in unemployment suggests that wage growth will soon be back on a downward path. The 139,000 fall in employment in the three months to April was accompanied by a rise in the unemployment rate from 4.3% to 4.4%. This was the fourth increase in a row and took it to its highest level since September 2021. The rise would have been larger were it not for the 132,000 increase in inactivity in the three months to April as the UK's

disappointing labour market participation performance since the pandemic continued. The vacancies data also paint a picture of a slowly cooling labour market. The number of job vacancies fell from an upwardly revised 908,000 to 904,000, leaving vacancies 31% below the peak in May 2022, but 11% above the pre-pandemic level.

- The fall in CPI inflation in May back to the Bank's 2% target for the first time since July 2021. Furthermore, with CPI inflation of 3.3% in the US and 2.6% in the Euro-zone in May, the UK appears to have managed to get CPI inflation back to 2.0% first. A further easing in food inflation from 2.8% in April to 1.6% in May played a part in the fall in overall CPI inflation and with food producer price inflation at just 0.2% in May, food price inflation will probably soon fall to zero.
- The core rate also fell back from 3.9% to 3.5%. Within that, core goods CPI inflation slipped below zero for the first time since October 2016. As expected, clothing/footwear, recreation/culture and restaurants/hotels categories inflation declined, reflecting base effects from big increases last May. While services inflation fell from 5.9% to 5.7%, this decline was smaller than the Bank of England expected (forecast 5.3%). And the timelier three-month annualised rate of services prices has rebounded from 8.5% to 9.2%. This suggests that the persistence in domestic inflation that the Bank is worried about is fading more slowly than it thought. Even so, there is scope for inflation to fall further.
- There was little chance that the Bank would cut rates at its June meeting, given upside surprises on services CPI inflation and wage growth. But several developments implied a rate cut is getting closer, (potentially in August or September). First, two members of the Monetary Policy Commission (MPC), Ramsden and Dhingra voted again to reduce rates immediately to 5.00%. Second, despite the recent run of stronger inflation and activity, the minutes noted "indicators of inflation persistence had continued to moderate" and that a range of indicators suggest pay growth had continued to ease. And there was new wording that members of the MPC will consider all the information available and how this affects the assessment that the risks from inflation persistence are receding "as part of the August forecast round".
- Throughout the quarter there was a degree of volatility in the gilt market, and, by way of example, the 10-year gilt yield rose from 4.05% on 2nd April to finish at 4.15% on 28th June but it has exceeded 4.30% on several occasions. Overall, investors judged that interest rates will need to remain high for longer to keep inflation around the 2.0% target.

MPC meetings – May, June and August 2024

- On 9th May, the Bank of England's Monetary Policy Committee (MPC) voted 7-2 to keep Bank Rate at 5.25%. This outcome was repeated on 20th June.

On 1st August, the Bank of England's MPC voted to cut interest rates to 5.00%, the first rate cut since March 2020. Five members of the Monetary Policy Committee (MPC) voted to reduce Bank Rate by 0.25% while four members voted to hold interest rates. Bailey, The new inflation forecasts have estimated CPI will be 1.7% in Q3 2026 and 1.5% in Q3 2027.

2. Interest rate forecasts

The Council has appointed Link Group as its treasury advisors and part of their service is to assist the Council to formulate a view on interest rates. The Public Works Loan Board (PWLb) rate forecasts below are based on the Certainty Rate (the standard rate minus 20 bps) which has been accessible to most authorities since 1st November 2012. For Housing Revenue Account authorities, the lower Housing Revenue Account (HRA)

PWLB rate has also been available since 15 June 2023 (standard rate minus 60 bps) but is available for HRA borrowing only.

The latest forecast, updated on 28th May, sets out a view that both short and long-dated interest rates will start to fall once it is evident that the Bank of England has been successful in removing excess inflation out of the economy, despite a backdrop of a persistently robust economy and a tight labour market.

Moreover, whatever the shape of domestic data, recent gilt market movements have been heavily influenced by the sentiment pertaining to US monetary policy. Again, inflation and labour data has proven slow to move and the market's expectation for rate cuts has gradually reduced throughout the course of the year, so that possibly rates may not be cut more than once, or possibly twice, before the end of 2024. In any event, even if the Bank of England starts to cut rates first, it may mean that the medium and longer parts of the curve take longer to fully reflect any such action until the US yield curve shifts lower too.

However, given the increased uncertainty surrounding Link's central gilt market forecasts, and the significant issuance that will be on-going from several of the major central banks, it has marginally increased its PWLB forecasts by c20 to 30 basis points across the whole curve since the previous quarter.

In summary, regarding PWLB rates, movement in the short-end of the curve is expected to reflect Link's Bank Rate expectations to a large degree, whilst medium to longer-dated PWLB rates will remain influenced not only by the outlook for inflation, domestically and globally, but also by the market's appetite for significant gilt issuance (£200bn+ for each of the next few years). As noted at the Link March Strategic Issues webinars, there is upside risk to that part of our forecast despite the Debt Management Office skewing its issuance to the shorter part of the curve.

Link Group Interest Rate View 28.05.24												
	Jun-24	Sep-24	Dec-24	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27
BANK RATE	5.25	5.00	4.50	4.00	3.50	3.25	3.25	3.25	3.25	3.00	3.00	3.00
3 month ave earnings	5.30	5.00	4.50	4.00	3.50	3.30	3.30	3.30	3.30	3.00	3.00	3.00
6 month ave earnings	5.30	4.90	4.40	3.90	3.50	3.30	3.30	3.30	3.30	3.10	3.10	3.20
12 month ave earnings	5.10	4.80	4.30	3.80	3.50	3.40	3.40	3.40	3.40	3.20	3.30	3.40
5 yr PWLB	4.90	4.70	4.50	4.30	4.10	4.00	3.90	3.90	3.90	3.90	3.90	3.80
10 yr PWLB	5.00	4.80	4.60	4.40	4.30	4.10	4.10	4.10	4.00	4.00	4.00	3.90
25 yr PWLB	5.30	5.20	5.00	4.80	4.70	4.50	4.50	4.40	4.40	4.40	4.30	4.30
50 yr PWLB	5.10	5.00	4.80	4.60	4.50	4.30	4.30	4.20	4.20	4.20	4.10	4.10

- Money market yield forecasts are based on expected average earnings by local authorities for 3 to 12 months.
- The Link forecast for average earnings are averages i.e., rates offered by individual banks may differ significantly from these averages, reflecting their different needs for borrowing short-term cash at any one point in time.

1.1 ***The Council's Capital Expenditure and Prudential Indicators***

- (1) The following section provides the information relating to the 2024/25 capital position and prudential indicators.
- The Council's capital expenditure plans.
 - How these plans are being financed.
 - The impact of the capital expenditure plans on the prudential indicators and the underlying need to borrow.
 - Compliance with the limits in place for borrowing activity.
- (2) The tables below draw together the main movement in terms of the capital expenditure plans compared to the original plan, highlighting the original supported and unsupported elements of the capital programme, and the expected financing arrangements for capital expenditure. The borrowing element of Table 1 for both General Services and HRA below revises the underlying indebtedness of the Council by way of the Capital Financing Requirement (CFR).

Table 1

	<i>2024/25 Original Estimate £'000</i>	<i>2024/25 Latest Estimate £'000</i>
Prudential Indicator – General Services		
Capital Expenditure	102,570	68,619
General Services - Financed By		
General and Specific Grant	8,360	8,931
Capital Receipts/Other	32,426	3,530
Borrowing	61,784	56,158
	102,570	68,619

Prudential Indicator – HRA		
Capital Expenditure	64,389	84,271
HRA - Financed By		
CFCR, Draw on surplus	1,798	8,835
Other Receipts/ Grants	1,045	3,164
Borrowing	61,546	72,272
	64,389	84,271

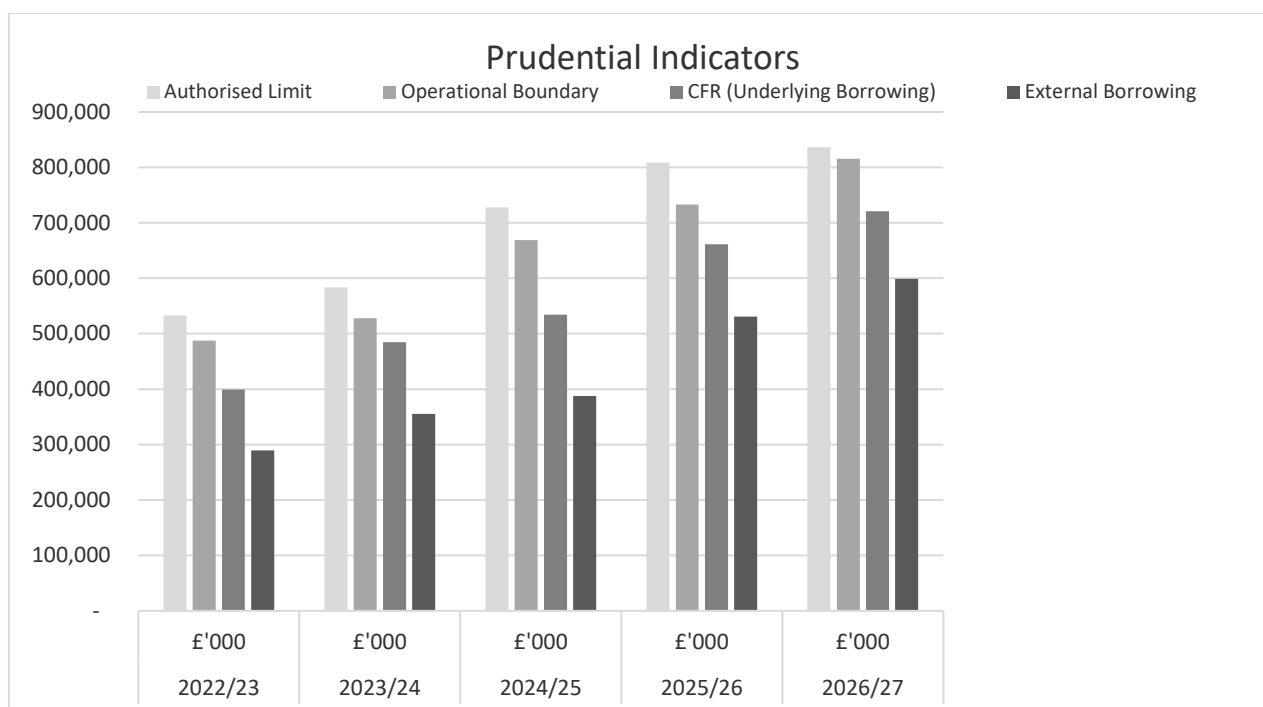
1.2 **Capital Financing Requirement, Debt Position and Operational Boundary Indicators**

- (1) Table 2 shows the CFR, which is the underlying need to incur borrowing for a capital purpose.

Table 2

Prudential Indicator – CFR	2024/25 Original Estimate £'000	2024/25 Updated Estimate £'000
Capital Financing Requirement – GS	484,081	478,461
Capital Financing Requirement – HRA	158,041	173,591
Total Capital Financing Requirement	642,122	652,052

(2) **Prudential Indicators Chart**



The chart shown at (2) above shows estimated key prudential indicators in bar chart format:

- External Borrowing** – shows significant increase in the next two years as the Council utilises borrowing to fund capital investment
- Capital Financing Requirement** – shows increases in CFR in line with external debt. The Council ended 2023/24 in an under borrowed position (CFR compared with external debt) of £58.801m. The current strategy

will be to reflect an under-borrowed position in the short/medium term as reflected in the chart.

3. **Operational Boundary** – this indicator is higher than external debt and CFR as it includes provision for other long term financing liabilities such as PPP and Finance leases, and short term cash flow variations.
4. **Authorised Limit** – the limit which cannot be exceeded in terms of the Council's debt position. This indicator is higher than the operational limit as provision is made for other cash flow variation and potential borrowing in advance.

Table 3

Prudential Indicators – Debt	2024/25 Original £'000	2024/25 Updated £'000
Authorised Limit	697,680	727,680
Operational Limit	641,720	661,720
External Debt	507,674	527,674

1.3 Liability Benchmark

- (1) The third prudential indicator for 2024/25 is the Liability Benchmark (LB). The Authority is required to estimate and measure the LB for the forthcoming financial year and the following two financial years, as a minimum.

CIPFA notes in the 2021 TM Code: "The liability benchmark should be analysed as part of the annual treasury management strategy, and any substantial mismatches between actual loan debt outstanding and the liability benchmark should be explained. Any years where actual loans are less than the benchmark indicate a future borrowing requirement; any years where actual loans outstanding exceed the benchmark represent an overborrowed position, which will result in excess cash requiring investment (unless any currently unknown future borrowing plans increase the benchmark loan debt requirement). The treasury strategy should explain how the treasury risks inherent in these mismatched positions will be managed."

- (2) There are four components to the Liability Benchmark:
 1. **Existing loan debt outstanding:** the Authority's existing loans that are still outstanding in future years.
 2. **Loans CFR:** this is calculated in accordance with the loans CFR definition in the Prudential Code and projected into the future based on approved prudential borrowing and planned Loans Fund advances/Loans Fund principal repayments. (Note only approved prudential borrowing is included).
 3. **Net loans requirement:** this will show the Authority's gross loan debt less treasury management investments at the last financial year-end, projected into the future and based on its approved prudential

borrowing, planned Loans Fund principal repayments and any other major cash flows forecast.

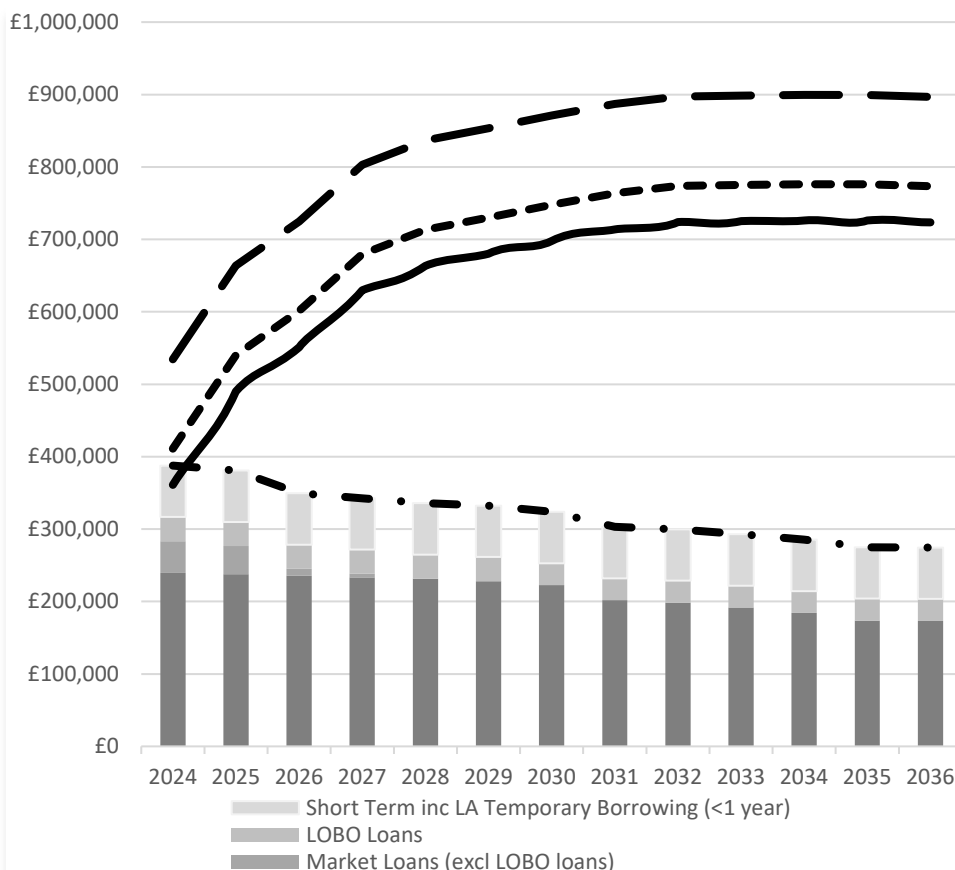
4. **Liability benchmark (or gross loans requirement):** this equals net loans requirement plus short-term liquidity allowance.

(3) The graph below shows each of the 4 components, Existing Loan Debt Outstanding as shown in the bar chart of graph with overarching pale blue line, Loans CFR as shown by the green line, Net loans requirement as shown in the grey line and finally the liability benchmark as shown in the dark blue line.

This liability benchmark indicator is relevant for all authorities, including those with a net cash surplus. For such authorities, it becomes a measure of the forecast net investment requirement and guides the appropriate size and maturity of investments needed.

Any years where actual loans are less than the benchmark indicate a future borrowing requirement. Any years where actual loans outstanding exceed the benchmark represent an overborrowed position, which will result in excess cash requiring investment.

From chart below you can see SAC loans are less than the benchmark for at least the next 13 years which as stated indicates a future borrowing requirement. This is in line with SAC future capital plans and to replace existing borrowing which is due to mature in the coming years.



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.southayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publicationdownload/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 and Investment Strategy Quarter 1 2024-25
Lead Officer (Name/Position/Email)	Kate Copland, Senior Finance Officer Treasury/ Capital – kate.copland@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)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low

