

South Ayrshire Council

**Report by Assistant Director – Corporate Policy, Strategy and Performance and Depute Chief Executive and Director of Housing, Operations and Development
To Services and Partnership Performance Panel
of 18th November 2025**

**Subject: Local Housing Strategy (2024-2029)
Year 1 Annual Progress Report**

1. Purpose

- 1.1 The purpose of this report is to advise members on progress made during the first year of the Local Housing Strategy (2024-2029).

2. Recommendation

- 2.1 It is recommended that the Cabinet notes:

2.1.1 **Year 1 progress from April 2024 to March 2025 of the Local Housing Strategy (2024-2029) attached as appendix one;**

3. Background

- 3.1 South Ayrshire Council's [Local Housing Strategy](#) (LHS) was first presented to Cabinet in August 2023 requesting approval for submission to the Scottish Government for review. The Strategy was then finalised and published in August 2024 covering the planning period 2024/25 to 2028/29.

Under the Housing (Scotland) Act 2001, every local authority must prepare a LHS for approval by the Council and the Scottish Government which sets out how the Council will:

- Assess and meet housing needs across all tenures.
 - Support national housing priorities.
 - Co-ordinate housing investment through the Strategic Housing Investment Plan (SHIP).
 - Align housing with other services such as health, social care and community planning.
- 3.2 An Outcomes Action Plan is available as an appendix of the full Local Housing Strategy document to support the delivery of the agreed outcomes and actions. Following the completion of this Year 1 Annual Progress Report, Officers will review the Outcomes Action Plan to refine and develop the measures ahead of the Year 2 Annual Progress Report.

4. Detail

4.1 Members are asked to note the LHS (2024-2029) Year 1 Annual Progress Report for the reporting period April 2024 to March 2025, attached as appendix A.

4.2 Over the course of five years, the LHS aims to ensure:

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

These principal outcomes are supported by 28 secondary outcomes and a range of actions all informed through engagement with our partners and communities.

4.3 Progress against the secondary outcomes is detailed at appendix A.

4.4 Many of the targets supporting the delivery of actions do not have a numerical value and are difficult to measure. This first iteration sets the foundation for further enhancement over the course of the LHS and will be reflected in the year 2 report update.

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 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 There are no risks associated with the rejection of the recommendations.

9. Integrated Impact Assessment (incorporating 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 Integrated 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.

- Appendix one allows for scrutiny of performance.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Priority one, two and three of the Council Plan: Spaces and Places, Live, Work, Learn and Civic and Community Pride.

13. **Link to Shaping Our Future Council** Yes No

14. Results of Consultation

14.1 There has been no public consultation on the contents of this report. There was wide ranging consultation during the development of the LHS.

14.2 Consultation has taken place with Councillor Martin Kilbride Policy Lead for Housing and Property Services, and the contents of this report reflect any feedback provided.

Background Papers [Local Housing Strategy 2024 - 2029](#)

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Date: 5th November 2025

South Ayrshire Council Local Housing Strategy (2024-29)

Year One Annual Progress Report 2024/25



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Introduction

South Ayrshire Council's Local Housing Strategy (LHS) was first presented to Cabinet in August 2023 requesting approval for submission to the Scottish Government for review. The Strategy was then finalised and published in August 2024 covering the planning period 2024/25 to 2028/29.

Annex A of the LHS provides a framework for monitoring and reviewing progress against each of the actions. It also highlights the national and local priorities supported by the delivery of these actions.

There are five principal outcomes set within the LHS as follows:

- **Housing Delivery**

People across South Ayrshire can find a good quality home that they can afford, that meets their needs and is in an area where they feel safe and connected.

- **Placemaking**

People across South Ayrshire have a sense of identity and belonging in the places where they live. South Ayrshire's places are distinctive, safe, easy to move around, welcoming, adaptable, resource efficient and impact positively on those who use them.

- **Homeless Prevention**

The possibility of homelessness is identified by a range of services at an early stage and homelessness prevention methods are utilised to assist. Good quality accommodation, advice and support will be available where it cannot be avoided.

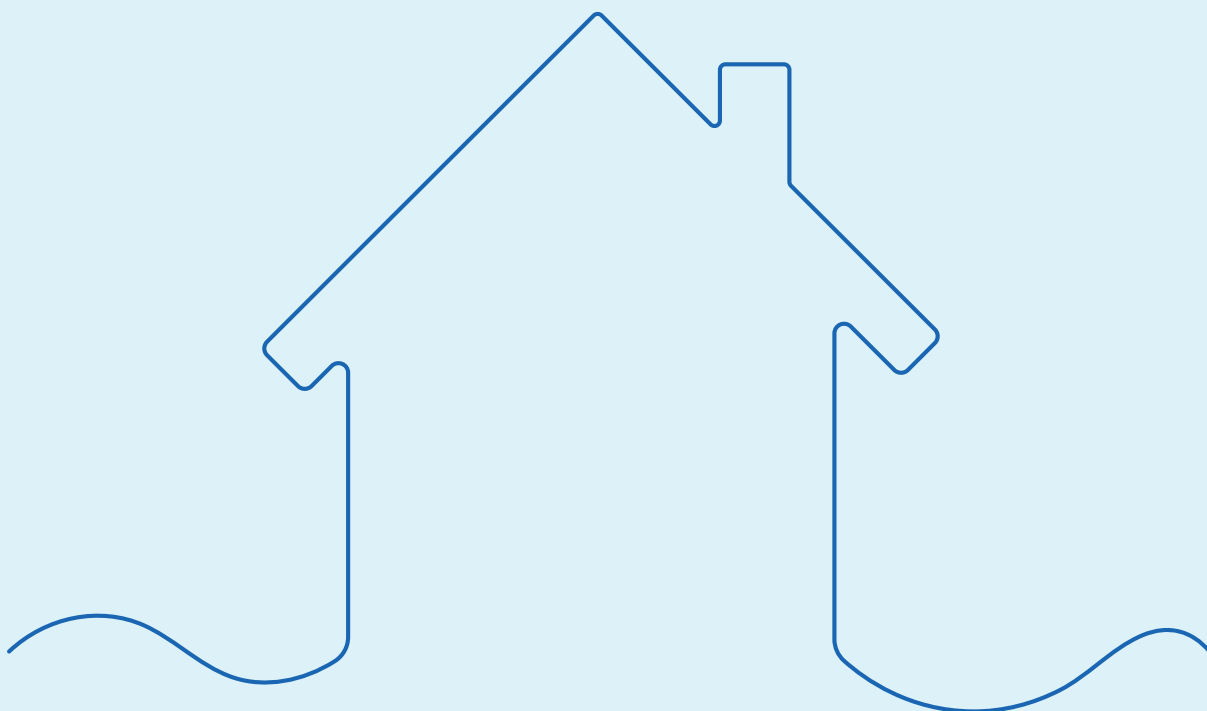
- **Specialist Provision & Housing, Health and Social Care Integration**

People with particular needs are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.

- **Healthy Homes and Fuel Poverty**

People across South Ayrshire live in warm, dry, energy efficient homes which they can afford to maintain.

This report outlines the progress made toward achieving the LHS outcomes during the 2024/25 reporting period.



Housing Delivery Summary:

Action	Annual Target	2024/25 Achievement	Comments
Build or acquire 135 units of affordable housing each year.	135	258	25 RSL completions 196 SAC completions 37 acquired
Develop wheelchair accessible social housing units.	20	12	6 wheelchair accessible units - Mainholm 6 wheelchair accessible unit - St Ninians
New build units are highly energy efficient and sustainable.	Gold Standard	Silver Standard	Progress is being made toward achieving the energy efficiency gold standard.
New build units provide lifetime homes that can be easily adapted to meet changing needs, where required.	New build units achieve Housing for Varying Needs standard	All developments achieve this standard	Achieving the Housing for Varying Needs standard is a requirement of the Government subsidy.
Access to the private sector is promoted.	Additional 5 PRS units of accommodation available via Social Lettings Service (SLS)	4 additional PRS units	2 units were removed from the SLS in 2024/25. 9 units available in total at financial year end.
Owners are encouraged to bring their long-term homes back to use.	19 empty homes brought back into use	16 empty homes brought back into use	An additional 9 complex cases were in progress in 2024/25 but did not complete within the financial year.

During the development of the LHS, a group of professionals representing key organisation met to discuss and agree a housing supply target and a wheelchair accessible housing target. This involved consideration of the findings of the Housing Need and Demand Assessment (HNDA) and the various factors likely to have an influence on new housing development.

Agreement was reached to set a target to build or acquire 135 units of affordable housing each year for the duration of the Strategy and for 20 of these units to be wheelchair accessible.

During 2024/25, Ayrshire Housing completed a development of 25 units of social housing at Westport, Tarbolton, South Ayrshire Council had 160 completions at Mainholm in Ayr and 36 completions at St Ninians, Prestwick and 37 units were acquired. This is an additional 258 units of social housing delivered within the 2024/25 financial year.

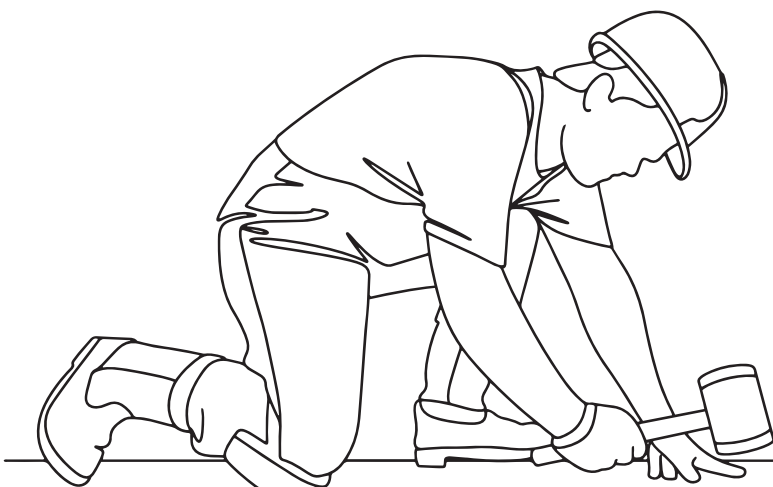
Plans for the new sites at St Ninians and Mainholm were underway when the 2024-2029 LHS was finalised and therefore changes had to be made to accommodate the wheelchair accessible target. The wheelchair accessible housing target will be considered from the outset in all future social housing developments.

Sustainability labelling was introduced for new housing development through the Building (Scotland) Act. The silver standard is an upper level offering substantial benefits in 8 sustainability aspects and is achieved across the Council's social housing developments. The gold standard is more demanding to achieve and due to the need for elements such as triple glazing, space for a home office, mobility space and noise separation there is an increased cost per unit to achieve the target set.

There is a requirement for all new social housing to provide lifetime homes for the households that live in them. This means that certain features are incorporated at the design stage to ensure that the home can be easily adapted to meet changing needs. House designers use the Housing for varying needs design guide which sets out the standards that should be met by all homes receiving Scottish Government subsidy through the Affordable Housing Supply Programme. Some examples of the design features incorporated are wheelchair accessible units being equipped with joists for hoists if the need arises, power at the bottom of stairwells to allow for the easy installation of stairlifts, level access to all homes via the front or back door and ground level toilets that can be adapted to wet floor shower rooms if required.

The Council's Social Letting Service "Your Choice" was developed in recognition of the important role that the private rented sector can play in preventing homelessness locally and aims to remove barriers to entry for low-income household. There are currently 9 properties let and managed by Your Choice. After engagement with private landlords during 2024/25 the service added 4 properties to the portfolio and 2 properties were removed. Market conditions over recent years have impacted on the expansion of this service but Housing Strategy and Regeneration is exploring opportunities for Your Choice to support work to bring empty homes back into use.

In April 2025 there were over 800 long term empty homes in South Ayrshire. Over the course of this LHS there is a target set to bring 95 long term empty homes back into use. The Empty Homes Officer engages with owners offering a range of incentives, advice and assistance. 16 homes were brought back into use during 2024/25 through direct involvement from the Empty Homes Officer. Over the previous 3 financial years, 51 long term empty homes have been brought back into use.



Placemaking Summary:

Action	Annual Target	2024/25 Achievement	Comments
The Place Principals are promoted in the design of new housing developments and the improvement and regeneration of existing neighbourhoods.	Affordable housing developments achieve the Place Principal	The Place Principal is achieved in the delivery of housing developments.	2024/25 social housing completions are designed to deliver homes and places that provide positive health and wellbeing outcomes.
Housing works collaboratively with appropriate services and local people to address complex issues within local areas.	Improvements delivered to meet the needs of local communities. Reduction in complaints of Anti-social Behaviour to Housing Services	Working for Wallacetown - 758 residents engaged. 2579 referrals to a range of services No. of complaints of anti-social behaviour reduced by 33% from 2023/24	Working for Wallacetown aims to address complex issues with an area of deprivation and has achieved significant positive outcomes. Complaints of anti-social behaviour 2023/24 - 442 2024/25 - 298
People with local and lived knowledge of the place have a voice in the future aspirations and plans for their area.	Local people are satisfied with the opportunities to influence plans for their community.	95.6% of tenants are satisfied with the opportunities to influence decision making.	An Ayr Town Centre Framework has been developed and shaped through engagement with local people. Engagement opportunities will continue in the development of a Delivery Action Plan.



The Place Principal promotes a collaborative approach to services and assets to achieve better outcomes for people and the communities in which they live. Community consultation events are fundamental in developing an understanding of the needs of a place and are available within the local area of any planned social housing development. Indicative drawings are displayed to allow for participation in the design of the development and the way in which it connects with the wider neighbourhood.

The 20-minute neighbourhood concept is incorporated flexibly within the design of all new developments. The large development at Mainholm, Ayr is an excellent example of a place where people can meet their daily needs within a 20-minute walk, cycle or wheel. The size of the site and its surroundings provided a real opportunity to create a place with affordable housing options, housing diversity and a place where people can age well.

Working for Wallacetown is a neighbourhood-based approach with the aim of addressing complex issues within an area of deprivation. The vision is to make Wallacetown a place where people are safe, healthy and want to live. During 2024/25, the service engaged with 759 resident and completed 2579 referrals to a range of services. The service also reports financial gain of £300,305.42 which equates to £396.18 per case. There is an emerging trend of reductions in incidents recorded by the police, the number of fire related incidents and A&E attendance since the development of the Working for Wallacetown approach.

The Local Housing Strategy emphasises the importance of people with local and lived knowledge having a voice in future aspirations and plans for their area. As of 2024/25, 95.51% of Council tenants felt that South Ayrshire Council is good at keeping them informed about services and decisions. 95.6% of tenants report satisfaction with the opportunities given to them to participate in South Ayrshire Council's decision-making processes.

The Council has developed an Ayr Town Centre Framework 2025-2035 to support regeneration and to encourage conversation and engagement from the local community in the development of a Delivery Action Plan. A draft Framework was available for public consultation in 2023 and received extensive and detailed feedback with 177 people attending events and workshops, 2017 online views and 1230 comments and feedback.



Homelessness Prevention Summary:

Action	Annual Target	2024/25 Achievement	Comments
Good quality housing advice is available and accessible to all in South Ayrshire.	Continued delivery of accredited housing advice.	2,103 cases receiving accredited housing advice.	Accredited housing advice delivered by: SAC Housing Options Service - 1033 Ayr Housing Aid - 1070
Services recognise households at risk of homelessness at an early stage and take appropriate action to ensure homelessness is prevented where possible.	Introduction of a partnership approach and increased early intervention to prevent homelessness.	1,328 cases receiving accredited housing advice did not result in a homeless presentation.	Early engagement provides a greater opportunity to prevent homelessness. Provisions within the new Housing (Scotland) Bill will be progressed in 2025/26
The provisions of the national homelessness agenda are implemented within South Ayrshire.	Introduction of a partnership approach and increased early intervention methods to prevent homelessness.	Homelessness Prevention Duties are included within the Housing (Scotland) Bill introduced in March 2024, currently progressing through Parliament.	Initial conversations to establish a partnership approach will commence during 2025/26.
Delivery of the Rapid Rehousing Transition principles including: - an increased focus on preventing homelessness, - minimising stays in temporary accommodation while supporting sustainable rehousing, - minimising transitions between types of temporary accommodation, - provision of appropriate housing and support options to meet people’s needs and support tenancy sustainment.	Annual reduction in homelessness presentations. Annual reduction in time spent in temporary accommodation. Maximum Stay Target - 20 weeks.	26% reduction in homeless presentations in 2024/25 43% of households spent less than 3 months 63% of households spent less than 6 months	Homeless Presentations: 2023/24 - 936 2024/25 - 696 % of application spending less than 3 and 6 months in temporary accommodation: 2023/24 - <3m 47% 2023/24 - <6m 68% 2024/25 - <3m 43% 2024/25 - <6m 63%

<p>Housing First in South Ayrshire is available as a response to homelessness for those with complex support needs.</p>	<p>Annual increase in cases supported. Target = 50</p>	<p>Number of cases supported 30</p>	<p>Staff retention and recruitment challenges impacted on expansion. Progress is being made in 2025/26</p>
<p>Services for people who are homeless or at risk of homelessness are trauma informed, person-centred and strength based. Data sharing arrangements between all services prevents retraumatisation, supports a “no wrong door approach” and makes best use of resources.</p>	<p>Housing staff receiving trauma training. Prior to 2024/25 - 86</p> <p>Involvement in Strategic Groups.</p> <p>Integrated Equalities Impact Assessment.</p> <p>Management Sessions and services Support. Improved data sharing.</p>	<p>143 employees based in Housing Operations and Housing Strategy and Regeneration attended trauma training.</p> <p>51 members of staff from our commissioned housing support provided have also received Trauma Training.</p>	<p>A total of 280 members of staff providing services to people who are homeless or at risk have attended Trauma Training, this consists of L1, L2 & L3 training, Housing Services and Third Sector partners continue to participate in strategic groups such as the Trauma Network. Recently reviewed strategic documents including the TP Strategy, Scheme of Assistance and the Empty Homes Strategy have been through the new IIA process, scoring the trauma impacts against the new strategies.</p>



Accredited housing advice is delivered by South Ayrshire Council's Housing Options Service and Ayr Housing Aid. During the 2024/25 reporting year, a combined total of 2,103 cases of housing advice were recording by these services.

Within the same reporting year, 696 homeless applications were made to the Council, this is a reduction on the 936 applications made in 2023/24. Because of the reduction in homeless applications, there was a 29% reduction in the number of children within the homeless system. This is attributed to more focussed discussion on housing options and providing prevention advice, allowing applicants to make more informed decisions.

In 2024/25, the Council dealt with 1033 advice cases, and 681 of those cases went on to make a homeless application. In 2024/25, 456 (56.8%) of the overall 803 lets by the Council were made to homeless households, this is an increase on the 430 (54%) of lets that were made to homeless households in 2023/24. The Council continues to fulfil its' legal duties to homeless households, dealing with homeless presentations and providing temporary accommodation. Despite the reduction in homeless applications, there continues to be sustained pressure on available temporary accommodation.

Since October 2022 to date, there has been a continued reliance on the use of hotel accommodation on occasions for short term periods, until other accommodation options become available within the Council's pool of temporary accommodation. Unsuitable accommodation (hotel provision) was used on 53 occasions in 2024/25 which was down from 211 occasions in 2023/24, and there were no breaches of the Unsuitable Accommodation Order.

The sustained pressure on temporary accommodation and reliance on hotel accommodation alongside the time taken to rehouse people who are experiencing homelessness impacts on our ability to minimise stays in temporary accommodation and minimise transitions between units of temporary accommodation.

The Housing (Scotland) Bill, introduced in March 2024, aims to ensure safe, secure and affordable housing for residents. The Bill includes measures to prevent homelessness with a key feature being the 'ask and act' duty which mandates social landlords, health boards and other public bodies to actively inquire about a households housing situation and to take appropriate action to prevent homelessness wherever possible. Housing Strategy and Regeneration is following the progress of this Bill and will work to establish a homelessness prevention partnership approach with public bodies in 2025/26.

South Ayrshire Council introduced Housing First in 2019 as an alternative approach to providing accommodation for those facing multiple disadvantage and repeated cycles of homelessness. This service is currently supporting 30 individuals with a target of 50 set within the Council's Rapid Rehousing Transition Plan. During 2024/25 the service experienced some challenges in relation to staff retention and recruitment and for this reason the number of people supported did not increase in the reporting year. Progress is being made in 2025/26. 17 people supported by Housing First have sustained the original tenancy allocated, 9 of these people have sustained their tenancy for over 5 years, 3 for over 4 years and 5 for over 2 years. 3 people have moved to accommodation that better meets their needs and continue to sustain their accommodation and 10 people have moved home due to personal circumstances including rehabilitation attempts, threats of violence and prison.

Trauma training continues to roll out across Housing Services and housing support providers to ensure that services delivered to those who are experiencing homeless are trauma-informed and person centred. During the 2024/25 reporting year, 194 members of staff attended training sessions.

Progress has been made with data sharing arrangements to support those being liberated from prison however General Data Protection Regulations continue to be an area of focus to enable effective partnership approaches in relation to homelessness prevention.

Specialist Provision Summary:

Action	Annual Target	2024/25 Achievement	Comments
Appropriate housing options are available to meet local needs.	<p>Approval of adaptations.</p> <p>Increase in Wheelchair Accessible housing units.</p> <p>Lifetime homes.</p> <p>Increase in ground level accommodation.</p> <p>Reduction in homeless presentations and urgent requests for rehousing.</p> <p>Increase in supported accommodation units, where need is identified.</p>	<p>356 adaptations approved</p> <p>12 new wheelchair accessible units developed.</p> <p>221 new units of social housing meeting lifetime home standards, of these, 95 provide ground level accommodation.</p> <p>26% reduction in homeless presentations</p> <p>South Ayrshire Council received 41 requests for urgent rehousing.</p>	<p>106 - Private sector 220 Council housing</p> <p>SAC developed 12 new units of wheelchair accessible housing.</p> <p>Social housing completions achieve lifetime home standards.</p> <p>Ground level units developed in response to identified need.</p> <p>Urgent requests by type in 2024/25: 2 Community Care 22 Individual Cases 17 Priority Medical</p> <p>47 units of supported accommodation available - no additions in 2024/25.</p>
Housing, Health and Social Care work effectively together to ensure early interventions prevent housing crisis and housing solutions meet the needs of the household.	<p>Introduction of a partnership approach and increased early intervention to prevent homelessness.</p> <p>Review provisions for those who have difficulty managing on their own.</p>	<p>26% reduction in homeless presentation in 2024/25</p> <p>Review of provisions for people who have difficulty managing on their own to progress in 2025/26 & 2026/27.</p>	<p>Early engagement provides a greater opportunity to prevent homelessness.</p> <p>Provisions within the new Housing (Scotland) Bill will be progressed in 2025/26</p> <p>Approach establishment to consider development of specialist housing models for people with particular needs.</p>
Effective information sharing arrangements between Housing, Health and Social Care support positive outcomes for people accessing services.	Continual review of data sharing arrangements and missed opportunities to achieve positive outcomes for local households.	Progress made in partnership with Information Governance towards effective arrangements with partners in relation to support planning for prison liberation.	<p>Appropriate documentation is in place to support effective information sharing where we have received permission from people supported.</p> <p>Further consideration required to an approach where there is a known risk of homelessness but no engagement or permissions to share information.</p>

<p>People across South Ayrshire have access to the information, advice and support they require to help them overcome adversity and live independently.</p>	<p>2023/24 Tenancy Sustainment Rate - 88.81%</p> <p>Continuation of Resettlement and Support Team</p> <p>Review of all housing information available online.</p>	<p>2024/25 Tenancy Sustainment Rate - 88.34%</p> <p>154 households receiving support from Resettlement and Support Team.</p> <p>Allocations Policy Review continued during 2024/25 and a review of information will follow the completion of a new Policy.</p>	<p>Council tenancy sustainment figures have remained comparable.</p> <p>Support continues to be available for refugees and assylum seekers to intergrate into local communities.</p>
<p>Housing, Health and Social Care work periodically and work effectively together to identify and address “service gaps” to ensure that people are adequately supported.</p>	<p>Develop an approach to monitor referrals into local services and gaps in service provision.</p> <p>Review progress towards early intervention and identify suitable actions to move this agenda forward.</p> <p>Review the core and cluster model to ensure that it is achieving its intended purpose.</p>	<p>Actions to be progressed over the course of the LHS</p>	<p>There is a recognised need to ensure people are accessing the appropriate support when experiencing issues that impact housing stability.</p> <p>As we progress with ‘ask and act’ there will be a need to continually refine the early intervention approach.</p> <p>A review of the core and cluster model will progress over the course of this LHS.</p>
<p>Housing, Health and Social Care ensure that people with lived experience have the opportunity to participate in housing related service design.</p>	<p>People are provided with a range of opportunites to inform service design via the Tenant Participation Strategy.</p>	<p>Tenant Participation Strategy under review in 2024/25</p>	<p>The Council’s Tenant Participation Stratgey is developed in partnership with involved tenants.</p> <p>The structures in place provide a range of opportunites for participation.</p>
<p>Housing, Services and partner agencies have a comprehensive understanding of the promise values in their approach.</p>	<p>The Promise values embedded in policy and service delivery processes.</p>	<p>The Promise is included in the Integrate Impact Assessment process which assesses how we support The Promise in shaping policy and practice across our services.</p> <p>Housing Services have a number of policies and strategies that have been through this process in 2024/25.</p> <p>The values of the Promise have been embedded in the initial redesign process of our Housing Support Services.</p>	<p>South Ayrshire Health and Social Care Partnership have a dedicated resource website Parenting Promise Resources - Health and Social Care Partnership</p> <p>South Ayrshires Embedding-The-Promise-in-Practice-2021-24 was shared at a Community Planning Partnership workshop on 8 May 2025.</p> <p>Members of South Ayrshire Champions Board used Housing Services, Communities Fun Day to raise the profile and understanding of The Promise.</p> <p>10 vision statements from the Promise Progress Framework – which Housing Services are a partner of, have been redesigned and are being monitored/tracked for embedding practice across services.</p>

Specialist provision has a focus on particular needs and ensuring people are able to live with freedom, choice and control in a home that maximises their health, wellbeing and independence.

During 2024/25, Housing Strategy and Regeneration commissioned research to better understand the housing needs of South Ayrshire's rural communities. This research was carried out by Arneil Johnston, a leading housing consultancy. The outcomes are being used to inform housing policy interventions within the Local Housing Strategy, Local Development Plan and the Strategic Housing Investment Plan. The research has focused on six rural housing areas; South Carrick, North Carrick, Kyle, Monkton Symington and Dundonald, Girvan and Maybole.

The aims of the research project were:

- Understanding the housing needs, aspirations and expectations of rural households by engaging with rural communities
- Building a credible evidence on rural housing needs.
- Testing whether housing in rural areas is accessible and affordable.
- Estimating current and future need and demand for housing in rural areas.
- Assessing the extent to which existing housing supply can meet need.

Adaptations are delivered in the public and private sector to ensure that people can live safely, comfortably and independent in their own home. Adaptations carried out in private sector homes are part or fully funded by the Council's Scheme of Assistance following an Occupational Therapy assessment. Practical assistance is available to support vulnerable people to navigate the application process and to progress the required works. People living in social housing owned by the Council can request an assessment. Any required adaptations are supported by the Housing Revenue Account. The Scottish Government funds adaptations required by tenants occupying RSL stock. In 2024/25 there was a total of 326 approvals for adaptations.

As previously reported, the Council has set an annual target for the delivery of wheelchair accessible housing. The HNDA identified an increasing need for this type of accommodation locally, and nationally there is a requirement for local authorities to set appropriate targets to meet local needs. A total of 12 units were developed in 2024/25 and there is recognition within our Local Housing Strategy that a target should be explored and set with private developers.

The lifetime home standards were achieved in all social housing developments in 2024/25, a total of 221 units of accommodation have been designed with key features to support tenants to age well in their home and to ensure adaptations can be easily delivered if the need arises.

South Ayrshire Council's HNDA identified a need for ground level social housing with 1 or 2 bedrooms due to the level of demand on the Council's housing list for this size and type of property. In 2024/25, 95 of the 221 new units provide additional ground level accommodation with 36 properties having 1 bedroom and 50 with 2 bedrooms.

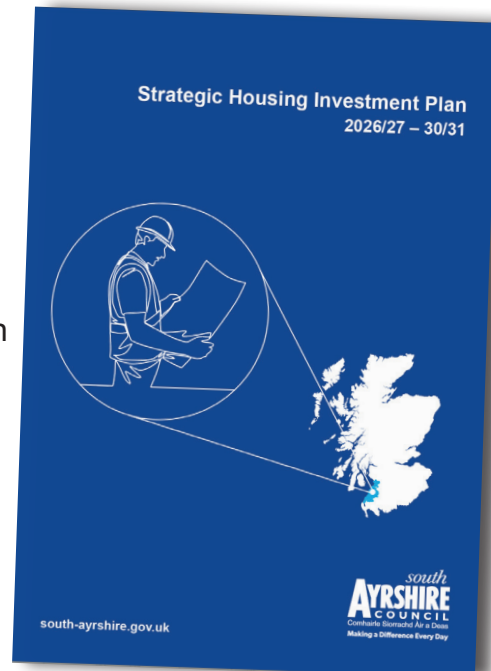
Housing Services received 41 requests for urgent rehousing during 2024/25. A Community Care Category (CCC) supports our Health and Social Care Partners and is awarded to people being discharged from long term hospital care, leaving residential care to live in the community and at risk of reception into residential care or admission to hospital. A Priority Medical (PMED) is awarded where a move to more suitable accommodation is essential based on medical grounds and Individual Cases are urgent requests for rehousing based on personal circumstances. As the availability of social housing that meets particular needs is increased, urgent rehousing requests are likely to reduce although this must be considered in the context of an aging population.

Within the local authority area, sheltered housing, housing with care and residential care

are available as detailed within the LHS. Telecare is also available for elderly and disabled people where there is an assessed needs for this type of 24/7 care. The LHS identifies a need to explore the longer-term role of sheltered housing to ensure that supply meets the changing needs of the population. This work will progress in reporting year 2025/26.

Housing Strategy and Regeneration works alongside the Health and Social Care Partnership with an aim to address specialist housing needs. A number of Core and Cluster models have been developed or purchased to provide supported accommodation for those with learning disabilities and mental health support needs in recent years. At present, there is no further planning within the Strategic Housing Investment Plan (SHIP) for any additional units. There is a need for consideration of supported housing for people experiencing homelessness where complex support needs cannot be met by Housing First. An action is included within the LHS to review the Core and Cluster model to ensure that it is achieving its intended purpose. This will progress in future years.

In 2024/25 a total of 720 of the 815 tenancies created in the previous reporting year were sustained. This equated to 88.34% which is comparable to the overall sustainment rate of 88.81% in 2023/24. A review of the 95 ended tenancies revealed the primary reasons were abandonment, tenants relocating to be nearer to family and friends and tenant death. Housing First and our commissioned housing support services are examples of approaches supporting tenancy sustainment and preventing repeat homelessness.



Healthy Homes and Fuel Poverty Summary:

Action	Annual Target	2024/25 Achievement	Comments
Social housing stock in South Ayrshire continues to meet the local and national property condition standards.	89.90% achieving SHQS	92.49% achieving SHQS	Of the remaining properties not meeting the SHQS:- 324 properties are exempt from SHQS - 322 where it is too costly to undertake work to pass EESSH, and 2 are earmarked for disposal by the Council.
Properties in the private rented sector meet the Repairing Standard and landlords / owners are meeting their legislative responsibilities.	Landlords / owners are supported to meet their legislative requirements and tenants live in warm, dry and maintained homes. Approval of mixed tenure grant applications to support required communal works.	Training delivered to private landlords to raise awareness of their legislative responsibilities. 50 Mixed Tenure Grant applications approved to progress common works.	2 training sessions held for landlords in 2024 in partnership with Under One Roof covering communal responsibilities and organising communal repairs. Missing shares guidance document is in production to be publicised late 2025. Approval of Mixed Tenure Grant applications with a value of £111,863.
Energy efficiency is improved and instances of fuel poverty are reduced across all tenures bu utilising local and national funding.	Reduction in percentage of households living in fuel poverty and extreme fuel poverty. Reduction in Co2 emissions from fossil fuel-based heating systems.	External Wall Insulation installed: Council stock - 94 Private sector - 104 Spend - £2,747,333 4,317 tonnes of CO2 reduced. £2.4m of fuel bill savings 22,010 Mwh of energy saved.	External Wall Insulation reduces fuel poverty, carbon emissions and improves energy efficiency in homes. Delivery is focused in areas with high levels of deprivation. A reduction in fuel costs can impact positively on a household's finances.

<p>Homeowners landlords are tenants are aware of their rights and responsibilities in relation to poverty condition and are supported to uphold them.</p>	<p>Property condition improvements</p>	<p>2 training sessions delivered to private landlords to raise awareness of their legislative responsibilities.</p>	<p>Training focused on communal repairs.</p>
<p>Advice and assistance is available to help households reduce the risk of fuel poverty and child poverty and people across South Ayrshire are aware of how to access this assistance.</p>	<p>Reductions in number of households experiencing poverty.</p>	<p>External Wall Insulation installed: Council stock - 94 Private sector - 104 Spend - £2,747,333</p>	<p>External Wall Insulation reduces fuel poverty and improves energy efficiency in homes. Delivery is focused in areas with high levels of deprivation. A reduction in fuel costs can impact positively on a household's finances.</p>
<p>Repair, improvement and adaptation advice and assistance is available to homeowners and tenants across South Ayrshire.</p>	<p>Property Condition Improvements</p>	<p>Scheme of Assistance for homeowners and private tenants under review in 2024/25</p>	<p>A revised Scheme of Assistance will detail the information, advice and assistance available to support homeowners and private tenants to repair, improve and adapt their homes.</p>



Within the LHS there are a number of actions to support improvements in property condition and energy efficiency across the local housing stock.

The Scottish Housing Quality Standard is the minimum standard that all social housing in Scotland must meet. To achieve this Standard, homes must; be energy efficient, be safe and secure, be in a reasonable state of repair, have modern facilities and services and meet the Tolerable Standard. In reporting year 2024/25, 92.49% of South Ayrshire Council's housing stock met the Scottish Housing Quality Standard. The properties that are not meeting the standard are either exempt, in abeyance, too costly to undertake the work required to meet the Energy Efficiency Standard for Social Housing or are earmarked for disposal.

Housing Strategy and Regeneration has responsibility for private landlord registration and enforcement. Anyone wishing to operate as a private landlord must submit an application for registration to the local authority and meet the necessary criteria. In 2019, the Scottish Government introduced further scrutiny checks giving local authorities the power to request information regarding the safety compliance of a property including copies of safety certificates. South Ayrshire Council aims to carry out property inspections for a 10% sample of new or renewing applications for private landlord registration.

The Private Sector Enforcement Officer works alongside a range of partners to ensure properties in the private rented sector meet the Repairing Standard. Advice and assistance is offered to landlords and tenants to ensure compliance. Housing Strategy and Regeneration facilitate industry training sessions and promote good practice and accreditation to ensure private landlords are supported to meet their legislative responsibilities.

A Scheme of Assistance is published by South Ayrshire Council detailing the information, advice and assistance available to support homeowners and private tenants to repair, improve and adapt their home. A discretionary grant is available for homeowners and private landlords to progress common repairs and improvement works within mixed tenure blocks where there is Council ownership. In 2024/25 the Council approved 50 applications for mixed tenure grant with a value of £111,863. Grant funding to support roof replacements and door entry upgrades was approved for 25 blocks. In some cases, roof works will progress while external wall insulation is being fitted and scaffolding is erected to minimise the costs for owners.

A review of the Scheme of Assistance and in the information, advice and assistance available was underway in 2024/25. The suite of information leaflets available will be updated during financial year 2025/26 and a "Missing Shares" guidance document will be published to support homeowners to progress common repairs where there is a minority of owners who are unwilling or unable to pay their share or who cannot be found.

External wall insulation (EWI) is delivered as part of Scotland's Area Based Schemes (ABS) to reduce fuel poverty and improve energy efficiency in homes, with a focus on areas with high levels of deprivation. Heating costs are reduced impacting positively on a household's finances. In 2024/25, 94 properties within the Council's social housing stock and 104 homes in the private sector received external wall insulation at a cost of £2,747,333. Core funding for the ABS for private housing is provided by the Scottish Government in the form of a grant with a contribution required from homeowners. Capital funding supports the delivery of EWI to the Council's housing stock. These energy efficiency measures have provided tenants and resident with estimated lifetime fuel bill saving of £2.4 million and an estimated lifetime carbon emissions saving of 4,317 tonnes of Co2 with 22,010 MWh of energy saved.

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