

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to South Ayrshire Council
of 19 February 2026**

**Subject: General Services Capital Investment Programme
 2026/27 to 2037/38**

1. Purpose

1.1 The purpose of this report is to seek approval for the proposed Capital Investment Programme for 2026/27 to 2037/38 and to note the associated debt charge implications.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 approves the proposed Capital Investment Programme for the twelve-year period 2026/27 to 2037/38 as detailed in Appendix 2; and

2.1.2 notes the associated debt charge implications as detailed in Appendix 3.

3. Background

3.1 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'.

3.2 Adjustments were approved through a paper taken to Council of 11th December, 2025 and it is expected that adjustments will be approved at Cabinet of 17th February, 2026.

3.3 The current approved budget for 2025/26 to 2036/37 is £355.433m.

4. Detail

4.1 General Services Capital Programme Considerations

4.1.1 Scottish Government have advised that South Ayrshire Council's total General Capital Grant allocation for 2026/27 is £8.514m. This is an increase of £0.514m based on the £8m that is currently included for this year, and income in Appendix 2 has been adjusted to reflect the current offer.

- 4.1.2 The currently approved capital programme requires to be adjusted to recognise the following:
- removing the financial year 2025/26, and rolling the programme forward to include the new year twelve of the programme, 2037/38;
 - requests to fund new projects identified through the approved Capital Asset Planning Process for the period of the programme; and
 - the associated revenue costs of any borrowing.
- 4.1.3 Appendix 1 provides a summary of the new projects identified that are being proposed for inclusion in the programme.
- 4.1.4 If the new projects as detailed in Appendix 1 are approved, the twelve-Year General Services Capital Programme 2026/27 to 2037/38 would total £328.962m, as detailed in Appendix 2.
- 4.1.5 Based on the proposed plan per Appendix 2, associated debt charges for the programme over the twelve-year period 2026/27 to 2037/38 are estimated to be £265.813m as detailed in Appendix 3.

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 As outlined above.

7. Human Resources Implications

- 7.1 Not applicable

8. Risk

8.1 Risk Implications of Adopting the Recommendations

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

8.2 Risk Implications of Rejecting the Recommendations

- 8.2.1 The risk associated with rejecting the recommendations are that new projects would not be able to be undertaken in future years of the programme.

9. Integrated Impact Assessment (incorporating Equalities)

- 9.1 An Integrated Impact Assessment has been carried out on the proposals contained in this report, which identified potential positive impacts. The IIA Summary Report is attached as Appendix 4 and includes information on mitigating or follow up action required.

9.2 A copy of the fully completed IIA can be accessed here: [IIA Capital Programme 2026/27 to 2027/38](#)

10. Sustainable Development Implications

10.1 **Considering Strategic Environmental Assessment (SEA)** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. Options Appraisal

11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Priority 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	5 March 2026	Service Lead - Corporate Accounting (Treasury / Capital Function)

2025/26 to 2036/37

**Report to Cabinet of 17 February 2026 – General Services
Capital Programme 2025/26: Monitoring Report as at 31
December, 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: 3 February 2026

General Services Capital Investment Programme 2026-27 to 2037-38

1. Background

The General Services proposed twelve-year Capital Investment Programme has been prepared based on a review of the previously approved twelve-year programme through the paper 'Review of Capital Estimates: General Services Capital Investment Programme 2025/26 to 2036/37' as approved by Council on the 11th December, 2026, with the inclusion of the latest General Services Period 9 capital monitoring report and information presented to Cabinet on the 17th February, 2026.

The Corporate Asset Management Group has considered capital bids developed during 2025-26 and submitted by services for recommendation by the group for inclusion in the programme.

A total capital investment programme of £328.962m is proposed for the twelve-year period 2026-27 to 2037-38.

Education investment

- 1) **School Refurbishment Programme - Various Projects:** Additional funding of £2,750,000 has been added to 2037/38 to carry on the ongoing programme of works for refurbishment of schools.
- 2) **Window and Roof Replacement - Various Projects:** Additional funding has been added to the programme in the amount of £175,000 in 2037/38 to carry on the ongoing programme of window and roofs replacement works.

Communities investment

- 3) **Ayrshire Roads Alliance - LED Replacement:** A total of £385,000 is requested to be added to the programme over financial years 2026/27 (£70,000), 2027/28 (£90,000), 2031/32 (£25,000), 2032/33 (£25,000), 2033/34 (£25,000), 2034/35 (£25,000), 2035/36 (£25,000), 2036/37 (£50,000) and 2037/38 (£50,000) for the replacement of 1st generation of LED street lighting lanterns which have exceeded their serviceable life.
- 4) **Ayrshire Roads Alliance - Road Reconstruction and Improvement:** Total additional funding of £5,500,000 has been added to the programme, with £1,000,000 in each of the financial years 2031/32, 2032/33 and 2033/34 and £2,500,000 in 2037/38, to continue to provide road users with an improved and safer road network which will have fewer potholes and a smoother surface.

- 5) **Ayrshire Roads Alliance - Ayr South Pier Assessment and Remedial Works Options Appraisal:** Funding has been added to the programme in the amount of £60,000 in 2026/27 to carry out a structural assessment of the Ayr South Pier and identify a prioritised list of remedial works required some of which are likely to require further design and contract preparation work.
- 6) **Ayrshire Roads Alliance - Coastal Change Adaptation Component Of The General Capital Grant 2026/27:** Additional funding has been added to the programme in the amount of £115,764 in 2026/27 to continue the work currently ongoing on the Ballantrae Coastal Change Adaptation Plan, and the Ayrshire Coastal Change Adaptation Plan which are funded by previous year allocation of the Coastal Change Adaptation funding.
- 7) **Ayrshire Roads Alliance - Replacement of Underground Street Lighting Cable Network - Main Distributor Roads, Ayr:** Total additional funding of £675,000 has been added to the programme in the amount of £168,750 in each of the four years 2026/27, 2027/28, 2028/29 and 2029/30 to replace the street lighting underground cabling network on main arterial roads within Ayr.
- 8) **Ayrshire Roads Alliance - Traffic Signals Renewals Programme:** Additional funding in the amount of £840,000 has been added to the programme, with £70,000 added in each of the twelve financial years 2026/27 to 2037/38 to allow a rolling replacement programme for signalised sites within South Ayrshire that are now older than, or fast approaching, the twenty-year life expectancy figure.

Other investment

- 9) **Equalities Act Budget - Various Properties:** Additional funding has been added to the programme in the amount of £300,000 in 2037/38 to continue the funding that will support the ongoing refurbishment of the Council's property estate.
- 10) **Girvan Harbour Stores** - Additional funding has been added to the programme in the amount of £80,000 in 2026/27 for the replacement of store doors.
- 11) **Property Refurbishment - Various Projects:** Additional funding has been added to the programme in the amount of £1,500,000 in 2037/38 to continue the funding that will support the ongoing refurbishment of the Council's property estate.
- 12) **Rewiring Programme - Various Projects:** Additional funding has been added to the programme in the amount of £200,000 in 2037/38 to carry on with the ongoing rewiring programme in various properties.

Shaw Park Pavilion Fire Reinstatement	100,000	0	0	0	0	0	0	0	0	0	0	0	100,000
SPT / Transport Scotland Projects	264,000	0	0	0	0	0	0	0	0	0	0	0	264,000
Troon Swimming Pool - Health and Fitness Extension	3,872,400	500,000	0	0	0	0	0	0	0	0	0	0	4,372,400
Troon Regeneration Works	2,000,000	0	0	0	0	0	0	0	0	0	0	0	2,000,000
VAT Recovery Fund Projects	140,000	0	0	0	0	0	0	0	0	0	0	0	140,000
Total Communities Investment	51,401,696	29,313,002	6,877,750	2,827,750	2,595,000	2,595,000	2,595,000	2,595,000	2,595,000	2,595,000	2,620,000	2,620,000	111,230,198

Other Investment													
Buildings													
Boiler Room Plant Replacement Programme (Low Carbon Solutions) / Net Zero Implementation	0	354,590	400,000	0	0	0	0	0	0	0	0	0	754,590
Boiler Room Plant Replacement - Girvan Academy & Coylton Primary School	30,000	0	0	0	0	0	0	0	0	0	0	0	30,000
Boiler Room Plant Replacement - Heathfield Primary School, Ayr & Hillcrest Care Home. Girvan Developer's Contributions Related Projects	23,681	45,410	0	0	0	0	0	0	0	0	0	0	69,091
Equalities Act Budget - Various Properties 9)	2,199,953	0	0	0	0	0	0	0	0	0	0	0	2,199,953
Fire Damage Reinstatement Works - 17-21 High Street, Ayr	275,000	168,750	196,875	196,875	196,875	168,750	168,750	168,750	168,750	168,750	225,000	300,000	2,403,125
Girvan Harbour Stores 10)	500,000	0	0	0	0	0	0	0	0	0	0	0	500,000
Lighting Upgrades - LED and Solar	500,000	130,000	0	0	0	0	0	0	0	0	0	0	630,000
Property Refurbishment - Various Projects 11)	50,000	0	0	0	0	0	0	0	0	0	0	0	50,000
Rewiring Programme - Various Projects 12)	764,704	642,782	1,125,000	1,125,000	1,125,000	937,500	937,500	937,500	937,500	1,237,500	1,125,000	1,500,000	12,394,986
Troon Municipal Buildings - Window Replacement Programme	139,694	150,000	150,000	150,000	150,000	112,500	112,500	112,500	112,500	112,500	150,000	200,000	1,652,194
Works to Facilitate Property Rationalisation - Various Projects	355,000	180,000	0	0	0	0	0	0	0	0	0	0	535,000
Repairs and Renewals Funded Projects	95,000	50,000	50,000	50,000	50,000	25,000	25,000	25,000	25,000	25,000	0	0	420,000
Information Technology													
Business Systems	663,619	0	0	0	0	0	0	0	0	0	0	0	663,619
End User Computing	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	0	11,445,080
Information, Data & ICT Infrastructure Transformation Fund Projects	2,692,765	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	0	23,105,965
Other	1,550,000	900,000	911,000	495,000	920,000	495,000	750,000	495,000	540,000	869,106	766,126	0	8,691,232
Facilitate Introduction of Flexible Working	315,000	0	0	0	0	0	0	0	0	0	0	0	315,000
Initial Work on Projects for Future Years	235,000	67,500	67,500	67,500	67,500	52,500	52,500	45,000	45,000	45,000	0	0	745,000
Economic Regeneration													
Ayrshire Growth Deal: -	90,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	135,000	0	0	1,305,000
- Prestwick Infrastructure - Roads	0	0	0	0	0	0	0	0	0	0	0	0	0
- Aerospace and Space Technology Applications Centre	1,000,000	5,361,000	11,014,711	8,902,700	0	0	0	0	0	0	0	0	26,278,411
- Commercial Space - Prestwick Proposition (Project A)	750,000	1,500,000	5,106,963	2,427,983	0	0	0	0	0	0	0	0	9,784,946
- Commercial Space - Prestwick Proposition (Project B)	2,700,000	18,299,545	8,300,000	1,637,501	0	0	0	0	0	0	0	0	30,937,046
- Digital Projects	3,805,000	3,495,000	1,520,000	0	0	0	0	0	0	0	0	0	8,820,000
Total Other Investment	19,845,857	37,248,577	32,676,450	19,706,559	7,075,475	4,112,510	4,367,510	6,465,010	4,163,750	4,792,856	6,766,126	2,000,000	149,220,680

	97,302,412	82,016,600	46,937,875	24,796,809	11,432,975	8,432,510	8,687,510	10,785,010	8,483,750	11,217,070	11,324,876	7,545,000	328,962,396
--	-------------------	-------------------	-------------------	-------------------	-------------------	------------------	------------------	-------------------	------------------	-------------------	-------------------	------------------	--------------------

Debt Charge Implications: Capital Investment Programme 2026-27 to 2037-38 Presented to South Ayrshire Council, 19th February, 2026

	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34	2034-35	2035-36	2036-37	2037-38	Total
	£	£	£	£	£	£	£	£	£	£	£	£	£
Principle	6,432,000	7,071,000	7,419,000	7,840,000	8,269,000	8,679,000	9,099,000	9,523,000	9,999,000	10,500,000	11,019,000	11,343,000	107,193,000
Interest	13,040,509	15,670,365	15,994,977	15,727,534	15,128,860	14,885,817	14,437,985	14,240,163	13,921,006	13,762,058	13,430,761	13,176,164	173,416,200
Expenses	313,607	308,169	305,569	297,911	288,316	281,135	275,833	271,099	266,592	262,409	259,134	255,825	3,385,597
Investment income	(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)	(1,447,500)	(18,181,417)
	18,046,554	21,354,576	22,113,796	22,304,300	22,238,676	22,398,452	22,365,318	22,586,762	22,739,098	23,076,967	23,261,395	23,327,489	265,813,381

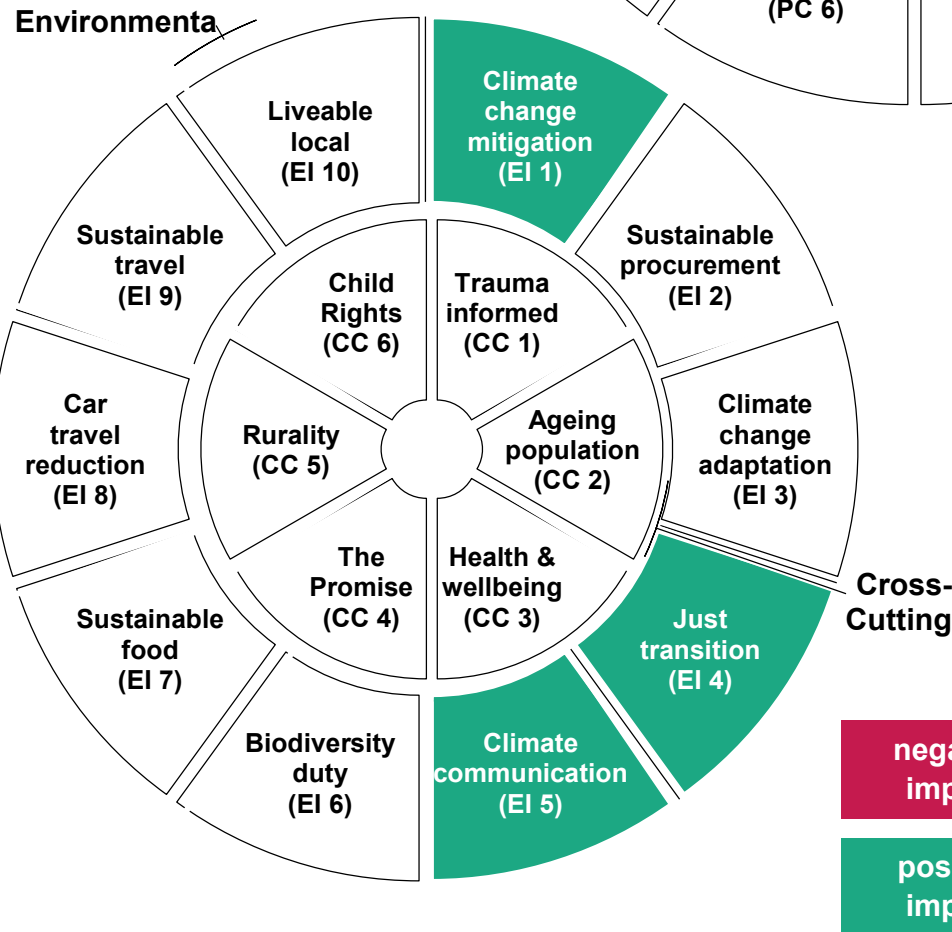
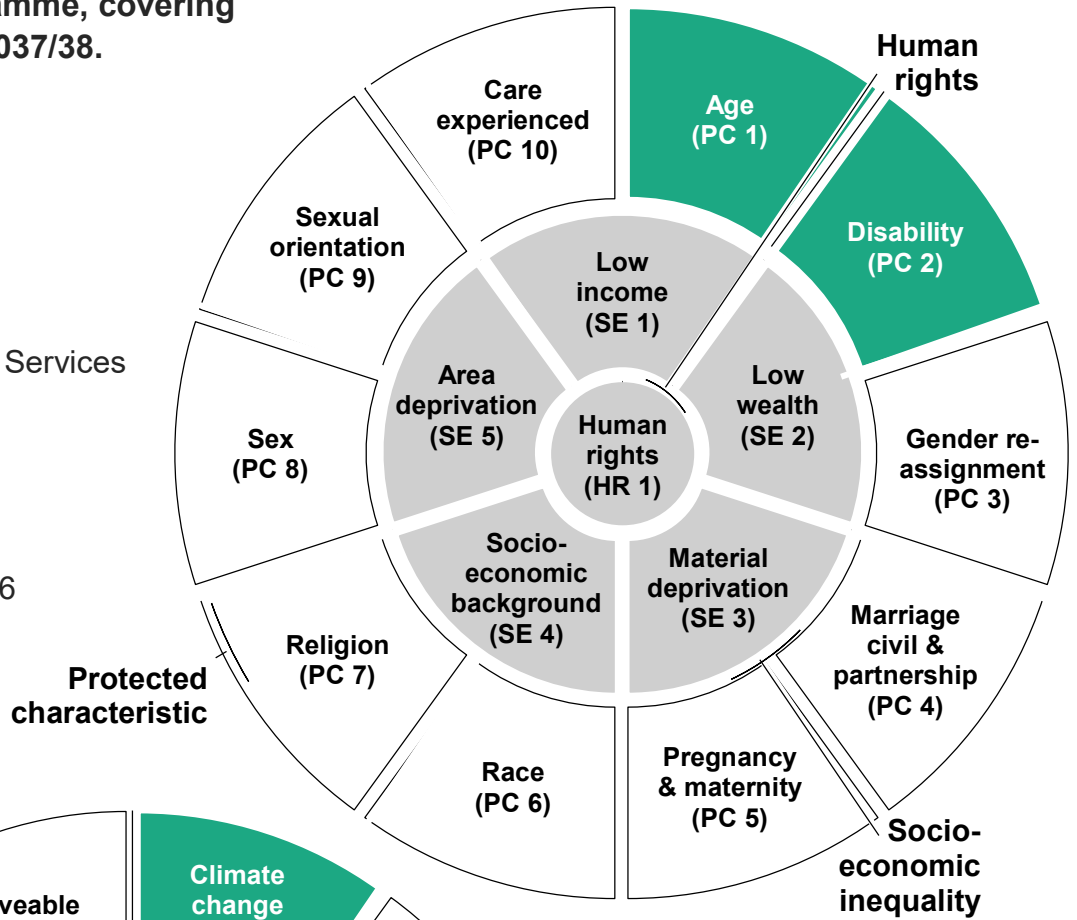
Integrated Impact Assessment Summary Report



The paper seeks approval for a new 12 year General Services Capital Investment Programme, covering 2026/27 through 2037/38.

Completed by:
 Pauline Bradley,
 Service Lead - PDS,
 Professional Design Services

Date started 02/04/26



To be implemented on:
 19/02/2026
 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
-------------	--------------	--------------------

(CRWIA)? no
