

South Ayrshire Council

**Report by Director - Place
to South Ayrshire Council
of 29 June 2022**

Subject: Ayr Station Hotel Update

1. Purpose

1.1 The purpose of this report is to update Members on activity undertaken by the Council in relation to the Ayr Station Hotel and seeks approval from the Council to fund the encapsulation works until 31 December 2022.

2. Recommendation

2.1 It is recommended that the Council:

2.1.1 notes the progress made by the consultant advising on permanent safety works to the Station Hotel;

2.1.2 notes the activity undertaken by the Council as a member of the Station Hotel Strategic Governance Group to develop a Memorandum of Understanding and to conclude the ‘Ayr Station Hotel Phase 2 Option Review’; and

2.1.3 agrees to fund the total encapsulation costs from 1 May 2022 until 31 December 2022 from Council reserves, subject to any confirmation of the continuing shared funding agreement with Network Rail.

3. Background

3.1 The Station Hotel Strategic Governance Group (membership comprising Network Rail, Transport Scotland, Scotrail, Historic Environment Scotland and South Ayrshire Council) agreed in 2021, following publishing of the Feasibility Study, to further review potential options for the re-development of the Ayr Station Hotel and site.

3.2 The ‘Ayr Station Hotel Phase 2 Option Review’ was commissioned and funded by Transport Scotland, on behalf of the stakeholders, and Atkins were appointed to carry out the work.

3.3 The scope of the Option Review was to further develop the following areas for each of the shortlisted options:

- Develop brief;
- Spatial designs;

- High level description of work;
- Material sufficient for costings;
- Outline Programme for delivery of proposal; and
- Supporting information regarding statutory context.

- 3.4 At a meeting of South Ayrshire Council on 16 March 2021, Members agreed to make the report public on completion.
- 3.5 The stakeholders subsequently proposed that each stakeholder would publish a link to the report on their respective websites and that the report would be hosted on a publicly accessed site.
- 3.6 Due to further clarifications from stakeholders and work required to update the report, the 'Ayr Station Hotel Phase 2 Option review' is still in a draft format and has not been finalised (as of 17 June 2022).
- 3.7 On 15 February 2022, the Leadership Panel agreed to a continuation of the financing of the encapsulation costs of the Hotel until 31 December 2022, which would result in further Council costs of £295,000 to be met from uncommitted reserves - subject to Network Rail confirming they would cover the remainder of the costs.
- 3.8 No correspondence has been received from the Scottish Government or Network Rail to confirm any continuation of the joint funding arrangement for the encapsulation costs past 30 April 2022. Latest correspondence confirms 'so my agreement to extend that funding is until 30 May 2022 and conditional on the Strategic Governance Group arriving at a permanent solution for the site without further delay'.
- 3.9 At a meeting of the Strategic Governance Group (SGG) on 1 June 2022, the stakeholders agreed a willingness and commitment to move forward and commit to action that will address the ongoing issues impacting upon all partners and the wider community. To this end a draft Memorandum of Understanding has been forwarded to the Council for consideration of terms with a view to agreeing to sign this MOU.
- 3.10 In line with previous Council instruction, engineering consultants Mott MacDonald have been engaged on behalf of the Council to identify and cost further works required to make the safe in line with our responsibilities under the Building Scotland Act, but reduce the ongoing financial liability to the Council.

4. Proposals

- 4.1 It is proposed that the Council agrees to earmark an additional £295,000 from reserves to meet the full encapsulation costs for the period 1 May 2022 until 31 December 2022, subject to any agreement reached with Network Rail or the Scottish Government to continue to share the costs of the encapsulation.
- 4.2 The Council are asked to note that despite attempts by Council officers, the 'Ayr Station Hotel Phase 2 Option Review' still remains in a draft format due to continued requests for changes from other partner organisations. Whilst the Council has agreed to chair the Strategic Governance Group for the Station Hotel, it remains a challenge to fully control the narrative of the finalised report. This is because it has been commissioned and funded directly by other partners. Officers will continue to

work on this with a view to early agreement and finalisation to allow the report to be presented to Cabinet in August.

4.3 The Council should be aware of the desire to develop and finalise a Memorandum of Understanding with other members of the Strategic Stakeholder Group. Signing of this MOU however, depending on content, may significantly bind the Council to specific actions and funding commitments and therefore will require further discussion with various services of the Council, including Legal and Finance and by the Administration. It is hoped that this will be agreed and finalised and presented to Cabinet in August for approval.

4.4 As indicated at para 3.10, Consultants have been appointed to identify and cost any mitigation works that could be progressed to ensure safety but reduce ongoing costs to the Council. It is understood that this work and advise of potential solutions and the indicative costs of this. This has proven challenging for the consultants given the nature of the existing building and current mitigations. Nevertheless they are finalising their reports on this and again it is planned to bring the outcome of these reports to Cabinet in August for consideration.

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 Request that £295,000 be allocated from uncommitted reserves to cover the remainder of the costs of the encapsulation from 1 May 2022 until 31 December 2022.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 Risk Implications of Adopting the Recommendations

8.1.1 There are no risks associated with adopting the recommendations.

8.2 Risk Implications of Rejecting the Recommendations

8.2.1 There is a risk that if the recommendations are rejected, then the Council will not be able to keep the public safe.

9. Equalities

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as [Appendix 1](#).

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 all Commitments of the Council Plan.

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report.
- 13.2 Consultation has taken place with Councillor Martin Dowey, Portfolio Holder for Corporate and Strategic, Councillor Ian Davis, Portfolio Holder for Finance, Human Resources and ICT, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Director – Place 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>
Further update to Cabinet in August on matters outlined in this report	30 August 2022	Director – Place

Background Papers **Report to Leadership Panel of 19 January 2021 – Former Station Hotel, Ayr (Members only)**

Report to Leadership Panel of 9 February 2021 – Former Station Hotel, Ayr (Members only)

Report to Leadership Panel of 16 March 2021 – Former Station Hotel, Ayr (Members only)

Person to Contact **Donald Gillies, Director - Place
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612839
E-mail donald.gillies@south-ayrshire.gov.uk**

Date: 21 June 2022

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: [Equality Impact Assessment including Fairer Scotland Duty](#)

Further guidance is available here: [Assessing impact and the Public Sector Equality Duty: a guide for public authorities \(Scotland\)](#)

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Ayr Station Hotel Phase 2 Option review
Lead Officer (Name/Position/Email)	Donald Gillies, Director – Place – donald.gillies@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	No	No
Disability	No	No
Gender Reassignment (Trans/Transgender Identity)	No	No
Marriage or Civil Partnership	No	No
Pregnancy and Maternity	No	No
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	No	No
Religion or Belief (including lack of belief)	No	No
Sex – gender identity (issues specific to women & men or girls & boys)	No	No
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	No	No
Thematic Groups: Health, Human Rights & Children's Rights	No	No

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	-
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	-
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	-
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent’s education, employment and income	-	-

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	No adverse impact identified. Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	No adverse impact identified. Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	No adverse impact identified. Low
Increase participation of particular communities or groups in public life	No adverse impact identified. Low
Improve the health and wellbeing of particular communities or groups	No adverse impact identified. Low
Promote the human rights of particular communities or groups	No adverse impact identified. Low
Tackle deprivation faced by particular communities or groups	No adverse impact identified. Low

5. Summary Assessment

<p>Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)</p>	<p>———— YES</p> <p>NO</p>
<p>Rationale for decision:</p> <p>This proposal does not directly impact on service delivery. If future work leads to amendments in policy then the need for a full Equality Impact Assessment will be considered</p>	
<p>Signed : Louise Reid Assistant Director</p> <p>Date: 8 June 2022</p>	