

Cunninghame House,
Irvine.

17 November 2016

Cabinet

You are requested to attend a Meeting of the Cabinet of North Ayrshire Council to be held in the Council Chambers, Cunninghame House, Irvine on **TUESDAY 22 NOVEMBER 2016** at **2.30 p.m.** to consider the undernoted business.

Yours faithfully

Elma Murray

Chief Executive

1. Declarations of Interest

Members are requested to give notice of any declaration of interest in respect of items of business on the agenda.

2. Minutes (Page 7)

The accuracy of the Minutes of the meeting of the Cabinet held on 8 November 2016 will be confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973 (copy enclosed).

GENERAL BUSINESS FOR DECISION

Reports by the Executive Director (Finance & Corporate Support)

3. Management of Unacceptable Contact Policy (Page 11)

Submit report by the Executive Director (Finance & Corporate Support) on the amendments to the Management of Unacceptable Contact Policy (copy enclosed).

4. Revenue Budget 2016/17 : Financial Performance to 30 September 2016 (Page 23)

Submit report by the Executive Director (Finance & Corporate Support) on the financial performance for the Council at 30 September 2016 (copy enclosed).

5. Capital Programme Performance to 30 September 2016 (Page 53)

Submit report by the Executive Director (Finance & Corporate Support) on the progress in delivering the Capital Investment Programme as at 30 September 2016 (copy enclosed).

6. Treasury Management Mid-Year Report 2016/17 (Page 77)

Submit report by the Executive Director (Finance & Corporate Support) on the Treasury Management update for the period 1 April to 30 September 2016 (copy enclosed).

Reports by the Director (Health & Social Care Partnership)

7. Ethical Care Charter (Page 95)

Submit report by the Director (Health & Social Care Partnership) on the adoption of Unison's 'Ethical Care Charter' and the proposal to become an Ethical Care Council (copy enclosed).

Reports by the Executive Director (Place)

8. Open Space Strategy 2016-2026 (Page 99)

Submit report by the Executive Director (Place) on the Open Space Strategy 2016-2026 (copy enclosed).

9. Glencairn House, New Build Sheltered Housing Development, Stevenston (Page 105)

Submit report by the Executive Director (Place) on the revisions to the budget for the planned new Glencairn House sheltered housing development in Stevenston (copy enclosed).

10. West Kilbride Traffic Management (Page 109)

Submit report by the Executive Director (Place) on the Traffic Regulation Order to introduce a new traffic management system in West Kilbride (copy enclosed).

11. Strategic Housing Investment Plan 2017-2022 (Page 135)

Submit report by the Executive Director (Place) on the proposed Strategic Housing Investment Plan 2017 – 2022 (copy enclosed).

Reports by the Executive Director (Economy & Communities)

12. West of Scotland Archaeological Service (Page 175)

Submit report by the Executive Director (Economy & Communities) on the proposal that the Council formally withdraw from the West of Scotland Archaeology Service (copy enclosed).

CONTRACTS

13. Award of Contract - Construction of New Build Sheltered Housing Unit, New Street, Stevenston (Page 179)

Submit report by the Executive Director (Finance & Corporate Support) on the result of the tender exercise for the Construction of New Build Sheltered Housing Unit, New Street, Stevenston (copy enclosed).

14. Interim Contract Approval - Supply of a Managed Fleet Store Service (Page 183)

Submit report by the Executive Director (Finance & Corporate Support) on the interim contract for the Supply of a Managed Fleet Stores Service (copy enclosed).

15. Award of Contract - Flexible Intervention Service (Page 187)

Submit report by the Director (Health & Social Care Partnership) on the tender exercise and award of contract for the Provision of a Flexible Intervention Service (copy enclosed).

16. Urgent Items

Any other items which the Chair considers to be urgent.

Cabinet

Sederunt: **Elected Members**

Joe Cullinane (Chair)
John Bell (Vice-Chair)
Alex Gallagher
Peter McNamara
Louise McPhater
Jim Montgomerie

Chair:

Attending:

Apologies:

Meeting Ended:

Cabinet
8 November 2016

IRVINE, 8 November 2016 - At a Meeting of the Cabinet of North Ayrshire Council at 2.00 p.m.

Present

Joe Cullinane, John Bell, Alex Gallagher, Peter McNamara, Louise McPhater and Jim Montgomerie.

Also Present

Donald Reid, John Easdale, Grace McLean, Catherine McMillan, Marie Burns and Alan Hill.

In Attendance

E. Murray, Chief Executive; L. Friel, Executive Director (Finance and Corporate Support); C. Hatton, Executive Director and Y. Baulk, Head of Service (Physical Environment) (Place); C. MacAuley, Head of Service (Economic Growth) and Audrey Sutton, Head of Service (Connected Communities) and Louise Kirk, Access Officer (Economy and Communities) , M. Sugden, Communications Officer, A. Little, Committee Services Officer and H. Clancy, Committee Services Support Officer (Chief Executive's).

Also In Attendance

Helen McPhee, Ayrshire Valuation Joint Board, Colin Glencourse, KA Leisure and David Dunlop.

Chair

Councillor Cullinane in the Chair.

1. Declarations of Interest

In terms of Standing Order 10 and Section 5 of the Code of Conduct for Councillors, Councillor Cullinane advised, as the previous Chair of the CCTV Company Board, he had sought legal advice from the Council's legal advisor as to whether he would require to declare an interest in Agenda Item 5 - Public Space CCTV in North Ayrshire. The legal advice confirmed he would not require to declare an interest in this item.

2. Minutes

The accuracy of the Minutes of (i) the special meeting held on 18 October 2016 and (ii) the ordinary meeting of the Cabinet held on 25 October 2016 was confirmed and the Minutes signed in accordance with Paragraph 7 (1) of Schedule 7 of the Local Government (Scotland) Act 1973.

3. Presentation

The Cabinet received a presentation from Helen McPhee, Assessor and Electoral Registration Officer on Revaluation which provided information on:-

- Duty of the Assessor
- Preparation for Revaluation
- Initial Stages
- Scottish Assessors Association
- Current Position
- Sector Movement
- Appeals

Members asked a question and were provided with further information in relation to the definition and process of running roll appeals.

Noted.

4. Council House Building Programme

Submitted report by the Executive Director (Place) on the increase of the Council's housing development programme by 250 units for the period 2017-2021

Members asked a question and were provided with further information in relation to the 2,475 households who are currently registered on the North Ayrshire Housing Register and have been assessed as having a housing need.

The Cabinet agreed to approve the proposed increase in the housing development programme as outlined in the report.

5. Public Space CCTV in North Ayrshire

Submitted report by the Executive Director (Place) on the options for the future operation of public space CCTV systems currently managed by North Ayrshire CCTV Ltd

Members asked questions and were provided with further information in relation to:-

- liaison with OSCR to wind down the charitable status of the CCTV company if the operation is integrated within the Council's concierge service;
- future funding support from Police Scotland;
- the estimated Capital costs of option 3 and consideration of any capital funding as part of budget setting process and;
- the best time to start the process for the future operation of public space CCTV systems.

The Cabinet agreed to approve (a) Option 3 - transfer operation of the public space CCTV systems managed by North Ayrshire CCTV Ltd, subject to the allocation of capital funding as part of the Council's budget setting exercise in February 2017; (b) the required capital funding to be considered by Cabinet at a future meeting; (c) subject to the securing of capital funding North Ayrshire CCTV Ltd be supported to ensure a managed wind down by March 2018; and (d) that a review of the Council's wider security and emergency/out of hours provisions be undertaken.

6. Unaccompanied Asylum Seeking Children from Calais

Submitted report by the Executive Director (Place) on the use of emergency powers by the Chief Executive, in consultation with the Leader, in response to an urgent request for the Council to provide a place of safety for vulnerable children being displaced from camps in Calais.

Members asked questions and were provided with further information in relation to the language and cultural differences of the vulnerable children and the accommodation that is available.

The Cabinet agreed to homologate the decision of the Chief Executive, in consultation with the Leader of the Council, to provide a place of safety for up to 6 unaccompanied asylum seeking children.

7. Irvine Leisure Provision: transition arrangements

Submitted report by the Executive Director (Economy & Communities) on the transition arrangements to the Portal Leisure Centre

The Cabinet agreed to approve the proposed arrangements for the transition of leisure provision in Irvine to the Portal.

8. Active Travel and Transport External Funding Applications 2017/18

Submitted report by the Executive Director (Economy & Communities) on the external funding applications for a range of active travel and transport projects for implementation in 2017/18

That the Cabinet agreed to (a) approve the submission of external funding applications for active travel and transport projects; and (b) receive a further report on the outcome of the applications to allow the acceptance and expenditure of any grant offers.

9. Heritage and Arts Services in North Ayrshire

Submitted report by the Executive Director (Economy & Communities) on the changes in heritage and arts services in North Ayrshire as a result of additional service provision at the Townhouse in Irvine

The Cabinet agreed to note a) the outcome of the recent changes and improved service offer; b) the proposed revised schedule of heritage and arts services opening hours; and c) the planned maintenance works and associated closure at the Heritage Centre, Saltcoats.

The Meeting ended at 3.15 p.m

NORTH AYRSHIRE COUNCIL

Agenda Item 3

22 November 2016

Cabinet

Title: **Management of Unacceptable Contact Policy**

Purpose: To seek agreement to amendments to the Management of Unacceptable Contact Policy

Recommendation: That Cabinet agree the amendments to the policy.

1. Executive Summary

- 1.1 This Policy sets out North Ayrshire Council's approach to managing the relatively few customers whose actions or behaviours are considered to be unacceptable.

2. Background

- 2.1 As required by the Scottish Public Services Ombudsman (SPSO), the Council has in a Policy for managing unacceptable customer contact. This Policy was recently reviewed and several recommendations were made to enhance the guiding principles.

3. Proposals

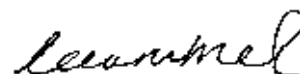
- 3.1 Amendments have been made to the Policy that:
- Provide clarity on vexatious Freedom of Information and Environmental Information Regulations requests;
 - Offer clearer guidance around the processes to follow at the end of a restriction period;
 - Provide clarity around the appeals process;
 - Allow restriction decisions to be made by Heads of Service as well as Executive Directors.

4. Implications

Financial:	No financial implications.
Human Resources:	No Human Resource implications.
Legal:	No legal implications.
Equality:	An Equality Impact Assessment on the policy has already been completed.
Environmental & Sustainability:	No environmental implications.
Key Priorities:	The complaint procedure and supporting policies aid the Council in operating more effectively and efficiently and demonstrates a commitment to continuous improvement.
Community Benefits:	

5. Consultation

- 5.1 Chief Officers were consulted on the content of the existing policy and feedback provided. This feedback has resulted in the changes made to the existing Policy.



LAURA FRIEL
Executive Director (Finance and Corporate Support)

Reference :

For further information please contact Darren Miller on (01294) 322988

Background Papers

None



North Ayrshire Council

Management of Unacceptable Contact Policy

Version Control

Version	Action	Date
1	Policy created and approved by Cabinet.	November 2013
2	Policy reviewed. Clarity added on vexatious Freedom of Information and Environmental Information Regulations requests; clearer guidance added around the processes to follow at the end of a restriction period; clarity added around the appeals process; Executive Director and Head of Service references replaced with term 'Chief Officer'.	September 2016

Sign off agreed by	Date	Review date
CABINET	22 November 2016	21 November 2018

1. INTRODUCTION

- 1.1 This Policy sets out North Ayrshire Council's approach to managing the relatively few customers whose actions or behaviours are considered to be unacceptable. The term 'customer' includes anyone acting on behalf of another person or who contacts our offices in connection with any aspect of the Council's services. The principles set out in this Policy apply to the Council's dealings with its customers in all circumstances.

2. POLICY AIMS

- 2.1 To provide a service that is accessible to all customers, however, where the Council considers a customer's actions to be unacceptable, the Council retains the right to restrict or change access to our services.
- 2.2 To make it clear to all customers, both at initial contact and throughout their dealings with the Council, the types of actions and behaviours the Council considers to be inappropriate and to set out how the Council might manage such actions.
- 2.3 To deal fairly, honestly, consistently and appropriately with all customers, including those whose actions the Council considers unacceptable. The Council believes that all customers have the right to be heard, understood and respected. The Council also considers that our employees and Elected Members have the same rights.
- 2.4 To ensure that other customers, Council employees and Elected Members are not disadvantaged by the acts of customers who behave in an unacceptable manner.

3. DEFINING UNACCEPTABLE CONTACT

- 3.1 In times of trouble or distress, it is not unusual for people to act out of character. There may have been upsetting or distressing circumstances leading up to a person formally contacting the Council. The Council does not view behaviour as unacceptable just because an individual is forceful or determined.
- 3.2 The actions of customers who are angry, demanding or persistent may result in unreasonable demands on the Council or unacceptable behaviour towards Council employees or Elected Members. The Council considers these actions to be unacceptable and aims to manage them under the terms of this Policy. These actions can be grouped under three broad headings:

Aggressive or Abusive Behaviour

- 3.3 Aggressive or abusive behaviour is not restricted to acts that may result in physical harm. It also includes behaviour or language (whether verbal or written).
- 3.4 Examples of aggressive / abusive behaviours:
- threats
 - physical violence
 - personal verbal abuse
 - derogatory remarks
 - rudeness
 - inflammatory statements
 - unsubstantiated allegations
 - defamatory or slanderous statements
- 3.5 The Council expects its employees and its Elected Members to be treated courteously and with respect. Aggressive or abusive behaviour towards employees or Elected Members is unacceptable and should be reported whenever apparent.

Unreasonable Demands or Levels of Contact

- 3.6 Customers may make what we consider unreasonable demands on Council services through the amount of information they seek, the nature and scale of service they expect or the number of approaches they make. What amounts to unreasonable demands will always depend on the circumstances surrounding the behaviour and the seriousness of the issues raised by the customer.
- 3.7 Examples of unreasonable demands or levels of contact:
- repeatedly demanding responses within an unreasonable timescale
 - insisting on seeing or speaking to a particular employee or Elected Member when that is not possible
 - repeated phone calls, letters or emails
 - repeatedly changing the substance of a complaint or repeatedly raising unrelated concerns
 - repeated failure to identify the precise issues they wish to be investigated despite reasonable efforts by the Council to help them do so
 - repeatedly raising the same or similar issue which has already been responded to in terms of the customer complaints procedure
 - Vexatious or repeated FOI requests (refer to Section 14 of the Freedom of Information (Scotland) Act 2002).

- 3.8 As the term 'repeated' is subjective, the number of interactions deemed repeated should be agreed by a senior manager within the Service.
- 3.9 The Council consider these demands to be unacceptable and unreasonable if they impact on our ability to deliver services, such as taking up an excessive amount of employee or Elected Member's time to the disadvantage of other customers, service users or functions.

Unreasonable Persistence

- 3.10 Some customers will not or cannot accept that the Council is unable to assist them further or provide a level of service other than that already provided. Unreasonable persistence is defined as continued, incessant or unrelenting conduct that has a disproportionate or unreasonable impact on the Council's employees, Elected Members, services, time and/or resources.
- 3.11 Examples of unreasonable persistence:
- an unwillingness or inability to accept reasonable and logical explanations including final decisions that have been comprehensively considered and dealt with
 - a refusal to follow established procedures for dealing with complaints
 - an unwillingness or inability to accept explanations relating to what the Council can or cannot do
 - continuing to pursue an issue without presenting any new information.
- 3.12 Sending multiple emails to many employees or Elected Members is also considered to be unacceptable. In the first instance, an individual who sends multiple emails should be advised of a nominated contact within the Council. This will be a designated officer who is best placed to deal with the subject the individual wishes to pursue. Where the individual fails to adhere to these arrangements, the actions set out in sections 4 and 5 below may be invoked.
- 3.13 The Council considers the actions of persistent enquirers or serial complainants to be unacceptable when they take up what the Council considers to be a disproportionate amount of time and resources. The actions of serial complainants who raise a range of issues with the Council will be monitored and the actions set out in sections 4 and 5 below may be invoked.

4. MANAGING UNACCEPTABLE CONTACT

- 4.1 How the Council manages unacceptable contact will depend on their nature and extent:
- If it adversely affects our ability to do our job and provide a service to others, the Council may need to restrict an individual's contact with our offices in order to manage the unacceptable action. The Council will aim to do this in a way that allows the issue to be resolved, or for the matter that is the subject of the complaint or enquiry to be provided through the Council's normal processes for the services
 - The Council may restrict or cease contact in person, by telephone, textphone, fax, letter or email or by any other means or any combination of these. The Council will try to maintain at least one form of contact but will reserve the right in extreme cases to withdraw all contact
 - In extreme cases, the Council will advise the individual in writing (or where applicable their chosen form of communication) that contact with the Council has been restricted and should include the provision(s) of the Policy that are relevant and the specific restriction(s) being applied.
- 4.2 With the exception of aggressive or abusive behaviour, customer complaints should be addressed through the Council's Two Stage Complaint Handling Procedure. This will ensure customers have the right to seek review from the Scottish Public Services Ombudsman should a complaint progress through Stages One and Two. If the exact nature of a complaint is unclear, the Council should contact the customer seeking clarification. Employees can advise a customer as to the areas of complaint they propose to address, inviting the customer to respond if our understanding is not correct.
- 4.3 The threat or use of physical violence, verbal abuse or harassment towards any North Ayrshire Council employee or Elected Member is likely to result in the termination of all direct contact with the individual concerned. Incidents in which physical violence is used or threatened will be reported to the Police.
- 4.4 The Council will not respond to correspondence that is abusive to employees or Elected Members or which contains allegations lacking substantive evidence. In these circumstances the Council will advise the individual that the Council considers their language to be offensive, unnecessary and unhelpful. The Council will ask them to refrain from using such language and advise that the Council will not respond to their correspondence unless they do.

- 4.5 Employees and Elected Members will terminate telephone calls if the caller is considered aggressive, abusive or offensive. The employee or Elected Member taking the call should tell the caller that the behaviour is unacceptable and if the behaviour does not stop after two warnings, the call will be terminated.
- 4.6 Where an individual repeatedly phones, visits our offices, sends irrelevant documents or raises the same issues, the Council may decide to:
- Only accept telephone calls from the individual at set times/days or arrange for only one employee to respond to calls or correspondence from that individual
 - Ask the individual to make an appointment to see a named employee or Elected Member before visiting our offices or request that the individual contacts the Council in writing only, or where written English is not their first language of communication, their agreed form of communication
 - Return the correspondence to the individual or, in extreme cases, advise them that further correspondence will be destroyed without being actioned
 - Take other action that the Council considers appropriate, which may include legal action in extreme cases, however, the Council will always let the individual know what action is being taken and why.
- 4.7 Where an individual continues to correspond on a wide range of issues which are considered excessive, the Council will advise them that only a certain number of issues will be considered in any given period and ask them to limit or focus their requests accordingly.
- 4.8 An individual with a complaint about Council services may be considered unreasonably persistent if, after all internal review mechanisms and all statutory routes of appeal have been exhausted, the individual persists in disputing the decision relating to their complaint. In such circumstances, the complainant will be advised that future phone calls will not be accepted, nor interviews granted, in relation to the complaint. Any future contact by the complainant relating to the matter must be in writing or in a form that suits that individual's needs. Future communications will be read and filed but will only be acknowledged or responded to if the complainant provides significant new information relating to the complaint.
- 4.9 Where a permanent contact restriction is being applied, the individual should be informed the reason(s) why, together with the specific nature of the contact being restricted.

5. WHO CAN DECIDE TO RESTRICT CUSTOMER CONTACT?

- 5.1 Employees and Elected Members who directly experience aggressive or abusive behaviour from an individual have the authority to manage that behaviour immediately in a manner they consider appropriate to the situation and in line with this Policy. Employees in this situation should note the incident and pass it to the Complaint & Feedback Manager for recording, who will engage with the relevant **Chief Officer** if necessary. Elected Members should notify the Complaint & Feedback Manager who will make arrangements to record the incident. If employees are uncertain about how best to proceed, they should consult the Complaint & Feedback Manager in the first instance.
- 5.2 With the exception of such immediate decisions taken at the time of an incident, decisions to restrict contact with the Council will only be taken after careful consideration of the situation. In respect of unacceptable actions directed towards an employee, this consideration will be made by the relevant **Chief Officer**. In respect of Elected Members, this consideration will be made by their respective Group Leader in consultation with the Chief Executive. In both instances, the Council's Legal Services will also be involved. Wherever possible, the individual will be given an opportunity to modify their behaviour or actions before a final decision is taken. Individuals will be advised in writing why a decision has been made to restrict future contact, the restricted contact arrangements and, if relevant, the length of time that these restrictions will remain in place.

6. APPEALING A DECISION TO RESTRICT CONTACT

- 6.1 Decisions to restrict contact can be appealed against and will be reviewed by a **Chief Officer** not involved in the original decision. In respect of Elected Members, the review will be carried out by their respective groups with appropriate officer support. The individual will be advised of the outcome in writing (or their agreed form of communication where written English is not their first language) that either the restricted contact arrangements remain in place or a different course of action has been agreed.
- 6.2 Individuals have 28 calendar days to contest a restriction decision and should clearly state the grounds on which they wish to appeal.

7. RECORDING A DECISION TO RESTRICT CONTACT

- 7.1 The Council will record all incidents of unacceptable actions by customers. Where contact has been restricted, this will be noted in the relevant file and/or on appropriate computer systems.
- 7.2 A decision to restrict contact may be reconsidered if the individual demonstrates a more acceptable approach. The relevant **Chief Officer** will review the status of all individuals with restricted contact arrangements periodically through respective Service Management Teams and must conduct a full review of the restriction before the end of the restriction period. In respect of Elected Members, these arrangements should be made through their respective groups.

8. REVIEWING A DECISION TO RESTRICT CONTACT

- 8.1 **If a full review confirms the individual has moderated or altered their behaviour, restrictions may be relaxed or removed, however, these may be reinstated if subsequent contact is again deemed unacceptable or relates to matters which resulted in the contact restrictions first being applied.**
- 8.2 **Where restrictions are being relaxed or lifted after review, individuals should be informed of this by letter.**
- 8.3 **When reviewing a restriction, the total extent of the individual's demands on the Council during the restriction period should be taken into account, including any FOI and/or Subject Access requests.**
- 8.4 **If a contact restriction has been placed on an individual on a permanent basis there is no requirement to inform the individual of this upon each anniversary as long as the individual was informed the restriction was permanent when first applied.**

9. RELATED MATTERS

9.1 Under section 2(2) of the Scottish Public Services Ombudsman Act 2002, in certain circumstances, an authority within the Ombudsman's jurisdiction can ask the Ombudsman to investigate a complaint about itself. The SPSO's guidance states that such a request would only be made in the following circumstances:

- The authority has done all that it believes it reasonably can do to resolve the complaint, including telling the complainant of their right to complain to the SPSO.
- The complainant appears to have chosen not to bring the matter to the SPSO.
- A public statement has been made alleging hardship/injustice to a member or members of the public as a result of the alleged maladministration or service failure by the authority.

9.2 **When deciding to restrict contact, we will not attempt to restrict the rights of an individual to raise requests under information legislation, such as the right to request information under the Freedom of Information (Scotland) Act 2002, the Environmental Information Regulations (Scotland) 2004, the Data Protection Act 1998 or a Subject Access Request. Any such requests received will be considered under the normal terms of those access regimes – although of course such a request, if couched in terms that are harassing, unreasonable or excessive, may be deemed vexatious under the FOISA or manifestly unreasonable under EIR(S). If an FOI request is answered, it should solely result in the release of pre-existing documentation or information. Care should be taken not to undermine any decision to restrict contact through the creation of new information, such as the answering of questions relating to the issue which gave rise to the restriction decision applied under this policy.**

10. POLICY REVIEW

10.1 This Policy will be reviewed on a bi-annual basis to ensure its aims are being achieved.

End of document

NORTH AYRSHIRE COUNCIL

Agenda Item 4

22 November 2016

Cabinet

Title:	Revenue Budget 2016/17 : Financial Performance to 30 September 2016
Purpose:	To advise Cabinet of the financial performance for the Council at 30 September 2016.
Recommendation:	That Cabinet agrees to (a) note the information and financial projections outlined in the report; (b) approve the allocation of non recurring funding as summarised at 2.4; (c) approve the carry forward of £0.084m identified at 2.5 (v); (d) note the current financial projection for the Health and Social Care Partnership and (e) approve the virements detailed in Appendix 11.

1. Executive Summary

- 1.1 The Council's General Fund and Housing Revenue budgets for 2016/17 were approved at a special meeting of the Council held on 17 February 2016.
- 1.2 As part of the monitoring procedures to keep the Cabinet informed of the financial performance of the Council, financial performance reports are presented on a regular basis. This is the second report for 2016/17 and covers the period to the end of September 2016 (Period 6). Projections of the year-end position have been made. As the year progresses these projections will become more robust.
- 1.3 At Period 6 the General Fund is forecasting a net in-year surplus of £2.748m (0.9%) after transferring resources to other funds, a decrease of £0.284m from that reported at Period 4.
- 1.4 The Housing Revenue Account is forecasting an in-year surplus of £1.009m which is a decrease of £0.157m from Period 4.

2. Background

General Fund

2.1 The Council has set a break-even budget for 2016/17. In addition to the budget approved on 17 February 2016 earmarked funds of £8.299m have been carried forward from 2015/16 for service expenditure in 2016/17 and are reflected in the figures within the 2016/17 financial performance reports as they are drawn down.

2.2 Current financial projections indicate that a net in-year surplus of £2.748m, net of transfers to reserves, is anticipated for the year to 31 March 2017. This represents 0.9% of the Council's total budget. This is summarised in the table below.

	Appendix No	Annual Budget £000's	Projection to 31 March 2017 £000's	Projected Variance for year (Fav)/Adv £000's	Projected Variance @ Period 4 (Fav)/Adv £000's	Movement £000's	Note
Service Expenditure							
Chief Executive and Democratic Services	1	3,898	3,936	38	56	(18)	
Finance & Corporate Support	2	15,707	15,492	(215)	(270)	55	
Education and Youth Employment	3	107,550	107,243	(307)	(343)	36	
Place	4	59,215	59,281	66	(169)	235	(i)
Economy and Communities	5	23,823	23,518	(305)	(459)	154	(ii)
Other Corporate Services	6	9,545	7,365	(2,180)	(1,787)	(393)	(iii)
Sub Total		219,738	216,835	(2,903)	(2,972)	69	
Health and Social Care Partnership	7,8,9	82,339	82,339	-	-	-	2.4
Balance for Services		302,077	299,174	(2,903)	(2,972)	69	
Financing Charges	10	14,934	14,840	(94)	-	(94)	
Transfer to Earmarked Reserves		816	816	-	-	-	
Total Planned Expenditure		317,827	314,830	(2,997)	(2,972)	(25)	
Planned Income							
Aggregate External Finance	10	(268,015)	(268,015)	-	-	-	
Council Tax	10	(48,050)	(48,074)	(24)	(249)	225	(iv)
Use of Change Fund	10	(700)	(700)	-	-	-	
Use of Earmarked Funds	10	(1,062)	(1,062)	-	-	-	
Total Planned Income		(317,827)	(317,851)	(24)	(249)	225	
Net Expenditure/(Income)		-	(3,021)	(3,021)	(3,221)	200	
Carried Forward Funds		-	273	273	189	84	(v)
Revised Net Expenditure/(Income)		-	(2,748)	(2,748)	(3,032)	284	

- 2.3 In addition to the annual budget noted at 2.2, Education and Youth Employment have been awarded additional funding of £0.740m in respect of the Scottish Attainment Challenge Secondary Programme. The funding covers the period of the current financial year to 31 March 2017 and a virement request to add the requisite expenditure and income budgets has been included at Appendix 11.
- 2.4 Cabinet on 8 November considered a report on "Public Space CCTV in North Ayrshire" and agreed to consider allocating non recurring funding of £300,000 to support delivery of the preferred future delivery model. This funding can be accommodated within the current year budget.
- 2.5 **Commentary on Significant Movements from the Forecast at Period 4**

The Council's overall financial forecast against the original budget is an deterioration of £0.284m. A brief explanation of the significant movements from period 4 is outlined below.

(i) **Place - overspend of £0.066m, a decrease in underspend of £0.235m**

Two services are reporting a deterioration in their forecast outturn position. Within Property Running Costs an overspend of £0.198m is related to additional non domestic rates arising from alterations to empty property relief, the addition of Red Cross House and savings in relation to property rationalisation not yet being realised. Within Facilities Management a reduction in underspend of £0.075m is primarily related to increased food costs resulting from increased uptake of school meals, which is partially off-set by additional income. These have been partially offset by a reduction in the forecast overspend within Waste Services (£0.076m) resulting from an increased projected underspend on the Blue Bin contract, following an increase in the market values for recyclates, combined with lower demand for refuse containers. The underspends within Waste Services have partly offset by increased employee costs and Landfill Tax projections, based on current waste projections.

(ii) **Economy and Communities - underspend of £0.305m, a decrease in underspend of £0.154m**

Within Economic Development, a decrease in the projected underspend is primarily related to an overspend of £0.150m on Modern Apprentices resulting from a higher than anticipated age profile and longer than expected contracts. This has been partly offset by an increased underspend within Employability resulting from the projected roll out of services. This is primarily related to match funding for an ESF project and is reflected in the proposal to carry forward this additional underspend as noted at 2.5 (v). The reduction in the projected underspend within Connected Communities is related to a reduction in the projected Employee Costs underspend within Children's Services and an underspend against Big Lottery funding in respect of participatory budgeting. They have been partly offset by the requirement to repay unspent prior year Active Schools' grants to Sportscotland. A proposal to carry forward the £0.020m participatory budgeting underspend is noted at 2.5 (v).

(iii) **Other Corporate Items - underspend of £2.180m, an increase in underspend of £0.393m**

The increase in the projected underspend mainly results from a reduction in the forecast drawdown of additional funding received as part of the 2016/17 settlement in respect of Additional Early Learning and Childcare for 2 year olds.

(iv) **Council Tax - over recovery of £0.024m, a decrease in over recovery of £0.225m**

The reduction in the forecast over recovery of Council Tax is related to additional net discounts and reliefs for current and prior years which have been partly offset by a reduction in the value of Council Tax Reductions.

(v) **Requests to Carry Forward**

In addition to the £0.189m of carry forwards agreed by Cabinet at Period 4, it is proposed to carry forward underspends within Economy and Communities to 2017/18 in relation to two items. £0.064m of an underspend within Economic Development's Employability projects to provide future match funding for ESF projects and £0.020m within Connected Communities arising from an underspend of Big Lottery funding to provide funding for the next round of participatory budgeting events.

Health and Social Care Partnership

- 2.6 The Health and Social Care Partnership is forecasting an overspend of £5.054m as at the end of September 2016. The Council services element of the projected overspend is £2.573m, which is a movement of £1.773m since period 4. The main areas of overspend are:-

- **Community Care and Health - £1.497m overspent**

The majority of this overspend is linked to increased demand for services within Care at Home, Care Home and Community Alarms as well as unbudgeted additional costs arising from taking services in-house. High levels of demands are currently being experienced which cannot be managed through normal operational channels. Within Care at Home there has been a 30% increase in referrals which are eligible for service and whose needs have been assessed as substantial or critical. Care Homes are also experiencing an increase in demand and the need for longer stays in respite some of which is as a consequence of the demand within Care at Home. To minimise the overspend requests for service are being waitlisted and are only released when capacity becomes available within the service and for Care Homes can be delivered within the budget available. There are currently 207 people being waitlisted for services.

- **Children's Services and Criminal Justice - £1.316m overspent**

Children's Services are experiencing exceptional demand linked to Looked After and Accommodated Children with a 56% increase in demand for residential and secure placement. These placements are only considered when every other option for care provision has been exhausted. This has resulted in the Looked After and Accommodated Children budget overspending by 9%.

A summary of projections is included within Appendices 7 and 8 and members can be provided with copies of the full Integration Joint Board report if required. Mitigations of £0.662m have been identified to recover some of the overspend position and full details are contained within Appendix 9. This leaves a balance of £1.911m. The Health and Social Care Partnership will continue to explore options to mitigate this overspend, however given the demand pressures, it is unlikely that full mitigation will be put in place. This will result in the Partnership closing with a deficit position linked to Council services in 2016/17 which will require to be recovered in future years.

The Integration Scheme states that in the case of demographic shifts and volume changes each partner will have a shared responsibility for funding, if partners agreed of offer funding. The Health and Social Care Partnership are currently engaging with all partner bodies.

Budget Transfers/Virements

- 2.7 Requests for budget transfers, or virements, have been identified since the start of the financial year. As per the Council's Codes of Financial Practice, where the amount transferred from a budget is over £100,000 (either as a single transfer or the sum of transfers within a financial year) or where the transfer of any amount would affect existing Council policy, the approval of the Cabinet is required. A schedule of the virements requested by Services above the £100,000 threshold is attached at Appendix 11 for Members' consideration and approval.

Housing Revenue Account

- 2.8 The Housing Revenue Account budgeted for a break-even position in 2016/17 with an underspend of £1.009m currently projected which is a decrease on that reported at period 4. This is summarised in the table below with further details provided in Appendix 12:

	Annual Budget £000's	Projection to 31 March 2017 £000's	Projected Variance for year (Fav)/Adv £000's	Projected Variance @ Period 4 (Fav)/Adv £000's	Movement £000's	Note
Employee Costs	4,656	4,467	(189)	(178)	(11)	
Property Costs	16,643	16,432	(211)	94	(305)	(i)
Supplies and Services	228	273	45	17	28	
				-	-	
Transport and Plant Costs	43	43	-	-	7	
Administration Costs	1,340	1,347	7	-		
				-		
Other Agencies and Bodies	1,303	1,270	(33)	-	(33)	
				-	-	
Transfer Payments	151	151	-	7		
Other Expenditure	787	792	5		(2)	
Capital Financing	21,544	20,596	(948)	(891)	(57)	
Gross Expenditure	46,695	45,371	(1,324)	(951)	(373)	
Income	(46,695)	(46,380)	315	(215)	530	(ii)
Net Expenditure	-	(1,009)	(1,009)	(1,166)	157	

2.9 Commentary on Significant Movements from the Forecast at Period 4

The HRA's overall financial forecast against the forecast at period 4 is a reduction of £0.157m. A brief explanation of the significant movements from period 4 is outlined below.

(i) Property Costs - underspend of £0.211m, a decrease in overspend of £0.305m

This movement is mainly as a result of a reduced overspend in Responsive Repairs, as a result of increased number and value of repairs, combined with a projected underspend on gas charges for sheltered housing units.

(ii) Income - under recovery of £0.315m, an decrease in over recovery of £0.530m

The movement is mainly due to revised rent projections, related to increased Council House Sales and slippage and amendments to the new build properties available to rent, and a projected shortfall in Tenant Charges.

3. Proposals

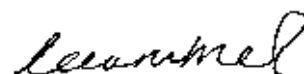
- 3.1 That Cabinet agrees to (a) note the information and financial projections outlined in the report; (b) approve the allocation of non recurring funding as summarised at 2.4; (c) approve the carry forward of £0.084m identified at 2.5 (v), (d) note the current financial projection for the Health and Social Care Partnership and (e) approve the virements detailed in Appendix 11.

4. Implications

Financial:	General Services The net projection for the year as at 30 September 2016 is a surplus for the year of £2.748m. Housing Revenue Account The net projection for the year as at 30 September 2016 is a surplus for the year of £1.009m. The position for both the General Fund and Housing Revenue Account revenue budgets will continue to be monitored closely for the remainder of the financial year
Human Resources:	None
Legal:	None
Equality:	None
Environmental & Sustainability:	None
Key Priorities:	This budget monitoring report directly supports the Council Plan 2015 to 2020 by "making the best use of all resources" and ensuring a "sound financial position".
Community Benefits:	None

5. Consultation

- 5.1 Executive Directors have been consulted as part of the review of financial performance and have approved the projected variances contained in this report.



LAURA FRIEL
Executive Director (Finance and Corporate Support)

Reference :

For further information please contact David Forbes, Senior Manager (Financial Management) on 01294 324551

Background Papers

Revenue Budget 2016/17 : Financial Performance to 31 July 2016 - Cabinet
- 27 September 2016

CHIEF EXECUTIVE SERVICE
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Projected Outturn	Annual Variance Adverse or (Favourable)	% Variance	Note No
	£000	£000	£000		
Legal	632	679	47	7%	1
Policy, Performance & Community Planning	1033	1014	(19)	-2%	2
Communications	485	485	-	0%	
Civil Contingencies	70	70	-	0%	
Committee Services	666	673	7	1%	3
Members Services	1012	1015	3	0%	
Totals	3,898	3,936	38	1%	

Subjective Summary	Annual Budget	Projected Outturn	Annual Variance Adverse or (Favourable)	% Variance
	£000	£000	£000	
Employee Costs	3,113	3,098	(15)	0%
Property Costs	7	7	-	0%
Supplies and Services	122	124	2	2%
Transport and Plant Costs	14	15	1	7%
Administration Costs	867	885	18	2%
Other Agencies & Bodies	399	399	-	0%
Transfer Payments	-	-	-	-
Other Expenditure	2	2	-	0%
Capital Financing	-	-	-	-
Gross Expenditure	4,524	4,530	6	0%
Income	(626)	(594)	32	-5%
Net Expenditure	3,898	3,936	38	1%

CHIEF EXECUTIVE SERVICE
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Outturn Variance £000	Variance as % of budget	Section
Note 1			Legal
			Movement - There is a movement of (£0.003m) from Period 4 due to a reduction in expected employee costs
1,031	16	2%	Employee costs - There is a projected overspend of £0.016m mainly due to turnover target not being achieved
(490)	31	-6%	Income - There is a projected under-recovery of income of £0.031m due a reduced demand for service and anticipated debtor account write offs
47			
Note 2			Policy, Performance & Community Planning
			Movement - There is no movement from Period 4
944	(22)	-2%	Employee Costs - There is a projected underspend of £0.022m mainly due to an employee secondment to Corporate Procurement
89	3	3%	Other minor variances
(19)			
Note 3			Committee & Member Services
			Movement - There is a movement of (£0.015m) from Period 4 within employee costs due to an approved Scheme of Delegation within Reception Services
563	(9)	-2%	Employee Costs - There is a projected underspend of £0.009m due to vacant Elections Officer post partly offset by efficiency savings not achieved. A Scheme of Delegation report has been approved since P4 resulting in 1.5 posts being transferred in from Customer Services, 0.5 of which is vacant.
8	16	200%	Admin Costs - There is a projected overspend of £0.016m relating to external printing within Committee Services as a result of a delay in the implementation of electronic agendas. Cabinet is now paperless and it is planned that following the May 2017 election, all committees will be paperless
7			

FINANCE & CORPORATE SUPPORT
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Projected Year End Outturn	Annual Variance Adverse or (Favourable)	% Variance	Note No
	£000	£000	£000		
Directorate	143	148	5	3%	
Audit & Risk	476	459	(17)	-4%	
Finance					
Head of Service	117	114	(3)	-3%	
FMS Project	86	86	-	0%	
Financial Management	1,674	1,637	(37)	-2%	
Corporate Procurement	696	655	(41)	-6%	1
People & Transformation					
Head of Service	108	110	2	2%	
Change Programme	842	797	(45)	-5%	2
Human Resources	1,815	1,854	39	2%	3
Customer & Digital Services					
Head of Service	106	90	(16)	-15%	
ICT	2,841	2,841	-	0%	
Customer Services & Registration	1,912	1,868	(44)	-2%	4
Business Support	2,117	2,075	(42)	-2%	5
Revenues & Benefits	2,774	2,758	(16)	-1%	
Totals	15,707	15,492	(215)	-1%	
Less Carry Forward	-	105	105		
Net Total	15,707	15,597	(110)	-4%	

Subjective Summary	Annual Budget	Projected Year End Outturn	Annual Variance Adverse or (Favourable)	% Variance
	£000	£000	£000	
Employee Costs	14,027	13,697	(330)	-2%
Property Costs	1	1	-	0%
Supplies and Services	1,555	1,586	31	2%
Transport and Plant Costs	41	41	-	0%
Administration Costs	740	800	60	8%
Other Agencies & Bodies	1,661	1,698	37	2%
Transfer Payments	51,551	51,551	-	0%
Other Expenditure	1	1	-	0%
Capital Financing	-	-	-	-
Gross Expenditure	69,577	69,375	(202)	0%
Income	(53,870)	(53,883)	(13)	0%
Net Expenditure	15,707	15,492	(215)	-1%

FINANCE & CORPORATE SUPPORT
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Projected Variance £000	Variance as % of budget	Section
Note 1			Corporate Procurement
			Movement - There is no movement from Period 4
577	(32)	-9%	Employee Costs - There is a projected net underspend of £0.032m due to vacancies, long term absence and maternity leave.
(20)	(12)	60%	Income - There is a projected over recovery of £0.012m due to supplier rebates received exceeding target
139	3	2%	Other Minor Movements
(41)			
Note 2			Change Programme
			Movement - There is no movement from Period 4
830	(45)	-5%	Employee Costs - There is a projected underspend of £0.045m due to vacancies
(45)			
Note 3			HR
			Movement - There is a movement of (£0.002m) from Period 4
101	30	30%	Supplies - There is a projected overspend of £0.030m due to the anticipated cost of procuring two interfaces Pension Administration (Strathclyde Pension Fund - CHRIS HR Payroll) and Recruitment (Talentlink to CHRIS HR Payroll). These interface will streamline processes, improve accuracy and enable better forecasting of termination costs
1,714	9	1%	Other Minor Movements
39			
Note 4			Customer Services And Registration
			Movement - There is a movement of (£0.034m) from Period 4 largely due to a projection relating to the recruitment of temporary staff
1,708	(44)	-3%	Employee Costs - There is a projected underspend of £0.044m due to early realisation of savings. This includes a projection of £0.045m, being the estimated cost of recruiting temporary staff until year-end. Approval was given at Period 4 to earmark £0.105m to fund a Business Improvement Team for 2017/18 from the overall underspend across Finance & Corporate Support.
(44)			
Note 5			Business Support
			Movement - There is a movement of £0.045m from Period 4 mainly due to extension of temporary contracts in employee costs to 31/3/17 £0.020m, non-realisation of postage saving £0.012 and agreed training spend £0.009m.
2,003	(63)	-3%	Employee Costs - There is a projected underspend of £0.063m mainly due to early realisation of savings
98	21	21%	Admin Costs - There is a projected overspend of £0.021m due to postages £0.012m and agreed staff training £0.009m. Work is ongoing to maximise the delivery of the approved postage saving.
(42)			

EDUCATION AND YOUTH EMPLOYMENT
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Final Year End Outturn	Annual Variance Adverse or (Favourable)	% variance	Note No
	£000	£000	£000		
Early Years Education	11,040	10,602	(438)	-4%	1
Primary Education	36,387	36,956	569	2%	2
Secondary Education	48,450	48,367	(83)	0%	3
Additional Support Needs	6,559	6,477	(82)	-1%	4
Education - Other	5,114	4,841	(273)	-5%	5
Totals	107,550	107,243	(307)	0%	

Subjective Summary	Annual Budget	Final Year End Outturn	Annual Variance Adverse or (Favourable)	% variance
	£000	£000	£000	
Employee Costs	87,614	87,712	98	0%
Property Costs	295	295	-	0%
Supplies and Services	15,072	14,962	(110)	-1%
Transport and Plant Costs	224	224	-	0%
Administration Costs	938	948	10	1%
Other Agencies & Bodies	7,911	7,552	(359)	-5%
Transfer Payments	580	580	-	0%
Other Expenditure	-	-	-	-
Capital Financing	71	71	-	0%
Gross Expenditure	112,705	112,344	(361)	0%
Income	(5,155)	(5,101)	54	-1%
Net Expenditure	107,550	107,243	(307)	0%

EDUCATION AND YOUTH EMPLOYMENT
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Projected Variance £000	Variance as % of budget	Section
Note 1			Early Years Education
			Movement - Underspend has decreased by £0.026m mostly due to employee costs.
1,983	(275)	-14%	Employee Costs - Underspend due to delays in appointing non Teaching staff and problems recruiting teachers.
1,533	(147)	-10%	Payments made to Private Partner Providers currently projected to be underspent due to lower than anticipated uptake of services.
	(16)	-	Other minor variances
			Early Years services are currently subject to review. An Early Years Programme Board has been set up that will oversee current and future provision.
(438)			
Note 2			Primary Education
			Movement - Overspend has increased by £0.146m mostly due to an increase in cost of ASN response hours.
33,888	569	2%	Employee Costs - Within Classroom Assistants the overspend of £0.569m has arisen against a budget of £1.586m. This is due to the increased number of pupils with additional support needs, to allow these pupils to remain within mainstream schools they require classroom assistant support. Additional expenditure at this stage can avoid incurring much larger amounts by the time the pupil is in receipt of specialist services. Action was taken by Education and Youth Employment in Feb 2016 to partly mitigate this overspend.
569			
Note 3			Secondary Education
			Movement - Underspend has decreased by £0.015m.
11,294	(63)	-1%	PPP unitary charge underspend mainly as a result of lower than expected RPI.
(60)	(20)	33%	PPP contract deductions due to penalties. The service is now in formal discussions with the contractor to ensure that the level of service delivered matches the contract specifications.
(83)			
Note 4			ASN
			Movement - Underspend has decreased by £0.088m mainly due to the under recovery of charges.
1,342	50	4%	Employee Costs - Overspend due additional classroom assistants in ASN schools.
1,147	(141)	-12%	Underspend on external specialist residential placements
1,049	(62)	-6%	Underspend on external day placements
(554)	80	-14%	Income - Projected under recovery of income due to other authorities placing less pupils in our ASN schools. The charges made to other authorities have been increased to realise additional savings, however a reduction in the number of children placed has generated an overspend.
	(9)	-	Other minor variances
(82)			
Note 5			Education Other
			Movement - Underspend has increased by £0.239m due to proposed virement of peripatetic teachers budget noted in Appendix 11.
888	(151)	-17%	Employee Costs - Underspend is due to vacancies and changes to work patterns.
0	(134)	-	For the Teacher Refresh Scheme in 2015/16 it was expected that there would be a one off payment required to release the employees. A year end accrual of £0.134m to cover this expenditure was made. This amount is now no longer required.
	12	-	Other minor variances
(273)			

PLACE
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Projected Year End Outturn	Annual Variance Adverse or (Favourable)	% variance	Note No
	£000	£000	£000		
Directorate and Support	96	96	-	0%	
Physical Environment					
Building Services	(2,369)	(2,369)	-	0%	1
Property Management & Investment	2,633	2,633	-	0%	
Housing Assets & Investment	(780)	(780)	-	0%	
Property Running Costs	8,272	8,470	198	2%	2
Property Maintenance	4,329	4,329	-	0%	
Facilities Management	11,808	11,546	(262)	-2%	3
Other Housing	5,256	5,252	(4)	0%	
Commercial Services					
Management and Admin	19	19	-	0%	
Roads	6,699	6,699	-	0%	
Streetscene	5,254	5,261	7	0%	
Internal Transport	9,884	9,760	(124)	-1%	4
Waste Services	8,114	8,365	251	3%	5
Total	59,215	59,281	66	0%	

Subjective Summary	Annual Budget	Projected Year End Outturn	Annual Variance Adverse or (Favourable)	% variance
	£000	£000	£000	
Employee Costs	41,051	41,167	116	0%
Property Costs	17,116	17,313	197	1%
Supplies and Services	10,735	10,607	(128)	-1%
Transport and Plant Costs	10,174	10,245	71	1%
Administration Costs	1,759	1,755	(4)	0%
Other Agencies & Bodies	14,908	15,043	135	1%
Transfer Payments	1,738	1,742	4	0%
Other Expenditure	270	270	-	0%
Capital Financing	-	-	-	-
Gross Expenditure	97,751	98,142	391	0%
Income	(38,536)	(38,861)	(325)	1%
Net Expenditure	59,215	59,281	66	0%

PLACE
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Projected Variance £000	Variance as % of budget	Section
Note 1			Building Services
			Movement - There are no significant movements from period 4.
4,103	(137)	-3%	Supplies and Services - There is a projected underspend of £0.137m mainly relating to a reduction in materials costs as a result of the types of work undertaken during the year.
1,801	226	13%	Other Agencies - there is a projected overspend of £0.226m mainly relating to payment to contractors as a result of the types of work undertaken during the year and this is offset in part by an underspend on materials.
(3,780)	(507)	13%	Response Repairs Income - there is a projected over recovery of income of £0.507m. This is a result of an increase in the number and value of routine repairs. This is however offset by the projected under-recovery in void repairs income and there is therefore minimal impact on overall expenditure. The new repairs policy was implemented in September 2016 and the position will be monitored closely to determine the impact this has on response and planned jobs.
(3,120)	509	-16%	Void Income - there is a projected under-recovery in income of £0.509m due to a reduction in the number of void properties for the year to date. This is offset by projected over-recovery in response repairs income giving a net decrease in income of £0.002m
(2,696)	(90)	3%	Non Housing - there is a projected over recovery of income from additional works for Non- housing projects.
	(1)	-	Other minor movements
	0		
Note 2			Property Costs
			Movement - There is a movement of £0.198m from Period 4 due to a projected overspend in Rates.
5,369	198	4%	Rates - there is a projected £0.198m overspend in rates due to alterations to empty property relief, rates incurred in relation to Red Cross House and delays in property rationalisation.
	198		
Note 3			Facilities Management
			Movement - There is a £0.075m reduction in the projected underspend at period 4. This is largely due to increased food costs as a result of increased uptake in school meals and timing of costs over the holiday period. This is partially offset by additional income.
3,095	99	3%	Supplies and Services - there is a projected overspend of £0.098m which is due to an increase in school meals served and offset by additional income below.
(2,379)	(361)	15%	Income - there is a projected over-recovery of income of £0.361m due to the increase uptake in school meals and additional income as a result of improved commercial income. The increase in over-recovery from P4 is due to sustained levels of trading.
	(262)		
Note 4			Internal Transport
			Movement - There are no significant movements from period 4.
1,996	(62)	-3%	Fuel Costs - there is a projected year end underspend on fuel as a result of the current lower cost of fuel. It is noted that the recent increases in fuel costs may impact on future projections.
4,392	(62)	-1%	Transport Provision Costs - there is a projected underspend as a result of improved utilisation of internal resources.
	(124)		
Note 5			Waste Services
			Movement - The projected overspend has reduced by £0.076m since period 4. This is largely due to an increase in the projected underspend of £0.188m in relation to the blue bin contract as a result of reduced processing costs following the increase in market values for recyclates. This is partially offset by increased employee costs £0.111m
4,394	145	3%	Employee Costs -there has been an increase of £0.111m in the projected variance from P4 due to a requirement to temporarily supplement current resources to reflect seasonal and operational requirements.
708	(100)	-14%	Supplies and Services - there is a projected underspend of £0.100m due to a current lower demand for refuse containers.
5,437	127	2%	Payments to Other Bodies - there is a projected £0.127m overspend largely relating to £0.373m Landfill tax based on current waste arisings projection. This is partially offset by a projected underspend on the Blue Bin contract of £0.233m as a direct result of an increase in the market values for recyclates.
(3,498)	79	-2%	Income - there is a projected shortfall of Commercial Collection income of £0.128m which is partially offset by an expected over recovery of Income for Waste gas extraction of (£0.058m).
	251		

ECONOMY AND COMMUNITIES
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Final Year End Outturn	Annual Variance Adverse or (Favourable)	% variance	Note No
	£000	£000	£000		
Management	671	677	6	1%	
Economic Growth					
Planning & Protective Services	1,547	1,583	36	2%	1
Economic Development	6,419	6,197	(222)	-3%	2
Connected Communities	15,186	15,061	(125)	-1%	3
	23,823	23,518	(305)	-1%	
Less Carry Forward	-	168	168		
Net Total	23,823	23,686	(137)	-1%	

Subjective Summary	Annual Budget	Final Year End Outturn	Annual Variance Adverse or (Favourable)	% variance
	£000	£000	£000	
Employee Costs	12,251	12,076	(175)	-1%
Property Costs	330	332	2	1%
Supplies and Services	1,227	1,202	(25)	-2%
Transport and Plant Costs	157	158	1	1%
Administration Costs	305	307	2	1%
Other Agencies & Bodies	13,972	13,720	(252)	-2%
Transfer Payments	-	-	-	-
Other Expenditure	21	24	3	14%
Capital Financing	-	-	-	-
Gross Expenditure	28,263	27,819	(444)	-2%
Income	(4,440)	(4,301)	139	-3%
Net Expenditure	23,823	23,518	(305)	-1%

ECONOMY AND COMMUNITIES
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Projected Variance £000	Variance as % of budget	Section
Note 1			Planning & Protective Services
			Movement - There is a movement of £0.064m from Period 4 Cabinet report mainly due to a projected shortfall in Planning application fees income £0.050m..
67	(23)	-34%	Planning - Other Supplies and Services: The projected underspend is partly due to a delay in the recruitment of a Strategic Planning Manager following a recent scheme of delegation report. Additional underspends are due to the cyclical nature of the Local Development Plan.
(544)	50	-9%	Planning - Planning Application Fees income - there is a projected shortfall based on the fact that applications from individual households are comparable to previous years however the number of large scale applications are down.
2,024	9	0%	Other minor variances
36			
Note 2			Economic Development
			Movement - There is a movement of £0.044m from Period 4 Cabinet report mainly due to an increase in projected underspend in Employability projects (£0.098m) and an overspend in modern Apprentices (£0.150m).
1,926	(174)	-9%	Employee Costs - The projected underspend is due to vacancies following a restructure.
1,122	(182)	-16%	Employability - Other Agencies and Bodies: The £0.182m underspend relates to various projects. The underspend includes £0.148m which is matched to a 3/4year ESF project with spend increasing as more services are rolled out and more people take up the support that is available. Full spend is planned over the project period and it is requested is earmarked for future years ESF match. Approval was given at P4 to earmark £0.084m for future match funding of ESF projects and it is requested that an additional £0.064m is earmarked for this purpose.
778	150	19%	Modern Apprentices - Estimated costs are showing an overspend of £0.150m. This is due to the age profile of apprentices being higher than expected which means the hourly rates are higher. There are also more apprentices on longer contracts than previously anticipated.
2,593	(16)	-1%	Other minor variances
(222)			
Note 3			Connected Communities
			Movement - There is a movement of £0.046m from Period 4 Cabinet report as a result of employee costs.
6,771	(151)	-2%	Employee Costs - There is an underspend in a range of services including Childrens Services (£0.053m) and Active Communities (£0.079m) some of which is the early realisation of future year savings. This is potentially offset by an overspend in Libraries of £0.142m which includes redundancy costs of £0.223m.
8,173	(27)	0%	Payment to other Bodies - Participatory budgeting £0.20m underspend from Big Lottery funding - it is requested that these funds are carried forward into 17/18 to be used for next round of events.
-1,333	52	-4%	Income - Within Active Schools Sportscotland will clawback an underspend in grant from 15/16 in 16/17 which will result in a reduction in income of £0.038m.
1,575	1	0%	Other minor variances
(125)			

OTHER CORPORATE ITEMS
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Final Outturn	Annual Variance Adverse or (Favourable)	% Variance	Note No
	£000	£000	£000		
Strathclyde Passenger Transport	2,409	2,411	2	0%	
SPT Concessionary Fares	283	283	-	0%	
Ayrshire Joint Valuation Board	780	780	-	0%	
Other Corporate Costs				-	
Pension Costs	1,847	1,826	(21)	-1%	
Other Corporate Items	-	-	-	-	
Non-Distributed Costs	-	-	-	-	
Central Telephones	86	86	-	0%	
Other Corporate Items	4,140	1,979	(2,161)	-52%	1
Insurance Account	-	-	-	-	
Funds to be Allocated (incl Termination Costs)			-	-	
	9,545	7,365	(2,180)	-23%	

OTHER CORPORATE ITEMS
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Outturn Variance £000	Variance as % of budget	Section
	Note 1		Other Corporate Items
			Movement - There is a movement of (£0.351m) from period 4 primarily due to a reduction in the forecast drawdown of funding for Additional Early Learning and Childcare for 2 year olds.
4,140	(2,161)	-52%	Within Contingency, Additional funding received as part of the 2016/17 Finance Settlement in respect of Additional Early Learning and Childcare for 2 year olds is not anticipated to be drawn down during 2016/17 resulting in an underspend of £1.271m. In addition, centrally held funds in respect of previously identified pressures related to fuel costs, free school meals uptake and the recycle blue bins contract are now not anticipated to be drawndown.
5,405	(19)	0%	Other minor variances
	(2,180)		

2016/17 Budget Monitoring Report – Period 6 Objective Summary

Partnership Budget - Objective Summary	2016/17 Budget									2016/17	
	Council			Health			TOTAL			Over/ (Under) Spend Variance at P4	Movement in projected budget variance from P4
	Budget	Projected Outturn	Projected Over/ (Under) Spend Variance	Budget	Projected Outturn	Projected Over/ (Under) Spend Variance	Budget	Projected Outturn	Projected Over/ (Under) Spend Variance		
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000		
COMMUNITY CARE AND HEALTH	48,833	50,330	1,497	10,429	10,827	398	59,262	61,157	1,895	783	1,112
: Locality Services	24,247	24,610	363	3,415	3,593	178	27,662	28,203	541	(21)	562
: Community Care Service Delivery	22,319	23,376	1,057	0	0	0	22,319	23,376	1,057	677	380
: Rehabilitation and Reablement	696	740	44	1,808	2,021	213	2,504	2,761	257	193	64
: Long Term Conditions	1,146	1,169	23	2,945	2,897	(48)	4,091	4,066	(25)	(99)	74
: Integrated Island Services	425	435	10	2,261	2,316	55	2,686	2,751	65	33	32
MENTAL HEALTH SERVICES	20,977	20,833	(144)	47,750	49,724	1,974	68,727	70,557	1,830	1,061	769
: Learning Disabilities	15,954	15,857	(97)	482	491	9	16,436	16,348	(88)	(243)	155
: Community Mental Health	3,646	3,634	(12)	1,789	1,770	(19)	5,435	5,404	(31)	166	(197)
: Addictions	1,377	1,342	(35)	962	939	(23)	2,339	2,281	(58)	(8)	(50)
: Lead Partnership Mental Health NHS Area Wide			0	44,517	46,524	2,007	44,517	46,524	2,007	1,146	861
CHILDREN'S SERVICES AND CRIMINAL JUSTICE	26,761	28,077	1,316	3,565	4,001	436	30,326	32,078	1,752	639	1,113
: Intervention Services	3,814	3,673	(141)	292	309	17	4,106	3,982	(124)	(361)	237
: Looked After & Accommodated Children	15,109	16,472	1,363	0	0	0	15,109	16,472	1,363	460	903
: Fieldwork	6,264	6,493	229	0	0	0	6,264	6,493	229	280	(51)
: CCSF	469	422	(47)	0	0	0	469	422	(47)	(14)	(33)
: Criminal Justice	(15)	(15)	0	0	0	0	(15)	(15)	0	0	0
: Early Years	263	212	(51)	1,594	1,581	(13)	1,857	1,793	(64)	(33)	(31)
: Policy & Practice	857	820	(37)	0	0	0	857	820	(37)	27	(64)
: Lead Partnership NHS Children's Services Area Wide	0	0	0	1,679	2,111	432	1,679	2,111	432	280	152
PRIMARY CARE	0	0	0	48,012	47,918	(94)	48,012	47,918	(94)	0	(94)
MANAGEMENT AND SUPPORT COSTS	3,966	4,062	96	1,035	1,056	21	5,001	5,118	117	(72)	189
CHANGE PROGRAMME	1,274	1,082	(192)	2,283	1,999	(284)	3,557	3,081	(476)	(559)	83
LEAD PARTNERSHIP AND SET ASIDE	0	0	0	200	230	30	200	230	30	0	30
TOTAL	101,811	104,384	2,573	113,274	115,755	2,481	215,085	220,139	5,054	1,852	3,202

2016/17 Budget Monitoring Report

Period 6 Subjective Summary

Partnership Budget Subjective Summary	2016/17 Budget								
	Council			Health			TOTAL		
	Budget	Projected Outturn	Projected Over/ (Under) Spend Variance	Budget	Projected Outturn	Projected Over/ (Under) Spend Variance	Budget	Projected Outturn	Projected Over/ (Under) Spend Variance
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Employee Costs	45,253	46,652	1,399	51,934	54,236	2,302	97,187	100,888	3,701
Property Costs	427	404	(23)	16	16	0	443	420	(23)
Supplies and Services	2,049	2,341	292	5,956	6,054	98	8,005	8,395	390
Prescribing Costs	0	0	0	30,809	30,809	0	30,809	30,809	0
Primary Medical Services	0	0	0	17,204	17,110	(94)	17,204	17,110	(94)
Transport and Plant	550	644	94	0	0	0	550	644	94
Admin Costs	1,132	1,176	44	1,820	1,794	(26)	2,952	2,970	18
Other Agencies & Bodies	75,098	76,598	1,500	6,378	6,513	135	81,476	83,111	1,635
Transfer Payments	2,639	2,430	(209)	0	0	0	2,639	2,430	(209)
Other Expenditure	88	61	(27)	0	0	0	88	61	(27)
Capital Expenditure	0	0	0	0	0	0	0	0	0
Income	(25,425)	(25,922)	(497)	(843)	(777)	66	(26,268)	(26,699)	(431)
TOTAL	101,811	104,384	2,573	113,274	115,755	2,481	215,085	220,139	5,054

Mitigating action required to bring the budget on-line

Objective Heading	Service Area	Period 4 Proposal £ 000'S	Period 6 Proposal £ 000's	Action and Update	Council	Health	Lead Partnership
Community Care and Health	: Care at Home	270	0	Mitigating action for Care at Home is outlined in detail in Appendix G. Originally it was hoped that mitigating action would contribute to reducing the overspend, however, based on current demand levels this will prevent the overspend increasing further.	0	0	0
	: Community Alarms	50	17	New eligibility has been agreed for community alarms and the updated figure at period 6 reflects the impact of this. Call volumes will be reviewed for potential areas of reduction.	17	0	0
	: Care Homes	167	0	Originally it was intended to implement mitigating action in relation to care homes, however, given the increase in demand in care at home this is no longer deliverable.	0	0	0
	: Inpatient wards	40	20	Management of sickness absence and vacancies to reduce use of bank and agency nursing. The projection at period 6 has been reduced to reflect current progress.	0	20	0
	: Care Packages	32	20	Management of sickness absence and vacancies to reduce use of bank and agency nursing. Use of staff in redeployment from other packages to cover on a straight time basis rather than going to Bank / Agency	0	20	0
	: Montrose House	0	22	Accelerate management action in relation to the suspended posts.	22	0	0
	: Equipment	0	200	<p>The approved criteria for equipment to be provided is:</p> <ol style="list-style-type: none"> 1. provide support required for end of life packages 2. complete adaptations that had started or had been committed to in writing prior to the tightened control on expenditure being put in place 3. maintain equipment and adaptations in situ and on which service users depend and 4. provide equipment deemed essential to support individuals and avoid hospital admissions <p>If the criteria are not met the equipment will either need to be part of the waiting list or not provided at all.</p>	200	0	0
TOTAL – Community Care and Health		559	279		239	40	0

Objective Heading	Service Area	Period 4 Proposal £ 000'S	Period 6 Proposal £ 000's	Action and Update	Council	Health	Lead Partnership
Mental Health	: Lead partnership - adult Inpatients	433	100	<p>The mitigating action has been reviewed and updated at period 6 and the latest position is reflected below.</p> <ul style="list-style-type: none"> • 1% reduction in total sickness absence levels across unit. With the exception of Ward 11 all areas experienced a rise in sickness absence from month 4 to 6. • 20 % reduction in staff hours associated with enhanced observations. The average enhanced observations increased in period 5 but has dropped back to the same level as period 4 for period 6. • An initial review of IPCU model has been carried out but requires further work to be undertaken. • Recruitment of additional mental nurses to the existing bank staff to support short notice needs in mental health inpatient services reducing spend on expensive agency nursing. At period 6 this is operational and reducing the need to use agency staff. • Reducing requirement for whole shift cover to meet short notice & term needs through allocation/movement of staff across Woodland View site and as per discussion at Daily Huddle • The nursing workforce tool has been undertaken to determine the appropriate workforce model for delivery of wider mental health services within Woodland view. This concluded that an additional 11.9 WTE posts are required to maintain core service delivery. Plans will be developed to reduce the WTE to a maximum of 11.9 WTE over the current funded establishment. The revised business case has been submitted to the NHS for consideration. 	0	0	100
	: Lead Partnership - elderly inpatients	210	50	<p>The mitigating action has been reviewed and updated at period 6 and the latest position is reflected below.</p> <ul style="list-style-type: none"> • 1% reduction in total sickness absence levels across unit. Sickness has increased since period 4. • Recruitment of additional mental nurses to the existing bank staff to support short notice needs in mental health inpatient services reducing spend on expensive agency nursing. At period 6 this is operational and reducing the need to use agency staff. • Reducing requirement for whole shift cover to meet short notice & term needs through allocation/movement of staff across Ailsa site and as per discussion at Daily Huddle • Continuing reduction in Band 2/3 posts as per agreed adjustment to skill mix/numbers as existing surplus staff leave 	0	0	50

Objective Heading	Service Area	Period 4 Proposal £ 000'S	Period 6 Proposal £ 000's	Action and Update	Council	Health	Lead Partnership
	: Lead Partnership – adult community	81	81	Continue to pursue additional funding from the NHS for out of hours liaison cover at Crosshouse	0	0	81
	: Lead Partnership – addictions ward	85	85	Continue to pursue additional funding from the NHS for this detox ward	0	0	85
	: LD – Charging Income	0	100	All LD care package cases are being reviewed by the Money Matters team which has the potential to generate additional income.	100	0	0
	: MH Funding Allocations	0	350	There is slippage in the additional funding allocations due to delays in the recruitment process. Psychology and CAMHS £147K NES Mental Health £40K Mental Health Innovation Fund £163K	0	0	350
TOTAL – Mental Health		809	766		100	0	666
Children's Services and Criminal Justice	: Adoption	8	0	This is achieved and is included in the projections.	0	0	0
	: Residential Units	20	0	This is achieved and included in the projections	0	0	0
	: Care Packages	35	35	Expand the pilot project on Self Directed Support across all service users where appropriate. This assumes a 2.5% saving over and above savings already approved.	35	0	0
	: Residential / Secure Placements	0	188	Seek additional Home Office Funding	188	0	0
	: Health Visitors	349	349	Continue to pursue the NHS for adequate funding to support this initiative. This is the amount being requested in the report being considered by the NHS (£0.349m).	0	0	349
TOTAL – Children's Services and Criminal Justice		412	572		223	0	349
Management and Support Costs	: Unfunded post	72	72	Review existing vacant posts with a view to deleting them and funding this post on a recurring basis.	0	72	0
	: Increased payroll turnover	0	100	This is additional to the £1.1m target already included in the Council element of the budget.	100		
TOTAL – Management and Support Costs		72	172		100	72	0
GRAND TOTAL		1,852	1,789		662	112	1,015
PROJECTED OVERSPEND			5,054		2,573	474	2,007
SHORTFALL			3,265		1,911	362	992

MISCELLANEOUS ITEMS**FINANCIAL PERFORMANCE 2016/17****REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016**

Objective Summary	Annual Budget	Final Year End Outturn	Annual Variance Adverse or (Favourable)	% variance	Note No
	£000	£000	£000		
Financing Charges	14,934	14,840	(94)	-1%	1
Transfer to Earmarked Reserves	816	816	-	-	
Aggregate External Finance	(268,015)	(268,015)	-	-	
Council Tax	(48,050)	(48,074)	(24)	0%	2
Use of Change Fund	(700)	(700)	-	-	
Use of Earmarked Funds	(1,062)	(1,062)	-	-	
Totals	(302,077)	(302,195)	(118)	0%	

Note 1 Financing Charges

Financing Charges are forecasting an underspend of £0.094m following the transfer of £1.756m to support the Enhancing the Learning Environment capital programme as agreed at period 4. The underspend reflects a revised strategy of taking temporary borrowing rather than permanent borrowing to maximise the financial savings as a result of current market conditions.

Note 2 Council Tax

Income from Council Tax is forecasting to over recover by £0.024m. This is mainly due to the value of council tax reductions being £0.357m less than the budget provided which is partially offset by additional net discounts and reliefs for current and prior years. The Scottish Government has indicated that a review of the current distribution of Council Tax Reduction funding will be carried out as part of the 2017/18 Finance Settlement .

Carried Forward Funds to 2017-18	
	£000
Match Funding for ESF Projects	148
Business Improvement Team	105
Participatory Budgeting - Big Lottery Funding	20
Totals	273

Budget Management - 30 September 2016

Virement/Budget Adjustment Requests

	Perm (P) / Temp(T)	2016/17	
		Virement £m	Directorate Total £m
1) Budget Virements			
Place			
Increase Employee Costs within Streetscene Strategy for 6 months extension to Environmental Enforcement Pilot Project	T	-0.054	
Decrease Streetscene Strategy and Playgrounds budgets to fund 6 months extension to Environmental Enforcement Pilot Project	T	0.054	
Increase Mainstream Taxis within Transport due to Transport providing a number of these services instead of the SPT contract	P	0.150	
Decrease SPT Pupil Transportation within Transport as various mainstream taxis being provided by Transport instead of within the SPT contract	P	-0.150	
			0.000
Education & Youth Employment			
Increase income budget for Scottish Attainment Challenge - Funding for Secondary Programme - grant from Scottish Govt	T	-0.740	
Increase expenditure budget for Scottish Attainment Challenge - Funding for Secondary Programme - grant from Scottish Govt	T	0.740	
Decrease peripatetic teacher budget to reflect current arrangements	P	-0.228	
Increase HQ teacher cover budget to reflect current peripatetic teacher arrangements	P	0.228	
			0.000
Economic Growth			
Increase expenditure for Employability and Skills - ESF Pipeline 40% funding from Scottish Government	T	0.452	
Increase income for Employability and Skills - ESF Pipeline 40% funding from Scottish Government	T	-0.452	
Increase expenditure for Employability and Skills - ESF YEI 66% funding from Scottish Government	T	0.587	
Increase income for Employability and Skills - ESF YEI 66% funding from Scottish Government	T	-0.587	
Increase expenditure for Employability and Skills - training for Modern Apprentices funded by Skills Development Scotland	T	0.256	
Increase income for Employability and Skills - training for Modern Apprentices funded by Skills Development Scotland	T	-0.256	
			0.000

HOUSING REVENUE ACCOUNT
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Objective Summary	Annual Budget	Final Year End Outturn	Annual Variance Adverse or (Favourable)	% variance	Note No
	£000	£000	£000		
Employee Costs	4,656	4,467	(189)	-4%	1
Property Costs					
Responsive Repairs	3,813	4,262	449	12%	2
Void Repairs	3,165	2,634	(531)	-17%	
Planned & Cyclical maintenance	5,929	5,927	(2)	0%	
Estate Based Projects	412	412	-	0%	
Roads & Lighting Maintenance	182	182	-	0%	
Aids & adaptations	1,624	1,624	-	0%	
Other property costs	1,518	1,391	(127)	-8%	
Supplies and Services	228	273	45	20%	
Transport and Plant Costs	43	43	-	0%	
Administration Costs	1,340	1,347	7	1%	
Other Agencies & Bodies	1,303	1,270	(33)	-3%	
Transfer Payments	151	151	-	0%	
Other Expenditure	787	792	5	1%	
Capital Financing	21,544	20,596	(948)	-4%	3
Gross Expenditure	46,695	45,371	(1,324)	-3%	
Income					
Council House Rents	(45,507)	(45,180)	327	-1%	4
Other Rents	(362)	(362)	-	0%	
Recharges	(826)	(838)	(12)	1%	
Net Expenditure	0	(1,009)	(1,009)		

HRA
FINANCIAL PERFORMANCE 2016/17

REPORT FOR THE SIX MONTHS TO 30 SEPTEMBER 2016

Budget £000	Projected Variance £000	Variance as % of budget	Section
Note 1			Employee Costs
			Movement - There are no significant movements from Period 4.
4,656	(189)	-4%	There is an underspend on employee costs of £0.190m due to effective vacancy management.
	(189)		
Note 2			Property Costs
			Movement - There is a movement of (£0.305m) from Period 4 due to a reduction in the projected overspend in Responsive repairs (£0.079m), projected underspends in Planned Repairs (£0.112m) and lower projected Energy costs (£0.110m).
16,643	(211)	-1%	There is a projected underspend in property costs of £0.211m. This comprises of an overspend in Responsive repairs of £0.449m as a result of an increase in the number and value of routine repairs. This is offset by an underspend in void repairs of £0.531m due to a reduction in the number of void properties for the year to date. In addition there is a projected underspend on Gas charges at Sheltered housing units of £0.158m.
	(211)		
Note 3			Capital Financing
			Movement - There is a movement of £0.057m due to revised cash flow and interest rate projections.
21,544	(948)	-4%	Capital Financing charges are forecasting an underspend of £0.948m based on the latest cash flow and interest rate projections. This reflects a revised strategy of taking temporary borrowing rather than permanent borrowing to maximise the financial savings as a result of current market conditions.
	(948)		
Note 4			Council House Rents
			Movement - There is a movement of £0.542m from Period 4 due to a revised rent projection shortfall of £0.327m and a projected shortfall in Tenant Charges of £0.220m.
(45,507)	327	-1%	There is an Under-recovery of income of £0.327m mainly due to a lower average stock figure at P6 (13107 vs 13156) This is largely due to increased Council House Sales and slippage and amendments to New Build properties available to rent. There is also a projected shortfall in tenant charges of £0.220m which is offset by increased insurance recoveries of £0.209m
	327		

HRA projected reserves and balances	B/fwd from 2015/16	Period 6 Revenue	Use of Earmarked sums	Earmarking of in year surplus	Funding of Capital Projects	Estimated Bal at 31/03/17
	£m	£m	£m		£m	£m
Council House Building Fund	5.774	-	-	-	-	5.774
Welfare Reform	3.000	-	-	-	-	3.000
Contingency Balance	1.000	-	-	-	-	1.000
Sheltered Housing Unit Works	0.439	-	(0.283)	-	-	0.156
Infrastructure Improvements	0.653	-	-	-	-	0.653
Major Refurbishment Works	1.300	-	-	-	-	1.300
Uncommitted Balance	0.057	0.952	-	-	-	1.009
	12.223	0.952	(0.283)	-	-	12.892

NORTH AYRSHIRE COUNCIL

Agenda Item 5

22 November 2016

Cabinet

Title:	Capital Programme Performance to 30 September 2016
Purpose:	To advise Cabinet of progress in delivering the Capital Investment Programme as at 30 September 2016.
Recommendation:	Agree to (a) approve the revisions to budgets outlined in the report; (b) note (i) the General Services and HRA expenditure and revised budgets to 30 September 2016; and (ii) the forecast of expenditure to 31 March 2017.

1. Executive Summary

- 1.1 The General Services and Housing Revenue Account (HRA) capital budgets were approved at a special meeting of the Council on 17 February 2016. The General Services capital programme approval covered a revised capital investment programme to 31 March 2021 and an indicative plan for the years from 2021/22 to 2025/26. The HRA approved capital budget for 2016/17 sits within the 30 years Housing Business Plan.
- 1.2 The appendices to the performance report have been improved to give a clearer picture of the financial progress of each project.
- 1.3 This report identifies the current programme for 2016/17, taking account of adjustments made to the initial budgets. The report advises of actual expenditure to 30 September 2016 and forecast expenditure to 31 March 2017. Delivery of the capital programmes in line with original approvals is a key focus of Audit Scotland, as outlined in the Audit Scotland's External Audit of the Council's Accounts.
- 1.4 At Period 6 the General Fund is forecasting a projected outturn of £65.916m against a budget of £68.733m and HRA is forecasting a projected outturn of £24.852m against a budget of £26.342m.

2. Background

General Services

2.1 The table below outlines the movements in the 2016/17 General Services budget :-

	2016/17 £m
Budget approved as at 31 July 2016	72.166
a) Additional Funding	3.145
Revised Programme Budget	75.311
b) Alterations to phasing of projects:-	
2016/17 to 2017/18	(6.604)
2017/18 to 2016/17	0.026
Budget as at 30 September 2016	68.733

2.2 (a) **Additional Funding**

The capital programme has been updated to reflect a number of awards of external / additional funding, including:

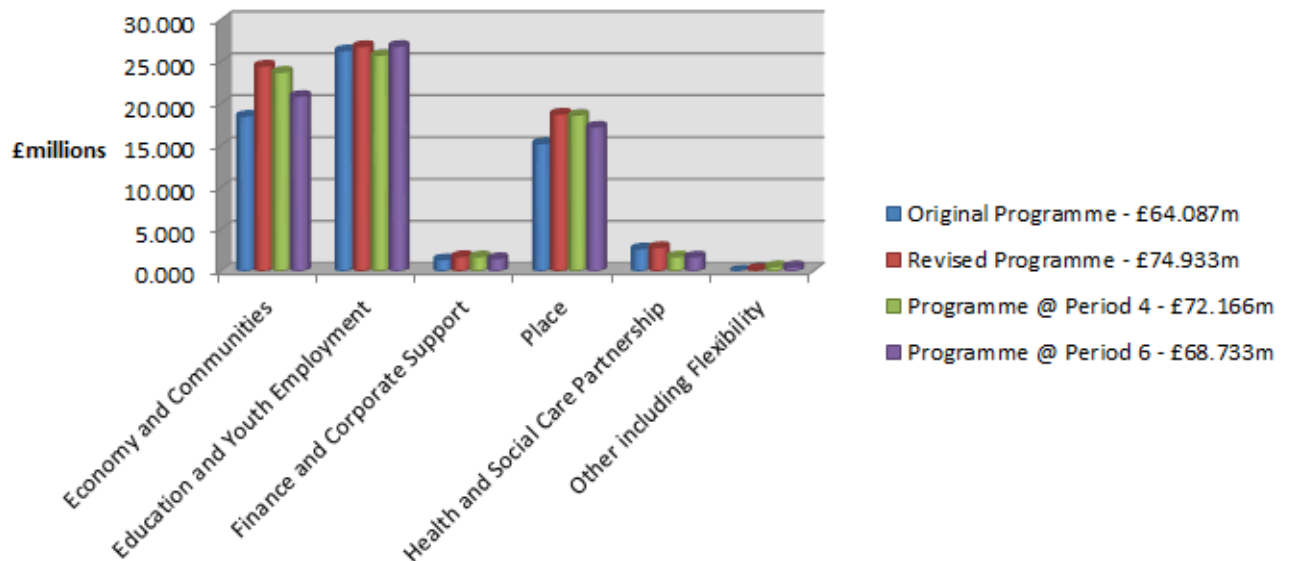
- Enhancing the School Environment, £1.756m, as agreed by Cabinet on 27 September 2016;
- Saltcoats Public Realm, £1.000m funding from Irvine Bay

(b) **Alterations to the Phasing of Projects**

Projects have been reprofiled into future years to reflect the revisions to budgets approved by Cabinet on 27 September 2016. In addition, a number of projects have been reprofiled into future years to reflect current programme plans, including:

- Irvine Enterprise Area (£1.472m); and
- Enhancing the School Environment (£0.671m).

2.3 The graph below illustrates the movement in each programme on a service basis compared to the original programme approved.



2.4 Capital Expenditure to 30 September 2016

Actual expenditure to 30 September 2016 (Period 6) amounted to £21.258m or 30.9% (compared to anticipated expenditure of £21.280m or 31.0%) of the revised annual budget for 2016/17 of £68.733m. Details of projected expenditure by project against the revised budget for 2016/17 can be found in Appendix 1.

The projections are summarised by service in the table below:

	Revised Budget 2016/17	Projected Expenditure / Income to 31 March 2017	Projected Variance Over / (Under)	True Over / (Under) Spend	Net Carry Forward to 2017/18
<u>Service</u>	£000's	£000's	£000's	£000's	£000's
Expenditure					
Economy and Communities	20,883	20,907	24	324	(300)
Education and Youth Employment	26,851	26,527	(324)	19	(343)
Finance and Corporate Support	1,527	1,529	2	-	2
Place	17,208	15,239	(1,969)	-	(1,969)
Health and Social Care Partnership	1,714	1,714	-	-	-
Other including Flexibility	550	-	(550)	(550)	-
Total Expenditure	68,733	65,916	(2,817)	(207)	(2,610)
Income					
General Capital Grant	(12,550)	(12,550)	-	-	-
Specific Capital Grant	(2,614)	(2,614)	-	-	-
Use of Reserve Funds	(7,813)	(7,813)	-	-	-
Capital Funded from Current Revenue	(2,529)	(2,421)	108	-	108
Capital Receipts	(5,294)	(4,315)	979	-	979
Other Grants & Contributions	(4,650)	(4,650)	-	-	-
Prudential Borrowing	(33,283)	(31,553)	1,730	207	1,523
Total Income	(68,733)	(65,916)	2,817	207	2,610

2.5 An underspend of £2.817m is projected within the programme of which £2.610m is required to be carried forward to 2017/18 and the approved budget will be updated to reflect these changes. The majority of this underspend is within Place and is linked to the latest programme for delivery of the Property Lifecycle Investment. A true underspend of £0.207m is currently forecast within the programme. These movements result in a revised capital programme at 30 September 2016 of £66.123m for 2016/17.

2.6 Information on the progress of all projects and explanations for the carry forwards can be found in Appendix 1. This reflect the latest programme information from services. The appendices have been improved to give a clearer picture of financial performance for projects which span financial years. Flags have been added to the report to show clearly where projects are in line with budgets or where slippage has occurred. The only major project reporting a variance from financial performance targets at Period 6 is the Irvine Leisure Centre, for which a £0.306m overspend is projected in relation to a potential claim by a contractor.

2.7 The current projections on funding, elements of which are related to the profile of expenditure reported above, is summarised below;

- Reprofiting of £0.979m of capital receipts beyond 2016/17;
- Lower than budgeted use of CFCR of £0.108m;
- £1.430m of prudential borrowing being deferred to future years.

Housing Revenue Account

2.8 The table below outlines the movements in the 2016/17 HRA Capital budget:

	2016/17 £m
Budget approved as at 31 July 2016	26.201
Additional Funding	0.200
Other Adjustments	(0.059)
Budget as at 30 September 2016	26.342

2.9 The budget has been adjusted to reflect additional funding received for Empty Home Loans and the reclassification of minor works as revenue .

Capital Expenditure

2.10 Actual expenditure to 30 September 2016 (Period 6) amounted to £7.433m or 28.2% (compared to anticipated expenditure of £7.816m or 29.7%) of the revised annual budget of £26.342m. Current projections are forecasting an underspend of £1.490m at 31 March 2017 of which £0.749m is required to be carried forward to 2017/18 and is linked to slippage at the new build at Glencairn House and the refurbishment at Robert Service Court. A true underspend of £0.741m is currently forecast within the programme and is as a result of non-access issues to properties to enable work to be progressed. Of the £0.741m, £0.216m is required to fund the additional costs of the new build at Glencairn House and is the subject of a separate report on this agenda. These movements result in a revised capital programme at 30 September 2016 of £25.593m for 2016/17.

	Revised Budget 2016/17	Projected Expenditure / Income to 31 March 2017	Projected Variance Over / (Under)	True Over / (Under) Spend	Net Carry Forward to 2017/18
	£000's	£000's	£000's	£000's	£000's
<u>Service</u>					
Expenditure					
Housing Revenue Account	26,342	24,852	(1,490)	(741)	(749)
Total Expenditure	26,342	24,852	(1,490)	(741)	(749)
<u>Income</u>					
Sale of Council Houses	(1,263)	(3,507)	(2,244)	(2,244)	-
Sale of Assets	(17)	(20)	(3)	(3)	-
CFCR	(13,092)	(12,231)	861	750	111
Capital Grants	(200)	(200)	-	-	-
Contribution from House Build Fund	(3,447)	(3,447)	-	-	-
Other Capital Income - House Building	-	(28)	(28)	(28)	-
Affordable Housing Contribution	(1,008)	(1,008)	-	-	-
Prudential Borrowing	(7,315)	(4,411)	2,904	2,266	638
Total Income	(26,342)	(24,852)	1,490	741	749

3. Proposals

3.1 It is proposed that:-

In General Services -

The Cabinet is invited to (a) approve the further revisions to budgets outlined at Section 2.1, 2.2 and 2.5 and Appendix 1; and (b) note (i) the actual expenditure and revised budget to 30 September 2016 and (ii) the forecast of expenditure to 31 March 2017.

In the H.R.A. -

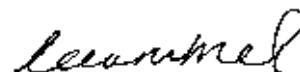
The Cabinet is invited to (a) approve the further revisions to the budget outlined at Section 2.8, 2.9 and 2.10; (b) note the actual expenditure and budget to 30 September 2016 and (ii) the forecast of expenditure to 31 March 2017.

4. Implications

Financial:	The financial implications are as outlined in the report. Expenditure will continue to be closely monitored to ensure early action is taken regarding any projected underspends or overspends.
Human Resources:	None
Legal:	None
Equality:	None
Environmental & Sustainability:	None
Key Priorities:	A delay in completion of projects could affect the delivery of services and have implications for revenue budgets and service planning.
Community Benefits:	None

5. Consultation

- 5.1 Progress as outlined in this report has been approved by Executive Directors.



LAURA FRIEL
Executive Director (Finance and Corporate Support)

Reference :

For further information please contact David Forbes, Senior Manager (Financial Management) on 01294 324551

Background Papers

Capital Programme Performance to 31 July 2016 -
Cabinet - 27 September 2016

North Ayrshire Council
Capital Statement 2016/17
Year Ended 31st March 2017

Period 6

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17							
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Year to Date Budget 2016/17	Actual Expenditure to 30 September 2016	Year to Date Variance 2016/17	Projected Expenditure to 31st March 2017	Projected Over/ (Under) Spend for 2016/17	True Over/ (Under) Spend	Carry Forward to 2017/18
	£	£	£	£	£	£	£	£	£	£	£	£
EXPENDITURE												
Economy & Communities												
Regeneration	31,458,803	5,388,340	31,476,739	17,936	8,465,673	1,204,901	878,643	(326,258)	8,183,609	(282,064)	17,936	(300,000)
Strategic Planning & Infrastructure	8,881,335	3,949,808	8,881,335	0	3,569,250	300,000	314,203	14,203	3,569,250	0	0	0
Sport & Activity	22,071,207	18,807,444	22,377,531	306,324	8,326,451	5,126,759	5,062,688	(64,071)	8,632,775	306,324	306,324	0
Information & Culture	2,278,498	1,201,610	2,278,498	0	521,649	12,851	44,761	31,910	521,649	0	0	0
SUB TOTAL	64,689,843	29,347,202	65,014,103	324,260	20,883,023	6,644,511	6,300,295	(344,216)	20,907,283	24,260	324,260	(300,000)
Education & Youth Employment												
Nursery Education	6,326,404	901,800	6,326,404	0	2,219,557	45,832	84,602	38,770	2,126,657	(92,900)	0	(92,900)
Primary Schools	15,686,030	12,395,769	15,659,468	(26,562)	383,617	72,969	65,432	(7,537)	357,055	(26,562)	(26,562)	0
Secondary Schools	87,713,051	32,367,886	87,713,051	0	24,248,343	10,081,137	10,107,859	26,722	24,035,004	(213,339)	0	(213,339)
Special Education	25,175,628	127,650	25,180,946	5,318	0	0	8,022	8,022	8,242	8,242	5,318	2,924
SUB TOTAL	134,901,113	45,793,106	134,879,869	(21,244)	26,851,517	10,199,938	10,265,915	65,977	26,526,958	(324,559)	(21,244)	(303,315)
Finance & Corporate Support												
Financial Services	157,231	134,688	157,231	0	26,515	0	3,973	3,973	26,515	0	0	0
Information Technology	3,904,418	2,217,859	3,904,418	0	585,286	139,860	289,868	150,008	587,381	2,095	0	2,095
Council IT Strategy	3,739,625	1,605,548	3,739,625	0	915,185	332,000	231,108	(100,892)	915,185	0	0	0
SUB TOTAL	7,801,273	3,958,096	7,801,273	0	1,526,986	471,860	524,949	53,089	1,529,081	2,095	0	2,095
Health & Social Care												
Management & Support	554,596	388,303	554,596	0	166,524	0	231	231	166,524	0	0	0
Older People	12,888,948	6,905,764	12,888,948	0	1,547,882	84,161	140,436	56,275	1,547,882	0	0	0
SUB TOTAL	13,443,544	7,294,067	13,443,544	0	1,714,406	84,161	140,667	56,506	1,714,406	0	0	0
Place												
Roads	17,217,389	4,691,048	17,217,389	0	6,811,405	2,446,607	1,864,775	(581,832)	6,811,405	0	0	0
Office Accommodation	17,902,664	14,916,429	17,902,664	0	3,836,563	547,727	850,328	302,601	1,866,563	(1,970,000)	0	(1,970,000)
Other Property	5,056,540	3,448,457	5,056,540	0	1,457,259	(175,853)	(150,824)	25,029	1,457,259	0	0	0
Housing Non HRA	841,740	327,390	841,740	0	827,940	307,000	313,590	6,590	827,940	0	0	0
Streetscene	1,328,776	1,237,198	1,328,776	0	127,440	0	35,862	35,862	128,020	580	0	580
Transport	2,002,358	288,857	2,002,358	0	2,002,358	325,660	288,857	(36,803)	2,002,358	0	0	0
Waste Services	15,093,085	13,841,868	15,093,085	0	570,911	0	354,694	354,694	570,911	0	0	0
Building Services	111,092	110,712	111,092	0	380	0	0	0	380	0	0	0
Renewable Energy	5,741,302	4,699,976	5,741,302	0	1,405,982	324,267	364,656	40,389	1,405,982	0	0	0
Cleaning Client	300,000	236,623	300,000	0	167,792	104,475	104,415	(60)	167,792	0	0	0
SUB TOTAL	65,594,945	43,798,558	65,594,945	0	17,208,030	3,879,883	4,026,354	146,471	15,238,610	(1,969,420)	0	(1,969,420)
Other												
Other	549,576	0	0	(549,576)	549,576	0	0	0	0	(549,576)	(549,576)	0
SUB TOTAL	549,576	0	0	(549,576)	549,576	0	0	0	0	(549,576)	(549,576)	0
Total Project Expenditure	286,980,295	130,191,029	286,733,735	(246,560)	68,733,538	21,280,353	21,258,179	(22,174)	65,916,338	(2,817,200)	(246,560)	(2,570,640)
Total Project Income					(68,733,538)	(10,655,511)	(10,655,511)	0	(65,916,338)	2,817,200	246,560	2,570,640
Total Net Expenditure					0	10,624,842	10,602,668	(22,174)	0	0	0	0

The following classifications have been used to highlight financial performance against budget

✓ On Target (+0.5% of budget)

⚠ Slightly off target (+ 0.5% to 2% of budget, or £0.125m, whichever is less)

🔴 Significantly off target (+2% or more of budget, or £0.500m, whichever is less)

Capital Programme Funding 2016/17

Funding Description	Approved Budget	Carry Forward from 2015/16	Additional Funds Awarded 2016/17	Approved Revisions to Programme	Total Revised Budget 2016/17	Actual Income to 30 September 2016	Projected Income to 31st March 2017
	£	£		£	£	£	£
CAPITAL BORROWING							
Prudential Borrowing	37,703,251	-937,496	(53,314)	(3,429,181)	33,283,260	0	31,552,839
SUB TOTAL	37,703,251	-937,496	(53,314)	(3,429,181)	33,283,260	0	31,552,839
SCOTTISH GOVERNMENT FUNDING							
Specific Capital Grants							
Chargeplace Scotland Network			22,000		22,000	0	22,000
Non Domestic Energy Efficiency Programme			50,000		50,000	0	50,000
Cycling / Walking /Safer Streets	150,000				150,000	0	150,000
Vacant & Derelict Land Funding			1,426,981		1,426,981	713,491	1,426,981
Quarry Road			965,000		965,000	0	965,000
Capital Grants						0	
General Capital Grant	10,403,000		2,147,000	0	12,550,000	5,854,998	12,550,000
SUB TOTAL	10,553,000	0	4,610,981	0	15,163,981	6,568,489	15,163,981
OTHER INCOME TO PROGRAMME							
Use of Funds							
Capital Fund							
General	3,680,000			(3,210,812)	469,188	0	469,188
Secondary Estate Learning Envt				1,973,000	1,973,000	0	1,973,000
Largs Campus	5,829,181	(440,909)		(676,003)	4,712,269	0	4,712,269
Montgomerie Park Masterplan	158,416				158,416	0	158,416
B714 Upgrade	1,137,000			(1,003,719)	133,281	0	133,281
Change & Service Redesign Fund							
Managed WAN Services		91,866		0	91,866	0	91,866
IPT Telephony		63,372		0	63,372	0	63,372
Streetscene Scheduling	1,279			23,721	25,000	0	25,000
ICT Time & Recoording Access Controls			0	20,000	20,000	0	20,000
Care First Development / CM2000		64,204		0	64,204	0	64,204
Home Care System	99,000	3,320		0	102,320	0	102,320
CFCR							
Defibrillators		26,284		0	26,284	0	26,284
Building Services IT System		380		(380)	0	0	0
Secondary Estate Learning Envt				1,756,000	1,756,000	0	1,756,000
Roads Improvement / reconstruction				157,091	157,091	0	157,091
Biomass Retrofit Programme				7,700	7,700	0	7,700
Records Unit Replacement	129,187			0	129,187	0	21,261
Shewalton Waste				426,012	426,012	0	426,012
Access Paths Network				10,000	10,000	0	10,000
Castles & Historic Monuments				(28,000)	-28,000	0	-28,000
Kilbirnie Library Employability Hub		44,642			44,642	0	44,642
Grants & Contributions							
SFT Funding Learning Academy Auchenhavrie		(1,802)	400,000	0	398,198	400,000	398,198
Comm Contribution to West Kilbride Community Nursery				10,000	10,000	10,000	10,000
Biomass Retrofit Programme				68,600	68,600	0	68,600
Saltcoats Public Realm				1,000,000	1,000,000	0	1,000,000
Restoration Grant - Saltcoats Town Hall		37,412			37,412	0	37,412
Big Coastal Communities Grant - Tourism Infrastructure		10,893			10,893	5,495	10,893
Town Centre Regeneration					0	(12,187)	0
Highlands & Islands - Millport Field Centre		68,464			68,464	0	68,464
SUSTRANS - Access Paths		1,673,224	903,654		2,576,878	1,093,064	2,576,878
SPT Funding - A841 Brodick to Lochranza			150,000		150,000	0	150,000
SPT Funding -Hawthill Roundabout			255,000		255,000	(1,515)	255,000
SPT Funding - Irvine Town Centre Bus			5,000		5,000	0	5,000
SPT Funding -Bus Corridor Improvements			70,000	0	70,000	0	70,000
Capital Receipts	4,366,848	927,172	0	0	5,294,020	2,591,513	4,314,514
Sale of Land and Buildings	3,800,000	1,454,020			5,254,020	1,887,363	3,610,363
Sale of Vehicles	40,000				40,000	51,459	51,459
Insurance Recoveries (Vehicles)					0	19,349	19,349
Montgomerie Park Masterplan	526,848	(526,848)		0	0	633,343	633,343
SUB TOTAL	15,830,911	2,539,821	1,783,654	131,911	20,286,297	4,087,022	19,199,518
TOTAL CAPITAL PROGRAMME FUNDING	64,087,162	1,602,325	6,341,321	(3,297,270)	68,733,538	10,655,511	65,916,338

CAPITAL MONITORING 2016/17

ECONOMY & COMMUNITIES

Project Description	TOTAL PROJECT				Hide	Hide	Hide	Hide	Hide	Hide	CURRENT YEAR 2016/17					DELIVERY STATUS	Comments	
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Approved Budget	Carry forward from 2015/16	Revisions from original budget to period 12	Total carry forwards inc revisions up to period 12	Additional Funds Awarded	2016/17	Approved Revisions To Programme	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18		Delivery Status Financial
	£	£	£	£								£	£	£	£	£		
ECONOMIC GROWTH																		
Regeneration																		
TOURISM INFRASTRUCTURE	310,666	299,768	310,666	0		10,898		10,898				10,898	10,898	0		0	✓	
IRVINE ENTERPRISE AREA *	3,972,011	1,008	3,972,011	0	3,972,011	0		0		(1,472,011)		2,500,000	2,500,000	0		0	✓	
TOWN CENTRE REGENERATION	5,137,643	685,691	5,137,643	0	1,150,615	75,807	230,000	305,807		(1,056,422)		400,000	100,000	(300,000)		(300,000)	✓	
MILLPORT FIELD CENTRE	3,000,823	3,018,759	3,018,759	17,936		93,340		93,340				93,340	111,276	17,936	17,936	0	Complete	Additional claim to be made to Highlands & Enterprise once a completion certificate is in place.
MONTGOMERIE PARK MASTERPLAN	1,645,680	1,188,333	1,645,680	0	1,575,000	(550,546)		(550,546)				1,024,454	1,024,454	0		0	✓	
PENNYBURN ROUNDABOUT	2,000,000	0	2,000,000	0				0				0	0	0		0	Future Years	
IRVINE BAY REGEN CO ASSETS	3,000,000	130,612	3,000,000	0	2,560,000	0	440,000	440,000		0		3,000,000	3,000,000	0		0	✓	
Ayrshire Growth Deal	9,000,000	0	9,000,000	0				0				0	0	0		0	Future Years	
Quarry Road	2,365,000	64,170	2,365,000	0				0	1,365,000	(955,000)		410,000	410,000	0		0	✓	
Biomass Supply Chain	120,000	0	120,000	0					120,000			120,000	120,000	0		0	✓	
Lochshore, Kilbirnie	30,000	0	30,000	0					30,000			30,000	30,000	0		0	✓	
Ardeer, Stevenston Masterplan	30,000	0	30,000	0					30,000			30,000	30,000	0		0	✓	
Ardrossan North Shire	30,000	0	30,000	0					30,000			30,000	30,000	0		0	✓	
Irvine Kyle Road Site Prep	352,000	0	352,000	0					352,000			352,000	352,000	0		0	✓	
Greenwood Interchange	65,000	0	65,000	0					65,000			65,000	65,000	0		0	✓	
Moorpark Road West	399,981	0	399,981	0					399,981			399,981	399,981	0		0	✓	
Total Regeneration	31,458,803	5,388,340	31,476,739	17,936	9,257,626	(370,501)	670,000	299,499	2,391,981	(3,483,433)		8,465,673	8,183,609	(282,064)	17,936	(300,000)		

Project Description	TOTAL PROJECT				Hide	Hide	Hide	Hide	Hide	Hide	CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Approved Budget	Carry forward from 2015/16	Revisions from original budget to period 12	Total carry forwards inc revisions up to period 12	Additional Funds Awarded 2016/17	Approved Revisions To Programme	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
Strategic Planning & Infrastructure																	
CYCLING/WALKING/SAFER STREETS	1,399,796	83,796	1,399,796	0	150,000			0		0	150,000	150,000	0		0	✓	
ACCESS PATH NETWORK PROGRAMME	6,674,285	3,775,807	6,674,285	0	200,000	303,957	1,342,500	1,646,457	903,654	10,000	2,760,111	2,760,111	0		0	✓	
CAR PARK STRATEGY	327,253	45,757	327,253	0	150,100	243	28,796	29,039		0	179,139	179,139	0		0	✓	
A841 BRODICK TO LOCHRANZA *	150,000	0	150,000	0				0	150,000		150,000	150,000	0		0	✓	
HAWKHILL ROUNDABOUT *	255,000	0	255,000	0				0	255,000		255,000	255,000	0		0	✓	
IRVINE TOWN CENTRE BUS *	5,000	0	5,000	0				0	5,000		5,000	5,000	0		0	✓	
BUS CORRIDOR IMPROVEMENTS	70,000	44,448	70,000	0				0	70,000	0	70,000	70,000	0		0	✓	
Total Strategic Planning & Infrasturture	8,881,335	3,949,808	8,881,335	0	530,100	304,200	1,341,296	1,645,496	1,383,654	10,000	3,569,250	3,569,250	0	0	0		
CONNECTED COMMUNITIES																	
Sports & Activity																	
LARGS SPORTS DEVELOPMENT	300,000	227,751	300,000	0			72,249	72,249		0	72,249	72,249	0		0	✓	
IRVINE LEISURE CENTRE	21,771,207	18,579,693	22,077,531	306,324	8,514,315	(19,027)	(241,086)	(260,113)		0	8,254,202	8,560,526	306,324	306,324	0	⚠	
Total Sports & Activity	22,071,207	18,807,444	22,377,531	306,324	8,614,315	(19,027)	(168,837)	(187,864)	0	(100,000)	8,326,451	8,632,775	306,324	306,324	0		

CAPITAL MONITORING 2016/17

ECONOMY & COMMUNITIES

Project Description	TOTAL PROJECT				Hide	Hide	Hide	Hide	Hide	Hide	CURRENT YEAR 2016/17					DELIVERY STATUS	Comments	
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Approved Budget	Carry forward from 2015/16	Revisions from original budget to period 12	Total carry forwards inc revisions up to period 12	Additional Funds Awarded	2016/17	Approved Revisions To Programme	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18		Delivery Status Financial
Information & Culture																		
COMMUNITY DEVELOPMENT FUND	251,223	0	251,223	0		251,223		251,223		0		251,223	251,223	0		0	Holding Code	
CASTLES & HISTORIC MONUMENTS	646,287	0	646,287	0	100,000	150,052	(50,612)	99,440		(28,153)		171,287	171,287	0		0	Holding Code	
KERELAW CASTLE	83,367	83,367	83,367	0				0		153		153	153	0		0	Complete	
EGLINTON PARK CAR PARK WORKS	220,000	218,701	220,000	0		1,299		1,299		0		1,299	1,299	0		0	Complete	
ST BRIDE'S CHAPEL, ARRAN	175,000	12,851	175,000	0			50,000	50,000				50,000	50,000	0		0	✔	
KILBIRNIE LIBRARY HUB	44,910	30,825	44,910	0		(268)	44,910	44,642				44,642	44,642	0		0	✔	
Total Information & Cultural	2,278,498	1,201,610	2,278,498	0	100,000	412,716	36,933	449,649	0	(28,000)		521,649	521,649	0	0	0		
Total Economy & Communities	64,689,843	29,347,202	65,014,103	324,260	18,502,041	327,388	1,879,392	2,206,780	3,775,635	(3,601,433)		20,883,023	20,907,283	24,260	324,260	(300,000)		

* These projects are rolling programmes. Total budget only reflects current programmes




CAPITAL MONITORING 2016/17

EDUCATION & YOUTH EMPLOYMENT

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
	£	£	£	£	£	£	£	£	£		
Nursery Education											
EARLY YEARS CHILDRENS BILL	64,516	64,516	64,516	0	0	0	0		0	Holding Code	
HAYOCKS PRIMARY SCHOOL NURSERY ADAPTS	209,323	206,800	209,323	0	2,523	2,523	0		0	Complete	
GLENCAIRN PRIMARY SCHOOL NURSERY ADAPTS	103,472	100,573	103,472	0	2,899	2,899	0		0	Complete	
LOUDON MONT PRIMARY SCHOOL NURSERY ADAPTS	734,330	48,197	734,330	0	569,166	476,266	(92,900)		(92,900)	✓	Programme of works to span into April 2017. £92,900 requested to be carried forward to 2017/18
ST JOHN OGILVIE PRIMARY SCHOOL NURSERY ADAPTS	248,994	243,918	248,994	0	5,076	5,076	0		0	Complete	
EARLY LEARNING & CHILDCARE	819,167	0	819,167	0	819,167	819,167	0		0	Holding Code	
DYKESMAINS PRIMARY SCHOOL NURSERY ADAPTS	1,239,707	68,240	1,239,707	0	44,617	44,617	0		0	✓	
WEST KILBRIDE PRIMARY SCHOOL NURSERY ADAPTS	29,011	28,295	29,011	0	0	0	0		0	Complete	
WHITLEES COMM CTR NURSERY ADAPTS	152,502	136,934	152,502	0	50,727	50,727	0		0	Complete	
ARRAN QUIET ROOM	4,230	4,226	4,230	0	4,230	4,230	0		0	✓	
ANNICK PRIMARY EARLY YEARS	2,000,000	0	2,000,000	0	0	0	0		0	Future Years	
WEST KILBRIDE COMMUNITY NURSERY	32,152	100	32,152	0	32,152	32,152	0		0	Complete	
CHILDREN & YOUNG PEOPLE ACT	689,000	0	689,000	0	689,000	689,000	0		0	Holding Code	
Total Nursery Education	6,326,404	901,800	6,326,404	0	2,219,557	2,126,657	(92,900)	0	(92,900)		
Primary Schools											
CORRIE PS ANNEXE - STRUCTURAL	192,679	181,698	192,679	0	10,981	10,981	0		0	Complete	
ST LUKES PS-EXTENSION PHASE 2	931,133	929,953	929,953	(1,180)	1,821	641	(1,180)	(1,180)	0	Complete	To be moved to flexibility budget
FREE SCHOOL MEALS P1 - P3	55,001	0	55,001	0	55,001	55,001	0		0	Holding Code	

CAPITAL MONITORING 2016/17

EDUCATION & YOUTH EMPLOYMENT

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
ELDERBANK PS	11,174,100	11,034,640	11,178,532	4,432	129,662	134,094	4,432	4,432	0		
Castlepark primary - remodelling	158,228	73,389	128,414	(29,814)	156,152	126,338	(29,814)	(29,814)	0		
Moorpark Pimary - extension	3,000,000	1,200	3,000,000	0	30,000	30,000	0		0		
<u>Total Primary Education</u>	15,686,030	12,395,769	15,659,468	(26,562)	383,617	357,055	(26,562)	(26,562)	0		

CAPITAL MONITORING 2016/17

EDUCATION & YOUTH EMPLOYMENT

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
Secondary Schools											
Secondary Estate / Enhancing the school environment	6,859,822	1,500	6,859,822	0	3,859,822	3,859,822	0		0	✓	
GARNOCK CAMPUS	41,830,547	29,679,556	41,830,547	0	18,378,724	18,378,724	0		0	✓	
IRVINE ROYAL/COLLEGE ADAPTS	2,269,413	913,197	2,269,413	0	733,297	519,958	(213,339)		(213,339)	✓	£213,339 requested to be transferred to 2017/18. Costs now received from building services so timing of works confirmed
LARGS ACADEMY	4,723,269	1,376,309	4,723,269	0	838,302	838,302	0		0	✓	
LEARNING ACADEMY AUCHENHARVIE	440,000	397,325	440,000	0	438,198	438,198	0	0	0	✓	
Ardrossan New Build	31,590,000	0	31,590,000	0						Future Years	
Total Secondary Education	87,713,051	32,367,886	87,713,051	0	24,248,343	24,035,004	(213,339)	0	(213,339)		
Special Education											
STANECastle SCH REMEDIAL WORKS	119,628	119,409	119,628	0	0	0	0		0	Complete	
JAMES MCFARLANE SCHOOL	0	5,318	5,318	5,318	0	5,318	5,318	5,318		Complete	Spend relates to remedial work following completion of project.
New Build - ASN School	25,056,000	2,924	25,056,000	0	0	2,924	2,924		2,924	✓	
Total Special Education	25,175,628	127,650	25,180,946	5,318	0	8,242	8,242	5,318	2,924		
Total Education & Skills	134,901,113	45,793,106	134,879,869	(21,244)	26,851,517	26,526,958	(324,559)	(21,244)	(303,315)		

* These projects are rolling programmes. Total budget only reflects current programmes

CAPITAL MONITORING 2016/17

FINANCE & CORPORATE SUPPORT

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
	£	£	£	£	£	£	£	£	£		
Financial Services											
DEFIBRILLATORS	157,231	134,688	157,231	0	26,515	26,515	0		0	✓	
Total Financial Services	157,231	134,688	157,231	0	26,515	26,515	0	0	0		
Information Technology											
PC REPLACEMENT/VIRTUAL DESKTOP *	195,836	150,258	195,836	0	195,836	195,836	0		0	✓	
MICROSOFT OFFICE UPGRADE	1,579,912	838,772	1,579,912	0	41,860	41,860	0		0	✓	
WINDOWS SERVER MIGRATION	827,368	778,189	827,368	0	101,879	101,879	0		0	✓	
DATA RATIONALISATION & STORAGE	809,617	161,712	809,617	0	0	2,095	2,095		2,095	Future Years	
PSN COMPLIANCE	384,000	297,974	384,000	0	138,025	138,025	0		0	✓	
AGILE WORKING *	107,686	(9,045)	107,686	0	107,686	107,686	0		0	✓	
Total Information Technology	3,904,418	2,217,859	3,904,418	0	585,286	587,381	2,095	0	2,095		
Council IT Strategy											
WIRELESS ACCESS IN SCHOOLS	480,984	449,006	480,984	0	32,765	32,765	0		0	✓	
MANAGED WAN SERVICES	773,583	601,691	773,583	0	141,866	141,866	0		0	✓	
IP TELEPHONY (IPT)	410,058	400,589	410,058	0	65,554	65,554	0		0	✓	
SCHOOLS ICT INVESTMENT *	500,000	103,882	500,000	0	500,000	500,000	0		0	✓	
BUSINESS CONTINUITY	400,000	0	400,000	0	0	0	0		0	Future Years	
INFRASTRUCTURE ENHANCEMENTS *	100,000	7,379	100,000	0	100,000	100,000	0		0	✓	
Microsoft Enterprise Agreement	825,000	0	825,000	0	0	0	0		0	Future Years	
HSCP ICT Investment to Support Integration	250,000	43,000	250,000	0	75,000	75,000	0		0	✓	
Total IT Strategy	3,739,625	1,605,548	3,739,625	0	915,185	915,185	0	0	0		
Total Finance & Corporate Support	7,801,273	3,958,096	7,801,273	0	1,526,986	1,529,081	2,095	0	2,095		

CAPITAL MONITORING 2016/17

HEALTH & SOCIAL CARE

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
	£	£	£	£	£	£	£	£	£		
Management & Support											
CAREFIRST IT DEVELOPMENT	120,678	56,705	120,678	0	64,204	64,204	0		0		
HOME CARE SYSTEM	433,918	331,598	433,918	0	102,320	102,320	0		0		
Total Management & Support	554,596	388,303	554,596	0	166,524	166,524	0	0	0		
Older People											
PURCHASE OF RED CROSS HOUSE	1,451,775	50,775	1,451,775	0	1,451,775	1,451,775	0		0		
MONTROSE HSE REDESIGN FACILIT	5,741,854	5,738,784	5,741,854	0	8,570	8,570	0		0	Complete	
LARGS OLDER PEOPLE RES CTRE	947,094	943,718	947,094	0	3,376	3,376	0		0	Complete	
LD DAY CENTRES	4,748,225	172,487	4,748,225	0	84,161	84,161	0		0	On Hold	
Total Older People	12,888,948	6,905,764	12,888,948	0	1,547,882	1,547,882	0	0	0		
Total Health & Social Care	13,443,544	7,294,067	13,443,544	0	1,714,406	1,714,406	0	0	0		

* These projects are rolling programmes. Total budget only reflects current programmes

CAPITAL MONITORING 2016/17

PLACE

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
	£	£	£	£	£	£	£	£	£		
PHYSICAL ENVIRONMENT											
Roads											
ROADS IMPROVE/RECONSTRUCTION *	1,911,549	878,337	1,911,549	0	1,911,549	1,911,549	0		0	✓	
B714 UPGRADE	2,065,092	270,266	2,065,092	0	600,000	600,000	0		0	✓	
LIGHTING *	1,072,747	361,892	1,072,747	0	1,072,747	1,072,747	0		0	✓	
STREET LIGHTING MAINLAND	3,525,000	1,945,986	3,525,000	0	1,999,817	1,999,817	0		0	✓	
GARNOCK VALLEY FLOOD PREV	6,400,001	1,074,178	6,400,001	0	100,000	100,000	0		0	✓	
BANNOCH BURN KILW'G FLOOD WORK	225,000	66,233	225,000	0	159,292	159,292	0		0	✓	
FLOOD RISK MANAGEMENT PLAN	830,000	84,396	830,000	0	280,000	280,000	0		0	✓	
LAMLASH GREEN COASTAL DEFENCE	95,000	0	95,000	0	95,000	95,000	0		0	✓	
GLENCLOY BANK REPAIRS	33,000		33,000	0	33,000	33,000	0		0	✓	
BRIDGES INFRASTRUCTURE PROG *	560,000	9,759	560,000	0	560,000	560,000	0		0	✓	
MILLPORT PIER	500,000	0	500,000	0	0	0	0		0	Future Years	
Total Roads	17,217,389	4,691,048	17,217,389	0	6,811,405	6,811,405	0	0	0		
									0		
Office Accommodation											
BRIDGEGATE HOUSE REFURB	9,614,276	9,566,056	9,614,276	0	56,254	56,254	0		0	Complete	
CUNNINGHAME HOUSE PHASE 1	1,531,013	1,531,013	1,531,013	0	0	0	0		0	Complete	
CUNNINGHAME HOUSE PHASE 2	1,177,374	1,160,781	1,177,374	0	1,096	1,096	0	0	0	Complete	
CUNNINGHAME HOUSE PHASE 3-4	2,137,397	2,024,274	2,137,397	0	353,192	353,192	0	0	0	✓	
PROPERTY LIFECYCLE INVESTMENT *	2,520,000	2,193	2,520,000	0	2,520,000	550,000	(1,970,000)		(1,970,000)	✓	£1,970,000 requested to be carried forward to 2017/18
RECORDS UNIT REPLACEMENT	257,074	237,037	257,074	0	241,319	241,319	0		0	✓	
Cunningham Hse Phase 5	665,530	395,075	665,530	0	664,702	664,702	0	0	0	✓	
Total Office Accommodation	17,902,664	14,916,429	17,902,664	0	3,836,563	1,866,563	(1,970,000)	0	(1,970,000)		

CAPITAL MONITORING 2016/17

PLACE


Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/(Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/(Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
Other Property											
CORP ASSET MANAGEMENT SYSTEM	86,392	58,842	86,392	0	35,421	35,421	0		0	✓	
SALTCOATS TOWN HALL	3,770,148	3,375,035	3,770,148	0	221,838	221,838	0		0	Complete	
INDUSTRIAL PORTFOLIO *	200,000	0	200,000	0	200,000	200,000	0		0	✓	
SALTCOATS PUBLIC REALM	1,000,000	14,580	1,000,000	0	1,000,000	1,000,000	0		0	✓	
Total Property	5,056,540	3,448,457	5,056,540	0	1,457,259	1,457,259	0	0	0		
Housing Non HRA											
IMPROVEMENT GRANTS *	792,940	242,394	792,940	0	792,940	792,940	0		0	✓	
CARE & REPAIR	15,000	71,196	15,000	0	15,000	15,000	0		0	✓	
CCTV GENERAL	33,800	13,800	33,800	0	20,000	20,000	0		0	✓	
Total Housing Non HRA	841,740	327,390	841,740	0	827,940	827,940	0	0	0		
Streetscene											
STREETSCENE SCHEDULING SYSTEM	119,221	115,221	119,221	0	25,000	25,000	0		0	✓	
SKELMORLIE CEMETERY WALL	132,648	129,490	132,648	0	3,158	3,158	0		0	Complete	
CEMETERY WALLS & INFRASTRUCTURE	713,432	713,712	713,432	0	0	0	0		0	Holding Code	
CEMETERY EXTNS, WALLS & INFRA *	88,162	10,167	88,162	0	88,162	88,742	580		580	Holding Code	
LAMLASH CEMETERY EXTENSION	6,132	6,132	6,132	0	80	80	0	0	0	Complete	
ARDROSSAN CEMETERY WORKS	149,730	148,730	149,730	0	4,264	4,264	0	0	0	Complete	
OLD BARONY CEMETERY WORKS	66,541	60,836	66,541	0	5,705	5,705	0		0	✓	
HIGH KIRK CEMETERY WORKS	52,911	52,911	52,911	0	1,071	1,071	0		0	Complete	
Total Streetscene	1,328,776	1,237,198	1,328,776	0	127,440	128,020	580	0	580		
COMMERCIAL SERVICES											
Cleaning Client											
CASHLESS CATERING SYSTEM	300,000	236,623	300,000	0	167,792	167,792	0		0	✓	
Total Cleaning Client	299,999.50	236,622.50	299,999.50	0.00	167,792	167,792	0	0	0		
Transport											
VEHICLES *	2,002,358	288,857	2,002,358	0	2,002,358	2,002,358	0		0	✓	
Total Transport	2,002,358	288,857	2,002,358	0	2,002,358	2,002,358	0	0	0		
Waste Services											
SHEWALTON LANDFILL	14,828,497	13,591,306	14,828,497	0	560,365	560,365	0		0	✓	

CAPITAL MONITORING 2016/17

PLACE

Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17					DELIVERY STATUS	Comments
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Projected Over/ (Under) Spend for 16/17	True Over/(Under) Spend	Carry Forward to 2017/18	Delivery Status Financial	
ICT WASTE MANAGEMENT SYS	195,000	184,454	195,000	0	10,546	10,546	0		0		
BARTONHOLM HWRC	69,587	66,108	69,587	0	0	0	0		0	Complete	
Total Waste Services	15,093,085	13,841,868	15,093,085	0	570,911	570,911	0	0	0		
Building Services											
BUILDING SERVICES IT SYSTEM	111,092	110,712	111,092	0	380	380	0		0	Complete	
Total Building Services	111,092	110,712	111,092	0	380	380	0	0	0		
Renewable Energy											
RENEWABLE ENERGY PROGRAMME	198,024	51,018	198,024	0	147,006	147,006	0		0		
BIOMASS RETROFIT PROGRAMME	3,370,342	2,712,597	3,370,342	0	861,893	861,893	0		0		
SOLAR PV RETROFIT PROGRAMME	1,787,936	1,729,021	1,787,936	0	154,090	154,090	0		0		
SOLAR ARRAYS	200,001	184,916	200,001	0	57,993	57,993	0		0		
IRVINE DISTRICT HEATING SYSTE	15,000	0	15,000	0	15,000	15,000	0		0		
SOLAR PV RETROFIT EXTENSION	120,000	0	120,000	0	120,000	120,000	0		0		
NON DOMESTIC ENERGY EFFICIENCY PROGRAMME	50,000	22,424	50,000	0	50,000	50,000	0		0		
Total Renewable Energy	5,741,302	4,699,976	5,741,302	0	1,405,982	1,405,982	0	0	0		
Total Place	65,594,945.41	43,798,558.41	65,594,945.41	0	17,208,030	15,238,610	(1,969,420)	0	(1,969,420)		

* These projects are rolling programmes. Total budget only reflects current programmes

Other Budgets								
Project Description	TOTAL PROJECT				CURRENT YEAR 2016/17			DELIVERY STATUS
	Total Project Budget	Cumulative Expenditure to date	Total Project Forecast	Projected Over/ (Under) Spend	Total Revised Budget 2016/17	Projected Expenditure to 31 March 2017	Over/ (Under) Spend for 16/17	Delivery Status Financial
	£	£	£	£	£	£	£	
FLEXIBILITY	549,576	0	0	(549,576)	549,576	0	(549,576)	
Total Other Budgets	549,576	0	0	(549,576)	549,576	0	(549,576)	

North Ayrshire Council
HRA Capital Statement
For Year Ended 31 March 2017

Description	Budget Approved 17 February 2016	Budget B/Fwd/ (C/Fwd)	Approved Revisions to programme	Revised budget 2016/17	Year to Date Budget	Actual expenditure to 30 September 2017	Year to Date Variance	Projected Expenditure to 31 March 2017	Over/(Under) Spend for 2016/17	Carry Forward to 2017/18	True (Under)/Over spend	Comments
	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	£000	
MORTGAGE TO RENT					0	605	605		0			
COUNCIL HOUSE BUILDING GENERAL	1,110,707	0	0	1,110,707	86,751	28,903	-57,848	1,110,707	0			0 All expenditure Dickson Court
CASTLEPARJ						266,060	266,060	0				0 Budget to be transferred from General Housebuild Budget
NEW BUILD REDSTONE AVENUE	0	0	0	0	0	-70,468	-70,468	0	0			0 retention
ACQUISITION OF HOUSES ON OPEN MARKET	400,000	0	0	400,000	0	-0	-0	400,000	0			0 Buy backs due to conclude in Sept. 5 others being explored. Empty homes - 2 offers imminent
EMPTY HOMES Buy Backs			200,000	200,000		64,912	64,912	200,000	0			0 Budget to be created from SG Loans fund
NEW BUILD - JOHN GALT SITE	0	0	0	0	0	-127,236	-127,236	0	0			0 retention
NEW BUILD FENCEDYKE	3,876,364	42,737	0	3,919,101	0	696,456	696,456	3,919,101	0			0
WINDOW REPLACEMENT	598,482	-22,879	0	575,603	276,675	104,380	-172,295	575,603	0			0
BATHROOM PROGRAMME	1,787,109	-70,011	0	1,717,098	685,701	552,874	-132,827	1,717,098	0			0
KITCHEN PROGRAMME	2,068,948	148,506	0	2,217,454	818,606	357,779	-460,827	2,217,454	0			0
OTHER CAPITAL WORKS	265,225	191,508	0	456,733	348,632	417,340	68,708	456,733	0			0
NEW BUILD STEVENSON INSTITUTE	0	0	0	0	0	-750	-750	-750	-750			-750 Accrual from 15/16 not utilised
NEW BUILD DICKSON DRIVE	0	0	0	0	0	-29,659	-29,659	0	0			0 Retention -IC chasing Final Account
REGENERATION - DICKSON DRIVE	0	0	0	0	0	-164,435	-164,435	0	0			0 Retention -IC chasing Final Account
NEW BUILD MONTGOMERY COURT	390,000	448,240	0	838,240	814,496	328,239	-486,257	838,240	0			0
REGENERATION - MONTGOMERY COURT	403,000	30,810	0	433,810	433,810	296,909	-136,901	433,810	0			0
NEW BUILD KILN COURT	0	9,000	0	9,000	0	-37,345	-37,345	9,000	0			0
NEW BUILD GLENCAIRN HOUSE SHU	1,500,000	-57,608	0	1,442,392	0	104,389	867,751	-574,641	-574,641			0
NEW BUILD CANAL COURT SHU	150,000	-29,150	0	120,850	25,000	63,674	58,000	-62,850	-62,850			0
CENTRAL HEATING	1,777,523	-26,764	0	1,750,759	660,660	509,101	-151,559	1,250,759	-500,000			-500,000 Underspend due to non-access issues
INSULATED RE-RENDERING	1,416,505	208,302	0	1,624,807	1,624,807	1,491,935	-132,872	1,624,807	0			0
ELECTRICAL REWIRING	760,532	-129,338	0	631,194	230,893	169,209	-61,684	381,194	-250,000			-250,000 Underspend due to non-access issues
REFURBISHMENT SCHEMES					0	2,443	2,443	2,443	2,443			2,443 K G BUILDING & CIVIL ENG LTD
ROOFING & RENDERING	3,781,854	44,863	0	3,826,717	1,085,000	1,490,824	405,824	3,826,717	0			0
DOOR ENTRY SYSTEMS					0	3,390	3,390	3,390	3,390			3,390 K G BUILDING & CIVIL ENG LTD
SHELTERED HOUSING UNITS	1,200,100	24,789	0	1,224,889	0	0	0	1,224,889	0			0
REFURB - ROBERT W SERVICE CT SH	1,800,000	-52,150	0	1,747,850	210,000	12,411	-197,589	1,636,455	-111,395	-111,395		0
REFURB - WATT COURT SH						200	200					Survey Costs
RETENTION ON COMPLETED PROJEC					0	0	0	3,979	3,979			3,979 Border Civils
ENERGY EFFICIENCY STANDARD	1,040,400	-40,178	0	1,000,222	515,000	486,672	-28,328	1,000,222	0			0
PROFESSIONAL MANAGEMENT CHARGES	1,611,536	-516,800	0	1,094,736	0	413,753	413,753	1,094,736	0			0
CEILINGS	21,848	0	-21,848	0	0	0	0	0	0			0 Moved to revenue P5
COMMUNAL FLOORS	37,454	0	-37,454	0	0	0	0	0	0			0 Moved to revenue P5
			0									
TOTAL EXPENDITURE	25,997,587	203,877	140,698	26,342,162	7,816,031	7,432,566	-383,465	24,852,338	-1,489,824	-748,886	-740,938	
SALE OF COUNCIL HOUSES	-1,263,462	0	0	-1,263,462	-526,443	-1,670,891	-1,144,448	-3,507,267	-2,243,805			-2,243,805 Projected income from RTB sales, based on applications in progress. Right to apply to buy your own home ends 31 July 2016.
SALE OF ASSETS	0	-16,680	0	-16,680	-2,780	-20,500	-17,720	-20,000	-3,320			-3,320 Projection based on further property sales anticipated by Estates
CFCR	-13,668,194	516,800	59,302	-13,092,092	0	0	0	-12,230,697	861,395	111,395	750,000	
OTHER INCOME - HOUSE BUILDING	0	0	0	0	0	11,977	11,977	-27,931	-27,931			-27,931 Fencedyke income £39k less accrual
CAPITAL GRANTS - HOUSE BUILDING	-3,754,000	306,768	0	-3,447,232	0	-92,504	-92,504	-3,447,232	0			0 Estimate £2.21m in grant from F/dyke, Glencairn & Canal
CAPITAL GRANTS - ENERGY FUNDING	0	0	0	0	0	268,967	268,967	0	0			0
AFFORDABLE HOUSING CONTRIBUTION	-1,008,000	0	0	-1,008,000	0	0	0	-1,008,000	0			0
SG Empty Homes Loan			-200,000	-200,000		-64,912	-64,912	-200,000	0			SG Grant for Empty Homes
PRUDENTIAL BORROWING	-6,303,931	-1,010,765	0	-7,314,696	0	0	0	-4,411,211	2,903,485	637,491	2,265,994	Requirement to borrow will be reduced due to increased income from other sources
TOTAL INCOME	-25,997,587	-203,877	-140,698	-26,342,162	-529,223	-1,567,863	-1,038,640	-24,852,338	1,489,824	748,886	740,938	

NORTH AYRSHIRE COUNCIL

Agenda Item 6

22 November 2016

Cabinet

Title: **Treasury Management Mid-Year Report 2016/17**

Purpose: To provide Cabinet with a Treasury Management update for the period 1 April to 30 September 2016.

Recommendation: Agree to (a) endorse the contents of the Mid-Year Treasury Management Report for 2016/17 (Appendix 1) and (b) note the Prudential and Treasury Indicators contained therein.

1. Executive Summary

1.1 The Treasury Management Strategy Statement and treasury management indicators provide a framework for the Council's treasury activities to ensure the effective control of the risks associated with those activities and the pursuit of optimum performance consistent with those risks.

1.2 This mid-year review report;

- provides an update on performance to 30 September 2016;
- updates the annual prudential indicators to reflect the latest information available to the Council;
- demonstrates that the treasury management activities carried out during the period 1 April to 30 September 2016 have been consistent with the Treasury Management Strategy Statement 2016/17 and have complied with the treasury management indicators set out in the strategy statement; and
- highlights three minor breaches at the beginning of the financial year relative to the new investment counterparty limits introduced on 1 April 2016 and notes that revised controls have been introduced to prevent any recurrence.

2. Background

- 2.1 The Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2011) requires that Elected Members are provided with regular monitoring reports on treasury management activities. The Treasury Management Strategy for 2016/17 was approved by the Council on 17 February 2016.

This report is the Mid-Year Report, providing Cabinet with an update on treasury management activities for the period 1 April to 30 September 2016. The Council will receive an annual report after the end of the financial year.

These reports ensure that the Council is meeting best practice in accordance with CIPFA's Code of Practice.

- 2.2 The 2016/17 Mid-Year Report is attached at Appendix 1 and covers:

- Prudential and treasury indicators;
- Borrowing and associated rates; and
- Investments and associated rate of return.

- 2.3 This report provides an update on performance to 30 September 2016 and the annual prudential indicators to reflect the latest information. It is a statutory duty for the Council to determine and keep under review its approved borrowing limits and prudential indicators. Details within the report demonstrate that during the period 1 April to 30 September 2016 the Council has operated within the authorised and operational limits and prudential indicators as set out in the Council's 2016/17 Annual Treasury Management Strategy Statement (TMSS).

- 2.4 The Executive Summary of the Mid-Year Report provides a high level overview of treasury management and performance, with more detail provided in the body of the report. Key points to note are:

- the re-profiling of capital expenditure into future years and continued use of internal resources have had an impact on all of the prudential indicators;
- it continues to be more cost effective to use internal funds in lieu of borrowing due to investment rates on offer; this has resulted in no long-term borrowing being undertaken to date in 2016/17;
- Two Money Market Funds have been used for the first time in line with the approved Treasury Management Strategy for 2016/17; these provide counterparty choice while maintaining the Council's risk appetite - both funds carry a AAA credit rating;

- there were three minor breaches (maximum £0.400m) at the start of the financial year to the new the investment counter-party limits introduced on 1 April 2016; new controls have been introduced to ensure this does not recur;
- investment returns are below budgeted returns following the Bank of England's decision to reduce the base rate in August 2016.

3. Proposals

- 3.1 It is proposed that the Cabinet (a) endorse the contents of the Mid-Year Treasury Management Report 2016/17 (Appendix 1) and (b) notes the Prudential and Treasury Indicators contained therein.

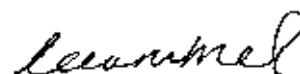
4. Implications

Financial:	<p><i>General Services</i></p> <p>Capital Financing Costs - the Council budgeted £16.855m for financing costs and expenses on debt for 2016/17. It is currently estimated that actual costs will total £16.761m. This reflects the approved transfer of £0.816m to the Loans Fund Reserve and investment in the Learning Environment.</p> <p><i>Housing Revenue Account</i></p> <p>Capital Financing Costs - the Council budgeted £7.934m for financing costs and expenses for debt in 2016/17. It is currently estimated that actual costs will total £6.987m.</p> <p>In both cases, the main reasons for the underspends are a) the current strategy to use short-term external borrowing as well as utilising cash balances, resulting in savings on external interest costs and b) realignment of capital income which reduces the need for borrowing, resulting in savings on loans fund principal and interest payments.</p>
Human Resources:	None.
Legal:	None.
Equality:	None.
Environmental & Sustainability:	None.

Key Priorities:	Treasury Management activities for the period 1 April to 30 September 2016 helped support outcome 15b - "Public services are more efficient and effective".
Community Benefits:	N/A

5. Consultation

5.1 No consultation has taken place on the contents of this report.



LAURA FRIEL
Executive Director (Finance and Corporate Support)

Reference :

For further information please contact David Forbes, Senior Manager,
Financial Management on 01294 324551

Background Papers

Treasury Management Strategy Report 2016/17 - Council - 17 February
2016



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath

**Mid-Year Treasury
Management Report**

2016/17

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Mid-Year Treasury Management Review 2016/17

1. Purpose

The Council is required by regulations issued under the Local Government in Scotland Act 2003 and the Chartered Institute of Public Finance and Accountancy's (CIPFA) Code of Practice on Treasury Management (revised 2011) to produce a mid-year review of treasury management activities. The purpose of this mid-year review is to report the performance of the Council's treasury operation and how this measures up against the Council's Annual Treasury Strategy. This is done through the publication of updated prudential and treasury indicators for 2016/17.

This report meets the requirements of both the CIPFA Code of Practice on Treasury Management (the Code) and the CIPFA Prudential Code for Capital Finance in Local Authorities (the Prudential Code).

During 2016/17 the minimum reporting requirement was that the following reports should be submitted to Elected Members:

- an annual treasury strategy (submitted to the Council on 17 February 2016)
- a mid-year treasury update report (this report)
- an annual review following the end of the year describing the activity compared to the strategy (will be submitted to Council in June 2017)

Regulations place responsibility on members for the review and scrutiny of treasury management policy and activities. This report is, therefore, important in that respect, as it provides details of treasury activities for the six months to 30 September 2016 and highlights performance against the Council's policies previously approved by members.

2. Executive Summary

During the six month period to 30 September 2016, the Council complied with its legislative and regulatory requirements. In relation to the approved Treasury Management Strategy for 2016/17, the investment counter-party limit was breached at the start of the year. Further details can be found at Section 5.

The **key prudential and treasury indicators** for 2016/17 have been updated based on the latest available information and will be used to assess performance at the end of the year.

TABLE 1

Prudential and treasury indicators	2016/17 Original Estimate £m	2016/17 Revised Estimate £m
Capital expenditure (Indicator 1)		
· Non-HRA	64.087	66.216
· HRA	25.998	24.852
· Total	90.085	91.068
Capital Financing Requirement (CFR):		
· Non-HRA	197.178	192.400
· HRA	124.765	121.528
· Total	321.943	313.928
Gross borrowing (Indicator 4)	303.057	265.341
Operational Boundary (Indicator 5)	350.132	346.370
Authorised Limit (Indicator 6)	385.146	381.007
Investments (Indicator 8)		
· Longer than 1 year	-	-
· Under 1 year	10.000	6.300
· Total	10.000	6.300

A summary of performance is provided below with more detailed information provided in the body of the report.

Capital Expenditure for both the General Fund and HRA vary from original estimates due to changes in the profile of projects and the receipt of new external funding.

The **Capital Financing Requirement (CFR)** is the underlying borrowing requirements of the Council. The reduction to the requirement during 2016/17 reflects the change in profile of the capital programme as well as changes in estimates of external funding.

Gross Borrowing reflects the actual borrowing which has been undertaken, this is projected to be lower than anticipated due to the revised profile of capital projects, lower temporary borrowing rates and the use of internal funds, the latter being a key element of the Treasury Management Strategy to minimise costs.

The **Operational Boundary** is the maximum we would anticipate borrowing to fund the current year capital programme building in flexibility for the timing of the different funding streams and principal repayments. The in-year variance is linked to the use of internal funds and the re-profiling of the capital programme.

The **Authorised Limits** is set at 10% above the Operational Boundary to give some flexibility to raise funds for future year capital investment.

As reported to Cabinet on 27 September 2016, the Council now has a revised strategy of taking temporary borrowing rather than permanent borrowing to maximise the financial savings as a result of market conditions. In the period 1 April to 30 September 2016, there were a number of instances of temporary borrowing and at 30 September the value amounted to £10m, due to be repaid by 5 April 2017.

Affordability of borrowing is measured by a number of indicators, including the impact of:

- Borrowing on the Council Tax and Housing Rent; and
- Percentage of financial costs relative to the net revenue stream of the General Fund and Housing Revenue Account.

These will be updated as part of our annual report.

The **average investment** rate to 30 September was 0.33%, compared to a budget of 0.50% and actual in 2015/16 of 0.55%. The lower return secured this year to date by North Ayrshire Council reflects the sector-wide reduction in investment rates offered following the base rate decrease to 0.25% in August 2016.

Other prudential and treasury indicators and supporting information can be found in the main body of this report.

Conclusion

The Executive Director (Finance and Corporate Support) confirms that long-term borrowing is only undertaken for a capital purpose and the statutory borrowing limit (the authorised limit) has not been breached.

3. Prudential and Treasury Indicators for 2016/17

The Prudential Code establishes a framework to ensure Councils demonstrate effective control over levels of, and decisions relating to, capital investment activity including borrowing. The Treasury indicators are used to ensure that risk is managed and controlled effectively. Together the Prudential and Treasury Indicators consider the affordability and impact of capital expenditure decisions and set out the Council's overall capital framework.

These indicators help the Council to demonstrate public accountability in relation to borrowing and investments. As part of this accountability this report will summarise the following: -

- Capital activity during the year (section a);
- Impact of this activity on the Council's underlying indebtedness (the Capital Financing Requirement) (section b);
- The actual prudential and treasury indicators (section a – e);
- Overall treasury position identifying how the Council has borrowed in relation to this indebtedness, and the impact on investment balances (section e);
- Detailed debt activity (section e); and
- Summary of interest rate movements in the year (section 4);
- Detailed investment activity (section 6).

(a) The Council's Capital Expenditure and Financing 2016/17 (Prudential Indicator 1)

The Council incurs capital expenditure when it invests in its long term assets. Capital Expenditure can be funded in two main ways:

- Financed immediately through the application of capital or revenue resources (capital receipts, capital grants, revenue contributions etc.), which has no resultant impact on the Council's borrowing need; or
- If insufficient financing is available, or a decision is taken not to apply other resources, the capital expenditure will give rise to borrowing, which is approved as part of the Council's investment plans.

The tables below show the planned capital expenditure for 2016/17 and the latest forecast alongside the amount estimated to be financed in year and the amount which will give rise to borrowing.

TABLE 2

General Fund	2016/17 Original Estimate £m	2016/17 Revised Estimate £m
Capital expenditure (Indicator 1)	64.087	66.216
Financed in year from external funding and reserves	26.384	34.363
Unfinanced capital expenditure	37.703	31.853

HRA	2016/17 Original Estimate £m	2016/17 Revised Estimate £m
Capital expenditure (Indicator 1)	25.998	24.852
Financed in year from external funding and reserves	19.694	20.441
Unfinanced capital expenditure	6.304	4.411

(b) The Council's Overall Borrowing Need (the Capital Financing Requirement) (Prudential Indicators 2 and 3)

This indicator outlines the Council's Capital Financing Requirement (CFR). The CFR is simply the total historic outstanding capital expenditure which has not been paid from either a capital or revenue resource and therefore needs to be funded from borrowing. It is essentially a measure of the Council's underlying borrowing need.

Part of the Council's treasury activity is to meet the funding requirements for this borrowing need. The treasury management section organises the Council's cash position to ensure that sufficient cash is available to meet the capital plans and cash flow requirements. This may be sourced through borrowing from external bodies (such as the Government through the Public Works Loan Board [PWLB], or the money markets), by utilising temporary cash resources within the Council or through temporary borrowing from other local authorities.

The Council's underlying borrowing need (CFR) is not allowed to rise indefinitely. The Council is required to make an annual revenue charge, called the Loan Fund Principal Repayment. This is effectively a repayment of the borrowing need and it is charged to revenue over the life of the asset. This charge reduces the CFR each year. This differs from the treasury management arrangements which ensure that cash is available to meet capital commitments. External debt can also be borrowed or repaid at any time, but this does not change the CFR.

The total CFR can also be reduced by:

- the application of additional capital financing resources (such as unapplied capital receipts); or
- increasing the annual revenue charge

The Council's CFR for the year is shown in the following table and is a key prudential indicator. The opening balance includes the PPP scheme on the balance sheet, which increases the Council's borrowing need, this is shown to give a complete picture of the Council's debt, however no borrowing is actually required against these schemes as a borrowing facility is included in the contract, and as such this is removed from the bottom line.

Table 3 shows that based on historic capital expenditure and this year's capital expenditure the Council has a cumulative underlying need to borrow of £313.928m forecast at 31 March 2017. This is lower than the original estimate as a result of changes in the profile of capital projects and the receipt of new external funding.

TABLE 3

CFR	2016/17 Original Estimate £m	2016/17 Revised Estimate £m
Opening Balance	288.651	288.566
Add unfinanced capital expenditure (General Fund and HRA per Table 2)	44.007	36.264
Less Loans Fund Principal Repayments	(10.715)	(10.902)
Closing balance (Indicator 2)	321.943	313.928
Annual Change (Indicator 3)	33.292	25.362

(c) Limits to Borrowing Activity (Prudential Indicators 4 - 6)

Borrowing activity is constrained by the prudential indicators for CFR, gross borrowing and by the authorised limit to ensure the Council operates its activities within well-defined limits.

Gross borrowing and the CFR

There is a need to ensure that gross debt does not, except in the medium term, exceed the total CFR (i.e. the Council does not borrow more than it needs to fund its capital programme). In exceptional circumstances Councils are allowed to borrow to cover the current financial year plus the next two financial years (i.e. to 2018/19). This provides some flexibility to borrow in advance where this is appropriate.

Table 4 highlights the Council's forecast gross borrowing position against the CFR and confirms that at 30 September 2016 the Council has complied with this prudential indicator as gross borrowing is currently within its CFR. The Council is currently under-borrowed by £83.949m due to the continuing strategy to delay long-term external borrowing by utilising internal cash balances.

TABLE 4

	2016/17 Original Estimate £m	2016/17 Revised Estimate £m	30 September 2016 Actual £m
Gross borrowing position (Indicator 4)	303.057	265.341	229.979
CFR	321.943	313.928	313.928
(Under)/Over Borrowed Position	(18.886)	(48.587)	(83.949)

As part of its Annual Treasury Management Strategy the Council sets limits for external borrowing which it is not normally expected to exceed. These limits are explained below.

The Operational Boundary

The operational boundary is the expected maximum borrowing position of the Council during the year, taking account of the timing of various funding streams and the recharge of principal repayments from the revenue account. Periods where the actual position varies from the boundary is acceptable subject to the authorised limit not being breached.

The Authorised Limit

The authorised limit represents a limit beyond which external debt is prohibited. This limit is set by Council and can only be revised by Cabinet approval. It reflects the level of external borrowing which, while not desirable, could be afforded in the short term, but is not sustainable in the longer. The current limit is set at 10% of the Operational Boundary.

Table 5 demonstrates that between 1 April and 30 September 2016 the Council's gross borrowing was within both the operational boundary and its authorised limit, by a very significant margin due to the continuing strategy to delay new external borrowing by utilising internal cash balances and changes in the capital programme that have resulted in a reduced borrowing requirement.

TABLE 5

	Actual £m	Revised £m
Average gross borrowing position 1 April to 30 September 2016	230.735	
Maximum gross borrowing position 1 April to 30 September 2016	236.879	
Operational boundary per Treasury Strategy 2016/17 (Indicator 5)	350.132	346.370
Authorised limit per Treasury Strategy 2016/17 (Indicator 6)	385.146	381.007

(d) Treasury Position at 30 September 2016 (Prudential Indicators 7 - 11)

The Council's debt and investment position is organised by the treasury management service to ensure adequate liquidity for revenue and capital activities, security for investments and to manage risks within agreed parameters. Procedures and controls to achieve these objectives are well established both through Member reporting and through the Council's Treasury Management Practices.

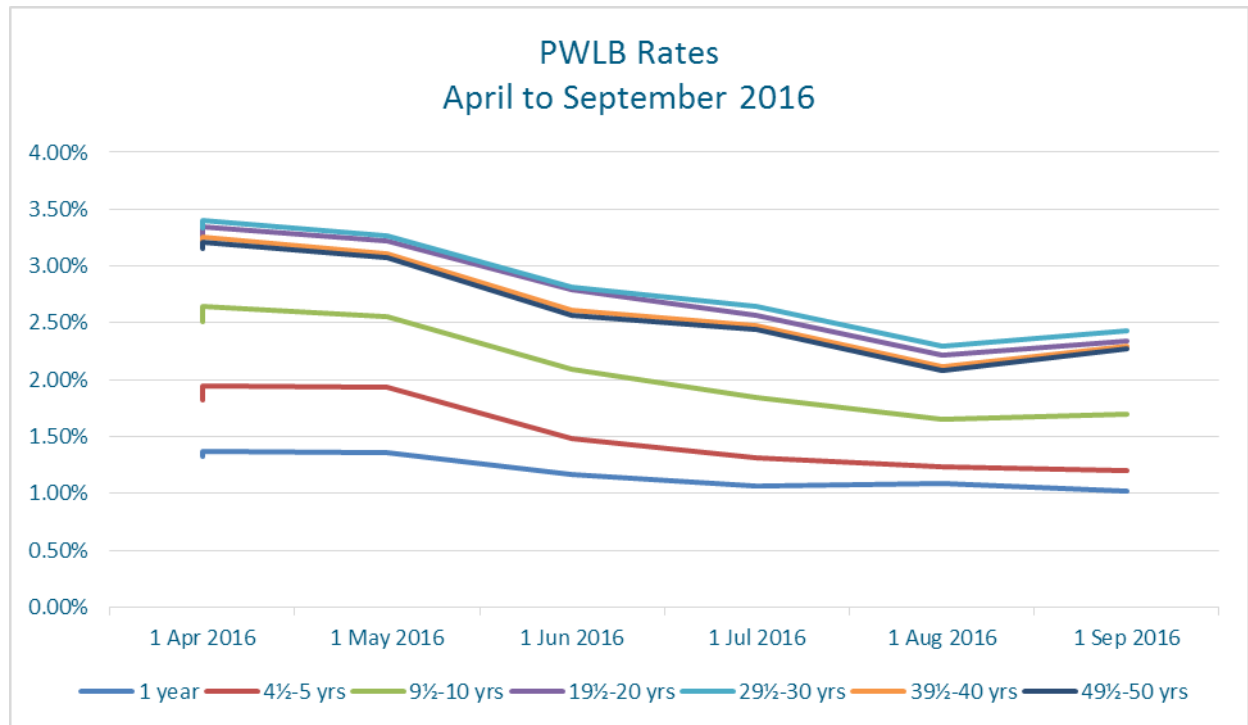
Borrowing Strategy for 2016/17

The Borrowing Strategy for 2016/17 anticipated low but rising bank interest rates, starting in quarter 3 of 2016, and gradual rises in medium and longer term fixed borrowing rates during 2017/18 and 2018/19. Variable, or short-term rates, were expected to be the cheaper form of borrowing over the period. Continued uncertainty in the aftermath of the 2008 financial crisis promoted a cautious approach, whereby investments would continue to be dominated by low counterparty risk considerations, resulting in relatively low returns compared to borrowing rates.

In this scenario, the treasury strategy was to postpone borrowing to avoid the cost of holding higher levels of investments and to reduce counterparty risk.

Following the EU referendum result in June 2016, gilt yields fell sharply across the maturity spectrum on the assumption that Bank Rate would remain extremely low for the foreseeable future. In August 2016, the Bank of England announced substantial policy easing, including a cut in Bank Rate to 0.25%. In response to this, money market rates and bond yields declined to new record lows.

The graph below demonstrates that the general trend has seen a decrease in PWLB rates during the period April to September 2016.



Borrowing Position for 2016/17

To date in 2016/17, the Council has undertaken only temporary borrowing. Due to investment concerns, both in terms of counterparty risk and low returns on investment, the Council has also used internal short-term cash reserves to temporarily fund its capital borrowing requirement to 30 September 2016.

In terms of outlook for the remainder of the year, based on current capital plans and replacement borrowing requirements, it is estimated that the Council will borrow £61.744m this financial year, with a forecasted planned under borrowed position of £48.587m at the end of March 2017.

Rescheduling

No rescheduling has taken place between 1 April 2016 and 30 September 2016 as the average 1% differential between PWLB new borrowing rates and premature repayment rates made rescheduling unviable.

The Council's treasury position (excluding borrowing by PPP and finance leases) at the 31 March 2016 and 30 September 2016 was as follows:

TABLE 6

	31 March 2016 Principal £m	Rate/ Return %	30 September Principal £m	Rate/ Return %
Fixed rate funding:				
-PWLB	166.879	5.44%	166.879	5.86%
-Other Local Authorities	-		10.000	0.40%
Variable rate funding:				
-Market	53.100	5.63%	53.100	5.36%
Total debt (Indicator 7)	219.979	5.50%	229.979	5.50%
CFR	288.565		313.928	
Over / (under) borrowing	(68.586)		(83.949)	
Investments:				
- internally managed	9.850	0.51%	6.300	0.33%
Total investments (Indicator 8)	9.850		6.300	

All investments at 30 September 2016 mature within one year in line with the Treasury Management Strategy **(Indicator 9)**.

The maturity structure of the debt portfolio **(Indicator 10)** at 30 September is shown below and shows the period when the Council is required to repay and/or refinance debt. It is important to ensure a reasonable spread of debt to mitigate against high exposure levels in respect of refinancing. The current profile ensures this:

TABLE 7

Maturity Profile of Borrowing (Indicator 10)	31 March 2016 Actual £m	30 September 2016 Actual £m
Under 12 months	12.500	22.500
12 months and within 24 months	-	-
24 months and within 5 years	26.867	26.867
5 years and within 10 years	-	1.500
10 years and within 20 years	21.500	20.000
20 years and within 30 years	-	-
30 years and within 40 years	35.525	60.525
40 years and within 50 years	92.587	84.587
50 years and above	31.000	14.000
Total Borrowing	219.979	229.979

The next indicator is used to manage risk and reduce the impact of adverse movement in interest rates. This sets a limit on the Council's exposure to fixed and variable interest rates **(Indicator 11)**. The Council approved a limit on variable borrowing of £60.000m in the Treasury Management Strategy 2016/17.

TABLE 8

	2016/17 Original Limits £m	30 September 2016 Actual £m
Limits on fixed interest rates based on net debt (Indicator 11)	325.146	176.879
Limits on variable interest rates based on net debt (Indicator 11)	60.000	53.100

(e) Affordability Prudential Indicators (Prudential Indicator 12 - 14)

These Prudential Indicators assess the affordability of capital investment plans and provide an indication of the impact of capital investment plans on the Council's overall finances. The three indicators are

- incremental impact of capital investment decisions on council tax (**Indicator 12**)
- incremental impact of capital investment decisions on housing rents (**Indicator 13**)
- financing costs as a proportion of net revenue stream (**Indicator 14**)

The first two indicators can only be updated at 31 March 2017 once final figures are known. An estimate of the third indicator is shown below:

TABLE 9

Estimate of ratio of financing costs to net revenue stream (Indicator 14)	2016/17 Original Estimate £m	2016/17 Revised Estimate £m
General Services	5.7%	5.3%
HRA	17.6%	15.4%

4. Investment Rates in 2016/17

Bank Rate was reduced for the first time since March 2006 by the Monetary Policy Committee to 0.25% in August 2016. The Council's treasury advisers, Arlingclose, project that this rate will remain stable until quarter 3 of 2019/20 although there is a slim chance that a decision to cut the bank rate further to 0% could be taken in December 2016.

5. Investment Position for 2016/17

Investment Policy

The Council's investment policy is governed by Scottish Government investment regulations, which have been implemented in the annual investment strategy approved by the Council on 17 February 2016. This policy sets out the approach for choosing investment counterparties, and is based on credit ratings provided by the three main credit rating agencies, supplemented by additional market data (such as rating outlooks, credit default swaps, bank share prices etc.).

On 1 April 2016 a new investment counterparty limit of £10m was introduced; previously the limit was 75% of the investment portfolio. During April and May there were three breaches of the £10m counterparty limit, as daily control paperwork had not been updated to reflect this change. This highest breach was for £0.400m on 18 May 2016. Automated controls have since been introduced to ensure that this does not recur. The table below details the duration of each instance.

TABLE 10

Date	Limit	Investment	Counterparty	Breach	%
27 April 2016	£ 10,000,000	£ 10,250,000	Bank of Scotland	£ 250,000	2.50%
28 April 2016	£ 10,000,000	£ 8,400,000	Bank of Scotland	None	-
18 May 2016	£ 10,000,000	£ 10,400,000	Bank of Scotland	£ 400,000	4.00%
19 May 2016	£ 10,000,000	£ 7,200,000	Bank of Scotland	None	-
24 May 2016	£ 10,000,000	£ 10,150,000	Bank of Scotland	£ 150,000	1.50%
25 May 2016	£ 10,000,000	£ 10,150,000	Bank of Scotland	£ 150,000	1.50%
26 May 2016	£ 10,000,000	£ 6,050,000	Bank of Scotland	None	-

Resources

The Council's cash balances comprise revenue and capital resources and cash flow monies. The Council's cash resources were as follows at 30 September 2016:

TABLE 11

Cash Balances	2016/17 Actual £m
1 April 2016	9.850
30 September 2016	6.300
Change within 6 months	(3.550)

Investments held by the Council

The Council has maintained an average balance of £10.979m of invested funds and utilised cash balances during the year in support of the under-borrowed position. Alongside investment accounts with various banks, balances have been placed with two Money Market Funds during 2016/17 for the first time in line with the 2016/17 Treasury Management Strategy. This was undertaken to increase investment counterparties and improve returns, while maintaining the Council's risk appetite; both funds carry a credit rating of AAA from the main credit rating agencies.

The Council's treasury management advisors, Arlingclose Limited, have five Scottish unitary authorities in their client group and provide regular investment benchmarking information to the Council. In terms of investment performance at 30 September 2016, North Ayrshire Council's average weighted rate of return on investments was 0.33% (0.55% 2015/16) compared to the group average rate of 0.36%.

The target investment rate for 2016/17 was 0.50% and the lower rate achieved can be attributed to the reduction in investment rates across the sector following the base rate decrease in August 2016.

Emphasis will continue to be placed on investing with approved counterparties in accordance with the approved strategy.

NORTH AYRSHIRE COUNCIL

Agenda Item 7

22 November 2016

Cabinet

Title: **Ethical Care Charter**

Purpose: To seek Cabinet approval for the adoption of Unison's 'Ethical Care Charter' and to become an Ethical Care Council.

Recommendation: That Cabinet approves the Charter and agrees to implementation as one of the few Councils in Scotland to achieve recognition as an Ethical Care Council.

1. Executive Summary

- 1.1 The Ethical Care Charter was developed by Unison in 2012, following a UK survey into the working conditions of homecare workers and a supporting report entitled 'Time to Care'. This survey highlighted poor working conditions for staff working in home care services and the associated need to improve standards of care for vulnerable older people.
- 1.2 The principal objective of the Charter is to provide for the quality and dignity of care by ensuring a more stable, well paid and well trained workforce.

2. Background

- 2.1 The main objective of the Charter is to establish a minimum baseline for the safety, quality and dignity of care by ensuring appropriate employment conditions. By signing the Charter, the Council is committed to implement a variety of improved standards for home care services commissioned by the Council. At present the Council spends approximately £17m per year on in house and purchased care at home delivering services to older people across North Ayrshire.
- 2.2 A joint working group was set up through the Health & Social Care Partnership with involvement from Unison, HR, Procurement and Operational Management from the Partnership.

- 2.3 The purpose of the group was to review the Charter's practical implications for the Council and to ensure that the Council could comply with the phased approach outlined within the Charter. (See Appendix 1: Unison's ethical care charter).
- 2.4 Councils signing up to the Charter are not expected to implement all of the provisions immediately, but work over time to achieve the full requirements. Adopting the Charter requires an immediate commitment to Stage 1 principles, as well as a plan for adopting stages 2 and 3.
- 2.5 Stage 1 principles are:
- **Care based on client need, not minutes or tasks;**
 - **15 minute visits should generally not be used, unless appropriate;**
 - **Homecare workers to be paid for travelling time, travel costs and other necessary expenses;**
 - **Visits to be scheduled based on needs;**
 - **Eligible workers should be paid statutory sick pay.**

3. Proposals

- 3.1 It is proposed that Cabinet note and acknowledge the requirements of adopting the Charter and agree that the cross-service/Unison working group should continue in order to provide appropriate support for the operational implementation of stages 2 and 3, as well as updating Cabinet on future progress.

4. Implications

Financial:	Adoption of the Charter will be contained within existing budgets.
Human Resources:	Ensuring employment conditions which support recruitment and retention of staff through more sustainable pay, conditions and training will then support high standards of client care.
Legal:	None.
Equality:	None.
Environmental & Sustainability:	None.
Key Priorities:	Adoption of the Ethical Care Charter will support the Council's key objective of providing high quality care for some of the most vulnerable people in our communities as well as ensuring fair and ethical employment practices for homecare workers.
Community Benefits:	Working in partnership with local care providers, adoption of the Charter will help support high quality, person-centred services for home care.

5. Consultation

- 5.1 Adoption of the Charter has been consulted on through the cross-service working group and with Trade Union representatives from Unison.

6. Conclusion

- 6.1 Adoption of the Ethical Care Charter will reinforce the Council's commitment to putting user need and quality of care at the heart of service delivery.

A handwritten signature in purple ink that reads "Iona Colvin".

IONA COLVIN

Director (North Ayrshire Health and Social Care Partnership)

Reference : IC/LMcD

For further information please contact Iona Colvin, Director Of North Ayrshire Health and Social Care Partnership on 01294 317723 or Louise McDaid, Unison Branch Secretary on 01294 553802.

Background Papers

NORTH AYRSHIRE COUNCIL

Agenda Item 8

22 November 2016

Cabinet

Title: **Open Space Strategy 2016-2026**

Purpose: To seek Cabinet approval of an Open Space Strategy 2016-2026.

Recommendation: That Cabinet approves the Open Space Strategy 2016-2026 attached at Appendix 1.

1. Executive Summary

- 1.1 Parks and Open Spaces are key assets, playing an important role in the life North Ayrshire's communities. A strategic approach to the management of Open Space will deliver Key Outcomes and Priorities of the Council.
- 1.2 This report aims to agree the development and implementation of an Open Space Strategy 2016-2026. This will enable the Council to provide high quality open space to the benefit of all communities.

2. Background

- 2.1 North Ayrshire Council has approximately 2,410 hectares of open space within its ownership consisting of:
 - Eglinton Country Park
 - Neighbourhood and Local Parks
 - Cemeteries and Burial Grounds
 - Woodlands
 - Core Paths
 - Allotments
 - Sports Facilities including Playing Fields
 - Equipped Play Areas and Multi Use Games Areas (MUGAS)
 - Water Courses and Open Water features
 - Promenades and Coastal Paths
 - Beaches
 - Residential Greenspace

- 2.2 North Ayrshire's open space provides a wide range of benefits for communities, the environment and the local economy. Open space makes an important contribution to the character and biodiversity of the area and to the quality of life and "place" by providing the setting for a wide range of social interactions and pursuits that support personal and community wellbeing. Open space also allows individuals to interact with the natural environment and provide habitats for wildlife.
- 2.3 Well planned and managed open space will provide a wide range of social, environmental and economic benefits to communities such as:
- Outdoor recreation and health improvement
 - Contributing to sustainable lifestyles
 - A sense of pride in local towns and villages
 - Regulating the urban environment
 - Bringing nature into town
- 2.4 In respect of Cemeteries, the Open Space Strategy refers to the Cabinet decision in March 2013 to develop a replacement programme on a locality basis. It should be noted that the Council agreed a motion at its meeting on 30 March 2016 'that Officers prepare a report to the Cabinet following the summer recess 2016 on options and costs involved in providing new or extended cemetery provision in North Ayrshire and that in so doing they commit to meaningful consultation prior to any change. The Cabinet meeting of the 25th October 2016 considered the potential options available, as well as the estimated costs, for cemetery provision and it was agreed to consider this as part of the budget setting process for 2017/18. The Open Space Strategy will be updated accordingly to reflect future decisions regarding Cemetery provision.
- 2.5 The Open Space Strategy is attached at Appendix 1. The Strategy has an ambitious action plan focusing on six Key Strategic Objectives. These are:
1. Open Space will be promoted as a resource for tourism and recreation, economic development & biodiversity.
 2. Help reduce local inequalities by ensuring that all communities have access to high quality, well equipped clean and safe open space.
 3. Promote better health by providing diverse opportunities in open spaces, the natural environment and countryside for physical exercise, sport and recreation
 4. Protect and enhance all areas of nature conservation value, in particular historic features, sensitive habitats and special landscapes.
 5. Improve the perception, quality and range of recreational and tourism facilities in the area's open spaces.

6. Respond to climate change through the delivery of a connected and integrated network, incorporating water management, woodland areas and biodiversity benefits.

2.6 Actions detailed within the Strategy are allocated to the following categories of Open Space:

- Parks, Open Space & Equipped Playparks
- Woodlands
- Cemeteries
- Sports Pitches

2.7 An indication of a number of the key actions to be undertaken is provided below:

- Develop initiatives to promote and showcase North Ayrshire's Open Space.
- Continue to contribute to the Council's Biodiversity Action Plan.
- Continue to refresh and develop an appropriate Open Space Asset Management Plan with action plan.
- Improve playpark provision with an emphasis on quality rather than quantity.
- Consider opportunities for 'wild flower meadows' to enhance Open Space areas.
- Audit the quality of grounds maintenance on Open Space through the Local Audit Management System (LAMS).
- Work with Central Green Scotland Network to obtain funding for bespoke projects such as improved pathways to encourage walking, running and cycling.
- Implement a biennial customer satisfaction survey on Open Space.
- Review the location and frequency of grass cutting taking account of the benefits of biodiversity from a potential reduction in cutting.
- Work with community groups using a 'Locality' approach on the community ownership of Open Space including small urban areas and parks.
- Continue to support local volunteers who litter pick open space areas and beaches with materials, equipment and advice.
- Maintain beach cleanliness and ensure beaches retain their award winning status.
- Consider opportunities to use the Community Payback team to support environmental clean-up initiatives.
- Continue to support the development of allotments across North Ayrshire in line with the "Allotments Policy"
- Consider commercial opportunities for the re-use/sale of wood from trees felled.
- Continue to regularly review existing burial capacity and demand to ensure there is adequate ground for burials in accordance with the Burials (Scotland) Act 1855

- Review and respond to the new legislative framework being introduced by the Burial and Cremation (Scotland) Act 2016
- Support the Physical Activity and Sports Strategy through the continued provision of high quality and accessible open space suitable for recreation and physical activity.

3. Proposals

- 3.1 That the Open Space Strategy 2016–2026 attached at Appendix 1 be approved.

4. Implications

Financial:	The Open Space Strategy will help prioritise how the Council can maintain standards and provide high quality open space within available financial resources.
Human Resources:	None
Legal:	The strategy will support the Council in meeting its legal obligations in respect of open space.
Equality:	It is a strategic objective in the Open Space Strategy to help reduce local inequalities by ensuring that all communities have access to high quality, well equipped clean and safe open space.
Environmental & Sustainability:	Environmental considerations have been taken account of in the strategy and are critical to its success.
Key Priorities:	<p>The strategy will contribute to Key Priorities:</p> <ul style="list-style-type: none"> ● Protecting and enhancing the environment for future generations ● Supporting our people to stay safe, healthy and active ● Working together to develop stronger communities ● Growing our economy, increasing employment and regenerating towns
Community Benefits:	All communities within North Ayrshire will benefit from the provision of high quality open space.

5. Consultation

- 5.1 Consultation has taken place with other Council services and further consultation will take place on the proposals for play parks. The proposed strategy has been considered by the Physical Environment Advisory Panel.



CRAIG HATTON
Executive Director (Place)

Reference : RMcC/TR/LB

For further information please contact Thomas Reaney, Senior Manager (Streetscene) on 01294 324890

Background Papers

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NORTH AYRSHIRE
COUNCIL

Open Space Strategy 2016 - 2026

Streetscene, Commercial Services

August 2016



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‘North Ayrshire will be recognised by the high quality and accessibility of its excellent publicly accessible open spaces, promoting economic prosperity, healthy lifestyles and biodiversity through the provision of greater opportunity for outdoor recreation for residents and visitors.’

DRAFT

2 Introduction

2.1 A strategic approach to Open Space

North Ayrshire Council has created a clear strategic framework for the development and management of open space.

North Ayrshire has a network of connected open spaces that combine to create a green network and infrastructure that provides significant economic, social and environmental benefits.

The Council has both direct and indirect responsibility for a variety of open spaces including woodland, playing fields, playparks and burial grounds. Through the local planning process the Council seeks to maintain, enhance and promote access to open space and recreational opportunities.

The North Ayrshire Council Open Space Strategy 2016 – 2026 will deliver through partnership working, open spaces that are inclusive, accessible and ‘fit for purpose’ enhancing the quality of life for residents in North Ayrshire and visitors to North Ayrshire.

Meeting the requirements of the Scottish Government’s Scottish Planning Policy, it sets out the Council’s approach to managing open space, assessing both current and future needs for open space and identifying specific actions to improve provision. Over the next 10 years it will assist in directing resources, knowledge sharing, budget planning and enable greater co-ordination of open space among key stakeholders.

The Strategy will be reviewed and updated every 5 years and is complemented by an Open Space Asset Management Plan (reviewed annually). See action 1.7.

2.2 North Ayrshire Open Space

North Ayrshire Council has approximately 2,410 hectares of open space within its ownership consisting of:

- Eglinton Country Park
- Neighbourhood and Local Parks
- Cemeteries and Burial Grounds
- Woodlands
- Core Paths
- Allotments
- Sports Facilities including Playing Fields
- Equipped Play Area and Multi Use Games Areas (MUGAS)
- Water Courses and Open Water features
- Promenades and Coastal Paths
- Beaches
- Residential Greenspace

2.3 Benefits of Open Space

North Ayrshire’s open spaces provide a wide range of benefits for communities, the environment and the local economy. They make an important contribution to the character

and biodiversity of the area and to the quality of life and place by providing the setting for a wide range of social interactions and pursuits that support personal and community wellbeing. They also allow individuals to interact with the natural environment and provide habitats for wildlife.

Open spaces can also be important in defining the character and identity of towns and villages. Connecting them in a green network can provide enhanced benefits for people, the environment and biodiversity. They also provide valuable 'ecosystem services' such as climate change regulation, filtering of pollution, flood prevention and carbon sequestration.

Well planned and managed open space will provide a wide range of social, environmental and economic benefit to communities such as:

- Outdoor recreation and health improvement
- Contributing to sustainable lifestyles
- A sense of pride in your town/village
- Regulating the urban environment
- Bringing nature into town

2.4 Purpose of the Open Space Strategy

The Open Space Strategy will provide clear direction in the co-ordinated management of North Ayrshire's open space to ensure it meets the needs of residents and visitors alike.

2.5 Strategic Context/Strategic Objectives

The Open Space Strategy will contribute to the Council's following Key Priorities:

- Protecting and enhancing the environment for future generations
- Supporting our people to stay safe, healthy and active
- Working together to develop stronger communities
- Growing our economy, increasing employment and regenerating towns

2.6 Streetscene

Open Space maintenance is carried out by the Council's modern integrated Streetscene service.

Streetscene is an experienced, well equipped team with approximately 125 FTEs managing an overall annual revenue budget of £7.6m, with £2m allocated for grounds maintenance. Streetscene is responsible for the planning and co-ordination of all maintenance and adopts a locality approach to this with teams allocated by area but sharing good practice across the whole Council boundary.

In order to ensure the existing Open Space is proportionate, fit for purpose and meets the public's needs, Streetscene will undertake audits of existing areas - see actions 1.1 and 1.2. The gateways to North Ayrshire are critically important to ensure residents, visitors and potential investors have a good first impression of the area which will aid economic regeneration, see action points 1.4 and 1.5.

The quality of grounds maintenance on open space is monitored through the Local Authority Management System (LAMS), see action 2.2 and 9.1. The audits will be carried

out three times per year and will be analysed and benchmarked to ensure a quality service is provided.

Customer satisfaction levels will also be benchmarked to help maintain service standards, see action 5.1.

Streetscene shares and learns best practice initiatives through its membership of the Association of Public Sector Excellence. (APSE), see action 7.1. APSE has a number of working groups and advisory groups that Streetscene participate in.

The Council's modern integrated approach to the provision of Streetscene services has proved to be effective and has received a number of awards in recognition of its successes over recent years. The service will continue to be developed to facilitate ongoing service excellence within available financial resources.

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3 Open Space Strategy Overview

3.1 Structure of the Strategy

The Open Space Strategy has been developed using six Key Strategic Objectives and four key themes.

The 6 key strategic objectives are:

- Open Space will be promoted as a resource for tourism and recreation, economic development & biodiversity
- Help reduce local inequalities by ensuring that all communities have access to high quality, well equipped clean and safe open space.
- Promote better health by providing diverse opportunities in open spaces, the natural environment and countryside for physical exercise, sport and recreation
- Protect and enhance all areas of nature conservation value, in particular historic features, sensitive habitats and special landscapes.
- Improve the perception, quality and range of recreational and tourism facilities in the area's open spaces.
- Respond to climate change through the delivery of a connected and integrated network, incorporating water management, woodland area and biodiversity benefits.

The four main themes are:

- Parks, Open Space & Equipped Playparks
- Woodlands
- Cemeteries
- Sports Pitches

All of the themes are interdependent to ensure the Strategy is delivered in full and to maximum effect.

From these themes an action plan has been developed to supplement the Strategic Objectives.

The success of the Strategy and its associated action plan will be heavily reliant on the continued contributions of Streetscene and its Key Partners to ensure successful implementation.

4 Open Space Strategy by Theme

4.1 Parks, Open Space and Equipped Playparks

Overview

The largest element of North Ayrshire Open Space falls within this category. The objective of the strategy is to increase the quality of parks, open space and equipped play parks to play an active contribution in meeting the Council's Key Priorities.

Parks

North Ayrshire has a number of high quality, popular parks such as:

- Eglinton Country Park, Kilwinning
- McGavin Park, Kilwinning
- Irvine Beach Park
- Douglas Park, Largs
- Barrmill Park, Beith
- Elm Park, Ardrossan
- Stevenston Beach
- The Glen, West Kilbride

A number of these parks have organisations and groups within them offering community activities and also assisting with maintenance and keeping the parks clean and tidy - see action 2.3.

The Community Empowerment (Scotland) Act 2015 and the locality partnership approach will help drive more community involvement in the running of parks which in turn will shape the priorities of the local community, see actions 2.3 and 5.2.

Open Space

Quality is a key component of open space. Open spaces need to be 'fit for purpose' and serve local communities by providing a level of service and functional provision to meet informal leisure and recreational needs. Quality is important in terms of offering the following:

- Linked networks of open space, providing routes to work, schools and other community facilities.
- Well designed, attractive and managed spaces of all types and size.
- Providing a range of habitats for biodiversity, that can act as wildlife corridors.
- Places that provide opportunities to participate in formal sports, informal recreation (including walking, cycling, growing food) promoting health and wellbeing.
- Places which are inclusive and serve local needs

- Inclusive play and open space

The Council has a Local Biodiversity Action Plan in place for the period 2015-2018. To help the Council achieve its Biodiversity outcomes, a review of the location and frequency of grass cutting should be undertaken, see actions 1.6, and 6.1. Consideration should also be given to increase the use of natural 'wild flowers', see actions 4.1 and 6.2.

Funding opportunities should be robustly explored to help with the provision of high quality open space, see actions 3.1, 4.2 and 4.3. Similarly opportunities for additional resources as part of Community Payback schemes should also be utilised, see action 7.6.

High quality open space will encourage tourists and potential investors to visit the area. Such opportunities should be marketed in conjunction with Economy & Communities, see action 1.3.

Beaches

North Ayrshire prides itself on its beaches as a key attraction for tourists to the area and provides fantastic play, sport and leisure opportunities for residents.

There are main beaches at:

- Ardrossan
- Blackwaterfoot, Isle of Arran
- Brodick Bay, Isle of Arran
- Fairlie
- Irvine Gables
- Kames Bay, Cumbrae
- Largs Main beach
- Largs Pencil
- Newton Beach Millport, Cumbrae
- Saltcoats
- Seamill
- Stevenston
- Whiting Bay, Isle of Arran

Newton Beach Millport was successful in the 2015 Keep Scotland Beautiful Scottish Seaside Awards for excellence in beaches and was awarded a Blue Flag, see action 7.5.

The water quality at the beach at the Pencil Monument, Largs has also been recognised by the Marine Conservation Society.

Having such high quality, clean, beaches wouldn't be possible without the help of North Ayrshire's dedicated community volunteers who help with beach cleans and litter picks, see action 7.4.

Allotments

The Council has an Allotments Policy and it aims to empower local people to take forward developments themselves rather than the Council directly providing allotment sites.

Advice is offered on:

- Setting up a constituted allotment association
- Sources of funding
- Locations of suitable plots
- How to develop and manage land

The Council has helped develop the “3 Towns Growers” and is currently working with the Douglas Park allotment group. See action 7.7.

Equipped Playparks

The vision for equipped playparks is:

‘To improve the quality of life for all children and young people in North Ayrshire through high quality playpark provision.’

Childrens’ play is recognised as being essential to healthy, happy lives and is fundamental to learning and development. More play, more fun, more often.

There are currently 104 playparks provided, inspected and maintained by the Council. There has been significant investment in playpark equipment in recent years which has resulted in high quality playpark provision. However, there are a minority of playparks which are rarely used, have a small number of pieces of equipment and suffer from location, in some cases by being closely located to larger, more popular, high quality playparks.

It is therefore planned to reduce the number of playparks to ensure all provided playparks are high quality and in appropriate locations. This will ensure investment is targeted at enhancing the remaining playparks. This will ensure high quality playpark provision is in place to meet the needs of our children and young people.

The proposals to enhance and reduce are based on:

- Location
- Usage
- Current state of equipment
- Equipment prone to miss-use/anti-social behaviour
- Equipment approaching end of life
- Low value play facilities
- Potential for enhancement

Play park rationalisation plan

The approach to play park rationalisation throughout North Ayrshire is based upon having larger, high quality play parks in highly accessible prominent locations, supported by smaller high quality local play parks across the wider North Ayrshire. This will ensure play

park facilities are there for all to use and will also provide excellent facilities for tourists and visitors to North Ayrshire, see actions 2.1, 7.2 & 7.3.

Legislation/Policy

The Equality Act 2010

The Community Empowerment (Scotland) Act 2015

Planning Policy

United Nations Convention on the Rights of a Child (Article 31)

South Beach, Ardrossan

Mackerston, Largs



Brodick, Isle of Arran



Woodlands

Overview

Woodlands are an essential part of the area's character. Forests and woodlands make a unique contribution to the environment and economy of North Ayrshire currently occupying around 16% of the land area. They provide a key resource for biodiversity and deliver a wide range of environmental benefits that help to support the local communities, see actions 6.3 and 8.2.

Woodlands also help create memorable and interesting landscapes, providing high levels of visual amenity and habitat value.

Having high quality tree & woodland stock provides value beyond visual amenity such as:

- Providing education and community benefits by connecting people with nature
- Reduce the impact of built development
- Provide environmental benefits such as carbon sequestration, improved air quality, screening from wind, filtering noise and attracting wildlife.
- Reduce surface water run-off and the effects of soil erosion
- Contribute to physical and mental wellbeing
- Provide a sustainable resource
- Offers commercial opportunities, see action 8.3

Legislation/Policy

North Ayrshire Council Tree & Woodland Policy, see action 8.1
Town and Country (Scotland) Planning Act 1997

Planning policy
Tree Preservation Orders
Trees in Conservation Areas (Scotland) Regulations 2010
Roads (Scotland) Act 1984
Occupiers Liability (Scotland) Act 1960
Nature Conservation (Scotland) Act 2004
High Hedges (Scotland) Act 2013

A number of Actions will be developed and implemented to ensure the continued provision of high quality woodland across North Ayrshire Council's open space assets. See actions 6.3 and 8.2.

Eglinton Park, Kilwinning



Cemeteries

Overview

North Ayrshire Council has a statutory obligation under the Burial Grounds (Scotland) Act 1855 to provide ground for the burial of the dead. This duty is being replaced by the Burial and Cremation (Scotland) Act 2016 which is in force but yet to be fully introduced. See action 9.4.

There are 44 burial grounds in North Ayrshire. Of these, 26 can no longer be used for new lairs and 18 remain operational and open for new lairs.

Whilst the 26 burial grounds can no longer provide new lairs they can still be used if families have bought lairs/plots that have capacity within them. The 26 also still continue to be operated and maintained to a high standard.

The service manages approximately 750 burials per year of which, on average, half require new lairs.

The 18 cemeteries in regular use are:

Locality	Cemetery/Churchyard
Isle of Arran	Brodick New Cemetery
	Kilmory Cemetery & Churchyard
	Lochranza Churchyard
	Lamlash Cemetery
	Sannox Cemetery
	Shiskine New Cemetery
Isle of Cumbrae	Millport New Cemetery
Largs & North Coast	Largs Brisbane Glen
	West Kilbride Cemetery
Garnock Valley	Beith New Cemetery
	Dalry Cemetery
	Kilbirnie New Cemetery
Irvine	Knadgerhill Cemetery
	Dreghorn New Cemetery
	Shewalton Cemetery
Kilwinning	Kilwinning Cemetery
Three Towns	Ardrossan Cemetery
	High Road, Stevenston

North Ayrshire Council recognises that the capacity of the existing cemeteries is finite and has plans in place to address this. A large number of cemeteries operated by the Council will reach capacity over the next 10 years, see action 9.2.

The Council has made significant investments in cemeteries to extend them, repair walls & paths and upgrade kerbing, see action 9.3.

The Cabinet agreed in March 2013 on the development of a cemetery provision programme on a locality basis to allow a more cost effective approach to the duty to provide sufficient burial space within the area. It was agreed that at least one cemetery would be available for new lairs within each locality.

In determining new sites for cemeteries, it is necessary to undertake intrusive ground investigation works to ensure that the site has adequate natural drainage, is not subject to mine workings, is free from contamination, has an adequate depth of soil to enable multiple interments and has a topographical consistency. Any site must be located in an area of tranquillity, have good public transport and road links and be adequately served by utilities for the associated buildings. In addition to the capital requirements associated with the development of new cemeteries, revenue budgets are required for their operation and maintenance.

Legislation

Burial Grounds (Scotland) Act 1855

Church of Scotland (Property and Endowments) Act 1925 amended in 1933

Cremation Act 1952

Cremation (Scotland) Amendment Regulations 2003

Burial and Cremation (Scotland) Act 2016

A number of Actions will be developed and implemented to ensure the continued provision of high quality cemeteries across North Ayrshire. See actions 9.1, 9.2, 9.3 and 9.4.

Kilbirnie New



Beith Cemetery



Knadgerhill Cemetery, Irvine



Sports Pitches

Overview

Physical activity and sport brings people and communities together and greatly contributes to removing social and cultural barriers. Physical activity in its broadest sense is a critical public health issue as a lack of physical activity is associated with significant risks to many aspects of health.

North Ayrshire has a variety of outdoor sports facilities including:

- Football pitches
- Rugby pitches
- Cricket pitches
- Synthetic grass pitches
- Multi Use Games Areas (MUGA)
- Bowling greens
- Tennis Courts
- Athletics tracks
- Golf Courses

The attractive and unique environment of North Ayrshire makes it well placed to promote active lifestyles. Over the past decade, North Ayrshire Council has significantly improved its open space - sport and leisure facilities. Some of the achievements are:

New Facilities

- Arran Outdoor Centre
- Six new play areas
- Full size synthetic pitch at Almswall Park
- Sports Hubs at KA Campus Arran, KA Campus Dalry, KA Campus Greenwood and KA Campus St Matthews.

There is also a full time active schools co-ordinator in each school cluster and an active schools awards scheme implanted in all schools.

Partnership working and Community led initiatives have resulted in the development and enhancement of the Kilwinning Community Sports Club and the provision of new synthetic tennis courts in West Kilbride.

North Ayrshire Council, KA Leisure and partners are working on a revision to the Physical Activity and Sports Strategy, see action 10.1.

The Open Space Strategy will play a key role in supporting the Physical Activity and Sports Strategy. This will in part be facilitated by the continued provision of high quality and accessible open space suitable for recreation and physical activity. See action 10.2.

Douglas Park Bowling Club, Largs



DRAFT

5 Action Plan

Action	Owner	Timescale
Strategic Objective 1: Open Space will be promoted as a resource for tourism and recreation, economic development & biodiversity		
1.1 Audit the existing Open Space and identify any deficiencies/gaps in provision relating to location, type, need and use.	Streetscene/ Economy & Communities	2017-2018
1.2 Address any deficiencies/gaps identified, see above action.	Streetscene/ Economy & Communities	2018-2019
1.3 Liaise with Economy and Communities on initiatives to promote and showcase North Ayrshire's Open Space.	Streetscene/ Economy & Communities	On-going
1.4 Ensure the gateways to North Ayrshire are welcoming, creating a positive first impression of the area.	Streetscene	2017-2018
1.5 Review the gateways to North Ayrshire and develop plans to improve this, where appropriate to do so.	Streetscene	2017-2018
1.6 Continue to contribute to the Council's Biodiversity Action Plan.	Streetscene/ Sustainability	On-going
1.7 Continue to refresh and develop an appropriate Open Space Asset Management Plan with action plan.	Streetscene	Annually
Strategic Objective 2: Help reduce local inequalities by ensuring that all communities have access to high quality, well equipped clean and safe open space.		
2.1 Improve playpark provision with an emphasis on quality rather than quantity.	Streetscene	On-going
2.2 Audit the quality of grounds maintenance on Open Space through the Local Audit Management System (LAMS). Recommend three audits per year.	Streetscene Operations/ Strategy	On-going
2.3 Work with community groups, using a Locality approach on the community ownership of open space, including small urban spaces and parks.	Streetscene/ Economy & Communities and locality Partnerships	On-going
Strategic Objective 3: Promote better health by providing diverse opportunities in open spaces, the natural environment and countryside for physical exercise, sport and recreation		
3.1 Work with Central Green Scotland Network to obtain funding for bespoke projects such as improved pathways to encourage walking, running, cycling.	Streetscene/ Access Officer/ CGSN	On-going
Strategic Objective 4: Protect and enhance all areas of nature conservation value, in particular historic features,		

sensitive habitats and special landscapes.		
4.1 Consider opportunities for 'wild flower meadows' to enhance Open Space areas.	Streetscene Strategy/ Sustainability	On-going
4.2 Work with Central Green Scotland Network to obtain funding for bespoke projects.	Streetscene/ Access Officer/ CGSN	On-going
4.3 Work with the Inner Forth Landscape Initiative (IFLI) on funding opportunities.	Streetscene/ Economy & Communities/ Ranger Service	On-going
Strategic Objective 5: Improve the perception, quality and range of recreational and tourism facilities in the area's open spaces.		
5.1 Undertake a biennial customer satisfaction survey on Open Space.	Streetscene	2017, 2019
5.2 Liaise with the Locality groups and Key Stakeholders on the development of Open Space initiatives to ensure the Council delivers what the public needs.	Streetscene	On-going
Strategic Objective 6: Respond to climate change through the delivery of a connected and integrated network, incorporating water management, woodland area and biodiversity benefits.		
6.1 Review the location and frequency of grass cutting taking account of the benefits of biodiversity from a reduction in cutting.	Streetscene Strategy/ Officers	2017
6.2 Consider opportunities for 'wild flower meadows' to enhance Open Space areas.	Streetscene Strategy/ Sustainability	On-going
6.3 Consider options for developing woodland in low amenity value open space to reduce maintenance costs and contribute to Biomass needs.	Arbor Officer/ Sustainability	On-going
Parks, Open Space & Equipped Playparks		
7.1 Continue to contribute to the APSE Advisory Groups on the sharing of best practice.	Streetscene	On-going
7.2 Improve playpark provision with an emphasis on quality rather than quantity.	Streetscene	On-going
7.3 Rationalise play-parks and ensure those remaining provide high quality provision and monitor this through	Streetscene	2017

customer satisfaction surveys and audits.		
7.4 Continue to support local volunteers who litter pick open space areas and beaches with materials, equipment and advice.	Streetscene/ Local volunteers	On-going
7.5 Maintain beach cleanliness and ensure beaches retain their award winning status.	Streetscene/ Local volunteers	On-going
7.6 Consider opportunities to use the Community Payback team to support environmental clean-up initiatives.	Streetscene	On-going
7.7 Continue to support the development of allotments across North Ayrshire in line with the "Allotments Policy"	Streetscene/ Economy & Communities/ Locality Partnerships	On-going
Woodlands		
8.1 Review the Council's Tree & Woodland Policy every 3 years to ensure it remains fit for purpose.	Arbor Officer	2019
8.2 Consider options for developing woodland in low amenity value open space to reduce maintenance costs and contribute to Biomass needs.	Arbor Officer/ Sustainability	On-going
8.3 Consider commercial opportunities for the re-use/sale of wood from trees felled.	Arbor Officer	2017
Cemeteries		
9.1 Audit the quality of grounds maintenance in Cemeteries through the Local Audit Management System (LAMS). Recommend three audits per year.	Streetscene Operations/ Strategy	On-going
9.2 Continue to regularly review existing burial capacity and demand to ensure there is adequate ground for burials in accordance with the Burials (Scotland) Act 1855.	Bereavement Officer/ Property/ Estates	On-going
9.3 Consider opportunities for improving the wall, paths and infrastructure in Cemetery grounds.	Bereavement Officer/ Property	On-going
9.4 Review and respond to the new legislative framework being introduced by the Burial and Cremation (Scotland) Act 2016	Bereavement Officer	As enacted
Sports Pitches		
10.1 Review the Physical Activity and Sports Strategy	Economy & Communities/ KA Leisure	2017
10.2 Support the Physical Activity and Sports Strategy through the continued provision of high quality and accessible open space suitable for recreation and physical activity.	Economy & Communities/ KA Leisure/ Streetscene	On-going

NORTH AYRSHIRE COUNCIL

Agenda Item 9

22 November 2016

Cabinet

Title: **Glencairn House, New Build Sheltered Housing Development, Stevenston**

Purpose: To seek Cabinet approval for revisions to the budget for the planned new Glencairn House sheltered housing development in Stevenston.

Recommendation: That Cabinet approves the revised budget for the project.

1. Executive Summary

- 1.1 The Glencairn House project seeks to deliver high quality sheltered accommodation in Stevenston which is suitable for the growing elderly population. An original budget of £5,042,811 was allocated from the Housing Revenue Account for the development, to be built on the site of the former Glencairn Primary School, New Street, Stevenston.
- 1.2 Following final design consultations and the tendering exercise, the overall projected expenditure is £216,627 in excess of the original budget.
- 1.3 The increase is primarily due to the requirement for additional ground consolidation works and the inclusion of further sustainable technologies as part of the project.
- 1.4 The increased expenditure will be met from existing underspends in the Housing Revenue Account capital programme.

2. Background

- 2.1 The Glencairn House development seeks to deliver a purpose built, high quantity sheltered housing unit incorporating dementia friendly design elements. The unit will comprise twenty eight modern flats, twenty one bedroom and eight two bedroom, and associated communal areas. All units will be designed specifically to meet the varying needs of older people and allow residents to live independently within their own homes. The flats will be wheelchair accessible and one will be fully wheelchair adapted.

- 2.2 The sheltered housing development will replace Afton Court and Caley Court which are mainly bedsit accommodation and are no longer fit for purpose in terms of the house types offered.
- 2.3 A budget of £5,042,811 was originally identified to deliver this project. This includes site preparation costs, construction costs, professional fees and all other project costs. Construction work is currently anticipated to start during January 2017 with a forecast site completion of the end of March 2018.
- 2.4 The tendering exercise has now been carried out, with details of the contractors' bids provided in a separate report for this Cabinet meeting. Following a review of the tender returns and other anticipated costs, the estimated final project cost is £5,259,438. This amounts to an increase of £216,627 (4.3%) of the original forecasted project budget.
- 2.5 The reasons for the increase in the total project cost can be summarised as follows:
- Preliminary site investigations were carried out and a sum of £60,000 was allowed for site preparation works. A more detailed site investigation discovered unrecorded mine workings across the site. A mining consultant was appointed and additional exploratory bore holes identified that extensive ground consolidation works were required prior to the main contract commencing. The total projected cost of these works including consultant's fees is £181,323.
 - In order to support the Council's wider sustainability agenda a biomass district heating system will be installed to serve both the sheltered housing unit and Glencairn Primary School. The original biomass 250KW installation at Glencairn Primary School has been relocated to St Bridget's Primary School in Kilbirnie and a new 500KW installation is now on site at Glencairn that will serve both the school and the sheltered housing unit. The share of the cost of the installation which is attributed to the sheltered housing unit, over and above the cost of installing a gas or electric fed system, is £78,000. The payback due to Renewable Heat Income (RHI) and saving on the combined project will be seven years.
 - A provisional sum of £20,000 has been included for the installation of solar PV panels on the roof of the unit. The payback on this initial capacity outlay will be in the region of ten years.

3. Proposals

- 3.1 It is proposed that the Cabinet approves the increase in the budget for the Glencairn House development from £5,042,811 to £5,259,438 to be met from existing underspends in the capital programme.

4. Implications

Financial:	The increased expenditure of £0.217m will be met from existing underspends in the HRA capital programme.
Human Resources:	None
Legal:	None
Equality:	The site will provide a number of positive outcomes for North Ayrshire tenants. For example, all homes will be fully wheelchair accessible and designed to be dementia friendly.
Environmental & Sustainability:	A biomass fed district heating system will be installed to serve both the sheltered housing unit and the primary school. Photovoltaic panels will be installed to service the development and the units have been designed to provide high levels of energy efficiency.
Key Priorities:	<p>The provision of high quality, sustainable, affordable housing contributes to the following Council Plan priorities of :</p> <ul style="list-style-type: none">● Supporting all of our people to stay safe, healthy and active● Growing our economy, increasing employment and regenerating towns● Working together to develop stronger communities● Protecting and enhancing the environment for future generations
Community Benefits:	Upon award of the construction contract, the Contractor will be required to participate in the Council's Community Benefits programme.

5. Consultation

- 5.1 Property Management and Investment have consulted with Housing Services, the Corporate Procurement Unit and Economic Growth in the preparation of this report.

A handwritten signature in black ink, appearing to be 'CH', written over a horizontal line.

CRAIG HATTON
Executive Director (Place)

Reference : YB/AD

For further information please contact Alison Diamond, Team Manager,
Housing, Capital & Revenue Projects on 01294 324904

Background Papers

None

NORTH AYRSHIRE COUNCIL

Agenda Item 10

22 November 2016

Cabinet

Title:	West Kilbride Traffic Management
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Purpose:	To seek approval to progress a Traffic Regulation Order to introduce a new traffic management system in West Kilbride.
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Recommendation:	That Cabinet notes the findings in this report and approves (i) the proposal to promote a Traffic Regulation Order to introduce a new traffic management system in West Kilbride, and (ii) approves its implementation subject to no objections being received.
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1. Executive Summary

- 1.1 Improved traffic management within West Kilbride is seen as a key local priority. A number of proposals have previously been developed and considered by local residents and businesses. Current proposals have been considered at a recent public consultation exercise which took place during June/July 2016.
- 1.2 The introduction of a one-way traffic management system in West Kilbride is generally considered to be the best solution to address issues relating to the safe movement of traffic along Main Street and Ritchie Street and also pedestrian safety outside the Barony Centre and Tavern Public House. Current proposals will also provide legal on-street parking adjacent to many of the shops along these streets.
- 1.3 Discussions with the Stagecoach Bus Company have resulted in significant improvements to the routes that bus services will take through the village. In addition, given the proposed change to bus routing, it is considered appropriate to remove the earlier proposal to make Hunterston Road one-way over part of its length and retain its operation as a two-way road.
- 1.4 To facilitate works to introduce a new traffic management system will require the promotion and implementation (subject to no objections) of a Traffic Regulation Order in accordance with the Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999.

2. Background

- 2.1 In response to a number of community requests, a review of traffic management within West Kilbride has been undertaken. A previous public exhibition of a master plan approach to amending traffic movement within the village, combined with improvements to footway widths, was presented to the public on the 19th and 20th March, 2015. This event was very well attended and generated a lot of discussion. In general, there was a clear level of support for the concept of introducing one-way traffic movement in Main Street/Ritchie Street, with much less support for the introduction of a one-way traffic operation in Yerton Brae.
- 2.2 A report on this exhibition was submitted to Cabinet (27 October 2015) who broadly supported the principles of introducing a one-way traffic movement system within the village. However, due to budget limitations, Cabinet asked for a cost effective scheme to be developed at that time. As such, a revised scheme was prepared and submitted to the Area Committee. The Committee requested a number of alterations to the scheme, and that further public consultation be undertaken. The proposals were exhibited in the public library.
- 2.3 The proposals that were exhibited consisted of:-
- Improved footway provision formed outside the Barony Centre and Tavern Public House which would increase pedestrian safety at these locations. While this proposal would not alter footway provision within Yerton Brae, there is an alternative route for pedestrians between the A78 and Yerton Brae via Overton Drive.
 - Additional on-street parking provided in Main Street and Ritchie Street, together with several loading bays for deliveries to shop premises. Additional disabled parking bays would also be provided in the vicinity of the doctor's surgery.
 - A 20 mph speed limit introduced within Main Street and Ritchie Street over the length of the one-way section. An existing part-time 20mph speed limit would be retained in Portencross Road outside the primary school. New speed cushions would be added to this section of road outside the school to assist in controlling vehicle speed.

2.4 Bus routes through the village would have been amended as follows:-

- X37 Express - no change.
- 585 Northbound - A78 into Portencross Road, St Brides Road, Cubrieshaw Street, Meadowfoot Road, Lawfield Avenue, Meadowfoot Road, Main Street, Ritchie Street, Well Street, Corse Street, Portencross Road to rejoin the A78.
- 585 Southbound - B782 into St Brides Road, Main Street, Hunterston Road, St Brides Road, Cubrieshaw Street, Meadowfoot Road, Lawfield Avenue, Meadowfoot Road, Main Street, Ritchie Street, Yerton Brae to join the A78.

2.5 The exhibition of the revised proposals was held in the West Kilbride Library from Monday 20 June and Monday 12 July, 2016.

2.6 A total of 70 feedback forms were returned, with 57 (81%) indicating that they were in favour of introducing a one-way system, while 10 (14%) were not in favour, with 3 (5%) saying that they did not know.

2.7 A total of 39 (56%) respondents indicated that they had a specific concern about the scheme, while a number of other comments were also provided. The main concerns/comments include:-

- Why does the 585 bus need to go up Hunterston Road. Traffic calming required on this road. *Response: Stagecoach have amended their proposed route through the village and will no longer require to use Hunterston Road.*
- Yerton Brae should be one-way due to conflict with large vehicles. *Response: Alterations to the bus routing means that service buses would no longer require to use Yerton Brae. Improvements to Yerton Brae can be considered as part of future traffic management alterations within the village.*
- Position of bus stops should be amended. *Response: A review of bus stops would be carried out with Strathclyde Partnership for Transport and Stagecoach as part of this traffic management proposal.*
- A one-way system would increase speed and accidents. *Response: A new 20 mph speed limit would be introduced in Main Street and Ritchie Street which will reduce vehicle speeds. Accident statistics will be monitored after implementation of the scheme.*

- Footways too narrow in village. *Response: Due to budget limitations at the present time it is not possible to widen footways throughout Main Street, Ritchie Street and Yerton Brae. This type of improvement could be considered as part of any future traffic management alterations within the village.*
- Road humps on Portencross Road will affect buses. *Response: It is intended to install speed cushions rather than road humps on Portencross Road outside the school, which can be straddled by a bus avoiding discomfort to passengers.*

Appendix 1 details all of the results and concerns/comments from the exhibition.

- 2.8 The North Coast Locality Partnership have considered the proposals and those attending provided a clear level of support. It should be noted that one of the ward Members representing West Kilbride & Dalry, is not in support of a one-way system being introduced, citing concerns (i) that it would adversely affect businesses in the village and (ii) about the routing of buses, past the school.
- 2.9 As a result of the feedback that was received relating to the routing of buses within the village, further discussions have been undertaken with the Stagecoach Bus Company, who provide the 585 and X37 services. As such, it has now been agreed with Stagecoach that the bus routes could be amended as follows (see attached plan Appendix 2):-
- X37 Express - A78 into Portencross Road, St Brides Road, Main Street, Ritchie Street, Well Street, Corse Street, Portencross Road to rejoin the A78.
 - 585 Northbound - A78 into Portencross Road, St Brides Road, Main Street, Ritchie Street, Well Street, Corse Street, Portencross Road, St Brides Road, Cubrieshaw Street, Meadowfoot Road, Lawfield Avenue, Meadowfoot Road, Cubrieshaw Street, St Brides Road and then into the B782.
 - 585 Southbound - B782 into St Brides Road, Cubrieshaw Street, Meadowfoot Road, Lawfield Avenue, Meadowfoot Road, Main Street, Ritchie Street, Well Street, Corse Street, Portencross Road to join the A78.

2.10 The benefits of this alteration to bus services are as follows:-

- Buses will no longer use Yerton Brae.
- Passengers wishing to travel to and from the Meadowfoot estate will now be able to be collected/dropped off at the stops in Main Street, Ritchie Street and Corse Street, which will serve the Co-op store, community hall and community centre.
- Only four buses will pass along Main Street, Ritchie Street and the primary school on Portencross Road during each hour.

2.11 A further consequence of this alteration to the bus service is that buses will no longer require to travel up Hunterston Road. Given this change it is considered appropriate to remove the proposal to make Hunterston Road one-way over part of its length and retain its operation as a two-way road. The final proposed traffic management layout is detailed in Appendices 3,4,5 & 6.

2.12 To facilitate works to introduce improved traffic management within West Kilbride will require the promotion and implementation (subject to no objections) of a Traffic Regulation Order in accordance with the Local Authorities' Traffic Orders (Procedure) (Scotland) Regulations 1999.

2.13 The promotion of any Traffic Regulation Order follows a statutory process and provides any member of the public with an opportunity to comment/object to the measures being proposed.

3. Proposals

3.1 It is proposed that Cabinet agrees to the promotion of a Traffic Regulation Order to introduce a new traffic management system in West Kilbride, and approves its implementation subject to no objections being received.

4. Implications

Financial:	The cost to implement the improvements can be met from the Commercial Services (Roads) revenue budget.
Human Resources:	There are no human resource implications
Legal:	The promotion of the Traffic Regulation Order will require to follow the formal process as set out in the relevant regulations. Legal Services will require to check any Traffic Regulation Order before publication.
Equality:	There are no equality implications.
Environmental & Sustainability:	There are no environment & sustainability implications.
Key Priorities:	The project aligns with the Councils corporate objective of improving road safety.
Community Benefits:	The project will provide economic, cultural and physical benefits to the community.

5. Consultation

- 5.1 Extensive consultation has taken place with the public through exhibitions and meetings with community representatives.
- 5.2 Police Scotland have confirmed that they would have no objections to the proposals and discussions have taken place with Stagecoach regarding bus routing.

- 5.3 The North Coast Locality Partnership have considered the proposals and members representing West Kilbride provided a clear level of support. It should be noted that one of the ward Members representing West Kilbride & Dalry, is not in support of a one-way system being introduced.
- 5.4 A public meeting was organised by one of the Members representing West Kilbride and Dalry (held on 19 October 2016), which was attended by approximately 150 members of the public. The Council gave a presentation at this meeting. A ballot of those attending this meeting indicated a strong level of support for the one-way proposals (100 for, 33 against, 8 don't know).



CRAIG HATTON
Executive Director (Place)

Reference : CF/HW

For further information please contact Crawford Forsyth on 01294 324842

Background Papers

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West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
1	Yes	No		Have less Parking on Main Street Restrict Delivery times There should be no Parking on Main Street from Hunterston Rd to the Museum Only 2 parking spaces required at Health Centre
2	Yes	Yes	Direction of Hunterston Road one way	Yerton Brae should be one way
3	No	Yes	Length of diversion for Manse Road	
4	Yes	No		Should be 20mph throughout village Yerton Brae should be one way
5	Yes	Yes	Tight turn for buses into Hunterston Road	Needed ASAP
6	Yes	Yes	Width of Footway on Ritchie St as likely to be higher pedestrian flow	Needed ASAP
7	Yes	No		Disabled Bays should be adopted Traffic Calming required on Hunterston Road Should be no parking on Portencross Road when school limit in operation Requirement for Bus Stop in Well Street and a Bus Stop opposite the Community Centre Bus Stop in Ritchie Street should be relocated to opposite the Village Hall and additional parking provided Does not address problem with Yerton Brae. Weight limit would relieve the problem.

West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
8	Yes	No		Disabled Bays should be adopted Traffic Calming required on Hunterston Road Should be no parking on Portencross Road when school limit in operation Requirement for Bus Stop in Well Street and a Bus Stop opposite the Community Centre Bus Stop in Ritchie Street should be relocated to opposite the Village Hall and additional parking provided Does not address problem with Yerton Brae. Weight limit would relieve the problem.
9	Yes	No		Why does 585 Bus have to go up Hunterston Road
10	Yes	No		Would like wider, more even, footway in Ritchie Street
11	Yes	Yes	Direction of Arthur Street and Halfway Street one ways	
			Mini Roundabout on Hunterston Road. Is it feasible?	
12	Yes	Yes	Re-routing of Bus 585 involving 2 loops is ridiculous. It would discourage patronage and exasperate those using Road Humps on Potencross Road where buses are now proposed will give a very uncomfortable ride to passengers.	Presumably enforcement of parking will take place. How will reduction of car parking be handled?
13	No	Yes	I depend on Bus service from Meadowfoot Road Will be detrimental to traders	

West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
14	Yes	Yes	Inadequate bus stops/shelters	Road Surfaces are already bad and increased use could make worse. Resurfacing should be done as psrt of scheme.
			Road Humps on Potencross Road where buses are now proposed will give a very uncomfortable ride to passengers.	Drainage issues cause flooding. These need looked at prior to, or as part of the scheme.
			Road Humps causing noise and pollution in vicinity of school.	New developments in the area need to be taken into consideration
15	Yes	Yes	Loading Bays required for local shops	
			Direction of Main Street one way. Should be West to East to encourage passing trade.	
16	Yes	Yes	Still a need for additional parking	Signing required to direct customers to shopping area and to parking
17	Yes	No		Long Overdue
18	Yes	Yes	Inadequate bus stops/shelters	Sorely Needed
19	Yes	Yes	One way systems increase speeds and accidents.	No Key on map
			Difficulty crossing the road, particularly for children	Church is no longer called St.Andrews
			Collecting children from school will be problimatic	Police station no longer used.
20	Yes	No		Glad to see footways being widened
				Car parking deficiency not really addressed.
				Side streets should also have 20mph limit
21	Yes	No		Needs enforcement of disabled bays
22	Yes	No		Needs improved footway at top of Main Street
23	Yes	No		In strong favour, especially improved footways at Barony
				Yerton Brae should be one way

West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
24	Yes	Yes	Parking restrictions required on Main Street	Is it necessary for Bus to travel up Hunterston Road?
25	Yes	No		Excellent start very much needed
				Yerton Brae should be one way
				Widen footways on Yerton Brae
26	Don't Know	Yes	Bus Route changes will increase danger to Children and Elderly	Where will bus stops be?
				Corse St Jct Portencross Rd parking congestion
27	Yes	No		Been waiting 40 years for this.
				Yerton Brae should be one way. Meeting a bus or Lorry at one of the corners is dangerous
28	Yes	Yes	Tight turn for buses into Hunterston Road	Does not cover enough of the village. 20mph needed on Meadowfoot Road. Footways too narrow. Parking restrictions must be implemented.
29	No	Yes	Increased traffic passing Primary School and Nursery.	Yerton Brae should be One Way
				Traffic Lights needed at Fullerton Road/Yerton Brae junction
30	No	Yes	At least with two way traffic traffic is slow making it safer for pedestrians.	If Yerton Brae becomes one way, considerably more pollution and less attractive to Seamill residents to shop there.
				Reduced parking.
31	No	Yes	Will be detrimental to traders	If Yerton Brae becomes one way, considerably more pollution and less attractive to Seamill residents to shop there.
				20 mph limit would be good but probably unnecessary

West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
32	No	Yes	Bus Route compromised with no service from Main St/Ritchie St to Meadowfoot Area. Not acceptable for wider community requiring access to Shops/Surgery/Vets/Library on a daily basis.	Provision of more off road parking would solve a lot of problems
			Routing of 585 bus via Hunterston Road and Portencross Road, passing school causing safety concern	
			Believe that one way system will cause a problem on St. Brides Road	
			Will be detrimental to traders	
33	Yes	Yes	Parking Bays will become "Private" parking.	Yerton Brae should be One Way
			Re-routing bus down Portencross Road takes them to a junction with very poor sightlines in both directions.	It appears that there is no exit from the Car Park at the Kings Arms
34	No	Yes	Mini roundabout at School will cause congestion.	Residents need some say
35	Yes	Yes	Scheme is too complex. Needs simplified.	
36	Don't Know	No		Disabled drivers stopping outside doctors will have to open doors uphill If flow was other way it would be much easier.
37	Yes	No		A well thought out plan, long overdue. I hope it doesn't stall.
38	Yes	No		Is Yerton Brae all two way?
39	Yes	No		Imperative traffic management introduced even if consensus not achieved on grounds of Health and Safety and Improved shopping experience
40	Yes	No		Yerton Brae should be One Way
				Why does 585 Bus have to go up Hunterston Road

West Kilbride Traffic Management Scheme

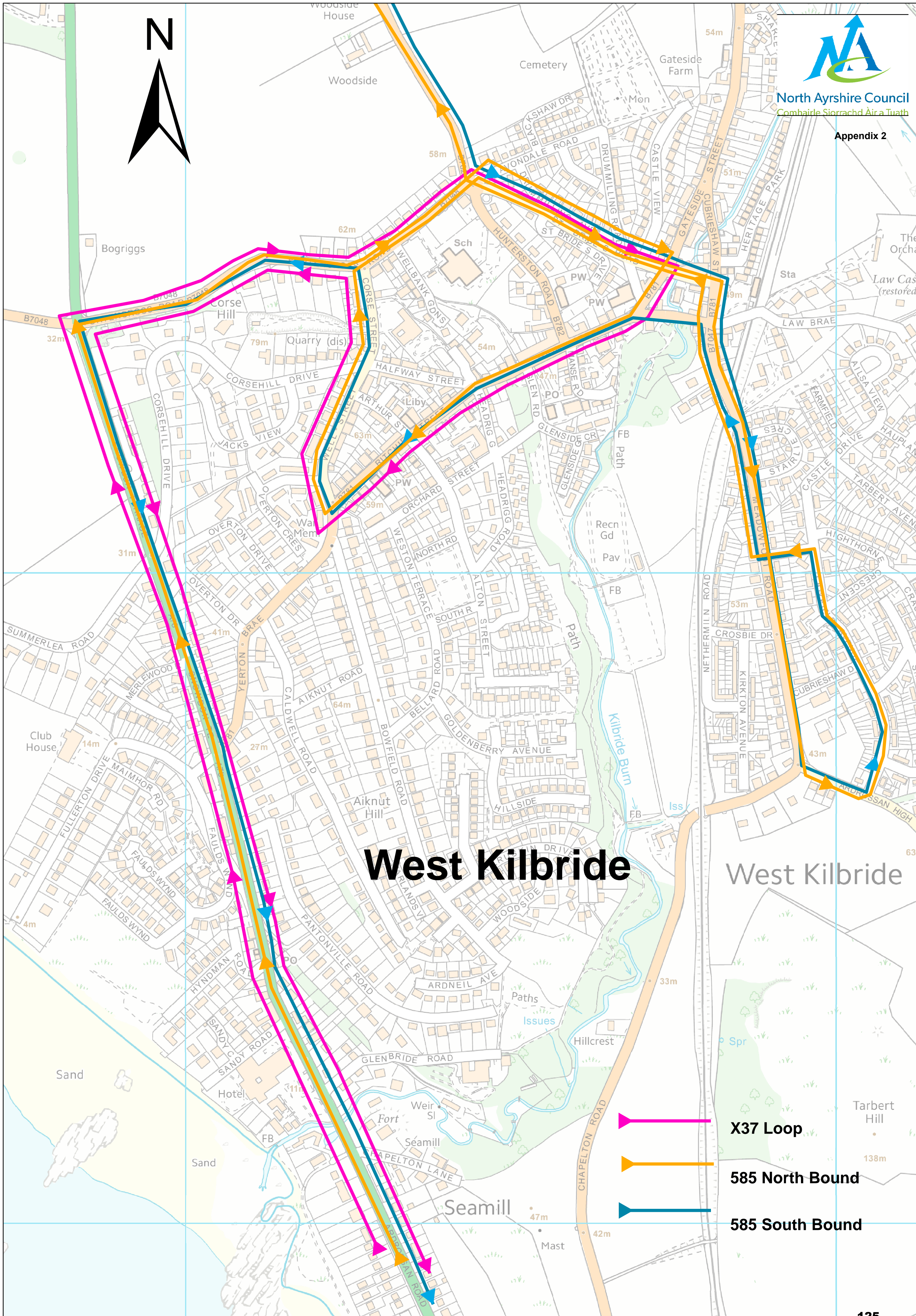
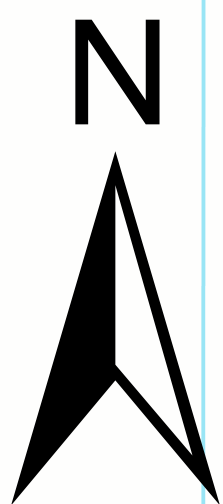
Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
41	Yes	No		Yerton Brae should be One Way
42	Yes	No		
43	Yes	Yes	Increased traffic along Yerton Brae	20mph limit on Yerton Brae
44	Yes	No		20 mph limit for whole village, or at least Meadowfoot Road.
45	Yes	Yes		Yerton Brae should be One Way
46	Yes	No		Yerton Brae should be One Way
				Stricter enforcement of parking restrictions required.
				Speeding Enforcement .
47	Yes	No		Link Bowfield Road with Pantonville Road to allow alternative route in/out
				Get owners to trim hedges on Yerton Brae which will effectively widen road.
48	Yes	No		Long Overdue
49	Yes	Yes	Long route into village from Bowfield Road discouraging use of local shops	Reverse one way so car doors open downhill. Easier for elderly and infirm.
				Roads need resurfacing
50	Yes	No		Traffic Lights for Yerton Brae/Fullerton Road Roads need resurfacing
				Speed humps for Corsehill Drive
51	Yes	Yes	From Overton Road it is a long route into Main Street	Yerton Brae footway too narrow for prams/buggies
52	Yes	No		Keep Yerton Brae 2 way with traffic lights to help
				Road Humps for Corsehill Drive
53	Yes	Yes	Buses being routed past school which gets very congested when dropping off/picking up.	one way will improve part of Arthur Street

West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
54	Yes	Yes	Right turn from Artur Street to Ritchie Street due to increased traffic down Arthur Street	Leave Well Street two way. No through traffic sign required for top of Hunterston Road Direction Sign on B782 at approach to roundabout similar to that proposed for Portencross Road
55	Yes	No		Hope it allows traffic to flow more freely and that bus drivers will not get into stand offs.
56	Yes	No	Direction of Hunterston Road one way	Yerton Brae should be One Way Scheme is a step in the right direction but too many "not in my backyard" feelings
57	Yes	No		More 20mph signs or simply for whole village
58	Yes	Yes	Pedestrian Crossing on Well Street ignored by drivers.	20mph on Ritchie Street welcome
59	No	Yes	More parking for Ritchie Street end required	
60	Yes	Yes	Congestion at school now busses will be passing.	Hedges on Yerton Brae should be cut back to maximise road width.
			No disabled parking outside Village Hall	Suggest signing heavy vehicles via Portencross Road
				Parking on Glen Road. Vehicles overlap footway making it difficult for prams.
				Need for this could have been avoided if traffic warden had been on duty
61	No	Yes	Right turn for buses into Hunterston Road	More parking required
			Parking needed for workers in Hunterston Road	

West Kilbride Traffic Management Scheme

Questionnaire ID	In favour	Concerns	Specific Concerns	Other Comments
62	No	Yes	Concern about two way section of Hunterston Road, especially if putting in a mini-roundabout buses using Corse Street and turning left	
63	Yes	Yes	Lack of cycle facilities such as cycle lanes and cycle stands	Not sure about direction of one way Parking needs to be maximised
64	Yes	Yes	Lack of cycle facilities such as cycle lanes and cycle stands	Yerton Brae should be One Way
65	Yes	No		Something has to change, the roads are a mess
66	Yes	Yes	If you don't know West Kilbride, finding the main street may be a problem Direction of Main Street one way	Yerton Brae should be One Way
67	Yes	No		
68	Yes	Yes	Speeds already high on Main Street, one way will exacerbate this	Yerton Brae should be 20mph
69	Don't Know	Yes	Increased congestion and noise on Portencross Road	buses turn into main street from cubrieshaw street/ st bride road Get buses to turn up Halfway Street or well street instead of Hunterston Road
			Congestion at school pick up /drop off times and buses turning up Hunterston Road	Mini roundabout at Corse Street/Portencross Road to allow westbound vehicles to turn around after dropping children at school
70	Yes	No		Yerton Brae should be one way



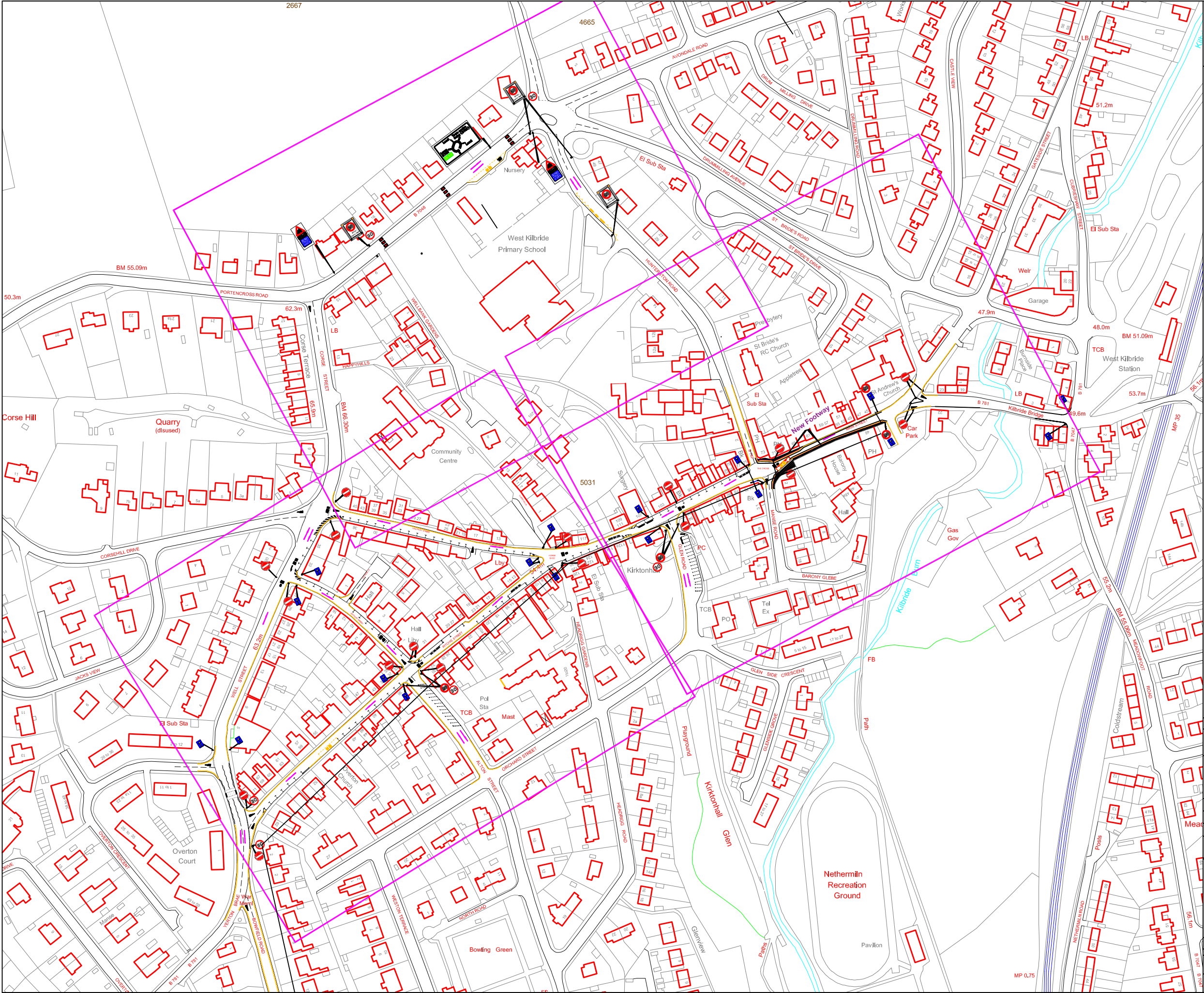
West Kilbride

West Kilbride

- X37 Loop
- 585 North Bound
- 585 South Bound



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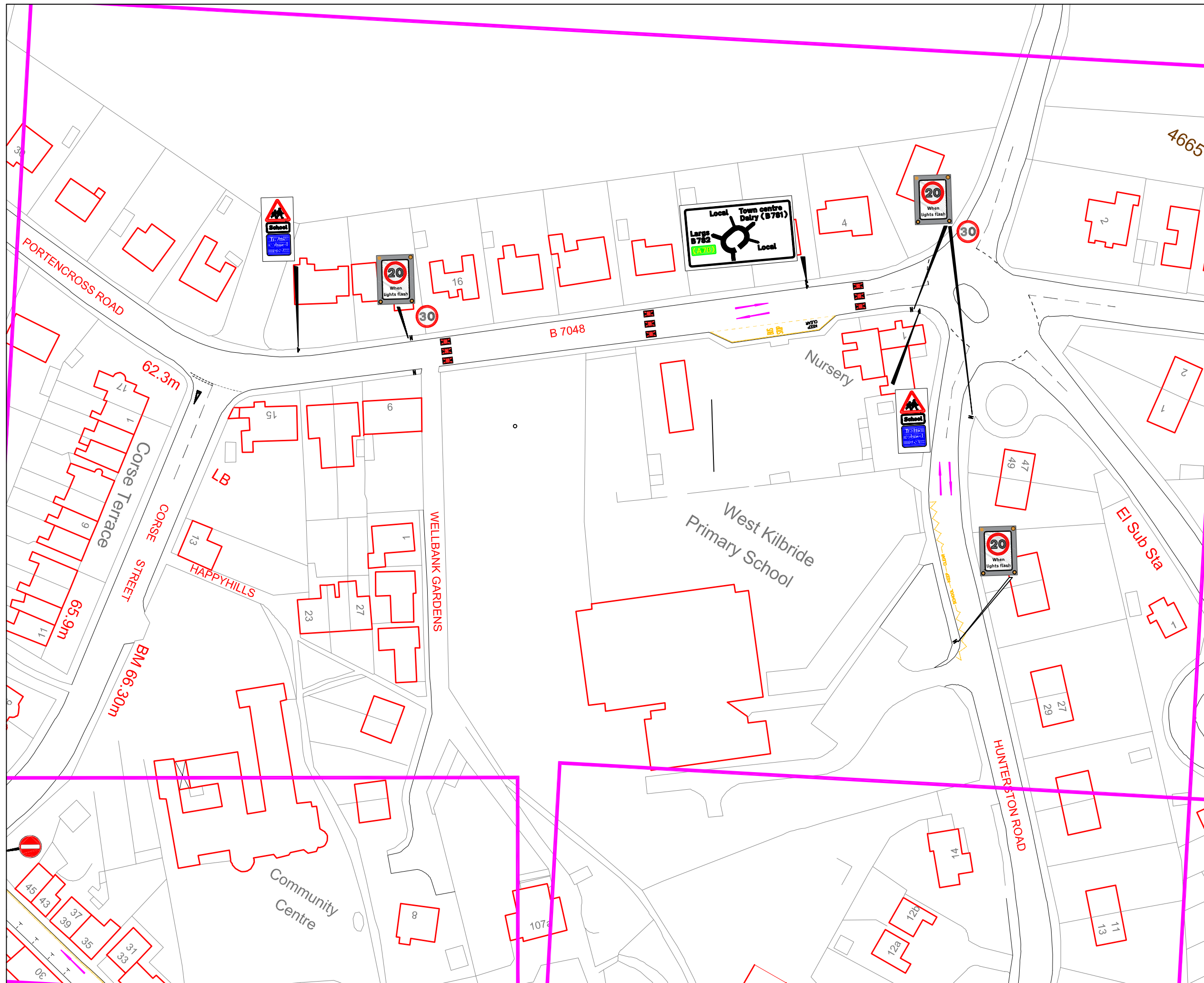


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NORTH AYRSHIRE COUNCIL Commercial Services (Roads and Transportation) Cunninghame House IRVINE, KA12 8EE				
Preliminary	Tender	Contract	Record	
Scale: 1:1250		Date: June 16		
Drawn by: ANC		Checked by:	Approved by:	
Head of Service Russell McCutcheon				
Title				
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NORTH AYRSHIRE COUNCIL
Commercial Services (Roads and Transportation),
Cunninghame House, Irvine, KA12 8EE

Preliminary:		Tender:		Contract:		Record:	
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Head of Service
Russell McCutcheon

Title:	
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NORTH AYRSHIRE COUNCIL

Agenda Item 11

22 November 2016

Cabinet

Title: **Strategic Housing Investment Plan 2017-2022**

Purpose: To seek a) Cabinet approval for the proposed Strategic Housing Investment Plan 2017 – 2022 and b) delegated authority for the Executive Director (Place) and the Cabinet Member for Place to liaise directly with the Scottish Government in agreeing the development programme and the rescheduling of projects as required.

Recommendation: That Cabinet a) approves the Strategic Housing Investment Plan 2017 – 2022 and b) gives delegated authority to the Executive Director (Place) and the Cabinet Member for Place to liaise directly with the Scottish Government in agreeing the North Ayrshire development programme and the rescheduling of projects as required.

1. Executive Summary

- 1.1 The Strategic Housing Investment Plan (SHIP) 2017 – 2022 sets out the priorities for affordable housing investment for North Ayrshire in the next five years in order to support the outcomes set out within the Local Housing Strategy. The Plan is based on Scottish Government funding provision of c.£11.38 million per annum. A slippage programme has also been identified, as required in Government guidance.
- 1.2 For any projects detailed within the SHIP it is proposed that delegated authority should be assigned to the Executive Director (Place), in consultation with the lead Cabinet Member for Place, to liaise with the Scottish Government and agree the rescheduling of projects as required. This is of particular importance where deliverability is delayed due to emerging constraints and challenges that require to be addressed. Any new or additional projects that are not contained within the approved SHIP will require further Cabinet approval.

- 1.3 The Plan, which was prepared by Council officers in consultation with RSLs in the area, outlines the investment priorities in North Ayrshire, including the geographical location, housing size/type (including specialist provision) and subsequent maximum rent charge for new build homes. All projects in the main programme are considered to be deliverable.
- 1.4 The SHIP will secure investment in 1,081 properties for the residents of North Ayrshire and provide sustainable, affordable, high quality homes which will contribute to the wider regeneration aims for the area. This will in turn secure employment and training opportunities for North Ayrshire businesses and residents.

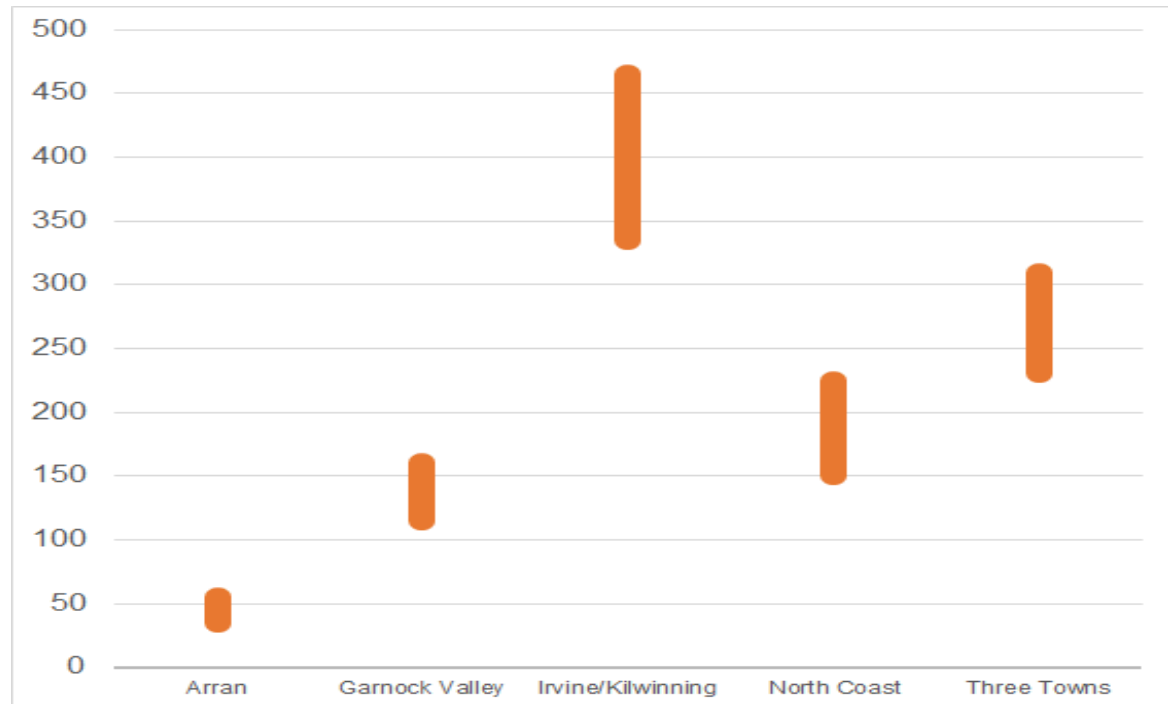
2. Background

- 2.1 The Strategic Housing Investment Plan (SHIP) 2017 – 2022 sets out the priorities for affordable housing investment in North Ayrshire in the next five years, in order to support the outcomes set out within the Local Housing Strategy. The Plan is prepared in accordance with Scottish Government guidance and includes details of individual development projects to be taken forward over its five year lifespan (see Appendix 1 of the attached SHIP).
- 2.2 The Scottish Government has forecast that funding for affordable housing development in North Ayrshire will equate to the 2016/17 funding provision figure, plus 25% (i.e. £11.38 million per annum) annually from 2017/18 to 2021/22.
- 2.3 The Council and its RSL partners have committed to delivering the projects detailed within the attached Appendix 1 - Table 1. However, the nature of development means that unexpected delays or constraints may emerge. Scottish Government guidance therefore indicates that a slippage programme is required. This provides alternative projects which can be progressed should projects in the main programme become undeliverable for any reason or where additional funding is identified. Should slippage occur, the Council will first aim to bring forward projects scheduled for later years within the main programme - Appendix 1, Table 1 (2017-20) and thereafter Table 2 (2020-22).
- 2.4 Further development opportunities are also noted within Appendix 1. These consist of emerging projects, sites with significant development constraints, later phases of projects in the main programme or sites which do not directly support the Council's priorities. These sites provide the Council and our partners with additional development opportunities which can be explored should additional funding become available.

- 2.5 Tables 3, 4 and 5 of Appendix 1 detail: the current proposals for applications to the Scottish Government's £55 million Infrastructure Fund; affordable housing projects supported by other funding sources; and a summary of the Council's other income to be used for affordable housing, respectively.
- 2.6 For any projects that are detailed within Tables 1 and 2 of the SHIP it is proposed that delegated authority should be assigned to the Executive Director (Place), in consultation with the lead Cabinet Member for Place, to liaise with the Scottish Government and agree the rescheduling of projects as required. This will allow a reactive rescheduling of projects where deliverability is delayed while constraints and challenges are addressed. Any new or additional projects that are not contained within the approved SHIP would require Cabinet approval.
- 2.7 The SHIP is based on a series of guiding principles, namely that the Council and its partners will: meet housing need; focus on high quality design; build sustainable homes; involve the local community; seek to continually improve; and deliver value for money.
- 2.8 To ensure investment is maximised, a series of strategic aims that apply to all projects in the plan have been developed. These are:
- Development projects must comprise of unit size and type ratios outlined in the SHIP, to recognise assessed demand;
 - Design must be attractive, have aesthetic value, and contribute to the regeneration of North Ayrshire. This will help ensure that properties are desirable and facilitate long-term demand. Ideally, design will be 'tenure neutral' thus avoiding the possibility that developments become stigmatised;
 - All investment must be sustainable. Project design, building materials and component parts will maximise energy efficiency and reduce running costs. Design will also contribute to community stability and promote feelings of safety and inclusion;
 - New homes must meet local aspirations, and become an integral part of existing estates. The involvement of current and future tenants, and surrounding neighbours, is vital. Local people will have the opportunity to review and inform all project designs;
 - All new projects will maximise return on investment and value for money by considering build and lifetime maintenance costs.

- 2.9 In order to prepare the SHIP the Council invited site nominations from its RSL partners. ANCHO and Trust Housing Association did not propose any sites for inclusion in the new SHIP. Projects proposed by Cunninghame Housing Association (CHA) and Irvine Housing Association (IHA) were considered on their individual merits and have been included either in the main development programme, or as further development opportunities. If any project becomes delayed or non-viable, the Council will work with RSL partners and the Scottish Government to ensure that new homes are delivered and the available grant funding spent by accelerating other projects or progressing further development opportunities.
- 2.10 All projects which are in the current SHIP 2015-2020, and therefore already approved by Cabinet, have been included in the new 2017-2022 plan, where it is known that these projects remain deliverable. Thereafter, the Council will prioritise all projects which are considered deliverable and meet the strategic goals outlined below.
- 2.11 The SHIP includes deliverable projects and other development opportunities which may prove to be deliverable in the fullness of time following various assessments. All projects in Table 1 comply in principle with the Local Development Plan. Table 2 identifies 'Further Development Opportunities' which will be subject to discussion with relevant services to confirm their suitability for development.
- 2.12 A Council working group comprising Education, Housing and Planning Services will be convened to monitor the impact of the new build programme.
- 2.13 The draft Housing Needs and Demand Assessment (HNDA) calculates a housing shortfall figure for each sub-housing market area (SHMA). It should be noted however that the HNDA figures do not reflect other strategic endeavours, such as regeneration or economic recovery, which may impact on demand. HNDA figures are intended to give an indication of the range of shortfall, rather than an absolute figure. For example, in Figure 1 below, Arran has a need for between 35 and 55 units.

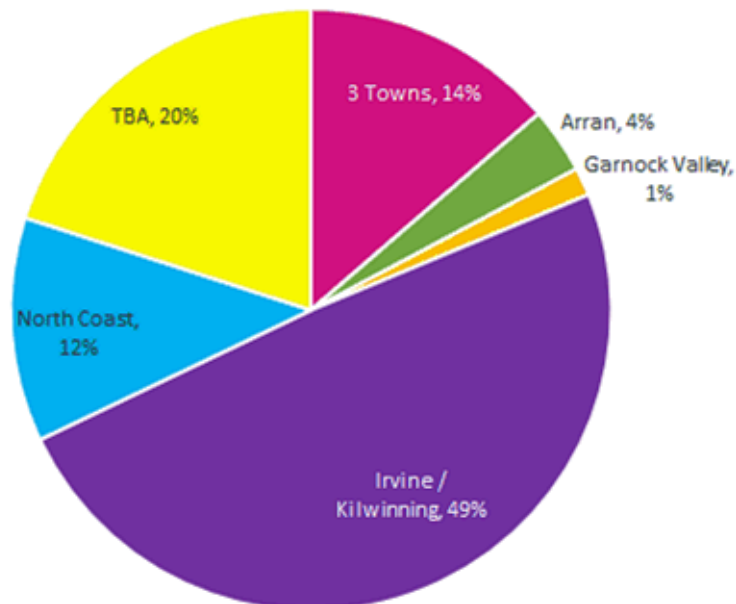
Figure 1: Number of units of demand range by Sub Housing Market Area



(Source: Draft Housing Need & Demand Assessment 2016)

2.14 Figure 2 shows the spread of proposed investment across the sub housing market areas.

Figure 2: Investment by Sub Housing Market Area



- 2.15 The Council has allocated funding to development partners from both the Affordable Housing Account and the Scottish Government Resource Planning Assumptions. The funding allocation is based on the number of units to be developed on each site by the lead organisation. Further details of each development are provided in Table 1 of the SHIP. Funding will only be reallocated to another partner where the allocations cannot be supported by borrowing.

Figure 3: Proportion of Stock Held in North Ayrshire per Developing Organisation (units and %)

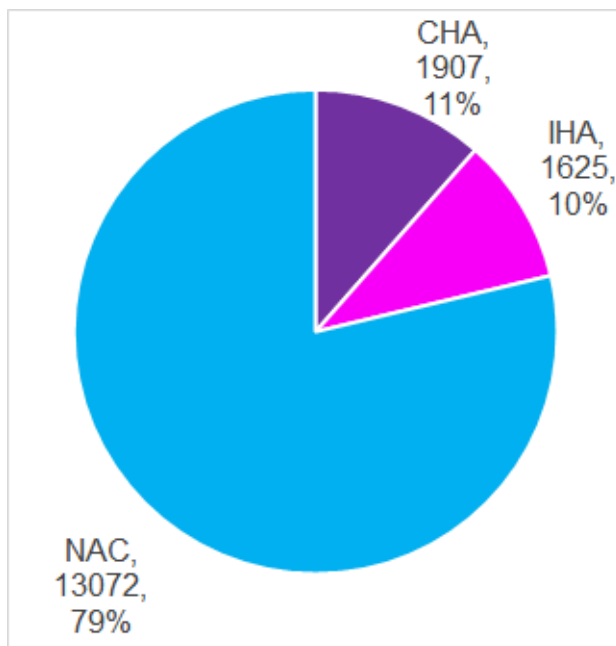
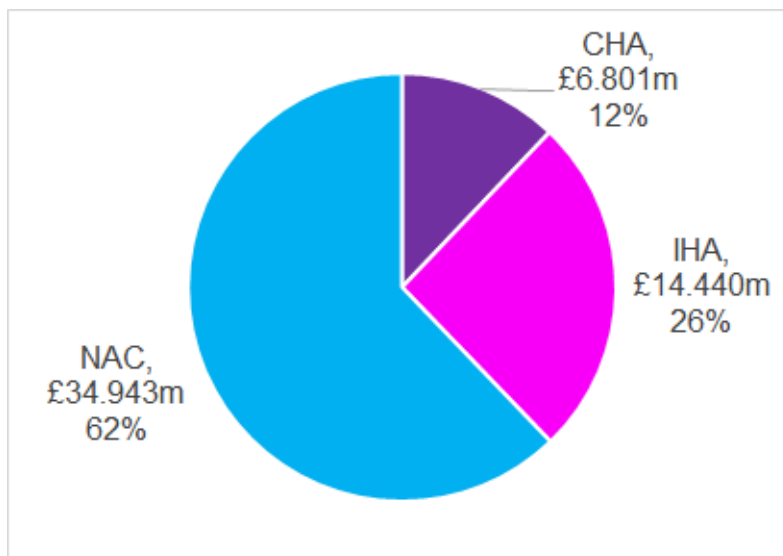


Figure 4: Proportion of Funding per Developing Organisation (£millions) & (%)



- 2.16 An indicative size mix (Table 1) for developments across North Ayrshire has been prepared based on the HNDA and North Ayrshire Common Housing Register intelligence. It should be noted that whilst there are currently 4,793 applicants on the housing register, only 52% (2,475) have a recognised housing need (NAHR, October 2016).

Table 1: Altered Demand by Bedroom Size (Reflecting Aspiration) and SHMA

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	20%	20%	20%	20%	20%	20%
2	68%	69%	65%	69%	70%	69%
3	7%	6%	11%	6%	7%	6%
4	5%	5%	4%	5%	3%	5%

- 2.17 There are approximately 1,200 individual applicants on the North Ayrshire Housing Register who require housing for older people (i.e. amenity housing or sheltered housing). This represents 24% of the Common Housing Register, therefore approximately a quarter of all new build homes should be designed for older people.
- 2.18 Demand for older people housing will be further addressed through the continued delivery of the Council's sheltered housing re-provisioning programme. Sheltered housing which comprises bed-sit accommodation is low demand and considered an unsuitable housing option for older people. This accommodation will be demolished and redeveloped into one and two bedroom homes.
- 2.19 Data from the updated HNDA indicates that 2% of new homes should be built for wheelchair users, with the majority of demand being from those under 60 years old. Occasionally it may be necessary to build larger 'wheelchair user' housing to meet the specific needs of individual households. Where an RSL proposes to build such accommodation, the Council will liaise with the RSL and approve the proposals before the project commences.
- 2.20 The SHIP includes provision to purchase 20 second hand properties which have previously been subject to Right to Buy. The Council and its partners recognise that bringing former social housing stock back into social ownership can assist with housing management and maintenance issues and increase the housing available through the Common Housing Register.
- 2.21 Empty homes are detrimental to the local environment, they are often the target of antisocial behaviour and are more likely to fall into disrepair. Bringing empty homes back into use supports regeneration; it is a strategic priority within the current LHS and will continue to be a priority in the future. During the period 2017-2022, eight privately owned empty homes will be bought by the Council and added to the stock available for rent.

- 2.22 North Ayrshire Council is developing a model for a 'sustainable house'. The intention is that this project will highlight best practice in design and innovation and ensure benefits from sustainable technologies are maximised. The findings will then be rolled out to partners in order to inform the wider development programme, investment in existing stock and strategic processes.
- 2.23 Regeneration of North Ayrshire communities is one of five strategic priorities within the Council Plan 2015 - 2020. The Scottish Index of Multiple Deprivation 2016 shows that 51 of North Ayrshire's 186 data zones are in the 15% most deprived in Scotland. This means that approximately 38,000 of our residents live in some of the most deprived areas in Scotland.
- 2.24 Public sector investment can have a transformational impact within our communities, and there are cumulative benefits to be achieved by considering ways in which such investment across RSLs, different public service areas and the private sector can be better co-ordinated. The Council expects all partners contributing to the SHIP programme to support the Council's programmes to regenerate North Ayrshire.
- 2.25 We intend to do this by exploring with our various partners the site and area specific opportunities to secure maximum regeneration benefits. Housing led regeneration which provides high quality, well designed, and fuel efficient homes, will improve the visual amenity of the area; reduce the cost of living for those choosing to reside in the finished homes, support the provision of sustainable, desirable communities where people want to live, and establish social capital, encouraging local people to take ownership and stewardship of their home environments. This can also attract increased levels of private sector investment, either through perception change and/or by exploring partnership style development opportunities.
- 2.26 Furthermore, contractors will be expected to participate in the Council (or partners) Community Benefits scheme. These schemes provide apprenticeships to young people – skilling up the local workforce, and supporting economic growth. Research undertaken by Homes for Scotland suggests that there are 4.1 jobs created for every new home constructed - the 1,081 units in the SHIP are therefore expected to create around 4,400 jobs in the construction sector. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Development to support our local construction and supply chain companies to bid for this work, can secure many of these jobs for our local people.

- 2.27 The SHIP includes details of a Council development on Arran. This is the first Council housing development on the island since the stock transfer to Trust Housing Association (then Isle of Arran Homes). The development will support investment on the island and support the work of the Arran Economic Group who are seeking to increase affordable housing options on the island, and to stimulate investment in other infrastructure (transport, marine, digital) to encourage population retention.
- 2.28 The Council is committed to ensuring rents are affordable. Many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs. The Scottish Housing Regulator has intimated that social landlords will be expected to keep rent increases to a minimum. To ensure homes are affordable, the Council and all RSL partners will be required to set rent levels on new build homes below the Local Housing Allowance.

3. Proposals

- 3.1 It is proposed that Cabinet:
- a) approves the North Ayrshire Strategic Housing Investment Plan 2017-2022 for submission to the Scottish Government; and
 - b) gives delegated authority to the Executive Director (Place) and the lead Cabinet Member for Place to liaise directly with the Scottish Government in agreeing the North Ayrshire development programme and the rescheduling of projects as required.

4. Implications

Financial:	<p>The financial implications arising from of the projects included within the SHIP 2017-2022 have been addressed by each of the developing organisation, ensuring that the programme is fully deliverable within the timescales set out.</p> <p>The Council has identified a budget of £45m to deliver its increased build programme, as approved by Cabinet on 8 November 2016.</p> <p>An annual budget commitment of £0.4m has been earmarked to support the buy back of empty and second hand homes.</p> <p>A budget of £3.5m (2017/18); £1.3m (2018/19); £3.362m (2019/20) has been identified for the refurbishment of sheltered housing units included within the SHIP 2017-22.</p>
Human Resources:	There are no human resource issues arising from the SHIP.
Legal:	There are no legal issues arising from the SHIP.
Equality:	The provision of new housing will have a positive impact on those who require specialist accommodation, older people, those who are homeless, or at risk of homelessness, and those for whom purchasing a home is not a financial option.
Environmental & Sustainability:	<p>The SHIP projects identified in table 1 comply in principle with the Local Development Plan (LDP). The sustainable environmental impact of the sites already included in the LDP have been considered as part of the LDP process.</p> <p>New homes should have a low environmental impact, with the aim of reducing fuel use and associated fuel costs. All projects within the SHIP will be delivered in accordance with Building Standards regulations for energy efficiency. In addition, the majority of the new projects incorporated into the plan will meet the Scottish</p>

	<p>Government's 'Greener Standard'.</p> <p>Innovative approaches to fuel efficient development will be considered on a site by site basis (eg. biomass boilers, solar photovoltaic panels, smart technologies etc).</p> <p>New Council homes contribute to the Council's Sustainability agenda. All new Council units are required to achieve an Eco-Homes Rating of Very Good or Equivalent.</p>
Key Priorities:	The SHIP supports the Council Plan priority of supporting all of our people to stay safe, healthy and active.
Community Benefits:	All SHIP projects will contribute to the regeneration of North Ayrshire by: investing in the area; contributing to the Community Benefit scheme (or RSL equivalent schemes) which provides apprenticeships to young people; improving the visual amenity of the area; and supporting further private sector development by introducing infrastructure to sites allocated in the Local Development Plan for residential development.

5. Consultation

- 5.1 The Council has taken a collaborative approach to the preparation of the SHIP, and the following stakeholders have been involved in the process:
- ANCHO
 - Cunninghame Housing Association
 - Irvine Housing Association
 - Trust Housing Association
 - Council officers from Housing, Finance, Planning, Education, Property Management and Investment and the Health and Social Care Partnership
 - The Scottish Government
- 5.2 All projects in Table 1 of the SHIP comply in principle with the Local Development Plan. Table 2 identifies 'Further Development Opportunities' which will be subject to discussion with relevant services to confirm their suitability for development.
- 5.3 A Council working group comprising Education, Housing and Planning Services will be convened to monitor the impact of the new build programme.
- 5.4 Regular meetings are held with developing organisations, the Council and the Scottish Government as part of the SHIP governance process. The meetings will continue to be convened on a quarterly basis each year, to ensure that partners' requirements are identified, and the development programme delivered.



CRAIG HATTON
Executive Director (Place)

Reference : YB/TF/RH

For further information please contact Yvonne Baulk, Head of Physical Environment on 01294 324542.

Background Papers

None

North Ayrshire Council

Strategic Housing Investment Plan 2017 - 2022



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Introduction

1. The Strategic Housing Investment Plan (SHIP) 2017-2022 sets out the priorities for affordable housing investment for North Ayrshire in the next 5 years in order to support the outcomes set out within the Local Housing Strategy.
2. The plan is being developed at a time when the Local Housing Strategy (LHS) 2011-2016 is concluding and a new LHS for 2017-2022 is being prepared.
3. In addition the Housing Need and Demand Assessment (HNDA), which will inform the Housing Supply Target in the new LHS, is currently being finalised.
4. Therefore, in preparing the SHIP the Council has utilised the outcomes identified in the current LHS and research informing the draft LHS 2017-2022. Demand figures have been obtained from the HNDA, whilst house size and type priorities have been informed by the North Ayrshire Housing Register (NAHR).
5. It should be noted that whilst there are 4,793 applicants on the register only 52% (2,475) have a recognised housing need (NAHR, October 2016).
6. The Scottish Government's 'More Homes Scotland' initiative was announced in March 2016. This initiative committed to providing £3billion of investment to support the delivery of 50,000 new affordable homes over the next 5 years.
7. The Scottish Government has forecast that funding for affordable housing development in North Ayrshire, annually from 2017/18 to 2021/22, will equate to the 2016/17 funding provision figure, plus 25% (i.e. £11.38million per annum).
8. The Council and its partners have committed to delivering the projects detailed within Appendix 1, Table 1. However, the nature of development means that unexpected delays or constraints may emerge.
9. It is for this reason that Scottish Government guidance indicates that a slippage programme is required. This is to provide alternative projects which can be progressed should projects become undeliverable for any reason or where additional funding is identified.
10. To meet the requirement for slippage, the Council will bring forward projects scheduled for later years within the main programme - Appendix 1, Table 1 (2017-20) and thereafter Table 2 (2020-22).
11. Further development opportunities are also noted within Appendix 1. These consist of emerging projects, sites with significant development constraints, later

phases of projects in the main programme or sites which do not directly support the Council's priorities. These sites provide the Council and our partners with additional development opportunities which can be explored should additional funding become available. Further Cabinet approval will be required before any of these projects are taken forward.

12. All projects which meet the criteria outlined within the SHIP will be considered to be 'high priority'. However, the housing mix and type for each individual development site should be formally agreed with the Council.

Strategic Aims

13. The SHIP is based on a series of guiding principles, namely that the Council and its partners will:

- Meet housing need;
- Focus on high quality design;
- Build sustainable homes;
- Involve the local community;
- Seek to continually improve; and
- Deliver value for money.

14. To ensure investment is maximised, a series of strategic aims that apply to all projects in the plan have been developed. These are:

- Development projects must comprise of unit size and type ratios outlined in this plan.
- Design must be attractive and have aesthetic value, and contribute to the regeneration of North Ayrshire. This will help ensure that properties are desirable and facilitate long-term demand. Ideally, design will be 'tenure neutral' thus avoiding the possibility that developments become stigmatised.
- All investment must be sustainable. Project design, building materials and component parts will maximise energy efficiency and reduce running costs. Design will also contribute to community stability and promote feelings of safety and inclusion.
- New homes must recognise local needs and aspirations, and become an integral part of existing estates. Homes should be designed in such a way that they can be 'homes for life' and easily adapted to the changing needs of their occupants. The involvement of current and future tenants, and surrounding neighbours, is vital. Local people, through consultation, will have the opportunity to comment on and inform all project designs.
- All new projects will maximise return on investment and value for money by considering build and lifetime maintenance costs.

15. The Equality Impact Assessment of the HNDA found that it will have no negative or discriminatory effect on any equality groups.
16. The SHIP is an extension of and aligns to the Local Housing Strategy. The Strategic Environmental Assessment (SEA) undertaken for the LHS found that where the strategy would have significant effects on the environment, these have been scoped within the SEA for the North Ayrshire Local Development Plan.

Partnership Working & Governance

17. As the strategic housing authority, the Council is committed to supporting our partners to deliver affordable housing development within North Ayrshire.
18. The Council therefore adopts both a corporate and a collaborative approach in the preparation of the SHIP. The following key stakeholders have influenced the final programme:
 - ANCHO;
 - Cunninghame Housing Association;
 - Irvine Housing Association;
 - North Ayrshire Council Officers (Housing, Finance, Planning, Education, Property Management and Investment and the Health and Social Care Partnership);
 - The Scottish Government; and
 - Trust Housing Association.
19. In order to prepare the SHIP the Council invited site nominations from its partners. ANCHO and Trust Housing Association did not propose any sites for inclusion in the new SHIP.
20. All the developments proposed by Cunninghame Housing Association and Irvine Housing Association were considered on their individual merits and have been included either in the main development programme (Appendix 1, Table 1 and Table 2), or as further development opportunities.
21. Irvine Housing Association were also involved in early discussions with the Health and Social Care Partnership in order to identify whether additional support needs could be addressed through their emerging development programme.
22. Thereafter the Council held meetings with each developing organisation and the Scottish Government to discuss the priorities of each individual site and agree the wider plan. The Council will continue to monitor the development programme and

any arising windfall opportunities at quarterly meetings held with developing RSLs and the Scottish Government.

23. A Council working group comprising Education, Housing and Planning Services will be convened to monitor the impact of the new build programme.
24. The Council and its partners will continue to meet to discuss and agree all opportunities for best practice and collaborative working.
25. If any project becomes delayed or unviable, the Council will work with RSL partners and the Scottish Government to ensure that new homes are delivered by accelerating other projects or progressing further development opportunities.

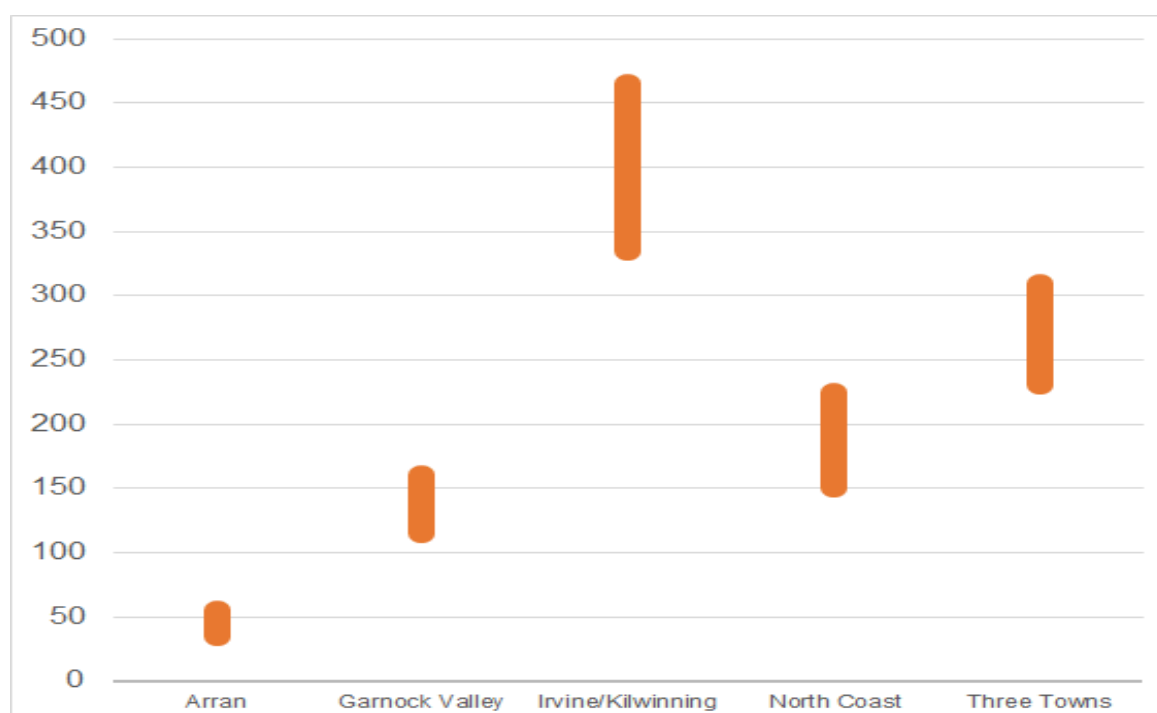
Investment Priorities

26. All projects which are in the SHIP 2015-2020, and therefore already approved, have been included in the new 2017-2022 plan, where it is known that these projects remain deliverable.
27. Thereafter, the Council will prioritise all projects which are considered deliverable and meet the strategic goals outlined below.

Location

28. North Ayrshire contains five Sub Housing Market Areas (SHMA), these are:
 - Arran.
 - Garnock Valley.
 - Irvine / Kilwinning.
 - North Coast.
 - Three Towns.
29. A SHMA is the widest area that a person would be willing to move to for new living accommodation for the purposes of strategic housing planning.
30. The draft HNDA calculates a housing shortfall figure for each SHMA. It should be noted however that the HNDA figures do not reflect other strategic endeavours, such as regeneration or economic recovery, which may impact on demand.
31. Furthermore, the HNDA figures are intended to give an indication of the range of shortfall, rather than an absolute figure. For example, in Figure 1 below, Arran has a need for between 35 and 55 units.

Figure 1: Number of units of demand range by Sub Housing Market Area



(Source: Draft Housing Need & Demand Assessment 2016)

32. Projects which address the shortfall in housing identified within the draft HNDA will be considered provided that they also meet the other priorities outlined in this document.
33. Development is not the only policy intervention being explored by the Council. As has always been the case, it would be very difficult for the Council and its partners to meet demand only through investment in new homes. Work to streamline the Aids & Adaptations service, improve the private rented sector and support the principles of the Health and Social Care Partnership are all intended to address the housing needs of the local population.
34. In addition the private sector also has a role to play through the Affordable Housing Policy and the provision of schemes such as shared equity and help to buy.

Size

35. Whilst the overall demand figure is obtained from the Housing Need and Demand Assessment, analysis of the North Ayrshire Housing Register identifies demand trends for properties. House size has been identified by considering the minimum accommodation size suitable for the household; this is referred to as the 'strategic bedroom' requirement. (Table 1):

Table 1: % Applicants by Strategic Bedroom Requirement and SHMA

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	66%	72%	64%	66%	71%	66%
2	23%	17%	21%	23%	17%	23%
3	7%	6%	11%	6%	7%	6%
4	3%	5%	3%	4%	3%	4%
5	1%	0%	1%	1%	1%	1%

(Source: North Ayrshire Housing Register at 21 June 2016)

36. However, it should be noted that strategic bedroom need is used for planning purposes only. The North Ayrshire Common Allocation Policy gives applicants the opportunity to choose the size of house they wish to be rehoused in, provided it meets their minimum requirements (i.e. provided it meets their need). Generally, one bedroom homes are found to be of lower demand in terms of aspiration.
37. Two bedroom homes are a more popular option for smaller households and are more flexible in terms of allocations. Two bedroom properties can be allocated to couples, single people with a child or access to a child, single people living alone, single people with a carer or couples with a child.
38. An indicative size mix (Table 2) for developments across North Ayrshire has been prepared by uplifting the two bedroom provision and reducing the one bedroom - thus meeting aspiration whilst retaining a housing solution for those who may be affected by Universal Credit.

Table 2: Altered Demand by Bedroom Size (Reflecting Aspiration) and SHMA

No of Beds	Three Towns	Arran	Garnock Valley	Irvine / Kilwinning	North Coast	North Ayrshire
1	20%	20%	20%	20%	20%	20%
2	68%	69%	65%	69%	70%	69%
3	7%	6%	11%	6%	7%	6%
4	5%	5%	4%	5%	3%	5%

39. This mix is intended as a guide only, and it is anticipated that each project will be considered on a site by site basis by the developing organisation, before being ratified by the Council.

Type

40. It has become clear from numerous development project consultation events carried out by the Council and its partners to date, that local people express a preference for houses rather than flats. However, in some areas it may be appropriate to include flatted development. This will be assessed on a case by case basis by the Council.

Particular Needs

Housing for Older People

41. There are approximately 1,200 individual applicants on the North Ayrshire Housing Register who have requested housing for older people (i.e. amenity housing or sheltered housing); 24% of the common housing register. For this reason, approximately a quarter of all new build homes will be designed for older people. It is anticipated that these homes will comprise of one and two bedrooms.
42. Demand for older people housing will be further addressed through the continued delivery of the Council's sheltered housing re-provisioning programme. Sheltered housing which includes bed-sit accommodation is low demand and considered an unsuitable housing option for older people. This accommodation will be continue to be redeveloped into one and two bedroom homes.

Wheelchair Accessible accommodation

43. Data from the updated HNDA indicates that 2% of new homes should be built for wheelchair users. The majority of these (74%) should be one or two bedroom, with the remaining split between 3 bedroom (20%) and 4 bedroom (6%). It should be noted that the majority of demand for wheelchair housing comes from those under 60 years old.
44. Occasionally it may be necessary to build larger 'wheelchair user' housing to meet the specific needs of individual households. The Council will approve such RSL housing before a project commences.

Other Specialist Housing

45. The SHIP also seeks to support the Health and Social Care Partnership. Hospital retraction programmes and an increased focus on care at home mean that there is an emerging and significant challenge to meet the needs of people living with a range of complex issues.
46. There is growing evidence to support a demand for bespoke accommodation to be developed for people (both adults and children) with disabilities.
47. The Council will work with our partners, including the Health and Social Care Partnership, to ensure that new housing projects, where appropriate, meet a range of specialist needs.
48. In some instances it may be appropriate to address specialist housing needs through the delivery of equipment and adaptations. Work is ongoing within North

Ayrshire Council and the Health and Social Care Partnership to improve the process for identifying and funding adaptations.

Regeneration

49. Regeneration of North Ayrshire communities is one of five strategic priorities within the Council Plan 2015 - 2020. The Scottish Index of Multiple Deprivation 2016 shows that 51 of North Ayrshire's 186 data zones are in the 15% most deprived in Scotland. This means that approximately 38,000 of our residents live in some of the most deprived areas in Scotland.
50. Public sector investment can have a transformational impact within our communities, and there are cumulative benefits to be achieved by considering ways in which such investment across RSLs, different public service areas and the private sector can be better co-ordinated. The Council expects all partners contributing to the SHIP programme to support the Council's programmes to regenerate North Ayrshire.
51. We intend to do this by exploring with our various partners the site and area specific opportunities to secure maximum regeneration benefits. Housing led regeneration which provides high quality, well designed, and fuel efficient homes, will improve the visual amenity of the area; reduce the cost of living for those choosing to reside in the finished homes, support the provision of sustainable, desirable communities where people want to live, and establish social capital, encouraging local people to take ownership and stewardship of their home environments. This can also attract increased levels of private sector investment, either through perception change and/or by exploring partnership style development opportunities.
52. Furthermore, contractors will be expected to participate in the Council (or partners) Community Benefits scheme. These schemes provide apprenticeships to young people – skilling up the local workforce, and supporting economic growth. Research undertaken by Homes for Scotland suggests that there are 4.1 jobs created for every new home constructed - the 1,081 units in the SHIP are therefore expected to create around 4,400 jobs in the construction sector. Effective use of community benefit clauses in development contracts, and partnership work with colleagues in Economic Development to support our local construction and supply chain companies to bid for this work, can secure many of these jobs for our local people.

Innovation & Energy Efficiency

53. The Council and our partners will consider innovative approaches to fuel efficient development on a site by site basis. This could include initiatives such as biomass boilers, solar photovoltaic panels, smart technologies, or any other innovation which would benefit the affordable housing product.
54. All projects within the SHIP will be delivered in accordance with Building Standards regulations for energy efficiency. In addition all new build development projects in the plan will meet the Scottish Government's 'Greener Standard'.
55. The Council considers a household to be living in fuel poverty if in order to maintain a satisfactory heating regime, they have to spend more than 10% of their income on heating costs.
56. The Council and its partners will strive to deliver new homes that have a low environmental impact with the aim of reducing fuel use and in turn fuel costs.

The 'Sustainable House'

57. North Ayrshire Council is developing a model for a 'sustainable house'. The intention is that this project will highlight best practice in design and innovation and ensure benefits from sustainable technologies are maximised. The findings will then be rolled out to partners in order to inform the wider development programme, investment in existing stock and strategic processes.

Second Hand & Empty Homes Buy Backs

58. The Council and its partners recognise that bringing former social housing stock back into social ownership can assist with housing management and maintenance issues and increase the housing available through the common housing register. Both the Council and Irvine Housing Association have indicated within the SHIP that collectively they will seek to purchase 20 second hand properties.
59. Empty homes are detrimental to the local environment, they are often the target of antisocial behaviour and are more likely to fall into disrepair. Bringing empty homes back into use is a strategic priority within the current LHS and will continue to be a priority in the future. During the period 2017-2022, eight privately owned empty homes will be bought by the Council and added to its stock available for affordable rent.

Affordability

- 60. The Council is committed to ensuring rent levels are affordable throughout North Ayrshire. Many tenants in social housing are dependent on benefits and are under increasing financial pressure from the impact of Welfare Reform and rising living costs.
- 61. The Scottish Housing Regulator has also intimated that social landlords will be expected to keep rent increases to a minimum.
- 62. To ensure homes are affordable, the Council and all partners will be required to set rent levels on new build homes below the Local Housing Allowance.

Delegated Authority

- 63. The delegated authority to accelerate any project detailed within the North Ayrshire approved SHIP is held by the Executive Director (Place) and the Cabinet Member for Place.

Windfall Projects

- 64. Windfall projects not already approved in the SHIP must be approved by the Cabinet of North Ayrshire Council prior to being submitted to the Scottish Government, irrespective of the developing organisation.

Resourcing the SHIP

65. There is a range of funding streams which support the delivery of the Strategic Housing Investment Plan.

Reserves & Balances

66. All developing organisations will utilise available reserves and balances to support the development programme.

Affordable Housing Supply Programme

67. The Scottish Government's commitment to a £3billion investment in affordable housing supply is a key source of funding for new supply homes by 2021. This is payable at a rate of £57k per unit for local authority development and £70k per unit for RSL development.

The Housing Infrastructure Fund

68. The Council and its partners are currently exploring opportunities to utilise the Scottish Government's £55m Housing Infrastructure Fund for Irvine Harbourside, Lawhill Farm, Brathwic Terrace, Ardrossan North Shore and any other projects detailed within the SHIP, where these would not be otherwise deliverable.

Council Tax on Empty and Second Homes

69. Income received from the reduction in discount for empty and second hand homes in North Ayrshire is held in the Council's Affordable Housing Account. The Council provides grant funding to support the development of projects within the SHIP from the Affordable Housing Account, when required.

Borrowing

70. The majority of development funding is secured from borrowing. Private finance supports RSLs' development programme, and prudential borrowing supports local authority new build projects.

Developer Contributions

71. A range of housing types, at different prices, tenures, and locations, is needed to cater for the increasing number and variety of households, to maintain the viability of communities, and to support the operation of local labour markets and the wider economy.

72. Scottish Government guidance states that Local Authorities, should assess future housing land requirements and ensure that land is identified to fully meet these requirements. Guidance notes that in some places the market provides some or all of the affordable housing needed while in other places it will be necessary to make housing available at a cost below market value, to meet an identified need.
73. It is for this reason that the Council operates an affordable housing policy in some areas of North Ayrshire (see Table 3). Any provision secured via this policy will be considered for allocation to the most appropriate developing organisation in North Ayrshire.

Table 3: Developer Contribution Rates

SHMA	Towns	Rate
Irvine / Kilwinning	Irvine & Kilwinning	15%
Three Towns	Ardrossan, Saltcoats & Stevenston	10%
North Coast & Arran	West Kilbride, Seamill, Fairlie, Largs, Skelmorlie & Isle of Arran	25%

74. The Council's prioritised preferences for a developer contribution are:
- Integrated completed units within the development site.
 - Transfer of on-site serviced land
 - Off-site provision of serviced land or completed units
 - Payment of a commuted sum to the Council
75. Within Appendix 1, the Council has included sites which may potentially 'trigger' the affordable housing policy and require a developer contribution.

SHIP Development Projects

76. An overview of projects detailed in the SHIP tables is provided below. These include both deliverable projects scheduled in the development programme (Table 1) and other development opportunities which may prove to be deliverable in the fullness of time following various assessments.

Fencedyke, Irvine (NAC) will deliver 35 units (34 homes) which are a mix of general needs, amenity and wheelchair properties. The vacated primary school site became available when Fencedyke Primary closed as part of the rationalisation of schools in the area. It is close to a number of amenities and has good transport links. Two units within the project will provide bespoke housing for a family with specialist housing needs. The project started on-site in June 2016 and is expected to be complete by spring 2017.

Ardrossan Harbour, Montgomerie Street Phase 1 (CHA) was acquired from Clydeport in 2007. At the time of purchase, it was recognised that the redevelopment of this site was an important element of the overall Ardrossan Harbour regeneration masterplan and would provide affordable rented housing in Ardrossan. The Three Towns area was not prioritised for funding in the preceding years, resulting in the site being land-banked until recently. Funding was made available to allow 70 new houses and flats to be provided and work commenced on site in August 2016.

Glencairn House, Stevenston (NAC) is a sheltered housing complex which will replace two of North Ayrshire Council's oldest and now unsuitable bed-sit type sheltered accommodation at Afton Court & Caley Court. The Glencairn House site was surplus to the Council's requirements, having previously been occupied by the Health and Social Care Partnership and Education. The site benefits from good transport links and is in close proximity to a number of amenities including shops, the library and the health centre. The new complex, which will promote independent living throughout, will deliver 28 one and two bedroom properties. To maximise the potential of the site, the development will be built over three floors with all flats benefitting from a balcony. Communal facilities such as a scooter store and guest bedroom will also be included within the development. Construction is due to commence in January 2017 and is expected to be complete by March 2018.

Canal Court, Saltcoats (NAC) is a sheltered housing complex, predominantly comprising of bed-sit accommodation. The layout is broken in the middle of the site by the vacated David White Centre. The decision was taken to maximise available developable land, by demolishing both Canal Court & the David White

Centre, and installing a new state-of-the-art complex comprising of 36 properties. Due to its town centre location, a community hub for older people will also be developed on the site, transforming support for older people and enabling them to stay in their homes for as long as possible, and tackling the growing problem of social isolation. The Council's Housing Services and Property Management and Investment teams will work in partnership with the HSCP to deliver the hub. Residents within the current Canal Court have been decanted to other suitable accommodation to enable the works to begin. Canal Court is expected to be demolished in November 2016 with construction works commencing in spring 2017. The complex is expected to be completed by March 2018.

Dickson Drive Phase 2, Irvine (NAC) will increase the properties built as part of the regeneration of this area, to include a further 12 units. The site is close to the local primary school and community centre, and within walking distance to the town centre. The project is expected to conclude during spring 2018.

The Sustainable House, Corsehill, Kilwinning (NAC) project aims to be a best-practice example of sustainable construction and design. Two sustainable demonstrator houses will be constructed to test and showcase affordable homes of the future alongside a further 8 homes for affordable rent. The project is expected to begin on site in summer 2017 and be complete by March 2018. North Ayrshire Council will work in collaboration with BRE Scotland on the project, who will take on an advisory role.

Affordable Housing Policy Site 1 (NAC) is located within a very high demand area of North Ayrshire (in terms of market housing) which currently has no Council house provision. As part of the Council's Affordable Housing Policy, there is the potential opportunity to secure 31 new homes within a wider residential development. The site is in close proximity to public transport links. The project is expected to commence during spring 2019 and conclude by spring 2020. Delivery risks relate to the reliance on a third party to progress their own development project and to reach agreement in terms of the contribution with the Council.

Robert W Service Court, Kilwinning (NAC) is a carried forward SHIP project, which is subject to ongoing refurbishment work, again, as part of the sheltered housing re-provisioning programme. The 22 unit complex, which was built in 1980, is being upgraded to improve the accessible accommodation for older people. Each home will benefit from wet-floor shower rooms and the communal areas will be redecorated. A new private car park will also be developed. The complex is a short walk away from Kilwinning town centre where a range of shops and restaurants can be found. The complex also benefits from good public transport links. Residents will remain within the complex during the works, however will move into an empty property for the duration of the works to

their home. The work commenced in September 2016 and will complete in June 2017.

Stanley Road, Ardrossan (CHA) was acquired by CHA from the Council in 2007. The site was the former Stanley Primary school which was demolished and rebuilt on an adjacent area of land. The site occupies a prominent corner location and has lain in an undeveloped state for many years. The site has been land banked by the Association until recently when funding became available to deliver a new build development of 28 new houses and flats for rent. Works will commence on site in April 2017.

New Street, Stevenston (CHA) was acquired by CHA from the Council in 2006. It was recognised that this vacant site, which had lain derelict for a number of years, was suited to affordable housing in this particular location. The site has been land banked by the Association until recently when funding was made available to deliver a new build development of 14 new flats for rent. Works will commence on site in April 2017.

Weirston Road, Corsehillhead, Kilwinning (CHA) was sold to Cunninghame Housing Association in March 2016. The Greenfield site sits adjacent to Corsehillhead Farm. It was recognised by the Council that residential development in this semi-rural location would be a welcome addition to this part of Kilwinning and would satisfy demand in this area. The association is currently developing new build proposals for the provision of 56 new houses and flats for rent.

Dickson Court, Beith (NAC) The sheltered housing complex in Beith town centre is a short walk away from a range of amenities. Twenty units will be upgraded to provide accessible accommodation for older people and an additional 2 new units will be created on the site. The communal areas within the complex will be fully redecorated and new windows and doors will be installed. Residents' homes will also be re-wired, kitchens will be re-designed and wet floor shower rooms will be provided. Residents will remain within the complex during the works, however they will move temporarily into an empty property for the duration of the works to their home. The work will commence in June 2017 and is expected to complete in March 2018.

Redevelopment Project 2 (NAC) will be demolished and re-built as part of the sheltered housing re-provisioning programme. The existing bed-sit type accommodation is deemed an unsuitable housing option. The complex will deliver 24 properties. The complex is located in a high demand area and benefits from good transport links which provide access to the town centre and neighbouring towns. The new complex will provide accessible accommodation for older people

and a range of communal areas. It is expected that work will complete in December 2018. Delivery risk is that the site investigation work has still to be completed - this will determine if there are any abnormal ground conditions. NOTE: We have not yet consulted with residents and therefore the project has been anonymised.

Redevelopment Project 4 (NAC) is a project which proposes building a new state-of-the-art shared community facility, which will provide new sheltered housing, amenity housing and an area housing office. The new homes will replace the current sheltered housing complex whilst increasing housing provision. Housing Services are working with Property Management and Investment, the Health and Social Care Partnership and Connected Communities to deliver the project which will meet the needs of those in the area. The works will be phased to allow the residents of the existing sheltered housing complex to remain in their current homes until their new properties are complete. The whole project is expected to be complete by spring 2020. Delivery risks include the need to carry out site investigation work. NOTE: We have not yet consulted with residents and therefore the project has been anonymised.

St Michael's Wynd Phase 2, Kilwinning (NAC) will be further developed, to provide 50 additional homes in this high demand area. The homes will be developed close to the recently completed new-build development and will link with the site. St Michael's Wynd is situated in close proximity to the town centre and benefits from good transport links. The project is expected to commence during autumn 2017 and conclude by spring 2020.

Tarryholme, Irvine (IHA) is a land banked site in the ownership of Irvine Housing Association. The site, located on the southern edge of Irvine, is green field and highly accessible. The overall site extends to 7.89 hectares or thereby and will accommodate circa 200 units. The site is allocated for residential purposes within the local plan. At present Irvine Housing Association wish to develop a first phase of approx. 86 units on the site for rent.

Sharphill Phase 3, Ardrossan (CHA) was acquired by CHA from the Council in 2006. The Association developed two phases of new build housing in 2008 and 2010. It was agreed that the third phase of land be left undeveloped until it became a priority for funding and has therefore been part of the Association's land bank until fairly recently. Phase 3 is now being progressed with a view to delivering 24 new houses and flats for rent on the site. It is expected that works will commence on site in April 2017.

Refurbishment Project 4 (NAC) will upgrade an existing sheltered housing complex. It is again close to a number of amenities, including shops and transport links. The 16 units will be upgraded to provide accessible accommodation for older

people. Residents will remain within the complex during the project, however they will move into an empty property for the duration of the works to their home. The work will commence in January 2018 and is expected to complete in December 2018. NOTE: We have not yet consulted with residents and therefore the project has been anonymised.

Flatt Road, Largs (NAC) will allow the provision of 122 new units in North Ayrshire's most highly pressured housing market. The site is surrounded by existing residential developments and will be designed to link seamlessly with these. The project will provide a mix of general needs, wheelchair accessible and amenity properties. A sheltered housing complex with a community hub will also be developed as part of the project. Housing Services will work in close partnership with Property Management and Investment, the Health and Social Care Partnership and Connected Communities to provide facilities that meet the needs of local residents. The central location is within walking distance to the beach and town centre, where a number of shops and restaurants are situated. It is hoped that the site will be available for development in September 2018 and will be complete by spring 2021.

Brathwic Terrace, Brodick (NAC) will provide 26 affordable family homes for residents of Arran. The Council will seek additional Scottish Government funding for this project in order to meet the increased costs incurred for island development. The site is just a short distance away from a number of shops and cafes, as well as the ferry terminal. This site will be developed by the Council and is due to be complete by spring 2020. This is the first Council housing development on the island since the stock transfer to Trust Housing Association (then Isle of Arran Homes). The development will support investment on the island and support the work of the Arran Economic Group, who are seeking to increase affordable housing options on the island, and to stimulate investment in other infrastructure (transport, marine, digital) to encourage population retention.

Refurbishment Project 5 (NAC) 22 properties will be upgraded to provide accessible accommodation for older people in a high demand area. Located close to the town centre, the complex is close to a number of amenities, including a bus stop and train station. Residents will remain within the complex during the works, however will move into an empty property for the duration of the works to their home. The work will commence in January 2019 and is expected to complete in December 2019. NOTE: We have not yet consulted with residents and therefore the project has been anonymised.

Refurbishment Project 6 (NAC) is one of North Ayrshire Council's oldest sheltered housing complexes. Whilst close to a number of amenities and having good transport links, the complex requires refurbishment. Nineteen homes will be

upgraded to provide accessible accommodation for older people within a high demand area. Residents will remain within the complex during the works, however will move into an empty property for the duration of the works to their home. The work will commence in July 2018 and is expected to complete in May 2019. NOTE: We have not yet consulted with residents and therefore the project has been anonymised.

Harbourside, Irvine (NAC) will allow the development of 80 new social rented homes. Harbourside is within a high-demand area of Irvine and is just a short walk away from Irvine Beach Park, the town centre, shopping mall and train station. The site will be developed to provide a range of general and specialist needs homes which will meet the diverse needs of a range of tenants. The project is due to be completed by spring 2021. Decontamination of the site will be required and costs have still to be estimated. The Council will investigate the level of funding required in order to address the contamination on this site and will seek infrastructure funding from the Scottish Government in order to meet this cost.

Redevelopment Project 5 (NAC) will again be demolished and re-built as part of the sheltered housing re-provisioning programme. The complex is located in a high demand area and centrally located with good transport links and access to the town centre. The existing accommodation is deemed an unsuitable housing option as it is not easily accessible. The new complex will deliver 25 properties providing accessible accommodation for older people. It is expected that work will complete by March 2021.

Further Development Opportunities are also noted in Appendix 1. The further development opportunities consist of:

- Emerging projects;
- Sites with significant development constraints;
- Later phases of projects in the main programme; and
- Sites which do not directly support the Council's priorities.

These sites provide the Council and our partners with additional development opportunities which can be explored should additional funding become available.

Affordable Housing Policy Site 2 (NAC) provides another opportunity to increase social rented homes through the Affordable Housing Policy. The site could provide the opportunity to deliver as many as 45 new homes for rent. This project is due for completion by spring 2022. Delivery risks again relate to the progress of third party development.

Ardrossan Harbour, Montgomerie Street Phase 2 (CHA) is immediately adjacent to the site in Ardrossan currently being developed by the Association and is privately owned. If the site was not to be developed, it would remain an area of open ground sitting adjacent to the new houses for rent. There is therefore a rationale in developing this additional ground with the same contractor and that this becomes an extension to the contract. The owner is currently in discussion with Cunninghame Housing Association with a view to selling the ground to allow another 22 houses to be provided.

Lawhill Farm, West Kilbride (CHA) is zoned for affordable housing in the Local Development Plan however is difficult to access and would incur significant infrastructure costs to create a new road to access the site. The site is located in a town which historically is bereft of social housing opportunities and where there is a good level of demand for flatted accommodation. Further work requires to be done to explore how this site can be delivered economically. The infrastructure fund will be considered as a possible solution to allowing access to this site.

Sharphill Phase 4, Ardrossan (CHA) is a wider opportunity at Sharphill by acquiring the adjacent site which is presently owned by a private developer. The purchase of this additional land would allow the Association to better masterplan the overall site area.

Victoria Hotel, Largs (CHA) has been presented to the Association as an acquisition opportunity by a local developer who wishes to deliver the project as a Design and Build. The site is an existing hotel which is badly dilapidated, has fallen into disrepair, and given its prominent sea front location is a blight on the area given its boarded and run down state. A retail unit will be retained on the ground floor with 12 new build flats above, all of which will benefit from lift access. Largs is an area of extremely high demand.

Appendix 1: SHIP Tables

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 1 - Affordable Housing Supply Programme - Years 1-3 2017/18-2019/20

LOCAL AUTHORITY: North Ayrshire Council

PROJECT	SUB-AREA	PRIORITY	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM				UNITS - TYPE					GREENER STANDARDS	APPROVAL DATE	SHIP	UNITS - SITE STARTS				UNITS - COMPLETIONS			SG FUNDING REQUIRED (£0.000m)							
		Social Rent				Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	New Build	Total Units	General Needs	Amenity	Wheelchair Accessible	Sheltered Housing	Total Units by Type	Enter Y or N	Financial Year (Estimated or Actual)	Carried forward from Previous SHIP	PRE 2017/18	2017/18	2018/19	2019/20	2017/18	2018/19	2019/20	PRE 2017/18	2017/18	2018/19	2019/20	TOTAL SG FUNDING REQUIRED OVER SHIP PERIOD			
Fencedyke	IK	High	X: 234057 Y: 639325	9	NAC	35						35			35	35	19	10	6		35	Y	2015/16	Y	35				35			2.065				0.000		
Ardrossan Harbour Phase 1	3T	High	X: 222903 Y: 642703	5	CHA	70						70			70	70	55	13	2		70	Y	2015/16	Y	70				70			5.839				0.000		
Glencairn House (Redev 3)	3T	High	X: 226723 Y: 641801	9	NAC	28						28			28	28			1	27	28	Y	2016/17	Y	28				28			0.596	1.000			1.000		
Canal Court (Redev 1)	3T	High	X: 225125 Y: 641348	9	NAC	36						36			36	36			2	34	36	Y	2016/17	Y	36				36			0.128	1.996			1.996		
Dickson Drive Phase 2¹	IK	High	X: 232299 Y: 640473	9	NAC	12						12			12	12	10	2			12	Y	2016/17	N	12				12				0.708			0.708		
Corsehill Sustainable	IK	High	X: 231315 Y: 643098	9	NAC	2						2			2	2	2				2	Y	2016/17	N	2				2				0.118			0.118		
Corsehill General	IK	High	X: 231315 Y: 643098	9	NAC	8						8			8	8	6		2		8	Y	2016/17	N	8				8				0.472			0.472		
Affordable Hsg Policy Site 1²	TBA	High	TBA	10	NAC	31						31			31	22	9				31	TBA	2016/17	N			31							1.767		1.767		
Robert W Service Ct³ (Rfb 2)	IK	High	X: 230295 Y: 642586	10	NAC	23						23	23			23			1	22	23	N	2016/17	Y	23				23			31			1.767		0.000	
Stanley PS (Road)	3T	High	X: 223327 Y: 643537	5	CHA	28						28			28	28	26		2		28	Y	2016/17	Y	28				28			1.015	1.134			1.134		
New Street	3T	High	X: 226680 Y: 641717	5	CHA	10						10			10	10		10			10	Y	2016/17	Y	10				10			0.435	0.333			0.333		
Additional Site TBA	TBA	High	TBA	5	CHA	12						12		12		12		12			12	Y	2016/17	N	12				12			0.450	0.414			0.414		
Weirston (Corsehillhead)	IK	High	X: 231372 Y: 643196	5	CHA	55						55		55		55	48	6	1		55	Y	2016/17	Y	55					55			1.200	3.120			3.120	
Dickson Court (Refurb 1)	GV	High	X: 235030 Y: 654062	10	NAC	22						22	22			22				22	22	N	2016/17	Y	22			22					1.254			1.254		
Redevelopment Project 2	TBA	High	TBA	9	NAC	24						24			24	24				24	24	Y	2017/18	Y		24								1.416		1.416		
Redevelopment Project 4	TBA	High	TBA	9	NAC	33						33			33	33		11		22	33	Y	2017/18	Y		33					33			0.200	1.747			1.947
St Michael's Wynd	IK	High	X: 229260 Y: 643070	9	NAC	60						60			60	60	32	2	2	24	60	Y	2017/18	N		60										0.000		
Tarryholme Phase 1	IK	High	X: 233023 Y: 637910	6	IHA	86						86			86	86	60	14	12		86	Y	2017/18	Y		86			86					6.192			6.192	
Sharphill Phase 3	3T	High	X: 225343 Y: 643182	5	CHA	28						28			28	28	26		2		28	Y	2017/18	Y		28			28			0.400	0.504	1.296		1.800		
Refurb Project 4	TBA	High	TBA	10	NAC	16						16	16			16				16	16	N	2017/18	Y		16			16				0.300	0.612			0.912	
Flatt Road Phase 1	NC	High	X: 220870 Y: 659464	9	NAC	80						80			80	16	36			28	80	Y	2018/19	N			80		40	40			0.500	0.500	3.720		4.720	
Flatt Road Phase 2	NC	High	X: 220870 Y: 659464	9	NAC	42						42			42	42	38		4		42	Y	2018/19	N			42								0.000			
Brathwic Terrace	ARN	High	X: 201898 Y: 635460	9	NAC	26						26			26	26	22	2	2		26	Y	2018/19	N			26			26				1.534			1.534	
Refurb Project 5	TBA	High	TBA	10	NAC	22						22	22			22				22	22	N	2018/19	Y			22			22					1.254		1.254	
Refurb Project 6	TBA	High	TBA	10	NAC	19						19	19			19				19	19	N	2018/19	N			19			19					1.083		1.083	
Harbourside	IK	High	X: 230545 Y: 638096	9	NAC	80						80			80	80	71	6	3		80	Y	2019/20	N				40			40					0.000		
Redevelopment Project 5	TBA	High	TBA	9	NAC	25						25			25	25				25	25	Y	2019/20	N				25								0.000		
Additional Site TBA	TBA	TBA	TBA	9	NAC	31						31			31	31	31				31	Y	2019/20	N				31								0.000		
Tarryholme Phase 2	IK	High	X: 233023 Y: 637910	6	IHA	109						109			109	109	TBC	TBC	TBC		109	Y	2019/20	N				109			50				4.000		4.000	
2nd Hand BB Phase 2	TBA	High	TBA	10	NAC	10						10		10		10					10	N	At Comp	N		10			10				0.400				0.400	
Empty Homes BB Phase 2	TBA	High	TBA	10	NAC	8						8		8		8	8				8	N	At Comp	N		2	2	2	2	2	2	2		0.080	0.080	0.080		0.240
2nd Hand BB (IHA)	TBA	High	TBA	6	IHA	10						10		10		10	10				10	N	At Comp	N		3	3	4	3	3	4		0.120	0.120	0.160		0.400	
Total						1081	0	0	0	0	0	1081	102	95	884	1081	512	133	42	285	1081					341	262	225	211	301	230	291	13.439	12.653	12.081	13.480	38.214	

¹Subject to being able to build on Common Good Land

²Subject to an Affordable Housing Contribution being secured on a private developer site

³A fully wheelchair accessible property is also now being developed on this site

Drop Down Table Values	
Numerical Value	Geographic Code
1	West Highland/Island Authorities/Remote/Rural Areas - RSL - SR - Green
2	West Highland/Island Authorities/Remote/Rural Areas - RSL - SR - Other
3	Other Rural - RSL - SR - Green
4	Other Rural - RSL - SR - Other
5	City and Urban - RSL - SR - Green
6	City and Urban - RSL - SR - Other
7	All - RSL - Mid-Market
8	All - RSL - Mid-Market
9	All - Council - SR - Other
10	All - Council - SR - Other

MORE HOMES DIVISION

STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22

Table 2 - Affordable Housing Supply Programme - Years 4-5 2020/21-2021/22

LOCAL AUTHORITY: North Ayrshire Council

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	GEOGRAPHIC CODE (Numeric Value - from Drop Down Table Below)	DEVELOPER	UNITS - TENURE						UNITS - BUILT FORM				UNITS - TYPE					GREENER STANDARDS Enter Y or N	APPROVAL DATE Financial Year (Estimated or Actual)	Carried Forward from Previous SHIP (Y or N)	UNITS - SITE STARTS			UNITS - COMPLETIONS		SG FUNDING REQUIRED (£0.000m)			
						Social Rent	Mid Market Rent	LCHO - Shared Equity	LCHO - Shared Ownership	LCHO - Improvement for Sale	PSR	Total Units	Rehab	Off the Shelf	NB	Total Units	General Needs	Amenity	Wheelchair Accessible	Sheltered Housing	Total Units by Type			PRE 2020/21	2020/21	2021/22	2020/21	2021/22	PRE 2020/21	2020/21	2021/22	TOTAL SG FUNDING REQUIRED OVER SHIP PERIOD
St Michael's Wynd	IK	High	X: 229260 Y: 643070	9	NAC	60						60			60	60	32	2	2	24	60	Y	2017/18	N	60		60			3,540		3,540
Flatt Road Phase 2	NC	High	X: 220870 Y: 659464	9	NAC	42						42			42	42	38		4		42	Y	2018/19	N	42		42			2,478		2,478
Harbourside	IK	High	X: 230545 Y: 638096	9	NAC	80						80			80	80	71	6	3		80	Y	2019/20	N	80		40			4,720		4,720
Redevelopment Project 5	TBA	High	TBA	9	NAC	25						25			25	25	25				25	Y	2019/20	N	25		25			1,475		1,475
Additional Site TBA	TBA	TBA	TBA	9	NAC	31						31			31	31	31				31	Y	2019/20	N	31		31			1,829		1,829
Tarryholme Phase 2	IK	High	X: 233023 Y: 637910	6	IHA	109						109			109	109	TBC	TBC	TBC		109	Y	2019/20	N	109		59		4,000	3,848		3,848
Empty Homes BB Phase 2	TBA	High	TBA	10	NAC	8						8		8		8	8				8	N	At Comp	N	TBA		2		0,240	0,080		0,080
Total						355	0	0	0	0	0	355	0	8	347	355	205	8	9	24	355			347	0	0	259	0	4,240	17,970	0,000	17,970

Further Development Opportunities

PROJECT	SUB-AREA	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATES (X:EASTING Y:NORTHING)	DEVELOPER	Total Units
2nd Hand Buy Backs	TBA	TBA	TBA	TBA	TBA
67-73 Nelson Street, Largs	NC	TBA	TBA	CHA	19
Affordable Housing Policy Site 2 ⁴	IK	TBA	TBA	NAC	45
Afton Court	3T	TBA	X: 226645 Y: 641875	NAC	10
Allanpark Street, Largs	NC	TBA	TBA	CHA	12
Ardrossan Harbour Phase 2	3T	TBA	TBA	CHA	22
Balnagowan, Skelmorlie	NC	TBA	TBA	CHA	22
Caley Court	3T	TBA	X: 226725 Y: 641478	NAC	22
Lawhill Farm	NC	TBA	X: 221236 Y: 647985	CHA	64
Nethermains	IK	TBA	X: 230505 Y: 642457	TBA	TBA
North Shore, Ardrossan	3T	TBA	TBA	NAC	80
Sharphill Phase 4 ⁵	3T	TBA	X: 225343 Y: 643182	CHA	72
Victoria Hotel ⁶	NC	TBA	TBA	CHA	12
					380

⁴Subject to an Affordable Housing Contribution being secured on a private developer site

⁵Approval for acquisition only

⁶Subject to approval for change of use and redevelopment

Drop Down Table Values	Geographic Code	
Numerical Value		
2	West Highland/Island Authorities/Remote/Rural Argyll	RSL - SR - Other
3	Other Rural	RSL - SR - Greener
4	Other Rural	RSL - SR - Other
6	City and Urban	RSL - SR - Other
7	All	RSL - Mid-Market Rent - Greener
8	All	RSL - Mid-Market Rent - Other
9	All	Council - SR - Greener
10	All	Council -SR - Other

MORE HOMES DIVISION

STRATEGIC HOUSING

Table 3 - Infrastructure Fund

LOCAL AUTHORITY: North Ayrshire Council

PROJECT	PRIORITY Low / Medium / High	GEOGRAPHIC COORDINATE S (X:EASTING Y:NORTHING)	DEVELOPER	LOAN OR GRANT APPLICATION ?	PLANNING STATUS (OUTLINE/ MASTERPLAN/ FULL CONSENT IN PLACE) (Y/N)	DOES APPLICANT OWN OR HAVE POTENTIAL TO OWN THE SITE? (Y/N)	BRIEF DESCRIPTION OF WORKS FOR WHICH INFRASTRUCTURE FUNDING IS SOUGHT	IS PROJECT LINKED TO DIRECT PROVISION OF AFFORDABLE HOUSING? (Y/N)	AFFORDABLE HOUSING UNITS DIRECTLY PROVIDED BY INFRASTRUCTURE FUNDING - BY ESTIMATED COMPLETION														INFRASTRUCTURE FUNDING DRAWDOWN BY YEAR (£0.000M)							POTENTIAL ADDITIONAL CAPACITY - UNITS NOT DIRECTLY FUNDED BUT				
									AFFORDABLE					MARKET					PRIVATE RENT				Loan/Grant Drawdown					TOTAL SG INFRASTRUCTURE FUNDING REQUIRED 2017/18- 2021/22	UNITS - POTENTIAL ADDITIONAL CAPACITY IN EITHER LATER PHASES OR OTHER SITES	TENURE - AFFORDABLE / MARKET /PRIVATE RENTED				
									2017/18	2018/19	2019/20	2020/21	2021/22	AFFORDABLE TOTAL OVER PLAN OVER SHIP PERIOD	2017/18	2018/19	2019/20	2020/21	2021/22	MARKET TOTAL OVER PLAN OVER SHIP PERIOD	2017/18	2018/19	2019/20	2020/21	2021/22	PRIVATE RENT TOTAL OVER PLAN OVER SHIP PERIOD	PRE 2017/18 DRAWDOWN				2017/18	2018/19	2019/20	2020/21
Harbourside, Irvine	High	X: 230545 Y: 638096	NAC	Grant	N	Y	Decontamination Costs	Y			40	40		80				0								0			TBA	TBA		0.000	TBA	Market
Brathwic Terrace, Arran	High	X: 201898 Y: 635460	NAC	Grant	N	Y	Potential Island Development Uplift	Y			26			26				0								0				TBA		0.000	-	-
Lawhill Farm, West Kilbride	TBA	X: 221236 Y: 647985	CHA	Grant	N	Y	Infrastructure for site access	Y						0				0								0		TBA			0.000	-	-	
North Shore, Ardrossan	TBA	TBA	NAC	Grant	N	Y	Infrastructure	Y						0				0								0		TBA			0.000	TBA	Market	
Total									0	0	66	40	0	106	0	0	0	0	0	0	0	0	0	0	0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0	

Table 4 - Affordable Housing Projects Funded or Supported by Sources Other than the RPA/TMDF Budget

No projects to report

MORE HOMES DIVISION	
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STRATEGIC HOUSING INVESTMENT PLAN 2017/18-2021/22
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LOCAL AUTHORITY: North Ayrshire Council

TABLE 5.1: COUNCIL TAX ON SECOND AND EMPTY HOMES - SUMMARY

	TAX RAISED £0.000M	TAX USED TO SUPPORT AFFORDABLE HOUSING £0.000M	TAX CARRIED FORWARD TO SUBSEQUENT YEARS £0.000M
Pre 2014/15 - In Hand	3.718		
2014/15	0.991	1.982	2.727
2015/16	0.909	0.150	3.486

TABLE 5.2: DEVELOPER CONTRIBUTIONS

	SUMS			UNITS		
	RAISED	USED TO ASSIST HOUSING	SUM CARRIED FORWARD TO SUBSEQUENT YEARS	AFFORDABLE UNITS FULLY FUNDED FROM CONTRIBUTIONS	UNITS PARTIALLY ASSISTED FROM CONTRIBUTIONS	UNITS TOTAL
Pre 2014/15	£0.000					
2014/15	£0.000	£0.000	0.000	0	0	0
2015/16	£0.000	£0.000	0.000	0	0	0

NORTH AYRSHIRE COUNCIL

Agenda Item 12

22 November 2016

Cabinet

Title: **West of Scotland Archaeological Service**

Purpose: To seek Cabinet approval for the Council to formally withdraw from the West of Scotland Archaeology Service.

Recommendation: That the Cabinet agrees to delegate authority to the Executive Director (Economy and Communities) to (a) submit the Council's notice to withdraw from the West of Scotland Archaeology Service (WoSAS) and (b) withdraw that notice, if it is established from negotiations with WoSAS that continued membership of the service would be in the best interests of the Council.

1. Executive Summary

- 1.1 North Ayrshire Council has been a member of the West of Scotland Archaeology Service (WoSAS) since its establishment by Minute of Agreement in 1997. The Council is one of 10 local authorities which oversee and fund WoSAS. This service provides the Council with professional advice on planning related archaeological matters. The withdrawal of several local authorities from WoSAS means that the service faces the possibility of being wound-up. Officers are, therefore, considering alternative options on archaeological advice.

2. Background

- 2.1 WoSAS was established by Minute of Agreement in 1997. WoSAS membership has changed with West Lothian Council joining in 2004 and then North Lanarkshire and Inverclyde Councils leaving in 2009 and 2013 respectively. Current membership stands at 10 local authorities, including Argyll and Bute, West Dunbartonshire, Renfrewshire, East Renfrewshire, Glasgow City, West Lothian, South Lanarkshire, and North, South and East Ayrshire Councils.

- 2.2 The service maintains a Site and Monuments Record (SMR) and a Historic Environment Record (HER) providing information and advice to the Council and developers on potential archaeological issues relating to development proposals. It is managed by a Joint Committee of Elected Members from each of the 10 local authorities. The Joint Committee is supported by an officer steering group.
- 2.3 The Minute of Agreement sets out the terms of withdrawal. Any local authority can withdraw from the service on 31st March of any year, serving notice on the Clerk to the Joint Committee. The length of the notice period is 2 years. A clause also exists in the Minute of Agreement which permits the termination of the service, if at least six local authorities serve notice to withdraw. South Lanarkshire and East Renfrewshire Councils have submitted their notices to withdraw this year and at least one other Council has indicated a similar intention.

3. Proposals

- 3.1 It would be appropriate for Officers to submit the Council's withdrawal notice given the recent withdrawals by these Councils. The loss of this local authority funding would have a significant financial impact on the service, and on this Council through resultant demands for increased contributions to mitigate the loss of membership income.
- 3.2 During service of the 2 year notice period, Officers would continue to have access to WoSAS for archaeological advice. Alternative provision to WoSAS would be informed by a business review and be progressed to ensure a smooth transition to a new delivery model for archaeological advice, which may include a combination of:
- staff training e.g. to maintain the SMR and HER;
 - appointment of a consultant or new shared service to advise on archaeological related planning matters;
 - a new mandatory self certification scheme whereby a developer would be required to self certify that advice has been sought from an appropriate qualified professional on archaeological issues, and any archaeological work proposed or undertaken complies with professional standards of competence;
 - continued statutory consultation with Historic Environment Scotland on development proposals affecting Scheduled Ancient Monuments.

3.3 Nevertheless, it may be appropriate to rescind the Council's notice if it is subsequently found that continued membership of the service would be in the best interests of the Council. A review of the service is currently being progressed by the Officer's Group in light of the recent notices of withdrawal. Therefore if there is an agreed commitment among local authorities to continue WoSAS on mutually acceptable terms to the Council, e.g. without any substantive increase in membership contributions, then it may be in the Council's best interests to retain membership. WoSAS membership would be considered in terms of the Council's role as local planning authority.

3.4 The Cabinet is invited to agree the recommendations of this report.

4. Implications

Financial:	The Service holds a budget to meet the costs associated with the annual contribution to WoSAS and would be used to fund alternative service provision if required. It is therefore concluded that there are no financial implications with this report.
Human Resources:	<p>The WoSAS Officers are the service manager, senior archaeologist and historic environment officer/archaeologist. The staff come under Glasgow City Council's terms and conditions of employment given that Glasgow City Council is the host authority for the service under the Minute of Agreement.</p> <p>Officers have been advised that North Ayrshire Council would not be liable for staff redundancy, redeployment or pension costs as a result of the Council's withdrawal from WoSAS.</p>
Legal:	The withdrawal process would require to be undertaken as per the terms of the Minute of Agreement.
Equality:	There are no equality implications.
Environmental & Sustainability:	Officers would consider alternative sources of archaeological advice to ensure that archaeological issues continue to be given proper consideration through the planning application process.
Key Priorities:	None.
Community Benefits:	None.

5. Consultation

- 5.1 Councillor John Bruce is the Council's appointee on the Joint Committee with Councillor Tom Marshall as the substitute. Both Councillors are content with the detail of this report.
- 5.2 Legal Services has been consulted and is content with the findings of this report.



KAREN YEOMANS
Executive Director (Economy and Communities)

Reference :

For further information please contact Andrew McNair, Planning Officer,
Planning Services on 01294 324769

Background Papers

WoSAS Minute of Agreement 1997.

NORTH AYRSHIRE COUNCIL

Agenda Item 13

22 November 2016

Cabinet

Title: **Award of Contract - Construction of New Build Sheltered Housing Unit, New Street, Stevenston**

Purpose: To advise the Cabinet of the result of the tender exercise for the Construction of New Build Sheltered Housing Unit, New Street, Stevenston.

Recommendation: Agree to approve the award of the contract to Ashleigh (Scotland) Limited

1. Executive Summary

- 1.1 North Ayrshire Council requires to establish a contract for the construction of New Build Sheltered Housing Unit, New Street, Stevenston.
- 1.2 In order to comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules and Public Contracts (Scotland) Regulations 2015 a formal tender exercise was advertised via the Public Contracts Scotland advertising portal.
- 1.3 The contract term is for 60 weeks with the proposed award to Ashleigh (Scotland) Limited.
- 1.4 Approval of the contract award is dependent on additional budgetary provision being made. This is the subject of a separate report on the agenda.

2. Background

- 2.1 A formal notice was advertised on 30th May 2016 under the restricted procedure in the Official Journal of the European Union and Public Contracts Scotland procurement portal. The return date was 27th June 2016.
- 2.2 The contract notice attracted 26 expressions of interest from a range of potential suppliers of which 7 submitted European Single Procurement Documents (ESPD).
- 2.3 Following evaluation of ESPD's the following 6 suppliers, were

short-listed to receive Invitation to Tender documents: Ashleigh (Scotland) Limited, CCG (Scotland) Ltd, Central Building Contractors, Keepmoat Regeneration Ltd, McTaggart Construction Limited and TAL Limited.

- 2.4 The return time and date for completed Invitations to Tender was 16th September 2016 at 12 noon at which point 5 submitted responses.
- 2.5 The 5 tenders received were evaluated against the stated evaluation criteria of 20% Quality and 80% price.

3. Proposals

- 3.1 It is proposed that the contract be awarded to Ashleigh (Scotland) Limited.

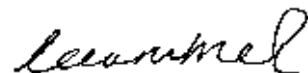
4. Implications

Financial:	The total value of the construction contract is £4,738,565.99. A total budget of £5,259,438, subject to Cabinet approval of a separate report on the agenda, is available for this contract. Total budget includes all associated design fees and construction costs for the project.
Human Resources:	None
Legal:	In order to comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules and Public Contracts (Scotland) Regulations 2015 a formal tender exercise was advertised via the Public Contracts Scotland advertising portal.
Equality:	All homes will be fully wheelchair accessible and designed to be dementia friendly.
Environmental & Sustainability:	All units have been designed to provide high levels of energy efficiency including flow rate controls on water taps, thermostatic radiator valves, low energy light fittings, insulated loft spaces and render, underfloor heating in communal areas, solar photovoltaic panels and a biomass fed district heating system. Suppliers are to be certified under the Department of the Environment and Rural Affairs (DEFRA) approved schemes and follow industry best practice developed by the Waste and Resourcing Action Programme (WRAP).
Key Priorities:	This contributes to the Council Plan Priority 1: Growing our economy, increasing employment and

	regenerating towns, Priority 4: Supporting all our People to stay safe, healthy and active and Priority 5: Protecting and enhancing the environment for future generations.
Community Benefits:	Ashleigh (Scotland) Limited will deliver the following community benefits during the contract period: 4 new entrant apprentices (2x joiner, 1x bricklayer & 1x painter), 1x school project, 1x 5 day work placement for school pupil, 1x programme of career talks and 1x programme of mock interviews.

5. Consultation

- 5.1 There was consultation with Property Management and Investment throughout the tender process.



LAURA FRIEL
Executive Director (Finance and Corporate Support)

Reference : NAC/2074

For further information please contact Hazel Templeton, Acting Category Manager on 01294 324547

Background Papers

Tender Outcome Report

NORTH AYRSHIRE COUNCIL

Agenda Item 14

22 November 2016

Cabinet

Title:	Interim Contract Approval - Supply of a Managed Fleet Store Service
Purpose:	To advise Cabinet of the interim contract for the Supply of a Managed Fleet Stores Service
Recommendation:	Cabinet notes the interim contract for the supply of a managed fleet store service in line with the Council's Standing Orders Relating to Contracts

1. Executive Summary

- 1.1 North Ayrshire Council requires to establish a contract for the supply of a managed fleet stores service.
- 1.2 In order to comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules and Public Contracts (Scotland) Regulations 2012 (SSI 2012/88) (as amended) a formal tender exercise was advertised in the Official Journal of the European Union and Public Contracts Scotland advertising portal.
- 1.3 The recommendation to award was presented to North Ayrshire Council Cabinet on 21st June 2016 but later abandoned on 28th July 2016 due to a potential legal challenge.
- 1.4 The existing contract expired on 30th June 2016 but until a new contract can be put in place, Corporate Procurement and Transport Services, in line with the Council's Standing Orders Relating to Contracts clause 4.1.3, submitted an approval to award an interim contract until 31st March 2017.
- 1.5 The approval to award this contract was authorised by the Head of Service (Commercial), Cabinet portfolio holder for Place and the Chair of the Cabinet.

2. Background

- 2.1 Corporate Procurement advertised the second generation Managed Fleet Store Service requirement on the Public Contracts Scotland portal and the Official Journal of the European Union on 10th March 2016 with the return date of 21st April 2016.
- 2.2 The evaluation panel undertook the technical evaluation of the two responses received and the recommendation to award was presented to North Ayrshire Council Cabinet on 21st June 2016. Upon approval Corporate Procurement issued Intention to Award (Standstill) Letters to all tenderers on 4th July 2016, however the Procurement process was abandoned on 28th July 2016 due to a potential legal challenge.
- 2.3 The procurement procedure was abandoned when North Ayrshire Council received correspondence raising some specific concerns with the proposed award decision. Following a review of the procurement process, some potential inconsistencies between the tender documentation specification and evaluation process were identified.
- 2.4 The existing contract expired on 30th June 2016 with the maximum extension period exhausted, however to ensure immediate continuity of service and enable Corporate Procurement and Transport Services to prepare a tender strategy, including lessons learned, the existing service provider have continued to provide the managed service on a rolling contract on a monthly basis.

3. Proposals

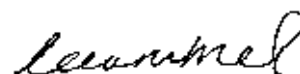
- 3.1 In line with the Council's Standing Orders Relating to Contracts, Cabinet should note that an interim contract has been awarded to the existing service provider and was approved by the Head of Service (Commercial), Cabinet portfolio holder for Place and the Chair of the Cabinet.

4. Implications

Financial:	The Transport Manager and Financial Management have confirmed a budget of £317,000 is available for the contract to 31 st March 2017.
Human Resources:	None
Legal:	The contract extension was conducted in accordance with the Council's Standing Orders Relating to Contracts clause 4.1.3.
Equality:	None
Environmental & Sustainability:	None
Key Priorities:	This contributes to the Council Plan Priority 1: Growing our economy, increasing employment and regenerating towns.
Community Benefits:	None

5. Consultation

- 5.1 There was consultation with the Transport Service throughout the process.



LAURA FRIEL
Executive Director (Finance and Corporate Support)

Reference : NAC/2087

For further information please contact Hazel Templeton, Acting Category Manager on 01294 324547

Background Papers

Interim Contract Approval

NORTH AYRSHIRE COUNCIL

Agenda Item 15

22 November 2016

Cabinet

Title:	Award of Contract - Flexible Intervention Service
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Purpose:	To advise Cabinet of the outcome of the tender exercise and award of contract for the Provision of a Flexible Intervention Service.
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Recommendation:	Agree to approve the award of the Contract to The Richmond Fellowship Scotland for a period of two years with the option to extend for up to a further one year.
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1. Executive Summary

- 1.1 North Ayrshire Council require to re-tender the provision of a Flexible Intervention Service and appoint a provider to deliver the service.
- 1.2 In order to comply with the Council's Standing Orders Relating to Contracts and Contract Procedure Rules and Public Contracts (Scotland) Regulations 2015 (SSI 2015/446) (as amended) a formal open procedure tendering exercise was undertaken.
- 1.3 The contract will be for an initial period of two years with the option to extend for up to a further one year and will be delivered throughout North Ayrshire. The contract will deliver appropriate and effective short term interventions to people with mental health problems and/or learning disabilities in the form of crisis response or early intervention.
- 1.4 Following the evaluation process, the recommendation of the Tender Evaluation Panel is that a contract should be awarded to The Richmond Fellowship Scotland.

2. Background

- 2.1 North Ayrshire Council published a formal contract notice on 9th September 2016 under the Open procedure in Public Contracts Scotland Procurement Portal and this was linked to an electronic tender on the Bravo E-Tendering System. The return date was 12:00 noon on 10th October 2016.
- 2.2 The contract notice attracted 26 expressions of interest from a wide

range of potential Providers. One Tenderer submitted a response to the Invitation to Tender by the deadline and this was evaluated by the Tender Evaluation Panel. 7 Tenderers declined to respond and 18 Tenderers did not respond.

3. Proposals

- 3.1 The recommendation of the Tender Evaluation Panel is that a contract be awarded to The Richmond Fellowship Scotland.

4. Implications

Financial:	The total annual contract value is £175,000 with the total contract value over the three year period being £525,000.
Human Resources:	None.
Legal:	The tender exercise was conducted in accordance with the Council's Standing Orders Relating to Contracts, EU procurement legislation and the wider Scottish Procurement Legislation.
Equality:	The ongoing provision of a Flexible Intervention Service will offer appropriate support to people with mental health problems or learning disabilities who are experiencing difficulties at a point in their lives. These individuals are not expected to be disadvantaged through the provision of this service, rather through early intervention they will be supported at the right time in order to reduce future service requirements.
Environmental & Sustainability:	None.
Key Priorities:	<p>The service supports the Council's and North Ayrshire Health and Social Care Partnership's strategic priorities:</p> <ul style="list-style-type: none"> • Prevention and early intervention; • Improving mental health and wellbeing; • Protecting vulnerable adults.
Community Benefits:	<p>The successful tenderer will deliver the following community benefits:</p> <ul style="list-style-type: none"> • Appoint 2 x Apprentice Support Practitioners; • Ensure the local community, schools and colleges are aware of any recruitment events being held in the area; • Develop a programme of activities for local school children to suit their timetable and learning objectives; <p>Work in partnership with local community and</p>

	schools delivering workshops and hold open day events.
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5. Consultation

- 5.1 Consultation took place with referrers and service users during the service review process and as part of the 6 monthly contract monitoring process.



IONA COLVIN

Director (North Ayrshire Health and Social Care Partnership)

Reference : NMcN

For further information please contact Dale Meller, Senior Manager,
Community Mental Health on 01294 317790.

Background Papers

Appendix 1 - Tender Outcome Report