

CABINET

Minutes of a hybrid webcast meeting on 26 August 2025 at 10.00 a.m.

Present
in County Councillors Brian Connolly (Chair), Alec Clark, Ian Davis,
Hall: William Grant, Hugh Hunter and Martin Kilbride.

Present
Remotely: Councillor Chris Cullen.

Apology: Councillor Bob Shields.

Attending
in County
Hall: C. Sneddon, Chief Executive; K. Braidwood, Depute Chief Executive and Director of Housing, Operations and Development; J. Bradley, Director of Communities and Transformation; S. Mulholland Acting Director of Education; C. Caves, Chief Governance Officer; T. Baulk, Chief Financial Officer; W. Wesson, Chief HR Officer; T. Eltringham, Director of Health and Social Care; L. Reid, Assistant Director – Transformation; G. Hunter, Assistant Director – Communities; G. Hoey, Chief Social Work Officer; A. Gibson, Committee Services Officer; and E. Moore, Committee Services Assistant.

Attending
Remotely: K. Dalrymple, Assistant Director – Housing and Operations.

Opening Remarks.

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

1. Declarations of Interest.

In terms of Council Standing Order No. 17 and the Councillors' Code of Conduct, Councillor Connolly declared an interest in item 5 of this minute entitled "McCosh Hall and Bowling Green Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 and Application for Funding from the Advancing Community Assets Fund" as he had submitted a letter of support. He agreed to leave the meeting during consideration of that report.

2. **Minutes of previous meeting.**

The minutes of 17 June 2025 (issued) were submitted and approved.

3. **Decision Log.**

The Cabinet

Decided:

- (1) to note there were no overdue actions;
- (2) to approve the actions listed with revised due dates (issued); and
- (3) to note the recently completed actions (issued) and that the log item relating to "Memorial Policy" be amended to indicate that a report would be presented to a meeting of South Ayrshire Council in September 2025.

Buildings, Housing and Environment.

4. **Barr Community Centre - Community Asset Transfer and Public Trust Resolution.**

There was submitted a joint report (issued) of 19 August 2025 by the Depute Chief Executive and Director of Housing, Operations and Development and Chief Governance Officer providing an update regarding the title issue affecting the Barr Community Centre; and requesting Cabinet to pass a resolution to modify the public trust purposes, to allow the community asset transfer to proceed.

Having heard various officers, the Cabinet

Decided:

- (1) to note that there was a Public Trust affecting Barr Community Centre and that the Council was the only known Trustee;
- (2) to agree that the Public Trust would be known as the Carnegie Morton Trust;
- (3) to pass a resolution in terms of Appendix 1 to this report modifying the trust purposes to reflect modern-day conditions and aligning the Trust purposes more closely with the purposes of the Barr Community SCIO;
- (4) to delegate authority to the Chief Governance Officer to advertise the passing of the resolution, comment on any objections and submit the documentation to the Lord Advocate;
- (5) to extend the deadline by which a formal offer required to be submitted by Barr Community SCIO to purchase the Barr Community Centre under Part 5 of the Community Empowerment (Scotland) Act 2015 to 1 April 2026; and
- (6) to note that annual reports would be brought to Cabinet in relation to the Carnegie Morton Trust.

Having previously declared an interest, Councillor Connolly left the meeting at this point and Councillor Clark took the Chair for the following item:-

5. McCosh Hall and Bowling Green Community Asset Transfer under Part 5 of the Community Empowerment (Scotland) Act 2015 and Application for Funding from the Advancing Community Assets Fund.

There was submitted a report (issued) of 19 August 2025 by the Depute Chief Executive and Director of Housing, Operations and Development proposing the Community Asset Transfer of ownership of the McCosh Hall and Bowling Green in Kirkmichael, to Kirkmichael Ayrshire Development Trust 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.

The Cabinet

Decided:

- (1) to approve the transfer of ownership of McCosh Hall and Bowling Green, as shown in Appendix 1 of the report, under Part 5 of the Community Empowerment (Scotland) Act 2015 to Kirkmichael Ayrshire Development Trust (KADT) SCIO for the discounted sum of £70,000 (seventy thousand pounds) Sterling, having regard to the recommendations made by the Community Asset Transfer Assessment Group (Appendix 2 of the report);
- (2) to approve an associated award of up to a maximum of £115,000 from the Council's Advancing Community Assets Fund (ACAF) to KADT, subject to the ACAF standard terms and conditions (included in Background Papers and can be viewed via [Kirkmichael Ayrshire Development Trust SC053662 - South Ayrshire Council](#)) and to such specific terms and conditions as may be considered appropriate;
- (3) to note the Council's responses to the representations received following publication of the Notice of Asset Transfer Request (copies of the Notice and Representations were included as Background Papers of the report and can be viewed via [Kirkmichael Ayrshire Development Trust SC053662 - South Ayrshire Council](#)), and to approve publication of the responses on the Council website and notification of those who responded to the consultation;
- (4) to note that, if the applicants wished to proceed with the acquisition, they had a period of six months from the date of the decision notice within which to agree the terms of the sale with the Council; and
- (5) that, in the event of an offer being received, to request the Chief Governance Officer to conclude the sale, in accordance with the recommendations of this report.

At this point Councillor Connolly rejoined the meeting and took the Chair.

6. Tenant Participation Strategy 2025 – 2030.

There was submitted a joint report (issued) of 19 August 2025 by the Chief Executive and Depute Chief Executive and Director of Housing, Operations and Development seeking approval of the Tenant Participation Strategy 2025 – 2030.

Following a number of questions from a Member of the Cabinet and having noted that the Service Lead – Housing Strategy and Regeneration would speak to that Member outwith the meeting on various issues he raised, the Cabinet

Decided:

- (1) to approve the Tenant Participation Strategy 2025-2030 (detailed in Appendix 1 of the report); and
- (2) to request that an annual report be presented to the Service and Partnerships Performance Panel on progress against the Strategy.

Corporate and Strategic

7. Community Councils - Scheme for Establishment of Community Councils – Consultation Update.

There was submitted a report (issued) of 19 August 2025 by the Director of Communities and Transformation providing an update on the consultation and seeking approval for officers to consult on the draft Scheme for Establishment of Community Councils following phase one of the consultation.

Following discussion and issues raised by a Member regarding the consultation, the finances available to Community Councils and the restrictions to what the monies could be spent on and having noted that the Service Lead – Thriving Communities would respond in writing to any specific questions the Member had. There was also discussion on how to entice members of the public to join Community Councils.

The Cabinet

Decided:

- (1) to request that officers consult on the draft Scheme for Establishment of Community Councils, as set out in Appendix 1 of the report;
- (2) to approve the recommended approaches and consultation plan set out in the report including the consultation mandate in Appendix 2 of the report; and
- (3) to request officers to submit a further report to Council with recommendations in December 2025.

**Corporate and Strategic/ Buildings, Housing and Environment/ Finance, HR and ICT/
Economic Development**

8. Approvals Under Delegated Authority during period of Recess.

There was submitted a report (issued) of 18 August 2025 by the Chief Governance Officer advising of matters determined under delegated authority during recess.

The Cabinet

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

Health and Social Care

9. Learning Disabilities Team Policy.

There was submitted a report (issued) of 19 August 2025 by the Director of Health and Social Care providing an update on the culmination of the work carried out on the Learning Disability (LD) Strategy 2022 - 2027; providing the practical measures put in place to develop the support required for people with LDs; and outlining the services that would be provided for people with LD on a day-to-day basis.

There was discussion on a number of issues arising from the report including the assistance provided to help people with LDs into employment, self-directed support and the corporate parenting role.

The Cabinet

Decided:

- (1) to agree that care and support services would be provided to those in critical need only in line with department's eligibility criteria;
- (2) to agree the new model of day care provision - ie three days building based and two days individualised support;
- (3) to agree both flexible and standard models of day care for those in critical need of this care and that meant a maximum of 28 days respite for people with LD; and
- (4) to agree the resource allocation group (R.A.G) as the most effective way of ensuring equity and balance in the delivery of services to people with an LD.

Finance, HR and ICT.

10. Budget Management – Revenue Budgetary Control 2025/26 – Position at 30 June 2025

There was submitted a report (issued) of 19 August 2025 by the Chief Financial Officer presenting a financial overview of the General Services revenue account, Housing Revenue Account and Common Good Accounts for 2025/26, as at 30 June 2025.

Following discussion regarding the number of vacancies within the Council at present, the Cabinet

Decided:

- (1) to note the revised Directorate budgets following the budget movements, as outlined in the report;
- (2) to approve the budget transfers as outlined in the Directorate financial performance reports (Appendix 1 and summarised in paragraph 4.1.7 of the report);
- (3) to approve the requested earmarking of resources to be carried forward to 2026/27, as summarised in paragraph 4.1.8 of the report;
- (4) to note the projected in year under-spend of £1.361m. after earmarking and projected uncommitted general reserve balance of £9.140m.; and
- (5) to note that the HSCP were developing a recovery plan in order to address the currently projected overspend of £5.286m.

11. General Services Capital Programme 2025/26: Monitoring Report as at 30 June 2025.

There was submitted a report (issued) of 19 August 2025 by the Depute Chief Executive and 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 2025 (Period 3); and seeking agreement to the changes to budgets in 2025/26, 2026/27 and 2027/28.

The Cabinet

Decided:

- (1) to note the progress made on the delivery of the General Services Capital Programme to 30 June 2025, resulting in spend of £4.835m., or 4.92%, as detailed in Appendix 1 of the report;
- (2) to approve the adjustments contained in Appendix 2 of the report;
- (3) to approve the revised budget for 2025/26 at £92.337m., 2026/27 at £93.105m. and 2027/28 at £70.522m., as highlighted in Appendix 2 of the report; and
- (4) to agree that the Depute Chief Executive and Director of Housing, Operations and Development provide Members with a Briefing Note relating to the programme of works for the demolition of the Hourston's and Arran Mall sites.

12. Code of Conduct for Employees.

There was submitted a report (issued) of 19 August 2025 by the Chief HR Officer seeking approval for the revised Code of Conduct for Employees.

The Cabinet

Decided:

- (1) to approve the revised Code of Conduct for Employees, as contained in Appendix 1 of the report; and
- (2) to approve the amendment to the Disciplinary Managers Handbook (Appendix 2) to include the social media information as reflected in the revised Code of Conduct for Employees.

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

13. Housing Capital Programme 2025/26: Monitoring Report as at 30 June 2025.

There was submitted a report (issued) of 19 August 2025 by the Depute Chief Executive and 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 2025 (Period 3); and seeking agreement to the changes to budgets in 2025/26, 2026/27 and 2027/28.

The Cabinet

Decided:

- (1) to note the progress made on the delivery of the Housing Capital Programme to 30 June 2025, resulting in spend of £5.679m., or 9.65%, 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 2025/26 at £59.527m. and 2026/27 at £30.851m., as highlighted in Appendix 2 of the report.

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

14. Procurement of Capital Projects and Construction Works – Corporate Procurement Structural Changes.

There was submitted a report (issued) of 19 August 2025 by the Chief Financial Officer seeking approval for changes in responsibilities in terms of the procurement processes associated with capital projects and construction works across the Council; and detailing updates that were required to the Council's Standing Orders relating to Contracts, as outlined within Appendix 1 of the report.

The Cabinet

Decided:

- (1) to agree that all Capital project procurement activity was added to the remit of the Corporate Procurement Team;
- (2) to note that this would be implemented through a transition period from 31 August 2025 until expected full implementation on 31 December 2025;
- (3) to approve the creation of two Level 9 and one Level 7 resource for the Procurement Service;
- (4) to agree the transfer of funding relating to one vacant Level 11 from Professional Design Services to Corporate Procurement to offset a proportion of the cost of the new posts, identified in paragraph 2.1.3 of the report;
- (5) to note that the additional 2025-26 in-year cost and ongoing future year cost implications would be met through increased charges to capital works, split between General Services and the Housing Revenue Account capital programmes; and
- (6) to note the required updates to the Standing Orders relating to Contracts, identified within the extract in [Appendix 1](#) of the report with proposed changes being incorporated within the next full Standing Orders relating to Contracts update to Council.

Adjournment.

At this point, the Cabinet agreed to adjourn for ten minutes.

15. Exclusion of press and public.

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

Buildings, Housing and Environment.

16. Sale of Former Belleisle House Hotel, Ayr.

There was submitted a report (Members only) of 19 August 2025 by the Depute Chief Executive and Director of Housing, Operations and Development seeking approval for the sale of the former Belleisle House Hotel, Doonfoot Road, Ayr.

The Cabinet, subject to noting amendments to paragraphs 4.2 and 8.1.4 of the report

Decided:

- (1) to approve the sale of the property to the approved party (Option 4) outlined within the Addendum (confidential) to this report, subject to agreement being reached with the approved party regarding the matter detailed in paragraph 4.2 of the report;
- (2) to grant authority to the Chief Governance Officer to conclude the sale (Option 4) subject to the agreed terms and conditions in the Addendum (confidential) to this report, and on terms to be agreed to the satisfaction of the Service Lead - Asset Management and Community Asset Transfer; and
- (3) to grant authority to the Service Lead-Asset Management and Community Asset Transfer to seek to include in the terms and conditions of sale, conditions that planning permission is to be obtained within 2 years of Cabinet approval and that the works to the building are to be completed within 3 years of the date of the grant of planning permission, as detailed in paragraph 4.2 of the report.

17. Sale of Former Gardenrose Primary School Site.

There was submitted a report (Members only) of 19 August 2025 by the Depute Chief Executive and Director of Housing, Operations and Development seeking approval to proceed with the recommendations outlined in the Addendum (confidential) to this report in relation to the Gardenrose Primary School site.

The Cabinet

Decided:

- (1) to note the recommendations made in the Addendum (confidential) to this report in relation to the two offers received for the Gardenrose Primary School site; and
- (2) to request the Depute Chief Executive and Director of Housing Operations and Development, to undertake negotiations with the developer of Offer 2, to establish a net offer and to report back to the Cabinet of 20 January 2026 with the outcome of the negotiations and a recommendation on how to proceed.

18. Consideration of Disclosure of the above confidential reports.

The Cabinet

Decided:

- (1) to agree that under Standing Order 32.4, the undernoted report remain exempt until the sale was completed and subject to redaction for GDPR:-
 - Sale of Former Belleisle House Hotel, Ayr; and
- (2) to agree that under Standing Order 32.4, the undernoted report remain exempt with the Depute Chief Executive to conclude negotiations and report back to Cabinet:-
 - Sale of Former Gardenrose Primary School Site.

The meeting ended at 12.15 p.m.