

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to South Ayrshire Council
of 11 December 2025**

Subject: Review of Capital Estimates: General Services Capital Investment Programme 2025/26 to 2036/37

1. Purpose

1.1 The purpose of this report is to seek Council permission to update the General Services Capital Investment Programme for financial years 2025/26 through to 2036/37, as a result of a combination of (a) re-profiling of budgets between financial years; and (b) budget reductions to projects, which if approved, would lead to reduced debt charges to the Council and reduce the pressure on revenue budgets.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 approves the adjustments detailed in Appendices 2 and 3 attached;

2.1.2 approves the revised General Services Capital Programme 2025/26 to 2036/37 as detailed in Appendix 4; and

2.1.3 notes the associated overall reduced debt charge implications of £6,677,084 for the period of the 12 year programme, as detailed in Appendix 5 and specifically the £442,545 reduction in the planned debt charge budget for 2026/27.

3. Background

3.1 The Council's latest update to the Medium-Term Financial Plan (MTFP) was presented to Council on 27 of February 2025 as part of the 2025/27 revenue budget. The update provided a clear understanding of the financial challenges to be faced by the Council over the medium term.

3.2 In recent years, the Council has continued to increase the level of capital investment in a period of higher than historically normal interest rates, resulting in significant increases in borrowing costs.

3.3 In addition the current 2025/26 'in year' interest rates have remained stubbornly higher for longer than anticipated which has a detrimental effect on the affordability of the programme. It is therefore prudent to again review the overall quantum of the capital programme with the aim of reducing planned investment in order to reduce future recurring debt charge budget increases.

- 3.4 The General Services Capital Programme for 2025/26 to 2036/37 was approved by South Ayrshire Council of 27 February 2025 through the paper 'Revenue Estimates 2025/26, Capital Estimates 2025/26 to 2036/37 and Carbon Budget 2025/26', totalling £344,499,694, with associated debt charges totalling £271,808,802 over the 12-year period.
- 3.5 A number of adjustments have been made to the programme as approved by Cabinets of 17 June, 26 August and 25 November 2025 and Council of 18 September 2025 and these have been incorporated into the Programme.
- 3.6 The currently approved 12 Year Capital Programme is Shown as Appendix 1 to this report.
- 3.7 The current Capital Investment Programme for 2025/26 to 2036/37 totals £367,497,996. The increase from the original budget of £344,499,694 (as noted in 3.4 above) is as a result of (a) budget adjustments approved by Cabinet of the 17 June, 2025 through the P12 2024/25 Capital Monitoring Report; (b) budget adjustments approved by Cabinet of 26 August, 2025 through the P3 2025/26 Capital Monitoring Report; (c) budget adjustments approved by Cabinet of 25 November, 2025 through the P6 2025/26 Capital Monitoring Report; and (d) budget adjustments approved by Council of 18 September, 2025 through the Review of Capital Estimates: General Services Capital Investment Programme 2025/26 to 2036/37.

4. Proposals

- 4.1 The programme has been adjusted in terms of (a) re-profiling of budgets between financial years; and (b) budget reductions to projects, as detailed in Appendix 2.
- 4.2 Appendix 3 provides a financial summary of the project lines where adjustments are being requested, and the nature of the adjustments.
- 4.3 As a result of the adjustments proposed in Appendices 2 and 3, Appendix 4 details the proposed revised 12 Year Capital Programme 2025/26 to 2036/37. If approved, the adjustments listed will lead to a net reduction in the Programme of £12,064,702 (per Appendix 3), reducing from £367,497,996 (P6, 2025/26 approved Programme) to £355,433,294.
- 4.4 If the proposals listed in Appendices 2 and 3 are approved, leading to the revised Programme as detailed in Appendix 4, this will lead to a net reduction in debt charges of £6,677,084 over the 12 years of the Programme, as shown in Appendix 5, which details:
- Debt charges for 2025/26 to 2036/37, as per the paper 'Review of Capital Estimates: General Services Capital Investment Programme 2025/26 to 2036/37' approved by Council of 18 September 2025; and
 - Debt charges for 2025/26 to 2036/37 as per the proposed adjusted Capital Investment Programme as detailed in Appendix 4.

5. Legal and Procurement Implications

- 5.1 There are no legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 Proposals contained within this report, if approved, would lead to a revised 12 Year Capital Investment Programme of £355,433,294 as detailed in Appendix 4, a reduction of £12,064,702 from the previously agreed position reported in the paper 'Review of Capital Estimates: General Services Capital Investment Programme 2025/26 to 2036/37' approved by Council of the 18 September 2025.
- 6.2 As a consequence of the above noted reduction in the Capital Investment Programme and the reprofiling of projects within the programme, debt charges over the 12 years of the programme would be reduced cumulatively by £6,677,084 as detailed in Appendix 5.
- 6.3 If the proposals contained in this report are agreed the debt charge budget required for 2026/27 would be £442,545 lower than the previously estimated September 2025 position. This has an impact on the expected budget gap for 2026/27.

7. Human Resources Implications

- 7.1 The overall reduction of the 12-year capital programme is likely to impact staff resource levels required to deliver a smaller programme. This will be considered through service re-design in due course.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 The risk associated with rejecting the recommendations are that debt charges continue to increase and create a greater revenue burden on the Council.

9. Integrated Impact Assessment (incorporating Equalities)

- 9.1 An Integrated Impact Assessment has been carried out on proposals contained in this report, which identifies potential positive impacts. The IIA Summary Report is attached as Appendix 6 and includes information on any mitigating or follow up action required.
- 9.2 A copy of the fully completed IIA can be access here: [Capital Review 20251211](#).

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 as a financial update is being provided.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Priority 1 of the Council Plan: Spaces and Places

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.

14.2 Consultation has taken place with Councillor Ian Davis, Policy Lead for Finance and Corporate Services, and the contents of this report reflect any feedback provided.

15. Next Steps for Decision Tracking Purposes

15.1 If the recommendations above are approved by Members, the 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>
Process adjustments to the General Services Capital Programme	24 December 2025	Service Lead - Corporate Accounting (Treasury / Capital Function)

Background Papers **Report to South Ayrshire Council of 18 September 2025 – [Review of Capital Estimates: General Services Capital Investment Programme 2025/26 to 2026/37](#)**

Report to Cabinet of 25 November 2025 – [General Services Capital Programme 2025/26: Monitoring Report as at 30 September 2025](#)

Person to Contact **Kevin Braidwood, Depute Chief Executive and Director of Housing, Operations and Development
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 616234
E-mail kevin.braidwood@south-ayrshire.gov.uk**

Date: 5 December 2025

Capital Investment Programme 2025-26 to 2036-37
Programme as Approved by Cabinet of 25th November, 2025

Expenditure	2025/26 Proposed Revised Budget £	2026/27 Proposed Revised Budget £	2027/28 Proposed Revised Budget £	2028/29 Proposed Revised Budget £	2029/30 Proposed Revised Budget £	2030/31 Proposed Revised Budget £	2031/32 Proposed Revised Budget £	2032/33 Proposed Revised Budget £	2033/34 Proposed Revised Budget £	2034/35 Proposed Revised Budget £	2035/36 Proposed Revised Budget £	2036/37 Proposed Revised Budget £	Total Proposed Revised Budget £
Education Investment													
Dailly Primary School Surplus Plot - Car Park Proposals	42,931	0	0	0	0	0	0	0	0	0	0	0	42,931
Maybole Community Campus	343,991	500,000	0	0	0	0	0	0	0	0	0	0	843,991
Early Learning and Childcare - Multi Year Capital Allocations	1,964,951	0	0	0	0	0	0	0	0	0	0	0	1,964,951
Universal Free School Meals Kitchen Upgrades - Various	227,709	0	0	0	0	0	0	0	0	0	0	0	227,709
Girvan All Weather Pitch	77,070	0	0	0	0	0	0	0	0	0	0	0	77,070
Girvan Primary School	4,403,125	18,825,000	10,997,603	0	0	0	0	0	0	0	0	0	34,225,728
Troon Primary School - External Fabric	100,000	100,000	100,000	100,000	0	0	0	0	0	0	0	0	400,000
School Refurbishment Programme - Various Projects	3,484,035	2,344,023	2,060,313	1,350,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	1,600,000	4,405,618	2,410,000	25,653,989
Shared Campus Project (Glenburn and St Ninian's Primary Schools)	2,550	0	0	0	0	0	0	0	0	0	0	0	2,550
Window and Roof Replacement - Various Projects	80,000	69,908	100,000	150,000	150,000	150,000	100,000	100,000	100,000	100,000	100,000	175,000	1,374,908
Total Education Investment	10,726,362	21,838,931	13,257,916	1,600,000	1,750,000	1,750,000	1,700,000	1,700,000	1,700,000	1,700,000	4,505,618	2,585,000	64,813,827
Health and Social Care Investment													
Scheme of Assistance	703,397	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	600,000	0	6,703,397
Community Store - Dukes Road Upgrade	379	0	0	0	0	0	0	0	0	0	0	0	379
Hourston's Development	1,963,812	4,000,000	708,675	0	500,000	0	0	0	0	0	0	0	7,172,487
Replacement of Carefirst System	71,413	798,720	281,799	0	0	0	0	0	0	0	0	0	1,151,932
Total Health and Social Care Investment	2,739,001	5,398,720	1,590,474	600,000	1,100,000	600,000	600,000	600,000	600,000	600,000	600,000	0	15,028,195
Communities Investment													
Ayrshire Roads Alliance - Bridge Works (General)	486,101	0	0	0	0	0	0	0	0	0	0	0	486,101
Ayrshire Roads Alliance - Bridge Works (Victoria Bridge)	296,872	0	0	0	0	0	0	0	0	0	0	0	296,872
Ayrshire Roads Alliance - Millenium and Craigholm Bridges	145,000	145,000	0	0	0	0	0	0	0	0	0	0	290,000
Ayrshire Roads Alliance - C12 Dunure Slope Stabilisation	139,534	0	0	0	0	0	0	0	0	0	0	0	139,534
Ayrshire Roads Alliance - Girvan Harbour Jetty Repairs	119,351	0	0	0	0	0	0	0	0	0	0	0	119,351
Ayrshire Roads Alliance - LED Replacement	0	0	25,000	25,000	25,000	25,000	0	0	0	0	0	0	100,000
Ayrshire Roads Alliance - Local Flood Risk Plan	235,615	64,000	64,000	64,000	64,000	0	0	0	0	0	0	0	491,615
Ayrshire Roads Alliance - Road Reconstruction and Improvement	1,666,162	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	1,500,000	1,500,000	1,500,000	2,500,000	2,500,000	2,500,000	26,166,162
Ayrshire Roads Alliance - Ayr Depot	250,000	250,000	0	0	0	0	0	0	0	0	0	0	500,000
Ayrshire Roads Alliance - EV Charging Infrastructure	291,912	0	0	0	0	0	0	0	0	0	0	0	291,912
Ayrshire Roads Alliance - Street Lighting	177,381	150,000	0	0	0	0	0	0	0	0	0	0	327,381

Nature Restoration Fund - Edinburgh Process Strand 2023/24	8,827	0	0	0	0	0	0	0	0	0	0	0	0	8,827
Nature Restoration Fund 2025/26	138,000	0	0	0	0	0	0	0	0	0	0	0	0	138,000
Newton Steeple Re-rendering	90,000	0	0	0	0	0	0	0	0	0	0	0	0	90,000
Wetland Creation and Polinator Corridors Bellesile Golf Course	32,057	0	0	0	0	0	0	0	0	0	0	0	0	32,057
New Weighbridge Office at Heathfield Waste Recycling Centre, Ayr KA8 9ST	15,403	0	0	0	0	0	0	0	0	0	0	0	0	15,403
Place Plans	504,278	0	0	0	0	0	0	0	0	0	0	0	0	504,278
Place Based Investment Programme 2025/26	376,623	0	0	0	0	0	0	0	0	0	0	0	0	376,623
Place Planning and Community Led Projects	2,626,446	1,372,577	0	0	0	0	0	0	0	0	0	0	0	3,999,023
Place Planning and Ayr West Ward / Ayr Town Centre Projects	1,203,339	1,250,000	0	0	0	0	0	0	0	0	0	0	0	2,453,339
Promenades and Shorefront Enhancement Scheme	1,012,816	604,533	0	0	0	0	0	0	0	0	0	0	0	1,617,349
Prestwick Pool AHU and water Storage Project - Net Zero Implementation	1,780,753	0	0	0	0	0	0	0	0	0	0	0	0	1,780,753
Prestwick Regeneration / Heritage Works	297,750	950,000	0	0	0	0	0	0	0	0	0	0	0	1,247,750
Prestwick Steeple Works (Subject to Various Consultations)	50,000	200,000	500,000	0	0	0	0	0	0	0	0	0	0	750,000
Public Conveniences	236	0	0	0	0	0	0	0	0	0	0	0	0	236
The Quay Zone Extension	3,045,619	0	0	0	0	0	0	0	0	0	0	0	0	3,045,619
Renewal of Play Parks 2023-24	59,113	0	0	0	0	0	0	0	0	0	0	0	0	59,113
Renewal of Play Parks 2024-25	83,000	0	0	0	0	0	0	0	0	0	0	0	0	83,000
Renewal of Play Parks	672,000	0	0	0	0	0	0	0	0	0	0	0	0	672,000
Scottish Government - Place Based Investment Programme	53,886	500,000	0	0	0	0	0	0	0	0	0	0	0	553,886
Shaw Park Pavilion Fire Reinstatement	418,660	0	0	0	0	0	0	0	0	0	0	0	0	418,660
SPT / Transport Scotland Projects	3,291,000	198,000	0	0	0	0	0	0	0	0	0	0	0	3,489,000
Troon Swimming Pool - Health and Fitness Extension	3,982,697	1,372,400	0	0	0	0	0	0	0	0	0	0	0	5,355,097
Troon Hosiery Park - Changing Accommodation	491,106	0	0	0	0	0	0	0	0	0	0	0	0	491,106
Troon Regeneration Works	1,000,000	1,000,000	0	0	0	0	0	0	0	0	0	0	0	2,000,000
Troon Municipal Building Upgrade Works	0	0	0	0	0	0	0	0	0	0	0	0	0	0
VAT Recovery Fund Projects	77,963	100,000	0	0	0	0	0	0	0	0	0	0	0	177,963
Total Communities Investment	37,641,178	40,744,611	25,734,252	5,139,000	2,589,000	2,525,000	1,500,000	1,500,000	1,500,000	2,500,000	2,500,000	2,500,000	2,500,000	126,373,041

Other Investment														
Buildings														
Boiler Room Plant Replacement Programme (Low Carbon Solutions) / Net Zero Implementation	4,922	0	354,590	400,000	0	0	0	0	0	0	0	0	0	759,512
Boiler Room Plant Replacement - Girvan Academy & Coyllton Primary School	43,094	0	0	0	0	0	0	0	0	0	0	0	0	43,094
Boiler Room Plant Replacement - Heathfiels Primary School, Ayr & Hillcrest Care Home, Girvan	467,122	100,000	45,410	0	0	0	0	0	0	0	0	0	0	612,532
Climate Emergency Projects	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Carbon Retrofit	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Office Accommodation and Riverside Project	73,605	0	0	0	0	0	0	0	0	0	0	0	0	73,605
Developer's Contributions Related Projects	2,732,833	701,022	0	0	0	0	0	0	0	0	0	0	0	3,433,855
Equalities Act Budget - Various Properties	286,952	225,000	225,000	262,500	262,500	262,500	225,000	225,000	225,000	225,000	225,000	225,000	300,000	2,949,452
Fire Damage Reinstatement Works - 17-21 High Street, Ayr	650,000	0	0	0	0	0	0	0	0	0	0	0	0	650,000
Girvan Harbour Stores	360,000	0	0	0	0	0	0	0	0	0	0	0	0	360,000

Lighting Upgrades - LED and Solar	100,000	0	0	0	0	0	0	0	0	0	0	0	100,000
Property Refurbishment - Various Projects	976,718	686,329	1,030,376	1,500,000	1,500,000	1,500,000	1,250,000	1,250,000	1,250,000	1,250,000	1,650,000	1,500,000	15,343,423
Rewiring Programme - Various Projects	29,601	148,504	200,000	200,000	200,000	200,000	150,000	150,000	150,000	150,000	150,000	200,000	1,928,105
Troon Municipal Buildings - Window Replacement Programme	80,000	280,000	180,000	0	0	0	0	0	0	0	0	0	540,000
Project Management Costs	135,000	0	0	0	0	0	0	0	0	0	0	0	135,000
Sale of Land and Buildings	3,001	0	0	0	0	0	0	0	0	0	0	0	3,001
Works to Facilitate Property Rationalisation - Various Projects	80,000	50,000	100,000	100,000	100,000	100,000	50,000	50,000	50,000	50,000	50,000	0	780,000
Repairs and Renewals Funded Projects	939,914	0	0	0	0	0	0	0	0	0	0	0	939,914
Information Technology													
Business Systems	1,150,000	990,000	1,200,000	1,049,400	1,000,000	996,900	1,036,260	1,036,260	1,036,260	1,050,000	1,050,000	1,000,000	12,595,080
End User Computing	1,721,325	2,728,675	3,069,000	1,150,000	1,150,000	3,434,200	1,150,000	1,150,000	3,510,000	1,150,000	1,150,000	3,500,000	24,863,200
Information, Data & ICT Infrastructure	1,073,000	1,150,000	900,000	911,000	495,000	920,000	495,000	750,000	495,000	540,000	869,106	766,126	9,364,232
Transformation Fund Projects	471,000	40,000	0	0	0	0	0	0	0	0	0	0	511,000
Connectivity for Low Green	203,022	0	0	0	0	0	0	0	0	0	0	0	203,022
Other													0
Facilitate Introduction of Flexible Working	169,927	75,000	135,000	135,000	135,000	135,000	105,000	105,000	90,000	90,000	90,000	0	1,264,927
Initial Work on Projects for Future Years	41,184	90,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	0	1,346,184
Belleisle Clubhouse	(57,399)	0	0	0	0	0	0	0	0	0	0	0	(57,399)
Reroofing and Alterations Work at Old Racecourse Pavillion	(3,695)	0	0	0	0	0	0	0	0	0	0	0	(3,695)
Economic Regeneration													0
Ayrshire Growth Deal: -	0	0	0	0	0	0	0	0	0	0	0	0	0
- Regeneration Build Programme	89,645	0	0	0	0	0	0	0	0	0	0	0	89,645
- AGD - General Code	0	0	0	1	0	0	0	0	0	0	0	0	1
- Spaceport Infrastructure	0	0	0	0	0	0	0	0	0	0	0	0	0
- Commercial Space - Prestwick - Industrial Units	0	0	0	0	0	0	0	0	0	0	0	0	0
- Prestwick Infrastructure - Roads	500,000	2,500,000	5,500,000	11,000,000	6,928,411	0	0	0	0	0	0	0	26,428,411
- Aerospace and Space Technology Applications Centre	277,983	1,000,000	5,000,000	3,151,363	500,000	0	0	0	0	0	0	0	9,929,346
- Commercial Space - Prestwick Proposition (Project A)	4,000,000	18,600,000	9,087,045	0	0	0	0	0	0	0	0	0	31,687,045
- Commercial Space - Prestwick Proposition (Project B)	3,520,000	5,400,000	0	0	0	0	0	0	0	0	0	0	8,920,000
- Digital Projects	0	0	1,500,000	1,500,000	2,369,000	0	0	0	0	0	0	0	5,369,000
Total Other Investment	20,118,754	34,885,971	28,661,421	21,494,264	14,774,911	7,683,600	4,596,260	4,851,260	6,941,260	4,640,000	5,369,106	7,266,126	161,282,933
	71,225,295	102,868,233	69,244,063	28,833,264	20,213,911	12,558,600	8,396,260	8,651,260	10,741,260	9,440,000	12,974,724	12,351,126	367,497,996

	2025/26 Proposed Revised Budget £	2026/27 Proposed Revised Budget £	2027/28 Proposed Revised Budget £	2028/29 Proposed Revised Budget £	2029/30 Proposed Revised Budget £	2030/31 Proposed Revised Budget £	2031/32 Proposed Revised Budget £	2032/33 Proposed Revised Budget £	2033/34 Proposed Revised Budget £	2034/35 Proposed Revised Budget £	2035/66 Proposed Revised Budget £	2036/37 Proposed Revised Budget £	Total Proposed Revised Budget £
Income													
SG Grant Funding													
General Capital Grant	8,654,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	96,654,000
Nature resoration fund	138,000	0	0	0	0	0	0	0	0	0	0	0	138,000
Renewal of playparks	472,000	0	0	0	0	0	0	0	0	0	0	0	472,000
Tier 1 Bus Infrastructure Fund	382,000	0	0	0	0	0	0	0	0	0	0	0	382,000
Tier 1 Active Travel	737,000	0	0	0	0	0	0	0	0	0	0	0	737,000
SALIX Funding - Troon Swimming Pool - Health and Fitness Extension	1,718,998	0	0	0	0	0	0	0	0	0	0	0	1,718,998
Climate Emergency	810,000	0	0	0	0	0	0	0	0	0	0	0	810,000
	12,911,998	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	8,000,000	100,911,998
Additional funding identified													
Anticipated capital receipts	250,000	250,000	250,000	250,000	250,000	250,000	250,000	200,000	200,000	200,000	250,000	250,000	2,850,000
Ayrshire Growth Deal Grant Due	0	6,500,000	32,500,000	21,815,221	4,000,000	0	0	0	0	0	0	0	64,815,221
Citadel funding brought forward from previous years	0	0	0	0	0	0	0	0	0	0	0	0	0
Developers contributions to match expenditure	2,488,119	0	0	0	0	0	0	0	0	0	0	0	2,488,119
Other Contributions - Grants / CFCR / CRA	8,872,480	14,040,000	12,550,000	0	0	0	0	0	0	0	0	0	35,462,480
Total Funding Available	11,610,599	20,790,000	45,300,000	22,065,221	4,250,000	250,000	250,000	200,000	200,000	200,000	250,000	250,000	105,615,820
Borrowing	46,702,698	74,078,233	15,944,063	(1,231,957)	7,963,911	4,308,600	146,260	451,260	2,541,260	1,240,000	4,724,724	4,101,126	160,970,178
Total Borrowing	46,702,698	74,078,233	15,944,063	(1,231,957)	7,963,911	4,308,600	146,260	451,260	2,541,260	1,240,000	4,724,724	4,101,126	160,970,178
Total 12 Year Capital Investment Programme Income	71,225,295	102,868,233	69,244,063	28,833,264	20,213,911	12,558,600	8,396,260	8,651,260	10,741,260	9,440,000	12,974,724	12,351,126	367,497,996
NET PROGRAMME	0	0	0	0	0	0	0	0	0	0	0	0	0

Appendix 2

General Services Capital Investment Programme 2025-26 to 2036-37

Appendix 2: Proposed Adjustments (December 2025)

Education investment

Early Learning and Childcare - Multi Year Capital Allocations: Moved £250,000 forward from 2025/26 to 2026/27 in relation to Troon Early Years Centre project.

Girvan Primary School: Moved £1.5 Million Forward from 2025/26 to 2026/27, then £5 Million from 2026/27 to 2027/28 and £5 Million forward from 2027/28 to 2028/29.

School Refurbishment Programme - Various Projects: Reduced the programme by 25% per annum in the ten years of the programme from 2027/28 to 2036/37.

Window and Roof Replacement - Various Projects: Reduced the programme by 25% per annum in the ten years of the programme from 2027/28 to 2036/37.

Health & Social Care investment

Scheme of Assistance: Reduced the programme by 25% per annum in the ten years of the programme from 2026/27 to 2035/36.

Hourston's Development: Reprofile £1 Million from 2025/26 to 2026/27, then £2 Million from 2026/27 to 2027/28 and £708,675 from 2027/28 to 2028/29.

Communities investment

Citadel Refurbishment: Reprofile £500,000 from 2026/27 to 2027/28.

Dunure Heritage Project: Reprofile £150,000 from 2025/26 to 2026/27, then £650,000 from 2026/27 to 2027/28 and £750,000 from 2027/28 to 2028/29.

Golf Course - Belleisle Enhanced Practice Facilities: Reprofile £150,000 from 2025/26 to 2026/27, then £500,000 from 2026/27 to 2027/28.

Golf Courses – Enhancement: Reprofile £850,000 from 2025/26 to 2026/27, then £2 Million from 2026/27 to 2027/28.

Golf - Lochgreen and Fullarton Greenkeeping Facility: Reprofile £100,000 from 2025/26 to 2026/27.

Green Waste / Household Recycling and Waste Transfer Station: Reprofile £850,000 from 2025/26 to 2026/27, then £1.5 Million from 2026/27 to 2027/28 and £750,000 from 2027/28 to 2028/29.

Maybole Regeneration Works: Reprofile £400,000 from 2025/26 to 2026/27 and £600,000 from 2026/27 to 2027/28

The Quay Zone Extension: Reprofile £750,000 from 2025/26 to 2026/27.

Renewal of Play Parks 2025/26: Reprofile £500,000 from 2025/26 to 2026/27.

Troon Swimming Pool - Health and Fitness Extension: Reprofile £3 Million from 2025/26 to 2026/27, then £500,000 from 2026/27 to 2027/28.

Other investment

Developer's Contributions Related Projects: Reprofile £732,833 from 2025/26 to 2026/27 in relation to Struthers Primary - Classroom Extension.

Equalities Act Budget - Various Properties: Reduced the programme by 25% per annum in the ten years of the programme from 2027/28 to 2036/37.

Property Refurbishment - Various Projects: Reduced the programme by 25% per annum in the ten years of the programme from 2027/28 to 2036/37.

Rewiring Programme - Various Projects: Reduced the programme by 25% per annum in the ten years of the programme from 2027/28 to 2036/37.

Works to Facilitate Property Rationalisation - Various Projects: Reduced the programme by 50% per annum in the nine years of the programme from 2027/28 to 2035/36.

Facilitate Introduction of Flexible Working: Reduced the programme by 50% per annum in the nine years of the programme from 2027/28 to 2035/36.

Ayrshire Growth Deal –

Prestwick Infrastructure – Roads: Reprofile of budgets between financial years 2026/27, 2027/28, 2028/29 and 2029/30.

Aerospace and Space Technology Applications Centre: Reprofile of budgets between financial years 2025/26, 2026/27 and 2027/28.

Commercial Space - Prestwick Proposition (Project A): Reprofile of budgets between financial years 2025/26, 2026/27, 2027/28, 2028/29 and 2029/30.

Commercial Space - Prestwick Proposition (Project B): Reprofile of budgets between financial years 2025/26, 2027/28 and 2028/29.

Capital Investment Programme 2025-26 to 2036-37
Capital Review Exercise December 2025
Summary Proposed Adjustments

Expenditure	Total Proposed Revised Budget £
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Education Investment	
Early Learning and Childcare - Multi Year Capital Allocations (Reprofiling Only)	0
Girvan Primary School (Reprofiling Only)	0
School Refurbishment Programme - Various Projects	(4,956,483)
Window and Roof Replacement - Various Projects	(306,250)
Total Education Investment	(5,262,733)

Health and Social Care Investment	
Scheme of Assistance	(1,500,000)
Hourston's Development (Reprofiling Only)	0
Total Health and Social Care Investment	(1,500,000)

Communities Investment	
Citadel Refurbishment (Reprofiling Only)	0
Dunure Heritage Project (Reprofiling Only)	0
Golf Course - Belleisle Enhanced Practice Facilities (reprofilin Only)	0
Golf Courses - Enhancement (Reprofiling Only)	0
Golf - Lochgreen and Fullarton Greenkeeping Facility (Reprofiling Only)	0
Green Waste / Household Recycling and Waste Transfer Station (Reprofiling Only)	0
Maybole Regeneration Works (Reprofiling Only)	0
The Quay Zone Extension (Reprofiling Only)	0
Renewal of Play Parks (Reprofiling Only)	0
Troon Swimming Pool - Health and Fitness Extension (Reprofiling Only)	0
Total Communities Investment	0

Other Investment	
Buildings	
Developer's Contributions Related Projects (Reprofiling Only)	0
Equalities Act Budget - Various Properties	(609,375)
Property Refurbishment - Various Projects	(3,420,094)
Rewiring Programme - Various Projects	(437,500)

Works to Facilitate Property Rationalisation - Various Projects	(325,000)
Facilitate Introduction of Flexible Working	(510,000)
Prestwick Infrastructure - Roads (Reprofiling Only)	0
Aerospace and Space Technology Applications Centre (Reprofiling Only)	0
Commercial Space - Prestwick Proposition (Project A) (Reprofiling Only)	0
Commercial Space - Prestwick Proposition (Project B) (Reprofiling Only)	0
Total Other Investment	(5,301,969)
Total Proposed 12 Year Capital Investment Programme Adjustments	(12,064,702)

Capital Investment Programme: Debt Charge Implications**(a) Debt Charge Implications: Capital Investment Programme 2025-26 to 2036-37 as Approved by South Ayrshire Council, 18th September, 2025**

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	Total
	£	£	£	£	£	£	£	£	£	£	£	£	£
Principle	6,408,000	6,675,000	7,199,000	7,568,000	7,947,000	8,403,000	8,829,000	9,257,000	9,688,000	10,171,000	10,689,000	11,232,000	104,066,000
Interest	12,639,331	14,102,844	15,741,260	15,821,747	15,792,446	15,355,187	15,288,661	14,681,990	14,385,050	14,152,210	14,065,735	14,034,942	176,061,403
Expenses	222,597	164,069	164,069	160,057	156,291	154,516	152,492	150,317	148,433	146,728	145,784	145,550	1,910,903
Investment income	(1,604,409)	(1,673,333)	(1,688,750)	(1,447,500)	(1,351,000)	(1,351,000)	(1,351,000)	(1,351,000)	(1,351,000)	(1,351,000)	(1,351,000)	(1,351,000)	(17,221,992)
	17,665,519	19,268,580	21,415,579	22,102,304	22,544,737	22,561,703	22,919,153	22,738,307	22,870,483	23,118,938	23,549,519	24,061,492	264,816,314

(b) Debt Charge Implications: Capital Investment Programme 2025-26 to 2036-37 Per Capital Review Proposals to Council of 15th December, 2025

	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	Total
	£	£	£	£	£	£	£	£	£	£	£	£	£
Principle	6,408,000	6,603,000	7,129,000	7,382,000	7,784,000	8,259,000	8,668,000	9,087,000	9,506,000	9,971,000	10,471,000	10,987,000	102,255,000
Interest	12,962,259	13,650,417	15,329,724	15,464,278	15,393,702	14,893,826	14,653,892	14,108,595	13,898,323	13,638,240	13,543,621	13,317,895	170,854,773
Expenses	357,537	312,180	305,392	297,455	293,183	290,813	286,829	282,599	278,809	275,315	273,313	272,301	3,525,726
Investment income	(1,762,352)	(1,739,563)	(1,694,958)	(1,605,750)	(1,561,146)	(1,447,500)	(1,447,500)	(1,447,500)	(1,447,500)	(1,447,500)	(1,447,500)	(1,447,500)	(18,496,269)
	17,965,444	18,826,035	21,069,158	21,537,984	21,909,740	21,996,139	22,161,221	22,030,694	22,235,631	22,437,055	22,840,434	23,129,696	258,139,230
Increase / (Decrease) Based Capital Review Projected Figures	299,925	(442,545)	(346,421)	(564,320)	(634,997)	(565,564)	(757,932)	(707,613)	(634,852)	(681,883)	(709,085)	(931,796)	(6,677,084)

Integrated Impact Assessment Summary Report

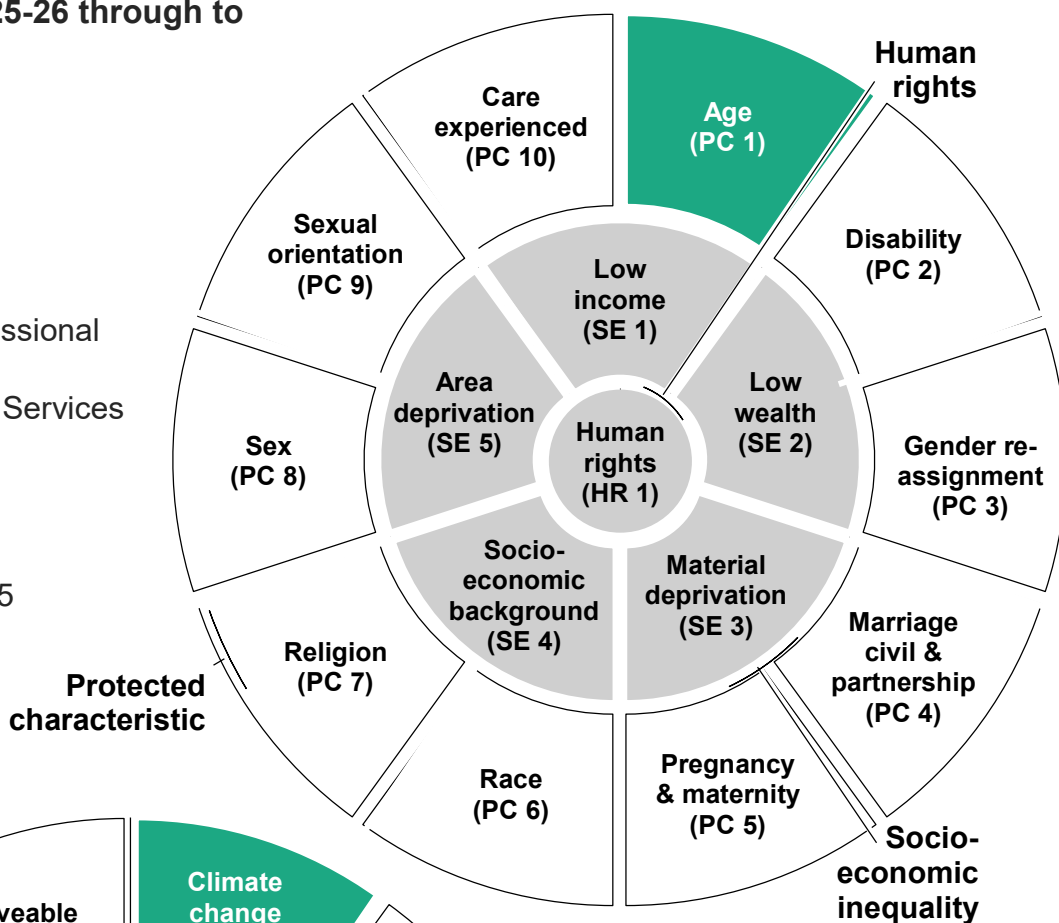


An update to the General Services Capital Investment Programme for financial years 2025-26 through to 2036-37.

Completed by:

Pauline Bradley,
Service Lead - Professional Design Services,
Professional Design Services

Date started 03/12/25



To be implemented on:

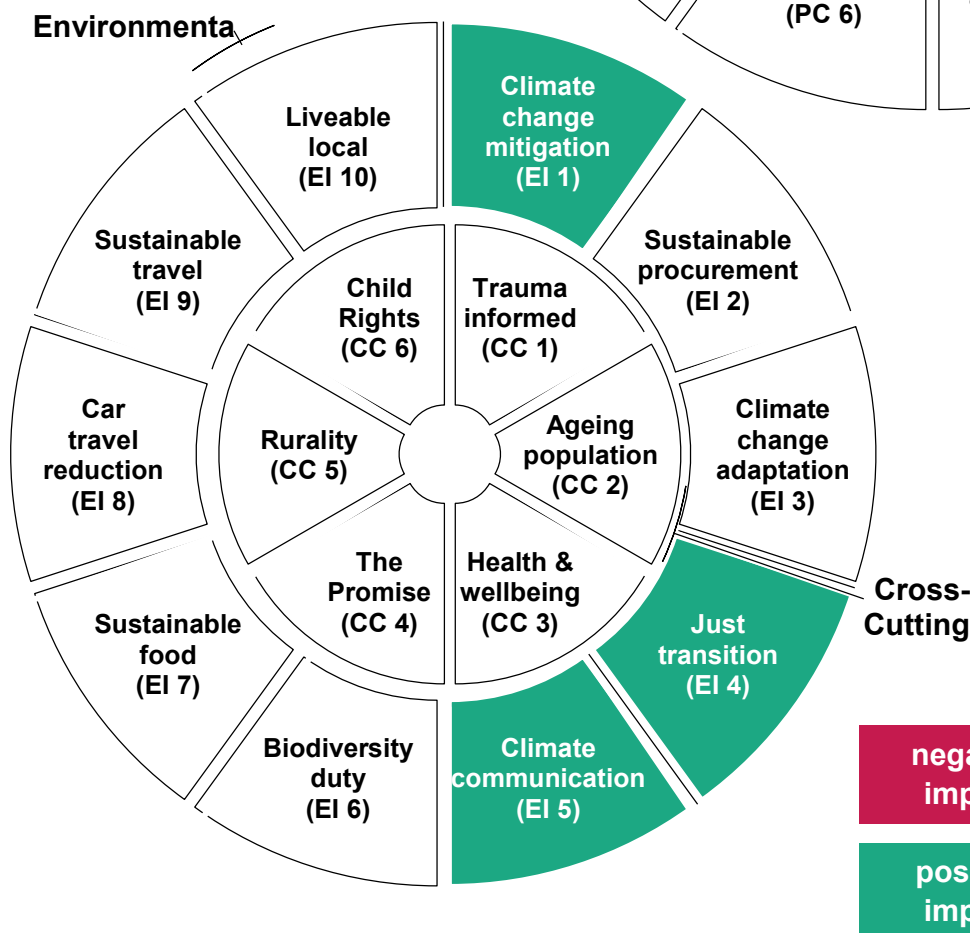
11/12/25

Review date:

monitoring reports

Oversight Panel:

Cabinet



negative impact	uncertain / not clear
positive impact	no impact / not applicable

Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?

Please detail here

Advancing equality of opportunity?

Please detail here

Fostering good relations?

Please detail here

Consultation declaration

We confirm consultation has NOT been carried out as part of this process.

impacts)

EQUALITIES: impact on socio-economic inequality

SE 1	Low Income / Income Poverty	Please detail here
SE 2	Low and / or no wealth	Please detail here

Mitigating Actions Required (re negative / unclear impacts)

SE 3	Material Deprivation	Please detail here
SE 4	Socio-Economic Background	Please detail here
SE 5	Area Deprivation	Please detail here

EQUALITIES: impact on human rights

HR 1	Human Rights	Please detail here
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(CRWIA)? no
