

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 15 February 2023**

Subject: Former Hourstons Site

1. Purpose

- 1.1 The purpose of this report is to seek approval for the plan to implement a feasibility study to look at options for a future use of the former Hourstons site.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 agrees that the Service Lead - Professional Design Services leads a feasibility study to look at options for a future use of the former Hourstons site; and;

2.1.2 agrees to the allocation from the residual leisure centre budget in the Capital Programme to fund the professional fees to deliver the study.

3. Background

- 3.1 On 13 October 2022, a report was presented to South Ayrshire Council to provide an update on the new leisure centre project including an update on the site acquisition of the Arran Mall. Members agreed to reject the Stage 2 submission from HubSW on the basis that it did not meet the affordability cap criteria. They also agreed to undertake a feasibility study for a mixed-use development of the Arran Mall and Hourstons and report back to Cabinet for consideration and instructions.

- 3.2 On 15 December 2022, a report was presented to South Ayrshire Council to provide an update on the new leisure centre project. Members agreed to reject the revised Stage 2 submission from HubSW thus bringing the Stage 2 process and the development of the project to an end.

4. Proposals

- 4.1 Given the recent announcement by the UK Government that the Council's bid for money from the UK Levelling Up Fund was unsuccessful, and that discussions regarding the purchase of the Arran Mall are ongoing, it is proposed to limit the feasibility study to the properties that the Council already owns, i.e. the former

Hourstons site. To facilitate the feasibility study, there is a requirement to appoint a design team to undertake the required roles and it is proposed that an Invitation for Strategic Support Services is submitted to HubSW to provide these services. It is also proposed that the remit of this exercise is extended to include an exercise to update the Ayr Town Centre Strategy and Action Plan to reflect the Administration's aspirations for Ayr Town Centre. The cost of Strategic Support Services will be capped at a maximum of £150,000.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 Services and works delivered under the SW Territory Hub are covered by the Councils Standing Orders for the Award of Contracts.

6. Financial Implications

6.1 It is proposed that the costs of Strategic Support Services for the feasibility study of up to £150,000 will be funded from an allocation from the residual leisure centre budget.

7. Human Resources Implications

7.1 There are no HR implications arising from this report.

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 Not proceeding with the implementation plan for the management of the feasibility study and update to Ayr Town Centre Strategy and Action Plan will limit the ability of officers to take forward these pieces of work.

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)*** - The proposals in this report do not represent a qualifying plan, programme, policy or strategy for consideration for SEA. There exists therefore no obligation to contact the Scottish Government Gateway and no further action is necessary. An SEA has not been undertaken.

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 Commitment 6 of the Council Plan: A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

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 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 of Strategic Change and Communities 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
Submit invitation for Strategic Support Services to HubSW	28 February 2023	Service Lead – Special Property Projects

Background Papers **Report to South Ayrshire Council of 13 October 2022 – [New Leisure Centre Project](#)**

Report to South Ayrshire Council of 18 December 2019 – Town Centre Development (Members only)

Person to Contact **Derek Yuille – Service Lead - Special Property Projects**
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Date: 8 February 2023

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: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

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. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Former Hourstons Site
Lead Officer (Name/Position/Email)	Derek Yuille, Service Lead – Special Property Projects – derek.yuille@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 – (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

Community or Groups of People	Negative Impacts	Positive impacts
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 i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). 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	No	No
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	No	No
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	No	No
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	No	No
Socio-economic Background – social class i.e. parent's education, employment and income	No	No

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	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	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?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required?	<input checked="" type="checkbox"/> YES
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(A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	NO
Rationale for decision: The proposal does not have significant positive or negative impact with regards to equality therefore an EQI is not required	
Signed : Derek Yuille	Service Lead
Date: 6 January 2023	