

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Council of 26th March 2026**

Subject: Maybole Regeneration Programme II

1. Purpose

1.1 The purpose of this report is to recommend the initial phase of a new regeneration programme for Maybole. The programme aims to build on the work undertaken through the existing Maybole Regeneration Scheme, nearing completion.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 agrees officers prepare a new Maybole Shopfront Grant Improvement Scheme for the area set out in Appendix 1 with a budget allocation of £250,000 from the Maybole Regeneration Budget;

2.1.2 notes the finalised Maybole Shopfront Grant Improvement Scheme will be presented to Council for approval in September 2026;

2.1.3 approves building improvements to three Council owned properties on School Vennel (No.6-8, No.14 and No.16) in accordance with the detail set out in Appendix 1 and a budget allocation of £125,000 from the Maybole Regeneration Budget; and

2.1.4 agrees officers undertake consultation with the local community on the proposed improvement of the public realm at Greenside (as outlined in Appendix 1) to make greater use of the spaces and places for events and recreational activities.

2.1.5 agrees officers procure a design team to produce a feasibility study with a budget allocation of £600,000. for the public realm after consideration of the results of the consultation.

2.1.6 notes there is an unallocated balance in the Maybole Regeneration Budget of £875,000 and requests officers to engage with Ward members regarding proposals to utilise this balance.

2.1.7 notes a report will be brought to Council in September 2026 summarising officers' recommendations for the development of the public realm at Greenside and with recommendations for the use of unallocated balance.

3. Background

- 3.1 The 2026-27 to 2037-38 Capital investment programme approved by Council in February 2026 includes capital investment of £1.850m for Maybole Regeneration.
- 3.2 The Maybole Regeneration budget allocation is a 'place marker' as none of the projects have been previously approved and recommended by the Council's Capital Asset Management Group (CAMG) as required by the Council's Financial Regulation. This means that budget has been allocated (enabling feasibility spend to be undertaken), but no project has been this far approved. These projects have now been approved by CAMG on the basis of the recommendations set out in section 2.
- 3.3 Meetings have been held with Maybole, North Carrick and Coylton ward councillors to identify priorities and potential projects to be considered within the Maybole Restoration allocation of funds. A number of broad themes and individual projects came out of discussion, with the primary aim being to encourage town centre footfall and make Maybole a destination for people to visit, linger and spend, for locals to be proud of and to encourage businesses to invest. Members were of the view that the available funding should be spent as a self-contained budget to deliver a limited number of projects in the next two years.
- 3.4 The Maybole Regeneration budget involves discretionary capital spend. In such instances it is important the evolution and approval of projects follow the Council's Protocol for Capital Justification to ensure that Best Value is being secured. This involves an options appraisal being undertaken into potential projects. Working with ward councillors a longlist of projects has been narrowed down for recommendation in the Options Appraisal set out Appendix 3. Estimated spend over £500,000 also requires a separate Best Value assessment.

4. Proposal

- 4.1 Following the outcome of options appraisal and Best Value assessment (set out in Appendix 4) recommended regeneration projects will aim to build on the Maybole Regeneration Scheme, nearing its conclusion, to continue to improve the area for use by residents and visitors.
- 4.2 Detail development of each project is required, but indicative project scopes are set out below:
- 4.2.1 **Maybole Shopfront Improvement Scheme** – The Scheme endeavors to build on the recently completed improvements, with a 'lighter-touch' approach, encouraging shopowners and tenants to improve the appearance of appearance of their building frontages via grants for e.g. redecoration and new signage. Eligible properties would be located within a targeted area of the High Street. Detailed proposals regarding the method of grant distribution and project delivery will be worked up in more detail following initial consultation with local businesses to ensure that capital is being utilised to ensure Best Value. These details, with a budget of £250,000, will be brought back to Council in September 2026 for approval.

4.2.2 **School Vennel** – targeted upgrades to be undertaken to three Council-owned properties (no.6-8, No.14 and No.16) by SAC Asset Management / Property Maintenance to improve their safety and appearance, increasing the likelihood of continuation of their long-term leases, potentially encouraging nearby owners to similarly improve their properties and encouraging new tenants / businesses to the area. The detail of these proposals, with a budget of £125,000, are set out in Appendix 2.

4.2.3 **Greenside** – Greenside has historically served as a well-used open space and has remained largely unchanged in recent decades. A key community resource, A map of the site is set out in Appendix 1. Greenside currently hosts; Christmas tree and market, Remembrance events, Main Community Noticeboard, benches, flagpole etc. These proposals continue investment to improve the public realm and use of the Greenside, offering improved potential for local visitor active use (health and well being) and visitors to the area (tourism and economic development). Greenside is located in the town centre, forming a key thoroughfare between the high street and the train station - improvements could contribute to town centre vitality and the quality of public realm asset. Initially, it is proposed that community engagement is undertaken to understand the ambitions of the local residents. Further the site comprises vehicular roads, pedestrian footpaths and hard/soft landscaping etc and the implication of change needs to be more fully developed. Commencement of this project, involving public engagement and procurement of a design team to produce a feasibility study is recommended with the outcome and recommendations on the detail of these proposals, with a budget of £600,000, being brought back to Council in September 2026. Recommendations will be informed by an Integrated Impact Assessment into the proposals being undertaken.

4.3 Subject to agreement of the proposed allocations outlined in 4.2.1 to 4.2.3, a balance of £875,000 remains unallocated. It is proposed that officers continue to liaise with Ward Members regarding proposals to utilise the balance of the Maybole Regeneration budget, with recommendations being brought to Council in due course.

5. Legal and Procurement Implications

5.1 The legal implications of the proposals in this report will be considered and contained in the report to Council in September 2026.. The greenspace at the centre of the Greenside site is owned by the Council, but the proposed site is bounded by a vehicular road and pedestrian footpath, therefore, following the feasibility study, the project team are recommending that Ayrshire Roads Alliance lead the development, or remain involved as a key stakeholder and will take steps to engage them in the delivery of the development of the Greenside Public Realm.

5.2 The recommendations are consistent with the Council's procurement requirements. Any commissioned studies or works will be procured in accordance with the Council's Contract Standing Orders and procurement regulations.

6. Financial Implications

- 6.1 The proposals identified in 4.2.1. to 4.2.1 would be met from the Maybole Regeneration budget of £1.850m, leaving a remaining balance of £0.875m still to be allocated to regeneration projects.

7. Human Resources Implications

- 7.1 The temporary contract for the officer currently employed to develop Maybole Regeneration Scheme and these proposals will shortly be terminating. The delivery of this project will require to be subsumed within duties of existing resources.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 Audit Scotland has commented upon the high number of capital projects relative to capacity to deliver resulting in slippage in the programme and the need to prioritise projects to better manage slippage. The addition of these projects to the capital programme will not assist with managing slippage.
- 8.1.2 There is a risk that the shopfront proposals may not be viable or effective, that there will be low interest from owners and that suitably qualified tenderers will be difficult to engage. The shopfronts on the High Street will continue to deteriorate.
- 8.1.3 There is a risk that tenants do not renew their existing leases in the SAC-owned properties, despite improvements being made.
- 8.1.4 There is a risk that the proposals for Greenside may not receive clear community consensus or identify clear placemaking, accessibility and safety considerations. In such an instance it may be that change is not recommended in the report brought back to Council in September 2026.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 There is a risk that Capital projects are considered in a piecemeal manner without a framework to provide coherence and secure Best Value

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 This report provides an update on progress and seeks approval for feasibility and capital allocation decisions. An Integrated Impact Assessment is therefore not required at this stage.

10. Sustainable Development Implications

10.1 **Considering Strategic Environmental Assessment (SEA)** - The proposals in this report do not represent a qualifying strategy for consideration for SEA as the proposals involve minimal interference with current land uses and will not have a significant environmental effect. However, being a strategy prepared by a public authority a screening has been undertaken and this indicates that an SEA is not required. This is attached in Appendix 3.

11. Options Appraisal

11.1 An options appraisal has been carried out in relation to the subject matter of this report.

11.2 The assessment has focussed on merits within a regeneration context and how they contribute to the betterment of the town, economically, socially, and environmentally.

11.3 Details of the appraisal are contained in Appendix 3.

12. Link to Council Plan

12.1 The matters referred to in this report contribute to the Council Plan priority of Place and Economy, supporting town centre regeneration, heritage-led investment and tourism development

13. Link to Shaping Our Future Council Yes No x

13.1 The matters referred to in this report do not contribute to the Council's transformation priority area(s)

14. Results of Consultation

14.1 Consultations have taken place with Councillor Brian Connolly, Leader of the Council and Corporate and Strategic Portfolio Holder, Councillor Alec Clark Operations Portfolio Holder, Councillor Iain Campbell Provost and Councillor William Grant and the contents of this report reflect any feedback provided.

14.2 Public and Stakeholder consultation will be undertaken in the next stage of development of the Greenside proposals and the shopfront improvement scheme.

15. Next Steps for Decision Tracking Purposes

- 15.1 If the recommendations above are approved by Members, the 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:


Implementation	Due date	Managed by
Design a finalised Maybole Shopfront Improvement Grant Scheme I	September 2026	John Bell Coordinator SPP
Implement the recommendations regarding the properties located on School Vennel	April 2026	John Bell Coordinator SPP
Undertake the consultation with the community re the public realm proposals for Greenside	June2026	John Bell Coordinator SPP
Progress report to Council summarising the finalised Maybole Shop Improvements Scheme and the final proposals for the development of the Public realm at Greenside.	September 2026	John Bell Coordinator SPP

Appendices

1. Maybole Regeneration
2. School Vennel initial costings
3. Options Appraisal
4. Best Value Assessment

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Date: 24 Feb 2026

An aerial photograph of a residential street grid in Maybole, Scotland. The image is dark and monochromatic, with white text overlaid. The street names are clearly visible and include: "Welltrees St", "Ladywell Rd", "Dunlop Terrace", "John Knox St", "Society St", "Seaton St", "B77", and "23".

MAYBOLE REGENERATION PROGRAMME II

24.02.2026

REPORT APPENDICES

BACKGROUND

Maybole Regeneration Project has been under development since 2018 and has acted as the delivery mechanism for projects such as;

- Small Scheme
- Priority Grant Scheme
- Activities and Training Scheme

The project is nearing completion but there is an opportunity to build on the total investment of over £7m made in the town to date, through work undertaken by residents, the Council and External Funders (NLHF, HES, RCGF, NCCBC and owners).

LEGEND

- 01 – Goudies
- 02 – 4 Whitehall
- 03 – 88-90 High Street
- 04 – Maybole Town Hall
- 05 – 55 High Street
- 06 – The Gatherings
- 07 – Maybole Castle

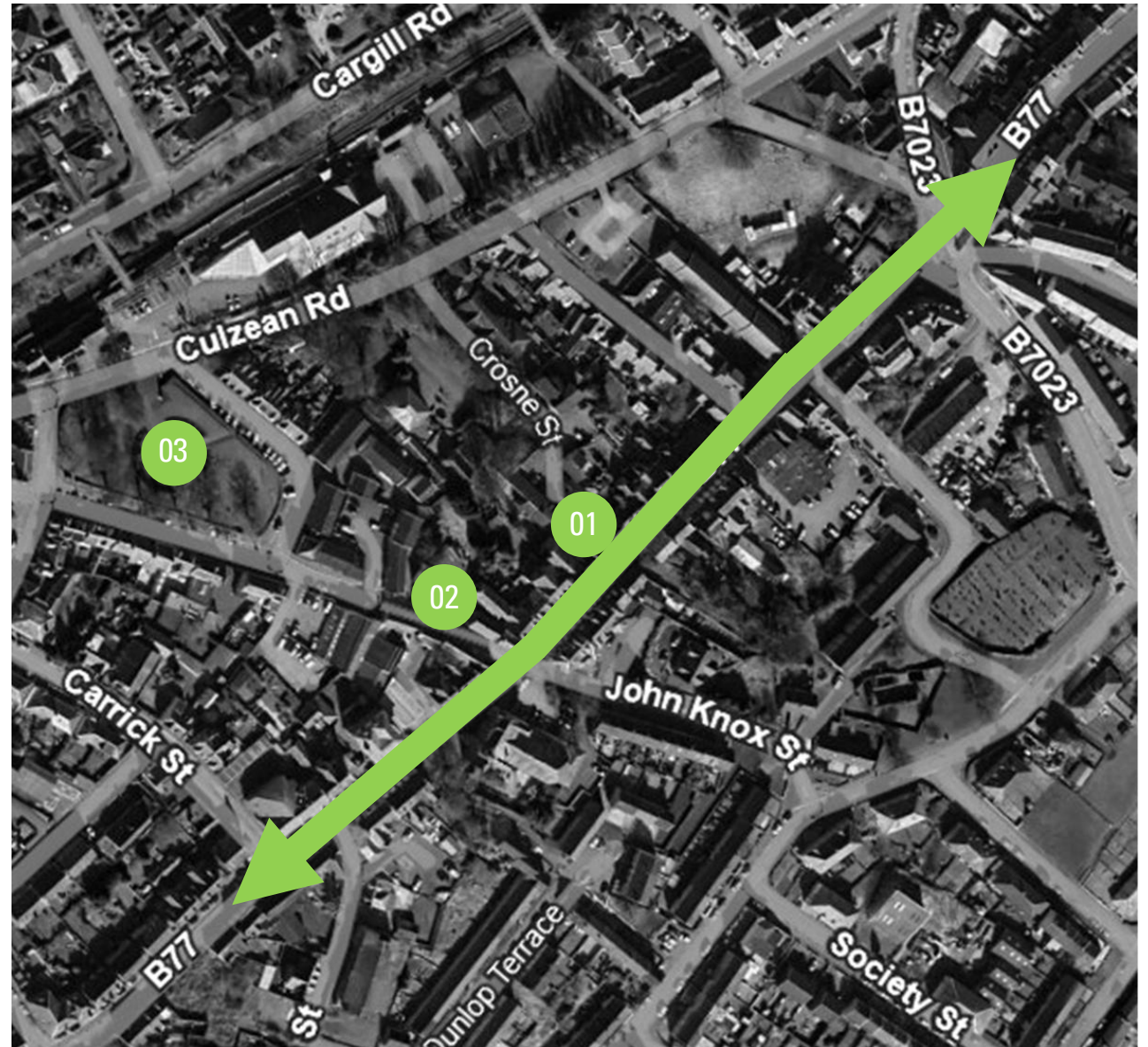


MAYBOLE RESTORATION PROGRAMME

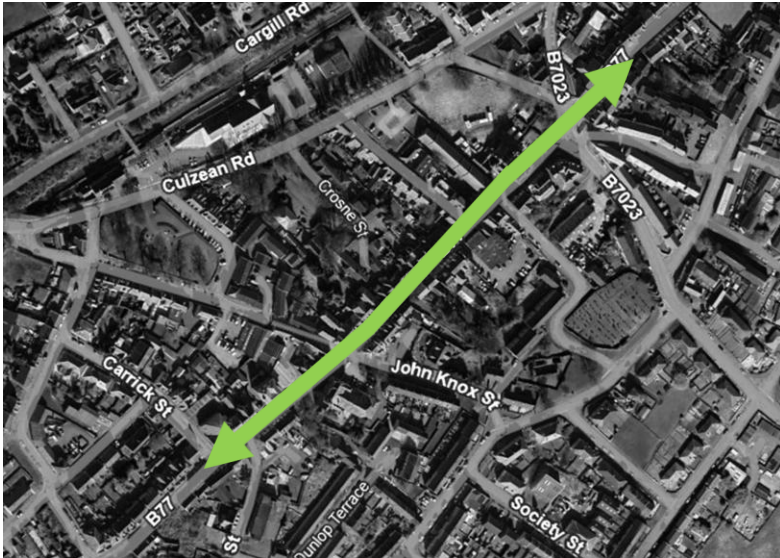
Interventions to build on the work undertaken through the existing Maybole Regeneration Scheme, nearing completion.

LEGEND

- 01 – Shopfront Scheme
- 02 – School Vennel
- 03 – Greenside



01. SHOPFRONT SCHEME



OUTLINE PROPOSALS

- Scope: To build on the projects currently being delivered by MRP (4 Whitehall, 55 High Street, 88-90 High Street, Goudies and The Gatherings)
- Challenges under MRP
 - Low eligibility
 - Low uptake
 - Difficulty acquiring tenders
- Proposed Costs: £250,000
- Next Steps: Compare similar projects across the country and determine method of delivery / grant distribution

02. SCHOOL VENNEL



OUTLINE PROPOSALS

- Scope: Targeted upgrades to be undertaken to three Council-owned properties (No.6-8, No.14 and No.16) by SAC Asset Management / Property Maintenance to improve their safety and appearance, increasing the likelihood of continuation of their long-term leases, potentially encouraging nearby owners to similarly improve their properties and encouraging new tenants / businesses to the area.
- Each unit is currently let for a max £2500/annum
- Proposed Costs: £125,000 (see attached £60,000 outline costs provided by SAC Assets 2024, assumed 20% increase plus 15% contingency, plus additional external works) To be developed.
- Next Steps: Confirm costs and instruct works

03. GREENSIDE



OUTLINE PROPOSALS

- Greenside currently hosts; Christmas tree and market, Remembrance events, Main Community Noticeboard, benches, flagpole etc
- Opportunities; develop 'arrival to Maybole' from train station
- Consultation required with community re. the best improvements that could meet their needs (reduction in traffic? More restricted parking? Cycle parking? Additional seating? More varied soft landscaping?)
- Proposed Costs: £600,000
- Next Steps: Liaise with SAC PDS/External civic/landscape design specialists to engage with the community and develop initial Stage 2 costed feasibility study for delivery by ARA.

03. GREENSIDE



School Vennel Shop Units

Property 6 to 8

	Current Condition	Recommendation	Allowance
Hot Water Heating	None	2 x Oversink Water Heaters	£400.00
	None	2 x Aircon units, 4 x Fan heaters for back areas	£6,000.00
Power Requirements	Socket Outlets - Number for area satisfactory. Some not accessible due to layout. Current Distribution Board Full	Additional required- Allowance for 6. New Distribution board to allow for additional circuits	£500.00
Lighting	Lighting in fair/poor condition. Some emergency lighting above exit doors. Unsure if working. Lighting for 2 units can only be switched from 1 point.	New light fittings throughout. Additional emergency lighting in areas as required. Additional light switch	£1,500.00
Intruder Alarm	None	New Intruder alarm system	£1,500.00
Fire Alarm	Currently Domestic smoke alarms throughout.	New commercial system	£2,000.00
Internal Others	Issue opening back door (emergency exit)	Repair/Renew door	£500.00
External	Vegetation on building at roof level. Paintwork in fair/poor condition. Fron Gutters leaking at joints	Remove vegetation. Renew gutters at front.General tidy up. Roof inspection	£4,000.00
Loft	No loft insulation	loft insulation & ridge vents	£2,000.00
		Total	£18,400.00

Property 14


	Current Condition	Recommendation	Allowance
Hot Water Heating	Yes	None	£0.00
	None	1 x Aircon unit, 1 x Fan heaters in toilet, 1 x Panel Heater in back area	£3,000.00
Power Requirements	Socket outlets - Number for area satisfactory. Current Distribution Board Full	Distribution board to allow for additional circuits	£350.00
Lighting	Lighting in fair condition. Tenant has bought own fittings for front area. No emergency lighting.	New light fittings in back area. Consider replacing lighting in front. Install emergency lighting as appropriate.	£1,000.00
Intruder Alarm	None	New Intruder alarm system	£1,500.00
Fire Alarm	None	New commercial system	£2,000.00
Internal Others	No window security shutters	Install security shutters (conservation area so might have to be internal)	£5,000.00
External	Render coming away from corner of window openings.	Repair and paint cement surround round windows	£500.00
Loft	Unknown loft insulation	loft insulation & ridge vents	£1,500.00
		Total	£14,850.00

Property 16

	Current Condition	Recommendation	Allowance
Hot Water Heating	Yes	None	£0.00
	None	1 x Aircon unit, 1 x Fan heaters in toilet, 1 x Panel Heater in back area	£3,000.00
Power Requirements	Socket outlets - Number for area satisfactory. Current Distribution Board Full	Distribution board to allow for additional circuits	£350.00
Lighting	Lighting in fair condition. Tenant has bought own fittings for front area. No emergency lighting.	New light fittings in back area. Install emergency lighting as appropriate.	£500.00
Intruder Alarm	None	New Intruder alarm system	£1,500.00
Fire Alarm	Domestic system	New commercial system	£2,000.00
Internal Others	Mould in toilet ceiling coming from Gutter issue at back. No extraction in main area for humidity & chemical smell from hair dye. Gaps round front door when closed.	Replace section of ceiling where mould is. Install extract fan in main area. Renew front door.	£2,000.00
External	Gutters at front leaking between 14&16. Gutter issues at back leading to mould in toilet. Roughcast coming away from building in patches. Window in toilet rotten frame	Renew Gutters front & back. Repair roughcast . Renew window/woodwork.	£5,000.00
Loft	Unknown loft insulation	loft insulation & ridge vents	£1,500.00
		Total	£15,850.00

All external paintwork carried out 6-8,14 & 16 £10,000.00

TOTAL £59,100.00



The Options Appraisal follows a 5 step process. Each step of the process is detailed in subsequent sheets in this spreadsheet


[Step 1: Defining the objectives](#)

[Step 2: Identifying the options](#)

[Step 3: Establishing the success criteria](#)

[Step 4: Undertaking the appraisal](#)

[Step 5: Confirming the preferred option](#)



Objectives define what we want to achieve from the project. It helps show what the intention of the project is and whether or not it is heading in the right direction: in essence, the objectives tell the story of the project.

Objective 1 Strategic Alignment

Objective 2 Economic Impacts

Objective 3 Social and Community Benefits

Objective 4 Place-based Benefits

Objective 5 Deliverability/Feasibility

Objective 6 Risk and Uncertainty



This section details what options have been identified for delivering the project. These options will be appraised against the success criteria.

Option 1 Shopfront Improvement Scheme

Option 2 School Vennel Properties

Option 3 Greenside

Option 4

Option #

Option #



The success criteria is what each of the options will be measured against. Success criteria must therefore be linked to the objectives of the project and appraise each option with the objectives in mind.

Strategic Alignment Does it align with SAC Priorities - a place-based approach and connections between our places and the wellbeing of our communities? Also, the Scottish Government's regeneration priorities centre on creating sustainable, thriving communities by addressing area inequality, creating opportunities, and improving community well-being. Key initiatives include community-led regeneration, supporting local partnerships, and investing in town centres.

Economic Impacts Town centre locations are considered priorities, with emphasis on benefits from bringing people/footfall through complementary uses and facilities, combining visits, visibility, etc.

Viability What are the costs and financial sustainability of the project? Does it provide value for money?

Social & Community Benefits How will the project improve the local community? Does it address inequality, health, climate resilience, etc.? Evidence of community support?

Risk & Uncertainty Are there significant risks (political, financial, operational) that will compromise deliverability? Are there barriers to delivery? Land ownership issues, planning/roads consents/issues?

The appraisal table is outlined below, showing the options of delivery vertically in column D and the success criteria horizontally at row 3. A score is allocated to each option in how well it can achieve the success criteria. In this case, no weighting of scores is provided

Success criteria

Options →	Shopfront Improvement Scheme	School Vennel Properties	Greenside	Option 4	Option 5	Option 6
Strategic Alignment	Good alignment with Council Plan priorities on Spaces & Places and Civic Pride; delivers visible place-based regeneration.	Weaker fit with wider place-based regeneration priorities.	Strong alignment with Council Plan priorities on Spaces & Places and Civic Pride; delivers visible place-based regeneration. Supports Council Plan objectives through evidence-led, community-based regeneration.			
Score	3	2	4			
Economic Impacts	Indirect economic benefit by enabling informed future investment.	Limited direct economic return relative to capital investment.	Supports tourism economy, footfall and visitor experience with early economic uplift.			
Score	4	1	3			
Viability	Unknown - Early requirement to determine grant distribution / delivery model. Opportunity to be well scoped, costed and deliverable within existing capital allocation.	Well-scoped, comparatively low costed and deliverable within existing capital budget.	Unknown - Early feasibility required. Opportunity to be well scoped, costed and deliverable within existing capital allocation.			
Score	2	5	3			
Social & Community Benefits	Could improve high street experience and community pride.	Strong symbolic value based on narrative around civic importance of the building but mixed community views on prioritisation.	Could improve accessibility, public realm quality and community pride. Likely high community interest as the space is currently well used, but could potentially have strong community benefit depending on operating model			
Score	3	3	4			
Risk & Uncertainty	High uncertainty and delivery risk re. potential grant application levels, amethod of procurement / delivery, availability of relevantly qualified contractors,	Relatively low financial and delivery risk.	Early feasibility to help established required outcomes and minimise risk			
Score	1	4	3			
Total Score	13	15	17	0	0	0

Score key

- 1: Little / no impact
- 2: Limited impact
- 3: Likely to achieve some impact
- 4: Confident the option will fulfill most of criteria
- 5: Option is near certain to maximise this criteria

This section describes each of the options and the reason why it has been discounted. Justification is also provided for the reason to progress with the preferred option, explaining why this option is best.

Option	Description	Reason for score/ranking
1	Greenside	Provides the best balance of impacts, delivery and strategic fit, offering viable early regeneration benefits with manageable risks. It clearly represents best value and underpins the recommended investment approach.
2	School Vennel Properties	Provides a viable, deliverable output with low risk and potential to encourage others to undertake similar investment
3	Shopfront Improvement Scheme	The option enables feasibility study to progress before further capital investment, though significant concerns or issues that could compromise viability going forward. Potentially abortive spend.
4		
5		
6		

Best Value Assessment re Maybole Restoration Projects – Greenside

<p>Vision and Leadership</p>	<p>Is the proposal consistent with the Council's vision and strategic purposes</p>	<p>Yes, it supports the Council's strategic priorities for place-based regeneration, economic development and tourism. Greenside has historically served as a well-used open space and has remained largely unchanged in recent decades. A key community resource, Greenside currently hosts; Christmas tree and market, Remembrance events, Main Community Noticeboard, benches, flagpole etc. These proposals continue investment to improve the public realm and use of the Greenside offering improved potential for local visitor active use (health and well being) and visitors to the area (tourism and economic development). Greenside is located in the town centre, forming a key thoroughfare between the high street and the train station - improvements could contribute to town centre vitality and the quality of public realm assets.</p>
	<p>Is the proposal consistent with the Council's resource allocation priorities? Will pursuing the proposal be detrimental to the achievement of higher priorities (for example through the diversion of limited funds)?</p>	<p>Unknown. The proposal is funded from the approved Maybole Restoration budget and should not be detrimental to the delivery of other corporate priorities. However, the Capital Investment Programme and is reducing significantly to meet with fiscal projections 26/27 and beyond. An evaluation of the Maybole Restoration budget against other capital budget lines has not been carried out. Given its infrastructure scope, ARA should lead the project, therefore SAC resource requirement should be minimal.</p>
	<p>Has the Council undertaken an appropriate and proportionate level of engagement with stakeholders?</p>	<p>Not yet, but if approved at CAMG, Stakeholder and community engagement for the project through consultation and workshop session should be amongst the earliest actions.</p>
	<p>Does the proposal reflect the needs of the community and relevant individuals? Is it linked in to any relevant service plans?</p>	<p>Not yet, but if approved at CAMG, early community and stakeholder engagement would be prioritised to ensure improvements are designed / developed with the community, in response to their needs and ambitions for the space in tandem</p>

		with the regeneration, planning, biodiversity and tourism objectives of the Council Plan.
	Does the proposal have clearly identified outcomes? Have these been clearly communicated to staff involved in delivery?	Yes. Outcomes include enhanced gateway locations, improved accessibility, improved visitor experience and visible regeneration impact. Relevant staff in PDS, SPP, Planning and Asset Management would be involved in the creation of the scope inception of plans, and consultation with the community.
	Are there appropriate mechanisms in place for scrutinising the outcome of the proposal, monitoring its progress and measuring its impact?	Yes. Delivery will be monitored through established capital programme reporting and Council/Cabinet decision tracking at key points through the RIBA Plan of works. Post completion evaluation will be undertaken, including assessment of visitor numbers, footfall, events, etc., to track usage of improved assets and wider place-based impacts. This will also help inform future investment decisions.
	Does the proposal achieve the best balance of cost and quality in service delivery?	The developing proposals will focus on deliverable, high-impact interventions and will be cost-checked at key milestones throughout the RIBA Plan of Works.
	Does the proposal encourage and support innovation and creativity in the way in which it will be delivered?	Yes, the project supports high-quality placemaking and coordinated public realm design / regeneration.
Governance and Accountability	Are there appropriate mechanisms in place to ensure that relevant individuals and organisations will be accountable for performance, including progress reports and monitoring?	Accountability will sit with ARA and their external design team, who will report to the SAC Director of Housing, Operations & Development and senior officers. Members have been appropriately involved, with ongoing scrutiny through Council and Cabinet reporting.
	Does the proposal have clearly identified KPIs?	Post completion evaluation will be undertaken, including assessment of visitor numbers, footfall, events, etc., to track usage of improved assets and wider place-based impacts.
	Are there appropriate arrangements in place to keep stakeholders and the public informed on progress?	Yes. SPP/ARA will work with SAC Comms to develop a Comms Plan for external and internal stakeholder engagement and reporting.

	Have relevant lessons been learned and applied from similar previous proposals?	Yes, comparable projects have been reviewed – crucially ARA resource will need to be confirmed and planned.
	Are there appropriate arrangements in place concerning the measurement and mitigation of key risks? This should include continuity plans and allowances for optimism bias	Key risks relating to cost, delivery and statutory approvals will be identified and will be managed through SPP Risk Management Strategy arrangements (e.g. including a Risk Register, managed by ARA's design team). All decisions will comply with procurement regulations. The project will be cost-checked at key RIBA stages, to ensure the developing costs reflects contributing risk factors e.g. political, economic, environmental, financial, legal, etc. and any likely budget over-runs will be reported quickly.
	Have key decisions relating to the proposal been taken transparently?	
	Have members been appropriately involved in key decisions relating to the proposal? Are there mechanisms in place which allow ongoing scrutiny and challenge to the proposal by members?	Yes. Members have been key in identifying the opportunity for improvement at the Greenside, and will be appropriately involved with ongoing scrutiny through Council and Cabinet reporting. Final decision on progression. Approval of the project still required by CAMG and Council.
	Are appropriate arrangements in place to ensure compliance with the Council's standing orders and its broader duties concerning (for example) public procurement rules, subsidy control rules, fraud prevention/whistleblowing and equalities?	Proposals have not yet been developed, but will be screened for compatibility.
Effective use of resources	Does the proposal include clear arrangements for delivery by an appropriate team that aligns with the Council's broader workforce strategy? Is the proposal an appropriate and proportionate use of Council staffing resources?	Delivery will be managed through ARA, supported by external professional services where required. Internal SAC resource requirement should be limited to scope development and engagement.
	Have the costs of the proposal been clearly identified, including whole life costs, and accounted for in Council budgeting?	Approximate costs will be clearly refined through engagement with ARA and their external design team, updated at regular cost checks, and finalised upon receipt of relevant contractor tenders.
	Does the proposal align with the Council's budget and strategic priorities?	Unknown. There are currently no strategic priorities identified through the Asset Management Plan, but the project proposes a positive capital spend 'Maybole Restoration Budget'.

	Are appropriate measures in place to monitor and report on the financial progress of the proposal and financial outturns compared with its budget?	Approximate costs will be clearly refined through engagement with ARA and their external design team, updated at regular cost checks, and finalised upon receipt of relevant contractor tenders. There will be ongoing scrutiny through Council and Cabinet reporting processes.
	Are robust financial controls in place?	The project is at its initial inception stage. There will be ongoing scrutiny through Council and Cabinet reporting processes.
	Where relevant are robust governance arrangements in place concerning the use or involvement of arm's-length external organisations (ALEOs)?	The project is at its initial inception stage - Approximate costs will be clearly refined through engagement with ARA and their external design team, updated at regular cost checks, and finalised upon receipt of relevant contractor tenders.
Partnership and collaborative working	Does the proposal make appropriate use of joint working across Council departments and where relevant with other organisations?	The proposal supports joint working across Council services and engagement with external stakeholders as required for delivery.
	Where the proposal involves other organisations are there clear divisions of roles and responsibilities and is there a clear leadership structure?	A Responsibility Matrix could be developed by SAC Senior management and ARA to ensure clarity.
Working with Communities	Have Council officers taken appropriate measures to encourage the involvement of hard-to-reach communities in the development and delivery of the proposal?	Stakeholder engagement will take place during the next phase of the project. SAC has good connections with the community in Maybole and would propose to involve the Maybole Campus, Community Council, North Carrick Community Benefit Company and other local alliances to reach out hard-to-reach networks and individuals.
Sustainable Development	Have the Council's sustainable development goals been taken into account in the development of the proposal?	The proposal supports sustainable placemaking, active travel, biodiversity, improved public realm and long-term use of council assets.
Fairness and Equality	Have equality and equity considerations been taken into account in the development and delivery of the proposal?	Equality and equity considerations have been taken into account and will continue to be through statutory planning processes.

Best Value Assessment re Maybole Restoration Projects – Shopfronts

Vision and Leadership	Is the proposal consistent with the Council's vision and strategic purposes	Yes, it supports the Council's strategic priorities for place-based regeneration, economic development and tourism, offering improved potential for local visitor active use (health and well being), increased visitor numbers to the area (tourism and economic development) and to town centre vitality.
	Is the proposal consistent with the Council's resource allocation priorities? Will pursuing the proposal be detrimental to the achievement of higher priorities (for example through the diversion of limited funds)?	Unknown. The proposal is funded from the approved Maybole Restoration budget and should not be detrimental to the delivery of other corporate priorities. However, the Capital Investment Programme and is reducing significantly to meet with fiscal projections 26/27 and beyond. An evaluation of the Maybole Restoration budget against other capital budget lines has not been carried out.
	Has the Council undertaken an appropriate and proportionate level of engagement with stakeholders?	Not yet, but if approved at CAMG, Stakeholder and community engagement for the project through consultation and workshop session should be amongst the earliest actions.
	Does the proposal reflect the needs of the community and relevant individuals? Is it linked in to any relevant service plans?	Not yet, but if approved at CAMG, early community and stakeholder engagement would be prioritised to ensure improvements are designed / developed with the community, in response to their needs, understanding and perceptions of similar grant schemes, in tandem with the regeneration, planning, and tourism objectives of the Council Plan.
	Does the proposal have clearly identified outcomes? Have these been clearly communicated to staff involved in delivery?	Yes. Outcomes include enhanced quality of shopfronts, improved visitor experience and visible regeneration impact. Relevant staff in PDS, SPP, Planning and Asset Management would be involved in the creation of the scope inception of plans, and consultation with the community.
	Are there appropriate mechanisms in place for scrutinising the outcome of the proposal,	Yes. Delivery will be monitored through established capital programme reporting and Council/Cabinet decision tracking at key points through the RIBA Plan of works. Post completion

	monitoring its progress and measuring its impact?	evaluation will be undertaken, including assessment of visitor numbers, footfall, events, etc., to track usage of improved assets and wider place-based impacts. This will also help inform future investment decisions.
	Does the proposal achieve the best balance of cost and quality in service delivery?	The developing proposals will focus on deliverable, high-impact interventions. Interest in the grant scheme, eligibility and level of grant (therefore cost/quality) is largely unpredictable at this stage.
	Does the proposal encourage and support innovation and creativity in the way in which it will be delivered?	N/A
Governance and Accountability	Are there appropriate mechanisms in place to ensure that relevant individuals and organisations will be accountable for performance, including progress reports and monitoring?	Accountability will sit with the SAC Director of Housing, Operations & Development and senior officers. Members have been appropriately involved, with ongoing scrutiny through Council and Cabinet reporting.
	Does the proposal have clearly identified KPIs?	Post completion evaluation will be undertaken, including assessment of visitor numbers, footfall, events, etc., to track usage of improved assets and wider place-based impacts.
	Are there appropriate arrangements in place to keep stakeholders and the public informed on progress?	Yes. SPP will work with SAC Comms to develop a Comms Plan for external and internal stakeholder engagement and reporting.
	Have relevant lessons been learned and applied from similar previous proposals?	A Project Evaluation is being commissioned for the current Maybole Regeneration Project Small Grant Scheme, that will clearly identify lessons learned and key points for consideration when deliberating a similar scheme.
	Are there appropriate arrangements in place concerning the measurement and mitigation of key risks? This should include continuity plans and allowances for optimism bias	Key risks relating to cost, delivery and statutory approvals will be identified and managed through SPP Risk Management Strategy arrangements (e.g. including a Risk Register). All decisions will comply with procurement regulations. The project will be cost-checked at key RIBA stages, to ensure the developing costs

		reflects contributing risk factors e.g. political, economic, environmental, financial, legal, etc. and any likely budget over-runs will be reported quickly.
	Have key decisions relating to the proposal been taken transparently?	Will be assessed via senior management at CAMG and submitted to Council.
	Have members been appropriately involved in key decisions relating to the proposal? Are there mechanisms in place which allow ongoing scrutiny and challenge to the proposal by members?	Yes. Members have been key in identifying the opportunity for improvement and will be appropriately involved with ongoing scrutiny through Council and Cabinet reporting. Final decision on progression. Approval of the project still required by CAMG and Council.
	Are appropriate arrangements in place to ensure compliance with the Council's standing orders and its broader duties concerning (for example) public procurement rules, subsidy control rules, fraud prevention/whistleblowing and equalities?	Proposals still require development and will be screened for compatibility.
Effective use of resources	Does the proposal include clear arrangements for delivery by an appropriate team that aligns with the Council's broader workforce strategy? Is the proposal an appropriate and proportionate use of Council staffing resources?	Delivery will be managed through SPP, supporting grant recipients and their professional advisors where required. Dedicated internal SAC resource requirement will be required to support Grant recipients throughout all design stages and to administer grant.
	Have the costs of the proposal been clearly identified, including whole life costs, and accounted for in Council budgeting?	The developing proposals will focus on deliverable, impactful interventions. Interest in the grant scheme, eligibility and level of grant is largely unpredictable at this stage but will be refined on receipt of grant applications and finalised upon receipt of relevant contractor tenders.
	Does the proposal align with the Council's budget and strategic priorities?	Unknown. There are currently no strategic priorities identified through the Asset Management Plan, but the project proposes a positive capital spend 'Maybole Restoration Budget'.
	Are appropriate measures in place to monitor and report on the financial progress of the	Approximate costs will be finalised upon receipt of relevant contractor tenders. There will be ongoing scrutiny through Council and Cabinet reporting processes.

	proposal and financial outturns compared with its budget?	
	Are robust financial controls in place?	The project is at its initial inception stage. There will be ongoing scrutiny through Council and Cabinet reporting processes.
	Where relevant are robust governance arrangements in place concerning the use or involvement of arm's-length external organisations (ALEOs)?	N/A
Partnership and collaborative working	Does the proposal make appropriate use of joint working across Council departments and where relevant with other organisations?	The proposal supports joint working across Council services (e.g. SPP, Planning and Finance) and engagement with external stakeholders as required for delivery.
	Where the proposal involves other organisations are there clear divisions of roles and responsibilities and is there a clear leadership structure?	N/A
Working with Communities	Have Council officers taken appropriate measures to encourage the involvement of hard-to-reach communities in the development and delivery of the proposal?	Stakeholder engagement will take place during the next phase of the project. SAC has good connections with the community in Maybole and would propose to involve the Maybole Campus, Community Council, North Carrick Community Benefit Company and other local alliances to reach out hard-to-reach networks and individuals. Absentee owners could be a key target group.
Sustainable Development	Have the Council's sustainable development goals been taken into account in the development of the proposal?	The proposal supports sustainable placemaking.
Fairness and Equality	Have equality and equity considerations been taken into account in the development and delivery of the proposal?	Equality and equity considerations will be taken into account through statutory planning processes.

Best Value Assessment re Maybole Restoration Projects – School Vennel

Vision and Leadership	Is the proposal consistent with the Council's vision and strategic purposes	Yes, it supports the Council's strategic priorities for place-based regeneration and economic development. Improvements could contribute to town centre vitality and the quality of public assets.
	Is the proposal consistent with the Council's resource allocation priorities? Will pursuing the proposal be detrimental to the achievement of higher priorities (for example through the diversion of limited funds)?	Unknown. The proposal is funded from the approved Maybole Restoration budget and should not be detrimental to the delivery of other corporate priorities. However, an evaluation of the Maybole Restoration budget against other capital budget lines has not been carried out. Works proposed are not significant, or notifiable to HSE, so SAC resource demand should be minimal.
	Has the Council undertaken an appropriate and proportionate level of engagement with stakeholders?	Works proposed are not significant, or notifiable to HSE. If approved, engagement will be required with the current tenants and a description/timescales of the proposed works should be communicated via SAC Comms to local groups.
	Does the proposal reflect the needs of the community and relevant individuals? Is it linked in to any relevant service plans?	Units are currently tenanted, and the proposed improvements would contribute to their on-going let-ability, in line with the regeneration, planning and tourism objectives of the Council Plan.
	Does the proposal have clearly identified outcomes? Have these been clearly communicated to staff involved in delivery?	Yes. Proposed scope has been developed with SAC Asset Management Team.
	Are there appropriate mechanisms in place for scrutinising the outcome of the proposal, monitoring its progress and measuring its impact?	Works proposed are not significant, or notifiable to HSE. Project Scope is clearly defined, Project Programme will be short, and completion of the project can be easily compared to the scoping document to confirm adequate delivery as agreed.
	Does the proposal achieve the best balance of cost and quality in service delivery?	Yes. Proposed scope has been developed with SAC Asset Management Team who will undertake the work directly.

	Does the proposal encourage and support innovation and creativity in the way in which it will be delivered?	N/A
Governance and Accountability	Are there appropriate mechanisms in place to ensure that relevant individuals and organisations will be accountable for performance, including progress reports and monitoring?	Works proposed are not significant, or notifiable to HSE. Project Scope is clearly defined, Project Programme will be short, and completion of the project can be easily compared to the scoping document to confirm adequate delivery as agreed.
	Does the proposal have clearly identified KPIs?	N/A
	Are there appropriate arrangements in place to keep stakeholders and the public informed on progress?	N/A
	Have relevant lessons been learned and applied from similar previous proposals?	N/A
	Are there appropriate arrangements in place concerning the measurement and mitigation of key risks? This should include continuity plans and allowances for optimism bias	Risks will be minimal, as the scope of the project is limited, but any scope creep (where additional works are required because of e.g. uncovering something on site) or likely budget over-runs will be reported quickly to Senior SAC Management and minimised where required.
	Have key decisions relating to the proposal been taken transparently?	N/A
	Have members been appropriately involved in key decisions relating to the proposal? Are there mechanisms in place which allow ongoing scrutiny and challenge to the proposal by members?	Yes. Members have been key in identifying the opportunity for improvement at these properties and will be appropriately involved with ongoing scrutiny through Council and Cabinet reporting. Final decision on progression. Approval of the project still required by CAMG and Council.
	Are appropriate arrangements in place to ensure compliance with the Council's standing orders and its broader duties concerning (for example) public procurement rules, subsidy control rules, fraud prevention/whistleblowing and equalities?	Proposals have not yet been developed, but will be screened for compatibility.

Effective use of resources	Does the proposal include clear arrangements for delivery by an appropriate team that aligns with the Council's broader workforce strategy? Is the proposal an appropriate and proportionate use of Council staffing resources?	Yes.
	Have the costs of the proposal been clearly identified, including whole life costs, and accounted for in Council budgeting?	Inflation and contingency have been combined with costs provided by SAC Asset Management in 2024. If approved, project costs will updated / refined.
	Does the proposal align with the Council's budget and strategic priorities?	Unknown. There are currently no strategic priorities identified through the Asset Management Plan, but the project proposes a positive capital spend 'Maybole Restoration Budget'.
	Are appropriate measures in place to monitor and report on the financial progress of the proposal and financial outturns compared with its budget?	Approximate costs will be clearly refined with SAC Asset Management and ongoing scrutiny through Council and Cabinet reporting processes.
	Are robust financial controls in place?	Works proposed are not significant, or notifiable to HSE. Project Scope is clearly defined, Project Programme will be short, and completion of the project can be easily compared to the scoping document to confirm adequate delivery as agreed
	Where relevant are robust governance arrangements in place concerning the use or involvement of arm's-length external organisations (ALEOs)?	N/A
Partnership and collaborative working	Does the proposal make appropriate use of joint working across Council departments and where relevant with other organisations?	The proposal supports joint working across Council services.
	Where the proposal involves other organisations are there clear divisions of roles and responsibilities and is there a clear leadership structure?	N/A

Working with Communities	Have Council officers taken appropriate measures to encourage the involvement of hard-to-reach communities in the development and delivery of the proposal?	N/A
Sustainable Development	Have the Council's sustainable development goals been taken into account in the development of the proposal?	The proposal supports sustainable placemaking and long-term use of council assets.
Fairness and Equality	Have equality and equity considerations been taken into account in the development and delivery of the proposal?	N/A