

South Ayrshire Council

**Report by Chief Executive and Depute Chief Executive and
Director of Housing, Operations and Development
to Cabinet
of 25 November 2025**

**Subject: Strategic Housing Investment Plan (SHIP) – 2026/27 to
2030/31**

1. Purpose

- 1.1 The purpose of this report is to seek Cabinet approval for the content of the draft Strategic Housing Investment Plan (SHIP) for submission to the Scottish Government.

2. Recommendation

2.1 It is recommended that the Cabinet:

- 2.1.1 approves the Strategic Housing Investment Plan (SHIP) as detailed in Appendix 1 for onward submission to the Scottish Government;**
- 2.1.2 agrees that a draw of £100,000 be made available upon the completion of the Green Street Housing Development to Ayrshire Housing in our role as Strategic Housing Enabler;**
- 2.1.3 notes that additional funding of £0.243 million has been made available as part of the Scottish Governments response to the nationally declared Housing Emergency to be focused on the purchase of ex-la properties via the Councils buyback programme as part of the wider Resource Planning Assumption (Appendix 2); and**
- 2.1.4 delegates authority to the Assistant Director of Corporate Policy, Strategy and Performance and Director of Housing, Operations and Development to amend and finalise this document based on feedback received from the Scottish Government.**

3. Background

- 3.1 Each year, the Scottish Government requests that local authorities, in their strategic capacity, outline the new supply of affordable housing requirements for their area. The Strategic Housing Investment Plan (SHIP) sets out the Council's affordable housing investment priorities and outlines how the Government's affordable housing investment will be delivered locally. The current SHIP for South Ayrshire was approved by Cabinet on 26 November 2024.

- 3.2 In August 2023, Cabinet also approved the Council's Local Housing Strategy 2024-2029 (LHS). As part of developing the LHS, and in consultation with partners, a target of 135 new affordable homes per year was agreed. The Council exceeded this target with 227 homes completed, on site or bought back in 2024/25 and it is anticipated that this target will be exceeded again with 153 units to be completed or on site by the end of 2025-26.
- 3.3 In September 2025, The Scottish Government confirmed that the Resource Planning Assumption for South Ayrshire Council will equate to £73.848m from April 2025 – March 2031. The SHIP outlines a total of 1,002 units over the five-year period meaning that approximately 200 units will be either on site or completed each financial year meeting targets set in the Local Housing Strategy 2024-2029.
- 3.4 Along with the newly set housing supply target of 135 units per year, a wheelchair housing target was also set. The target for wheelchair accessible homes is a new requirement for the LHS. Based off data in the Housing Needs and Demand Assessment and along with consultation with relevant stakeholders, the Wheelchair Accessible Target has been set to 20 units per year. Since 2024/25, there has been 14 wheelchair accessible units delivered.
- 3.5 In September 2025, the Scottish Government allocated £8.730 million for 2025/26 to South Ayrshire to support additional affordable housing delivered both by the Council and Registered Social Landlords (RSLs). The Scottish Government has asked the Council to prepare our SHIP based on likely known commitments and assume future delivery at the 2026/27 investment levels.
- 3.6 Guidance from the Scottish Government indicates that the SHIP should overestimate the planned housing delivery over the life of the Plan. This is to ensure that resources can be redistributed within South Ayrshire should there be slippage in the local or national programme.
- 3.7 In September 2025, the Scottish Government confirmed the subsidy rates awarded under the Affordable Housing Supply Programme as £83,584/£88,260 per unit for local authorities and £91,182/£97,027 for RSL developments. Developments will receive further subsidy for meeting additional quality measures.
- 3.8 Officers have been undertaking an extensive study into the need and demand within our rural communities. The research was carried out by Arneil Johnston and a future member/officer working group will be convened to consider how these findings will be used to inform housing policy interventions within the LHS and the SHIP. The key findings from this study are outlined within the SHIP setting out the profile of housing estimates by rural housing area and housing tenure and a future paper will be presented to members on this theme.

4. Detail

- 4.1 Period 2026/27 to 30/31 will see a total of 839 affordable housing units on site. The current financial year 2025/26 is also shown below for context and further detail available in the SHIP yearly breakdown of sites located at the end of Appendix 1.

Year	Units on Site
2025/26	153
2026/27	193
2027/28	243
2028/29	200
2029/30	140
2030/31	63

- 4.2 The Scottish Government requests that Local Authorities plan for unexpected delays or constraints that may emerge. Therefore, we have over-programmed and included a 'Shadow Programme' with a potential of 143 units. The Shadow Programme is shown within the SHIP document in Appendix 1.
- 4.3 As part of the Councils role as strategic housing enabler members are asked to approve a draw of £100 000 from the second home Council Tax fund which will be used to support affordable new build housing delivery at Green Street in Ayr led by Ayrshire Housing. This will be drawn down upon completion of the project when properties are ready to be let.
- 4.4 Cabinet is asked to note the increased allocation of £0.243 million which has been allocated to the Council to support the purchasing of ex-local authority housing back into use for social rent. Officers are currently discussing with Scottish Government colleagues on how this will be reflected in a revised target for buybacks.

5. Legal and Procurement Implications

- 5.1 Delivering the SHIP will require the conclusion of Section 75 planning agreements and application of the Council's Affordable Housing Policy. This will be done in partnership by the Council's Planning, Legal and Housing teams..
- 5.2 There are no procurement implications as further reports will require approval from the Cabinet before work on individual sites proceeds.

6. Financial Implications

- 6.1 This SHIP will determine the local allocation of the Affordable Housing Supply Programme (AHSP) for the period 2026/27 to 2030/31.
- 6.2 The SHIP projects overspends in South Ayrshire's Affordable Housing Supply Programme funding in, 2027/28, 2028/29, 2029/30. The Scottish Government have indicated that South Ayrshire will likely be able to attract additional grant funding from underspends in other local authority areas but this will not confirmed until later in the financial year. In the event that not enough additional funding is available, the Council and its partners may be required to 'front fund' some projects from borrowing until grant become available. Cabinet will be kept informed through the Housing Capital Programme updates throughout the year.

6.3 The SHIP also outlines the Council's contribution to the affordable housing development programme from Second Homes Council Tax discount and Commuted Sums. The uncommitted funds in these 2 accounts are £1,392,756.53 and £0 respectively with a further breakdown available in Appendix 1 under the Investment Programme section. It is proposed that a draw of £100 000 be made to support the Green Street development delivered by Ayrshire Housing and further allocations will be made on a site by site basis.

6.4 The SHIP has no direct financial implications for the HRA Business Plan as it is a strategic document. Any proposed Council new build projects will be assessed against the HRA Business Plan to ensure viability prior to presentation to the Cabinet.

7. Human Resources Implications

7.1 Not Applicable

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 New risk(s) has/ have been identified and assessed in line with the Council's risk management process as follows: an inability to achieve our target could see affordable housing grant being reallocated to other parts of Scotland. These will be managed within existing operational activities and reference to the status of mitigations will be available through the Risk Register.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 Rejecting the recommendations may have financial implications and impact on the reputation of the Council by failing to increase the supply of affordable housing and make best use of available Scottish Government subsidy. This subsidy would be diverted to other Local Authorities if South Ayrshire cannot commit to delivery of the SHIP.

8.2.2 Rejecting the recommendations may result in increased pressure on the availability of affordable housing in the local area.

8.2.3 Rejecting the recommendations may result in the Council failing to make best use of available land to meet local housing need.

9. Integrated Impact Assessment (incorporating Equalities)

Our Integrated Impact Assessment (IIA) considers the following areas:

- Public Sector Equality Duty, Human Rights and Fairer Scotland Duty;
- United Nations Convention on the Rights of the Child (UNCRC);
- Sustainability, climate change and biodiversity;
- Potential impact on older people;
- Rural communities;

- Health and wellbeing;
- A trauma informed organisation; and
- The Promise.

9.1 An Integrated Impact Assessment has been carried out on the proposals contained in this report, which identifies potential positive and/ or negative impacts and/ or areas that require further consideration. The IIA Summary Report is attached as Appendix 3 which includes information on any mitigating or follow-up action required.

A copy of the fully completed IIA can be accessed [here](#).

10. Sustainable Development Implications

10.1 **Considering Strategic Environmental Assessment (SEA)** - The Scottish Government Gateway has been contacted regarding this plan, and it has been determined that an SEA will not be pursued and the implications for the environment will not continue to be monitored. This is because the South Ayrshire Local Development Plan has been subject to, and guided by, a substantial SEA process at each stage of its development.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report. However, sites in preferred locations and those more likely to be developed within the next 5 years have been prioritised within the SHIP.

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 (Housing – Everyone can find a good quality home that they can afford, that meets their needs and is an area where they feel safe and connected).

13. Link to Shaping Our Future Council Yes No

13.1 Not applicable.

14. Results of Consultation

14.1 There has been no public consultation on the contents of this report however, public consultation as part of the Local Development Plan process has identified the majority of sites detailed within the SHIP.

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

14.3 Consultation has taken place with the More Homes Division of the Scottish Government and Registered Social Landlords operating in South Ayrshire. Both the Scottish Government and RSLs are supportive of the SHIP with a view to maximising affordable housing delivery across South Ayrshire

15/

15. Next Steps for Decision Tracking Purposes

- 15.1 If the recommendations above are approved by Members, the Chief Executive and Depute Chief Executive and 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>
Submission of the Strategic Housing Investment Plan (SHIP) in draft format (subject to final clearance) to the Scottish Government	31 December 2025	Service Lead, Housing Strategy and Regeneration

Background Papers **Local Housing Strategy 2024-2029 - [SAC LHS 2024-2029.pdf](#)**

Housing Need and Demand Assessment 2021-2026 - [SAC HNSA 2021-2026](#)

Person to Contact **Chris Carroll – Service Lead
Housing Strategy & Regeneration
County Buildings, Wellington Square, Ayr KA7 1DR
Phone 01292 272020
E-mail chris.carroll@south-ayrshire.gov.uk**

Date: **11 November 2025**

Strategic Housing Investment Plan

2026/27 – 30/31





**The Strategic Housing Investment Plan (SHIP)
2025/26 – 2029/30 sets out the strategic
investment priorities for affordable housing over
the next five years**

Contents

Introduction	4
Strategic Priorities	5
Partnership Working & Governance	6
Investment Programme	7
Deliverability	7
2nd Home Council Tax Fund	7
Developer Contributions	8
Prudential Borrowing	8
Infrastructure Fund	9
Progress on Previous SHIP	9
Investment Priorities	10
Second Hand & Empty Homes Buy Backs	10
Energy Efficiency and Fuel Poverty	11
Empty Homes	12
Older People and independent Living	13
Wheelchair/Specialist Provision	13
Rural Needs	15
Housing to 2040	16
Equalities	17
Rapid Rehousing Transition Plan	17
Child Poverty Action	18
Strategic Environmental Assessment (SEA)	19
Shadow Programme	19

Introduction

The Strategic Housing Investment Plan (SHIP) 2026/27 – 2030/31 sets out the strategic investment priorities for affordable housing over the next five years that will achieve outcomes set out in the Local Housing Strategy (LHS) and Housing Need and Demand Assessment (HNDA).

The SHIP is based on the Resource Planning Assumption (RPA) confirmed by the Scottish Government in September 2025 as part of the Affordable Housing Supply programme (AHSP) and subsidy rates outlined in October 2024.

The Council has forecast, in consultation with the Scottish Government, that funding for affordable housing development in South Ayrshire will equate to £73.848m between April 25– March 2031. Local Authorities are encouraged to carry-forward limits of guaranteed assumptions for 2025/26 – 2027/28 be set at 80%/60%/40% of the current year RPA.

The Affordable Housing Development projects identified for the RPA period 2026/27 to 2030/31 are detailed in Appendix 1. The nature of development means that unexpected delays or constraints may emerge, therefore we have over-programmed to include additional potential projects in our “shadow programme” to take forward in the event of project slippage.

This “shadow programme” of alternative sites is detailed in appendix 2. Further Council approval will be required before any of these projects are taken forward.

All Council led projects that meet the criteria outlined within the SHIP will be formally approved by the Council to determine housing mix and type.



Strategic Priorities

South Ayrshire Council's LHS 2024 - 2029 makes special mention to housing supply and making sure that new build developments meet the local needs as far as possible and that the existing stock in the local authority area – whether public or private - is used as efficiently as possible. This is achieved by:

- Setting the housing supply targets
- Making best use of existing stock
- Rural Housing
- The Private Rented Sector (PRS)
- Build to Rent (BTR)
- Mid-Market Rent (MMR)
- Self-Build/Custom Build

The overarching priority of the Housing Supply theme in the LHS 2024 – 2029 is that “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”. In order to achieve this priority, a target of 135 units of affordable housing are built or acquired per year to meet need. The LHS 2024 – 2029 supports the delivery of these 135 units per year with the following actions;

- Consider innovative ways to increase the housing stock and ensure any new approaches/sites are supported and incorporated within the LDP.
- Implementation and annual review of the SHIP in collaboration with key stakeholders.
- Promote South Ayrshire's assets to private housing developers to encourage the progression of new builds sites.
- Work with a range of partners to identify opportunities to progress housing developments on identified brownfield sites which are currently financially unviable.
- Lobby the Scottish Government for a greater level of subsidy to meet valuations in higher demand areas allowing us and to increase our housing stock within areas where we have a higher applicant to let ratio.

The SHIP tables in appendix 1 outline how this overarching priority is met by South Ayrshire

Council and its partners.

South Ayrshire Council has developed a Housing Need and Demand Assessment (HNDA) 2022-2027. The key findings within the HNDA informed the LHS of need for wheelchair accommodation, see below for further details. The LHS 2024 – 2029 identified a need for 20 units of affordable wheelchair accommodation per year to be developed along with stakeholder consultation.

The LHS acknowledges that many tenants in social housing are dependent on housing benefits and under pressure from the impact of welfare reform and rising living costs. Therefore, to ensure homes are affordable, rent levels for new build properties will be set on or below the Local Housing Allowance.

New build properties will aim to be cheaper to heat by investing in new heating systems as well as investigating innovative methods to keep homes warmer for longer. Some of these methods currently being explored by the council are outlined below. These methods will help the council meet outcomes set out within the Council's Climate Change and Sustainable Development Strategy.



Partnership Working & Governance

The council is committed to supporting our partners to deliver affordable housing developments within South Ayrshire. The following key stakeholders have influenced the SHIP:



South Ayrshire Council Services (Planning, Asset Management, Housing Operations, Finance and the Health and Social Care Partnership)

Liaison meetings have taken place between South Ayrshire Council, RSL partners and the Scottish Government. These meetings discussed investment in the delivery of affordable housing in South Ayrshire over the next five years and agreed approaches for achieving the aims set out in our LHS.

Informal internal meetings are also regularly held with RSL partners to discuss current individual affordable housing developments and future development opportunities.

The Council adopts a collaborative approach in the preparation of the SHIP not only with its partner RSL's but also the Health and Social Care Partnership. Discussions have taken place to confirm housing demand and location preference to enable support requirements.

The Service Lead for Housing Strategy & Regeneration and Councillor Martin Kilbride, Policy Lead for Housing and Property Services have regular meetings in preparation of this SHIP. Consultations on developments have also been carried out with the community where they are to be delivered.

If any project becomes delayed or non-viable, the Council will work with RSL partners and the Scottish Government to ensure that new homes are delivered by accelerating other projects within the SHIP.

The Council also carried out extensive consultation on our LHS and HNDA, both of which have a heavy influence in the SHIP.

LHS

Our LHS was developed through early consultation with an online survey promoted on our social media platforms as well as distributed to our partners. The

survey closed on October 2023 and received 177 responses with representation throughout South Ayrshire and from all tenures.

As well as the online survey, meetings were held with our partner organisations to concentrate on different areas split into theme groups that were; Placemaking, Prevention, Provision and Integration and Healthy Homes and Fuel Poverty. The theme group meetings then informed the LHS, and a final draft was made available for consultation on the Council's website and circulated to partners and publicised on social media platforms.

HNDA consultation

The development of our recent HNDA took place during the COVID-19 pandemic therefore opportunity to contribute was limited. However South Ayrshire Council sought to take a collaborative approach to developing the HNDA and the following methods were used to seek views on key issues;

- The housing market partnership met regularly throughout the production of the HNDA with representation from relevant services.
- A joint Housing and HSCP workshop was held to provide an opportunity for staff to discuss how we can work together.
- Another joint Housing and HSCP workshop was held for young people with experience of homelessness and complex needs as well as professionals working with this group
- A workshop involving professionals delivering services to minority communities was held
- Wider public consultation took place in July and August 2021 on the consultative draft of the HNDA.

Investment Programme

On the 20th May 2025, the Scottish Government published the Resource Planning Assumptions (RPA) to confirm that the RPA for South Ayrshire Council for 2026/27 was £73.848m

The national resources available for future RPAs will depend on future budget decisions by the Scottish Government. However, South Ayrshire Council have been advised to work on the assumption that the RPA's beyond 2026/27 will be at least¹

2025-26	2026-27	2027-28	2028-29	2029-30	2030/31	Total
£8.73m	£13.218m	£12.975m	£12.975m	£12.975m	£12.975m	£73.848m

This equates to £73.848m over the next five years and the current financial year.

This funding will be made available on the basis of subsidy rates set by the Scottish Government of £83,584/£88,260 per unit for local authorities and £91,182/£97,027 for RSL developments.

¹<https://www.gov.scot/publications/affordable-housing-resource-planning-assumptions-to-councils-2021-2022-to-2025-2026/>



Deliverability

All sites are developed through partnership working and co-operation between the Special Property Projects Team, Housing Policy, Planning, Asset Management and lead officers of RSLs.

A Range of possible funding sources has been identified to help increase the supply of affordable housing. These sources are outlined below:

- Council Tax on empty and long-term vacant properties and 2nd homes
- Commuted sums
- Land transfer to RSLs
- Prudential borrowing
- Infrastructure fund

The Scottish Government's guidance suggests that a minimum slippage factor of 25% be applied on an annual basis to the programme and applied to the RPAs.

2nd Home Council Tax Fund

There is £1,392,756.53 currently uncommitted from the second homes council tax fund for 2024/2025. £100,000 of this fund has been committed to Ayrshire Housings development at Green Street in Ayr. The rest of the funds will be allocated to developments on a case by case basis.

There is also a balance of £329,906.18 for Affordable Housing CT 2nd Home premium.

Developer Contributions

In terms of developer contributions, it is the Council’s stated preference within the affordable housing policy that affordable housing contributions should be made on-site, in whole or in part.

This preference meets identified affordable housing needs and supports the development of mixed, sustainable communities across South Ayrshire.

However, where an on-site contribution is not possible there are other flexible alternatives (in no priority order):

- The delivery of unsubsidised affordable housing units on-site;
- Payment of a commuted-sum in lieu of on-site affordable housing;
- Provision of a plot on off-site land.

Each site will be considered on it’s own merits in line with a range of priorities, including deliverability, housing mix, the needs of partners and priorities identified in the HNDA and LHS.

The balance of Commuted Sums as of 31st March 2025 is £0.



Prudential Borrowing

The Council, in accordance with it’s Housing Revenue Account (HRA) Business Plan, is committed to specific prudential borrowing of:

Financial Year	Borrowing (Millions)	New Build
2025/26	£47,570	£14,717
2026/27	£23,721	£5,750
2027/28	£31,794	£11,500
2028/29	£33,880	£18,400
2029/30	£12,835	£0

The table above details the amount of the prudential borrowing that is attributed to new builds. As projects reach design conclusion and are approved by elected members, borrowing levels may vary to support new housing delivery

In the previous financial year 2024-25, 227 units were completed. This current financial year will see 153 units either completed or on site by the end of 2025-26.

Infrastructure Fund

The Scottish Government has introduced an Infrastructure Fund to support projects where the scale and nature of infrastructure costs would prevent it from being supported through the Affordable Housing Supply Programme. The Scottish Government is keen to see development of a number of pipeline sites that are capable of bringing forward housing within the next 5 years. Sites that are applicable have been detailed in Appendix 1 to support completion within the Scottish Government's timescales. The Council will work with developers and their agents to support any planned application to the Infrastructure Fund.

Progress on Previous SHIP

2024-25 Completions						
Project	Sub area	No. Units	Developer	Specialist Provision	Subsidy Required	Progress
Mainholm Phase 1	Ayr	36	Council	General	£5,767,296	Site complete and handed over to Housing Operations
Mainholm Phase 2	Ayr	91	Council	General	£3,803,072	Site complete and handed over to Housing Operations
Former St Ninians Primary School	Prestwick	42	Council	General	£3,706,902	Site complete and handed over to Housing Operations March 2025
Croft Road	Tarbolton	25	Ayrshire Housing	General	£2,279,550	Site completed in November 2024
Second Hand Market Purchases Phase 10	Throughout South Ayrshire	36	Council	General	£1,665,000	Buy back of ex local authority properties throughout South Ayrshire completed in early 2025
2025-26 Progress						
Project	Sub area	No. Units	Developer	Specialist Provision	Subsidy Required	Progress
Second Hand Market Purchases Phase 11	Throughout South Ayrshire	30	Council		£1,350,000	Ex Local authority properties are sourced regularly on the open market and through private purchase. Phase 11 will complete in March 2026
Green Street	Ayr	32	Ayrshire Housing	General	£4,900,000	Scheduled to break ground September 2025
Riverside Place (Former High Rise)	Ayr	75	Council	Amenity Units	£6,268,800	Site due to be handed over Jan 2026

Investment Priorities

The LHS emphasises the importance of establishing investment priorities that will align with the Scottish Governments Affordable Housing Target.

To synchronise the SHIP and LHS priorities we aim to achieve an increased supply of social rented housing in high priority areas that have been identified in the HNDA 2022-2027 which also makes note of plans to address rural developments. The HNDA 2022-2027 has identified a net existing need figure of 1,328 households. Additionally, an increase of the provision of easily adaptable and wheelchair accessible new build housing, and housing for specific needs on site-by-site basis in partnership with the Health and Social care partnership and RSL's.

The Scottish Government published its vision for Scotland's housing over the next 20 years. In this vision, it sets a target of 110,000 affordable homes promised by 2031/32 and makes specific support for development in rural and island communities, helping to stem rural depopulation by examining modern methods of construction and other building that involves new technology to assist challenges in rural areas.

The number of affordable homes delivered in South Ayrshire will be of the size and type to coordinate with the HNDA 2022-2027. Each development identified in the SHIP will be assessed on a case-by-case basis for size and type.

Second Hand Market Purchases – Council Buy Backs

South Ayrshire Council operates a very successful “Buy Back” scheme where the council can purchase ex-local authority properties that meet strategic objectives.

Purchasing ex-local authority properties is an economical and carbon friendly way of increasing council housing stock and ensuring a warm energy efficient and affordable home with a Scottish Secure Tenancy for a household on our waiting list.

The Buy Back scheme also allows the council to progress with retrofitting blocks of flats with energy efficiency measures by increasing the ownership within the block.

The SHIP details the number of properties to be bought back in the next three phases of Second-Hand Market Purchases. Subsidy levels for these have recently changed to a tiered approach to subsidy shown below.

Property Purchase Price	Scottish Government Grant
Up to £80,000	£40,000
£80,001 - £99,999	£45,000
£100,000 or >	£50,000

A breakdown of where properties have been purchased via the buyback scheme shows 141 properties have been brought back into Council ownership from 2020/21

	Ayr	Prestwick	Troon	Maybole	Girvan	Annbank	Dundonald	Tarbolton	Mossblown	Coylton	Total
2020/21	15	2	0	0	0	0	0	0	0	0	17
2021/22	12	1	0	0	0	0	0	1	0	0	14
2022/23	17	1	2	1	2	1	0	0	1	1	26
2023/24	27	1	1	1	4	0	0	1	1	1	37
2024/25	18	1	1	0	2	0	1	1	1	0	26
2025/26	19	2	0	0	1	0	0	0	0	0	22
											141

Energy Efficiency and Fuel Poverty

The Scottish Government has set a target of 2045 for Scotland to reach net zero, with interim targets of 75% by 2030 and 90% by 2040. For buildings, this will include the introduction of a 'New Build Zero Emissions from Heat Standard' which will be introduced from 2024. This will require all new builds to have zero emissions heating systems. The new standard will lead to a ban on gas and oil boilers in new builds.

The net zero target requires all buildings across Scotland to reach net zero by 2045. This will include all buildings built before 2024.

In conjunction with the above objectives, the 'Housing to 2040' vision document recently issued by the Scottish Government encourages all social housing to be net zero by 2024.

All projects proposed in the SHIP will help to tackle fuel poverty and ensure that heat is affordable for residents by increasing energy efficiency and reducing the amount of energy required to heat the home and aims to meet outcomes set out within the Councils Climate Change and Sustainable Development Strategy, Outcome 3.1 Homes and Communities are energy efficient, environmentally sustainable and fuel poverty is minimized.

The below energy efficiency measures have been installed in our new build sites at Riverside Ayr, Mainholm Ayr and St Ninians Prestwick

- Enhanced floor and roof insulation
- Enhanced air tightness
- Mechanical Ventilation with Heat Recovery (MVHR)
- Enhanced rainwater goods
- Solar Panels in all new builds

Each of these measures will be taken under consideration and applied to new build sites where appropriate.

The Fuel Poverty (Targets, Definition and Strategy) (Scotland) Act 2019 Act establishes a new two-part definition whereby a household is considered fuel poor if:

- after housing costs have been deducted, more than 10% (20% for extreme fuel poverty) of their net income is required to pay for their reasonable fuel needs; and
- after further adjustments are made to deduct

childcare costs and any benefits received for a disability or care need, their remaining income is insufficient to maintain an acceptable standard of living, defined as being at least 90% of the UK Minimum Income Standard (MIS).

In 2019, it was estimated that 36% of households were experiencing fuel poverty. This is approximately 19,000 households. Of this figure, 13% of households were estimated to be in extreme fuel poverty. Fuel poverty in South Ayrshire is more prevalent in properties constructed pre 1945. 49% of households living in flats were estimated to be in fuel poverty. 52% of households living in social housing were estimated to be in fuel poverty (Data was unavailable for the private sector but alternative sources indicate that private rented properties are the least energy efficient across all tenures.) 36% of older households were estimated to be in fuel poverty compared with 20% of families. Households living in off-gas grid properties and in energy inefficient hard-to[1] treat homes are more likely to experience fuel poverty. Many of our smaller rural communities in the north and in the south of the district are located off the gas grid. Increases in energy prices from April 2022 are not reflected in the estimates above. It is likely that current fuel poverty figures are much higher than estimated in the 2019 data.



Empty Homes

A long-term empty property can be detrimental to the environment and attract anti-social behaviour. South Ayrshire Council has a specific Empty Homes Strategy for tackling this issue and has a close working relationship with the Scottish Empty Homes Partnership in bringing empty properties back into use to alleviate homelessness and increase the number of affordable homes.

16 properties were brought back into use during 2024/25 with direct involvement from the Empty Homes Officer. The Empty Homes Strategy was approved in October 2025 by Cabinet setting a target of bringing back 19 long term empty homes per year. Since the Empty Homes initiative was established in 2014, there has been a total of 203 properties brought back into use. In April 2025, Council Tax records showed over 800 private sector properties were recorded as empty homes.

The length of time a property has been empty before being brought back into use varies. The majority of properties are empty between 1 and 5 years.

Length of time a property had been empty before being brought back into use 2024-25

Duration as Empty	No. of Properties
Less than a year	5
1-2 Years	6
2-5 Years	4
5-10 Years	1
10+ Years	0

The Empty Homes officer will implement several strategies to bring long term empty properties back into use. This can include; Advice about renting, advice about selling, providing an empty homes loan, issuing a VAT reduction letter, purchasing the property through the council's buy back scheme or using the matchmaker scheme to find a suitable buyer. Details of the number of properties brought back into use over the last five years and the methods used are shown in the table below

Properties brought back into use and methods used 2020 – 2025

Financial Year	No. of properties brought back	Methods used							
		Advice about renting	Advice about selling	Empty Homes Loan	Sold via Buy Back Scheme	Sold via Matchmaker scheme	VAT reduction Letter	Motivation	Social Letting Service
2020-21	6		1		5				
2021-22	14	2	2		5	1	3	1	
2022-23	16	1			11	1	2	1	
2023-24	19	4	3		8	1	3	2	1
2024-25	16	2	6		6	1		1	

The Empty Homes Strategy approved in October 2025 outlined proposals for new incentives to be explored over the course of the strategy such as;

- Compulsory Purchase Orders following updated guidance from Scottish Government
- Grant Funding
- Repair management Schemes
- Repair to rent schemes

For more information on the Empty Homes Strategy please email emptyhomes@south-ayrshire.gov.uk

The Empty Homes officer has also recently created strong links with the newly formed Social Letting Service. Moving forward, more properties will be brought back using this method.

Older People and independent Living

South Ayrshire has an ageing population, and it is estimated that 20% of the population of South Ayrshire will be over the age of 75 by 2043. Therefore, we will work to address the housing and support need of older people by working in partnership with the Health and Social Care partnership.

Helping older people to remain independent in their own home for as long as possible is a key element in our approach to 'independent living'. Aids and adaptations are offered to help older people and people with disabilities in South Ayrshire by supporting them to live safely, comfortably, and independently at home.

Provision of housing for older people is a main priority in our new build programme. Specifically built and designed properties are being developed and integrated within developments to provide balanced communities.

Housing Adaptations helping people to remain independent in their own home for as long as possible is a key element in our approach to 'independent living' identified in the LHS. This can involve the adaptation of people's homes to meet their needs, reviewing people's housing options and exploring specialist accommodation.



Wheelchair/Specialist Provision

New social housing developments in South Ayrshire have been enhanced by adopting a "lifetime homes" approach to new build properties. Meaning houses are built to achieve Housing for Varying Need standard and incorporate accessibility features from the outset. These properties are designed to be adaptable over time to accommodate an individual or family's changing needs (which could include the need for a wheelchair). Within our current new build properties at least 12% are suitable for wheelchair users.

In addition, South Ayrshire Council is keen to explore opportunities to develop new-build specialist accommodation that also allows the care needs of older people and people with disabilities to be met on site. One such 'core and cluster' development is currently operating in Fort Street

Ayr, and the authority will work with the Health and Social Care Partnership to identify opportunities for development in the years to come.

The current HNDA (2022 – 2027) has identified an estimated 1810 wheelchair users in South Ayrshire. The previous HNDA (2016 – 2020) estimated 1,850 wheelchair users in South Ayrshire, which proves a degree of continuity.

The HNDA (2022 – 2027) has provided an estimate of unmet housing need among wheelchair user households in South Ayrshire as 353 households. The table below, shows the unmet housing need of wheelchair user households as discussed in the HNDA.

Household type	Estimated households, 2018, as per Table 3.a	Calculation	Unmet need
Number of households using a wheelchair all the time	314 households	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	60 households
Number of indoor only user households	154 households	Assume 25.6% (all of those in SHS requiring adaptations and accommodation unsuitable)	39 households
Number of outdoor only user households	1,342 households	Assume 19% (all of those in EHS requiring adaptations and accommodation unsuitable)	254 households
Estimated unmet housing need among wheelchair user households in South Ayrshire in 2018			353 households

Table 2. Estimate of unmet housing need among wheelchair user households in South Ayrshire, 2018

The LHS 2024-2029 set a target of 20 units of affordable wheelchair accessible housing per year. This number is to be annual reviewed through this SHIP as well as an annual review of the contribution that private developers will have in the delivery of wheelchair accessible housing.

In terms of demand for housing, we work closely with the Integrated Joint Board to identify specific needs and through Council and RSL new build seek to address the needs of wheelchair users through the AHSP. In addition, all social housing developed as part of the AHSP meets Housing for Varying Needs, and as such can be adapted to meet the needs of households with disabilities.

If wheelchair accessible housing targets cannot be met from public sector housing developments alone, the council will consider introducing a percentage wheelchair accessible housing policy for private market housing developments in LDP3, based on the findings of the HNDA and the deliberations informing the LHS.

The Council have proactively engaged with Health and Social Care Partners to deliver new build developments that help us achieve our strategic aims with respects to specialist provision and wheelchair accessible housing. Below are some examples of recent developments that have been delivered under the Affordable Housing Supply Programme.

New Build Site	Accessibility Description
Fort Street Ayr	Fort Street Ayr was developed with the Health and Social Care Partnership to deliver 12 1 bedroom units with one unit being utilised by support provider Enable. This allows a staff member to be located in the development to provide support and assistance to residents living within the development with learning difficulties.
Mainholm Ayr	<ul style="list-style-type: none"> • 21 Amenity Bungalows • Four – 3 Bed wheelchair accessible units • One – 2 bed wheelchair units
Tarbolton	<ul style="list-style-type: none"> • Two – 3 bed wheelchair accessible units
St Ninians Prestwick	<ul style="list-style-type: none"> • Two – 2 bed wheelchair accessible bungalows • Four – 3 bed wheelchair accessible houses • Two ground floor amenity flats
Riverside Place	<ul style="list-style-type: none"> • Forty – 1 bed amenity flats • Thirty – 2 bed amenity flats • Five wheelchair accessible units

Rural Needs

28% of South Ayrshire population live in rural areas or remote small towns. Appropriate housing is key to ensuring our rural communities remain sustainable and residents can meet their current needs as well as their future aspirations.

South Ayrshire Council's Local Development Plan (LDP) notes that we will give support to "development in rural areas which supports prosperous and sustainable communities while protecting and improving the environment". Housing development outside existing developments should primarily involve:

- reusing existing buildings and replacement housing,
- infill development within existing clusters or groups of housing, and
- housing to meet rural business requirements.

In March 2024, 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. A member/officer working group is to be created to consider how these findings will be used to inform housing policy interventions within the LHS and the SHIP.

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.

Key findings:

- 62% of dwellings in all rural areas are owner occupied, 24% is social housing and 9% is within the private rented sector.
- North Carrick offers the smallest percentage of social housing as a percentage of all dwellings. By contracts Maybole has the highest proportion of social housing stock.
- Income levels are lowest in Girvan followed closely by South Carrick with Monkton, Symington and Dundonald have the highest income levels.
- Monkton, Symington and Dundonald has the highest average house price per rural housing area and Girvan has the lowest average price.
- Housing market affordability (home ownership) pressures are most notable in North Carrick and South Carrick followed by Monkton, Symington and Dundonald
- Housing affordability in the private rented sector is most pressured in South Carrick, Girvan and Kyle
- Social housing pressure (ratio of housing applications to social housing turnover) is highest in Monkton, Symington and Dundonald followed by North Carrick and Kyle.
- In 2023/24 Kyle was the rural area with the highest proportion of homeless applications. South Carrick showed to have the least homelessness pressure.

The final report contains overall weighted pressures across our rural areas and housing estimates by tenure and rural housing area as well as a summary of the research findings.

The following tables set out the profile of housing estimates by rural housing area and housing tenure. This data will be used to inform the Minimum All Tenure Housing Land Requirement (MATHLR) within National Planning Framework 4 and future development plans through the SHIP:

	Girvan	Kyle	Maybole	North Carrick	Monk/Sym/Dum	South Carrick	All South Ayrshire Rural
% who need social housing	24%	18%	22%	14%	10%	21%	18%
% who can afford below market rents	3%	8%	6%	22%	14%	10%	8%
% who can afford market rents	3%	8%	3%	12%	18%	14%	9%
% who can afford market housing	69%	66%	69%	52%	58%	55%	65%
	100%	100%	100%	100%	100%	100%	100%

	All South Ayrshire Rural	Girvan	Kyle	Maybole	North Carrick	Monkton, Symington, Dundonald	South Carrick
Social Housing Estimates Year 1 - 20	117	32	32	38	5	7	10
Below Market Rent Housing Estimates Year 1 - 20	53	4	14	10	9	9	5
Market Rent Housing Estimates Year 1 - 20	54	4	15	5	5	11	6
Market Housing Estimates Year 1 - 20	410	92	121	116	21	36	25
Housing Estimates Year 1-20	634	133	182	169	40	62	46

The Council are also engaging with the Health and Social Care Partnership to utilise the Rural Housing Key worker's fund. This will allow us to fill vacancies that are difficult to fill due to the lack of accommodation in rural areas. The council will update on this fund through the SHIP in the coming years.

South Ayrshire does not have a key worker policy aligned to the current housing management policies however, key workers are identified as having Key Worker Status "Applicants whose employment warrants Key Worker status will be made one suitable offer of housing, and will be held for all house types, heating types and neighbourhoods in the chosen lettings districts. An applicant who refuses an offer will lose his/her KEY status and revert to a general application for selection under normal rotation."

Housing to 2040

The Scottish Government have recently published their Housing to 2040 strategy that outlines the vision for housing over the next 20 years. The strategy's vision describes what stakeholders wanted their homes and communities to look like in 20 years' time and is deliberately ambitious. The principles outline a guide to policy decisions might be formed in the future to make the vision a reality. The vision and principles have informed the Housing to 2040 route map.

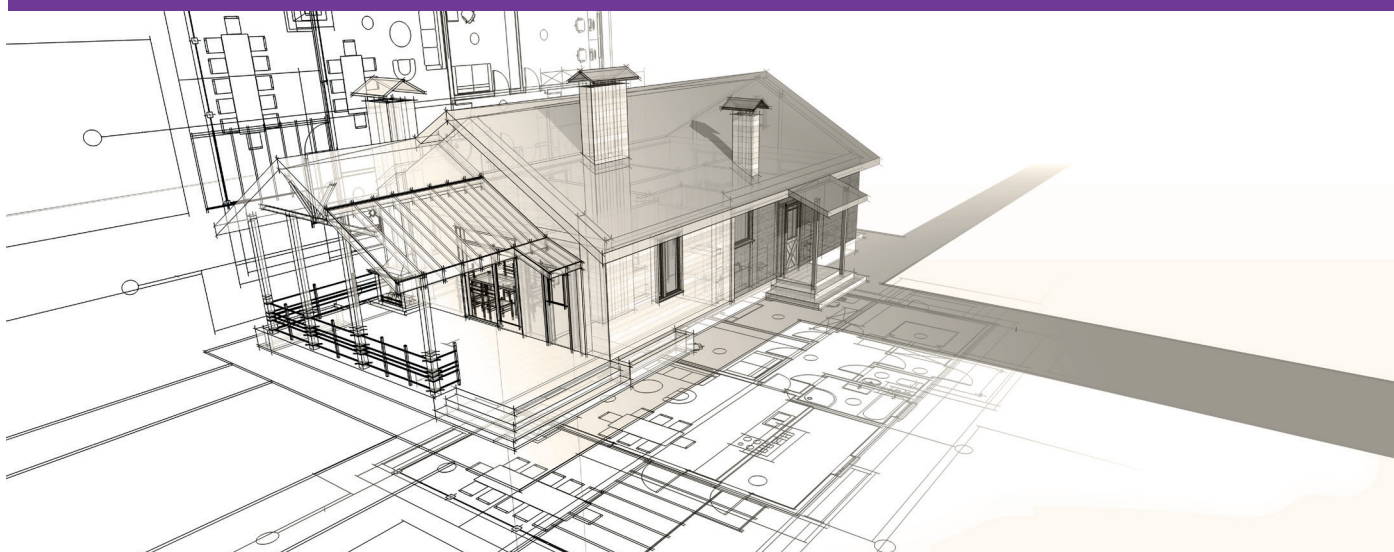
The route map is divided into four main areas:

- Building more homes
- Increasing affordability and choice
- Making homes warmer using greener energy
- Improving the quality of all housing

Within this strategy, there are several key features that may have a significant impact on the council's new build programme and as such have an impact on the SHIP. These include

- 110,000 more affordable homes by 2031/32, at least 70% of which will be for social rent.
- All new homes built by councils and registered social landlords to emit zero carbon by 2026.
- A housing standard to cover all new and existing homes, including agricultural properties and mobile homes.
- An accessible homes standard for new homes, giving disabled people more options and reducing the need for adaptations as people get older.
- Planning guidance that ensures amenities, including open space, are within easy reach of people's homes.

The council will continue to monitor guidance that comes from the Scottish Government in relation to this strategy and strive to achieve the outcomes set out in the vision, many of which are currently high priority in the current SHIP.



Equalities and Integrated Impact Assessments.

South Ayrshire Council is fully committed to the general principles of fairness and equality and seeks to apply these principles in all that it does as a community leader, service provider, education authority and employer.

In taking these actions forward regarding affordable housing development, our SHIP has been subject to a Integrated Impact Assessment (IIA) to consider any potential issues with our programme and highlight areas where the SHIP provides major benefits to the community.

Our IIA did not identify any negative impacts in the delivery of our Affordable Housing Development Programme. There were a number of positive impacts that were identified when undertaking the IIA, mainly;

- Affordable housing for those in lower incomes
- More energy efficient properties reducing housing running costs.
- Improving the health and wellbeing of new tenants where particular health related housing needs are met within individual housing development projects.
- Meeting the housing needs of people wishing to live in rural areas within individual rural based housing development projects.
- The SHIP may impact positively on deprivation and issues relating to poverty and social exclusion as it will help to increase the supply of affordable housing across South Ayrshire and therefore help to meet housing need.



Rapid Rehousing Transition Plan

South Ayrshire Council's Rapid Rehousing Transition Plan 2019-2024 (RRTP) recognises the important contribution new build development of affordable housing can play in meeting the needs of homeless households, either directly (being allocated accommodation in a new build property) or indirectly (new build accommodation freeing up other housing within existing stock through lets to transfer applicants). As part of its RRTP, South Ayrshire Council has set a target that 51% of all Council lets should be allocated to homeless households. Figures remain above the target of 51% set out by our RRTP, in 2024/25, 57% of lets were to homeless households. South Ayrshire Council has finalised a review of Section 5 and nomination arrangements with the largest RSL operating in the local authority area. A target of 27% of lets to homeless households has been set and will be subject to regular review. All other RSLs operating in South Ayrshire are working towards an agreed target of 25% of lets to homeless households. RSLs continue to develop new build social housing locally and work with partners continues to achieve the targets set. The majority of new build allocations made in 2024/25 were made to the Transfer List (42.5% of lets) with 23.7% of lets made to homeless households and 33.8% to those on the Housing List. As such, the aims of the SHIP are consistent with those of the RRTP.

Child Poverty Action

In April 2024 the Community Planning Partnership Board approved a new [Child Poverty Strategy](#). The Child Poverty (Scotland) Act 2017 (the act) set out highly ambitious poverty mitigating actions to be achieved by Scottish Ministers by 2030. From a local perspective, the CPP platform is seen as the best way to collectively reduce inequalities and improve outcomes for those living in the most deprived areas of South Ayrshire.

Our [Annual Child Poverty Progress report 2024/2025](#) was approved in September 2025, it details our commitment in South Ayrshire to doing all we can to minimise the impact of poverty on communities, our families, and our children.

We have and will continue to focus on the six priority families as identified by Scottish Government:

1. Lone parent families
2. Minority ethnic families
3. Families with a disabled adult or child
4. Families with a younger mother (under 25)
5. Families with a child under one
6. Larger families (three or more children)

We have and will continue to listen to families who have experienced poverty at its worst.

South Ayrshire has seven datazones which are in the 5% most deprived in Scotland.

- In 2023/24, South Ayrshire had the 10th lowest child poverty rate nationally and was the same as the Scottish average – 20.7%. This is an estimate of 4,005 children in South Ayrshire.
- Whilst overall South Ayrshire is on par with the national average, we also acknowledge that there are pockets of deep deprivation within some of our communities.



Year 1 Progress:

The table below provides summary information on the progress of actions supporting our Child Poverty Strategy. Further in-depth detail can be found in the accompanying Pentana progress updates that can be accessed [here](#).

South Ayrshire Child Poverty Strategy (2024-2029) Year 1 Actions Priority Area	
Priority Area:	Number of Actions:
A child poverty system that delivers for families and the workforce in South Ayrshire	9
Families in South Ayrshire receive the support they need to ensure their money works best for them.	4
All children and young people in South Ayrshire receive high quality, flexible, accessible and affordable education and childcare	4
TOTAL	17

Strategic Environmental Assessment (SEA)

As the “Responsible Authority” in the terms of the Environmental Assessment (Scotland) Act 2005, the Council has a duty to determine whether policies will have significant environmental effects and therefore whether a full Strategic Environmental Assessment (SEA) is required.

To that end, applying the relevant criteria as set out in Schedule 2 of the Act, the Council carried out a pre-screening of the SHIP under Section 8(1) of the Act.

This pre-screening process found that the SHIP on its own is unlikely to have significant environmental impact. This assumes that decisions and options surrounding the environmental impact of housing development would be assessed through the Local Development Plan.

A pre-screening notification was submitted to the SEA Gateway on 7th October 2025 and no concerns were raised by the relevant Consultation Authorities.



Shadow Programme

Potential Future Sites		
Project	No. Units	Developer
Dalmilling Ayr	25	South Ayrshire Council
Dunlop Crescent Ayr	10	South Ayrshire Council
Hole Road Coylton	6	Ayrshire Housing
Laurelbank Maybole	11	Ayrshire Housing
Mossblown	24	Ayrshire Housing
East of Holmston Roundabout Ayr	30	Ayrshire Housing
Cairn Primary	25	South Ayrshire Council
Dailly We Hae Meat	12	TBC

[south-ayrshire.gov.uk](https://www.south-ayrshire.gov.uk)

© South Ayrshire Council 2025

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

E: James.McGovern@gov.scot

Appendix 2

Christopher Carroll
Coordinator - Housing Policy and Strategy
South Ayrshire Council
County Buildings
Wellington Square
Ayr
KA7 1DR

01 October 2025

Dear Chris,

AFFORDABLE HOUSING SUPPLY PROGRAMME (2025-26) SOUTH AYRSHIRE COUNCIL

This letter contains details of your revised Resource Planning Assumption (RPA) for 2025-26, which includes your local authority area's share of the additional £40 million in funding specifically targeted at acquisitions. This funding was announced by the Cabinet Secretary for Housing, as part of the Housing Emergency Action Plan, in her statement to Parliament on 2 September. The allocation was subsequently noted by COSLA Leaders.

Revised Resource Planning Assumptions for 2025-26

A total of £700 million is being allocated to local authority areas across Scotland through revised RPAs. As previously noted, the allocation of £620m of this funding for 2025-26 between the 32 local authority areas has been determined by the needs-based SHIF model agreed with COSLA for the 30 non-TMDF local authority areas and with the TMDF authorities maintaining the same proportionate share of the overall RPA budget as in previous years.

While all local authorities are facing a range of housing and homelessness pressures, the enduring pressures experienced by a handful of local authorities over a number of years have informed the targeting of £80 million, with a focus on acquisitions, including larger family homes where appropriate. The allocation of the £80 million in 2025-26 has continued to use the agreed approach based on 80% of the £80 million being allocated to the five local

Housing
Directorate,
More Homes
Division,
Room 106,
Russell House
1st Floor,
King Street,
AYR KA8 0BE
www.gov.scot

αβχδεφγηιφ a b c d ~~αβγ~~ α

authority areas which have experienced the highest current and sustained temporary accommodation pressures for the last three years (Edinburgh, Fife, Glasgow, South Lanarkshire and West Lothian). For this element, the following distribution methodology has been used:

- 25% number of households in temporary accommodation
- 50% number of children in temporary accommodation
- 25% number of children in temporary accommodation for 1 year+

The remaining 20% of the £80 million has been allocated across the other 27 local authority areas, using the same distribution methodology to inform each local authority area's share. The indicators have been applied using the latest available data as agreed with COSLA.

For this most recently announced £40 million and using the latest published homelessness statistics, the five local authority areas with the highest sustained temporary accommodation have not changed, but individual shares of the 80% have altered slightly. This is also true for the 27 other local authority areas.

The total revised RPA for 2025-26 for your local authority area is **£13.218 million**. This RPA is intended to inform the planned programme of affordable homes which you will deliver from your Strategic Housing Investment Plan (SHIP) in 2025-26. Please note that the uplift in your RPA as part of the £80 million should be focused on acquisitions to help address temporary accommodation pressures. Acquisitions can be either existing properties or new build properties off the shelf, but they must be a permanent structure and available in perpetuity. You should discuss your plans for this additional allocation with the relevant More Homes Area Team.

2025-26	Core RPA £m	Share of £40m 1st tranche £m	Share of £40m 2nd tranche £m	Total £m
South Ayrshire Council	12.715	.260	.243	13.218

We hope you find this information helpful. If you have any questions or wish to discuss please do not hesitate to give me a call.

Yours sincerely,



Housing
Directorate,
More Homes
Division,
Room 106,
Russell House
1st Floor,
King Street,
AYR KA8 0BE
www.gov.scot

αβχδεφγηιφ α β c d ~~αβ~~g α

**AFFORDABLE HOUSING SUPPLY PROGRAMME 2025-26
REVISED RESOURCE PLANNING ASSUMPTIONS**

2025-26	Core RPA (£ m)	Tranche 1		Tranche 2		Total RPA £ (m)
		80% of £40m (£m)	20% of £40m (£m)	80% of £40m (£m)	20% of £40m (£m)	
Aberdeen City	15.981		0.353		0.305	16.639
Aberdeenshire	27.596		0.074		0.081	27.751
Angus	9.017		0.096		0.088	9.201
Argyll & Bute	18.264		0.117		0.124	18.505
City of Edinburgh	45.053	14.374		14.311		73.738
Clackmannanshire	5.730		0.150		0.152	6.032
Dumfries & Galloway	20.453		0.199		0.190	20.842
Dundee City	17.170		0.551		0.582	18.303
East Ayrshire	12.815		0.104		0.105	13.024
East Dunbartonshire	8.665		0.197		0.139	9.001
East Lothian	11.733		0.439		0.307	12.479
East Renfrewshire	7.225		0.452		0.414	8.091
Falkirk	12.550		0.666		0.580	13.796
Fife	34.556	2.242		2.194		38.992
Glasgow	103.638	11.927		12.192		127.757
Inverclyde	9.595		0.045		0.047	9.687
na Eilean Siar	8.343		0.061		0.049	8.453
Midlothian	10.534		1.062		1.339	12.935
Moray	8.902		0.093		0.081	9.076
North Ayrshire	15.648		0.230		0.247	16.125
North Lanarkshire	32.873		0.783		0.755	34.411
Orkney Islands	3.421		0.181		0.207	3.809

Perth & Kinross	16.587		0.047		0.058	16.692
Renfrewshire	17.140		0.171		0.175	17.486
Scottish Borders	15.954		0.111		0.127	16.192
Shetland Islands	5.146		0.069		0.058	5.273
South Ayrshire	12.715		0.260		0.243	13.218
South Lanarkshire	30.074	1.767		1.650		33.491
Stirling	10.287		0.553		0.533	11.373
The Highland Council	46.266		0.641		0.681	47.588
West Dunbartonshire	10.757		0.296		0.333	11.386
West Lothian	15.376	1.689		1.654		18.719
Total	620.064	32	8	32	8	700.065

Housing
Directorate,
More Homes
Division,
Room 106,
Russell House
1st Floor,
King Street,
AYR KA8 0BE
www.gov.scot

α β γ δ ε φ η ι ϑ a b c d ~~α β γ~~ α

Integrated Impact Assessment Summary Report

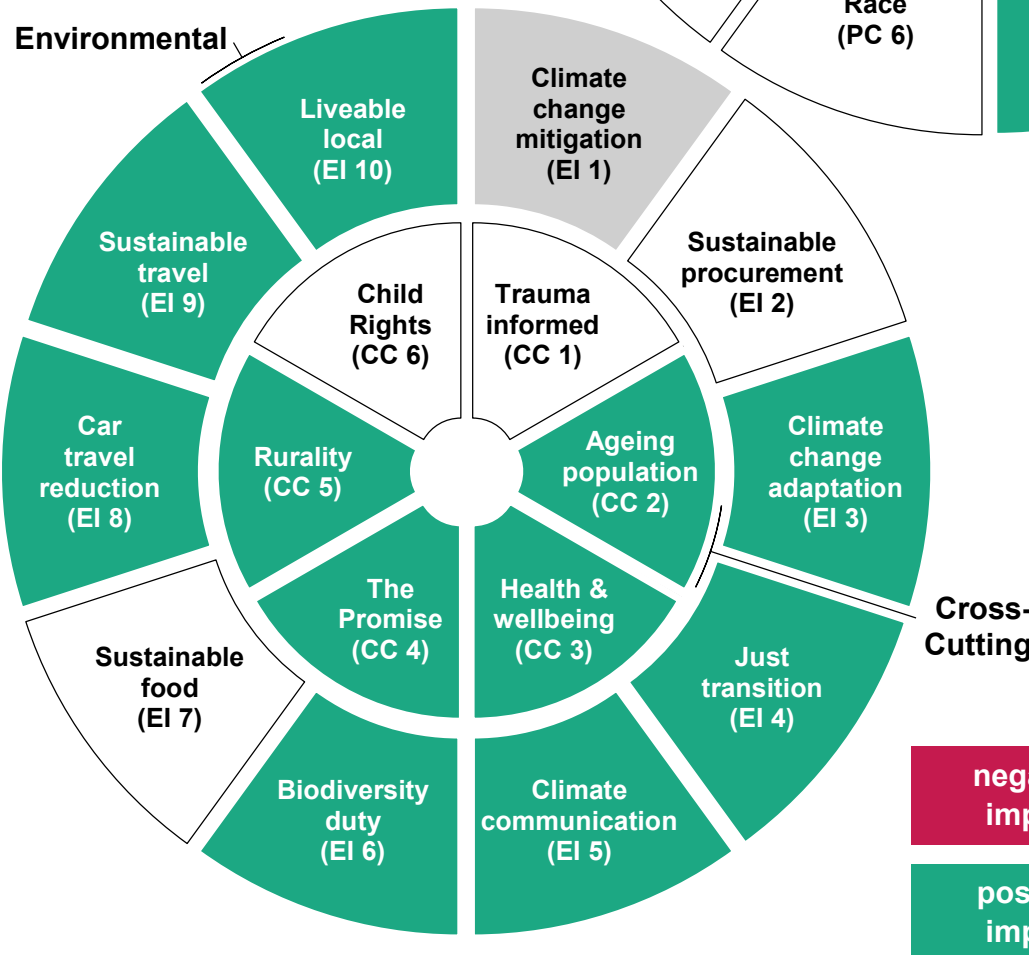
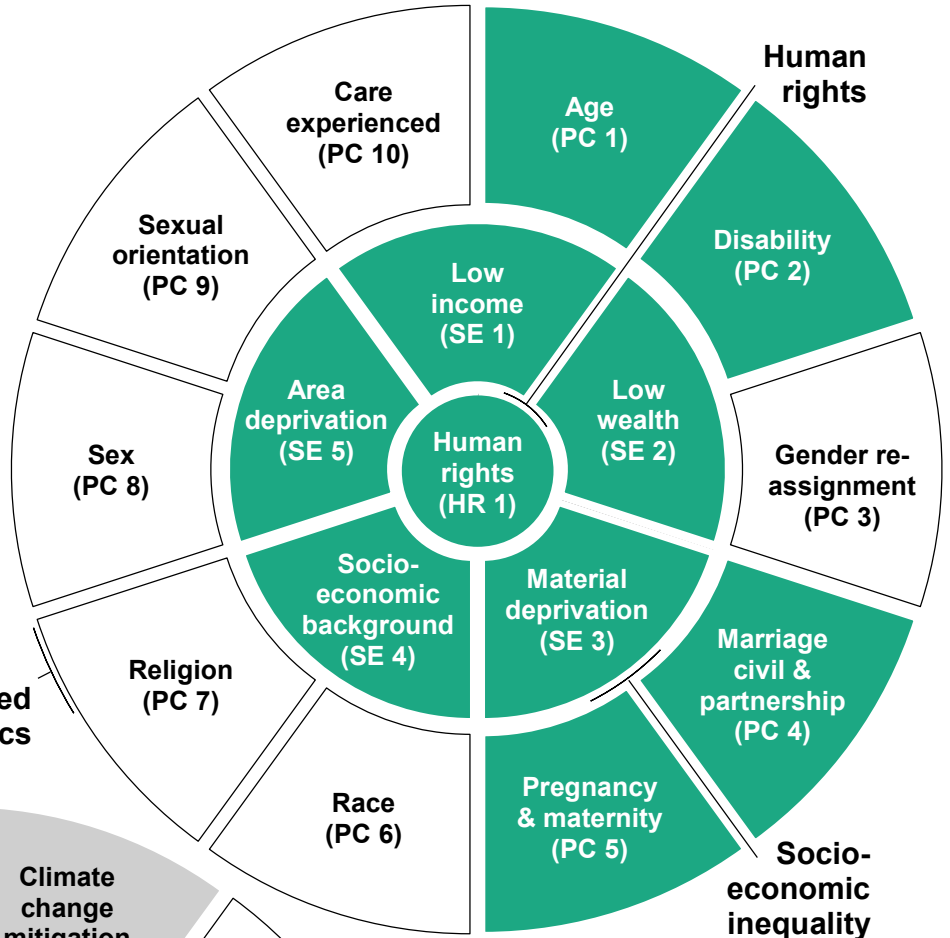
Strategic Housing Investment Plan
2026.27 - 2030.31



Completed by:

Chris Carroll,
Service Lead Housing Strategy
& Regeneration ,
Housing Strategy &
Regeneration

Date started: 09/06/25



To be implemented on:

01/12/25

Review date:

01/12/26

Oversight Panel:

Cabinet

Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?

Strategic Housing Investment Plan seeks to mainstream equalities in its overarching aims and outcomes, as well as ensuring that any subsequent action points do not disproportionately disadvantage one group or community over another. South Ayrshire Council is committed to eliminating discrimination and stigmatisation and the Strategic Housing Investment Plan will play a positive role in contributing towards this vision.

Advancing equality of opportunity?

Strategic Housing Investment Plan is inclusive and ensures equality of opportunity to access housing services by all protected characteristics within the Council’s communities. The policies, practice and direction of travel within the Strategic Housing Investment Plan will support social inclusion and development of cohesive communities.

Fostering good relations?

Strategic Housing Investment Plan seeks to take into account the issues facing the various communities living and working in South Ayrshire. By ensuring that communities’ voices are heard and taken into account, the Strategic Housing Investment Plan aims to foster good relations with the communities we serve.

Consultation declaration

We confirm consultation has been carried out as part of this process.

Mitigating Actions Required (re **negative / unclear impacts)**

ENVIRONMENTAL IMPACTS

EI 1	Climate change mitigation	New builds will be fitted with appropriate energy saving measures detailed above and developments will make use of recycled materials where appropriate in open spaces
-------------	---------------------------	--