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# NORTH AYRSHIRE COUNCIL

2 June 2026

## Cabinet

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**Title:** **Regeneration Delivery Plan Funding Proposals Update 2026/2027**

**Purpose:** To provide an update on progress of the Regeneration Delivery Plan and seek approval for proposed funding allocations in 2026/27.

**Recommendation:** That Cabinet:

- a) Notes the progress made on the implementation of the Regeneration Delivery Plan;
  - b) Approves the Regeneration funding proposals as detailed at Appendix One;
  - c) Notes the update on previously secured or applied for funds provided at Appendix Two;
  - d) Approves the proposed delegated authority changes following service restructure; and
  - e) Provides delegated authority to the Executive Director (Housing and Communities) to agree changes to the funding allocations in Appendices One and Two in consultation with the Portfolio Lead as required.
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## 1. Executive Summary

- 1.1 The Regeneration Delivery Plan sets out our priorities for delivering on the regeneration ambitions of the Council Plan and Community Wealth Building Strategy, working in partnership with communities.
- 1.2 The Plan focusses on the delivery of physical regeneration across North Ayrshire through an ambitious project based rolling action programme. It informs our priorities for securing and delivering against external funding sources including Scottish and UK Government funds. This report provides an update on progress to date and proposals for 2026/27. The regeneration funding landscape in 2026/27 is currently uncertain. The delivery of several of the proposals outlined in the report is therefore subject to the external funds being confirmed within appropriate timescales.

## 2. Background

- 2.1 The Council has placed the regeneration of communities at the heart of its agenda. This focus is reflected within the priorities of the Council Plan and Community Wealth

Building Strategy. The Regeneration Delivery Plan sets out our priorities for delivering on these ambitions and was approved by Cabinet on 23 March 2021.

2.2 The Plan focuses on the delivery of physical regeneration in the period 2021 to 2026. Informed by stakeholder consultation, reviewing existing community priorities and the output of previous consultations, it aims to address local priorities, support changes within communities and deliver a well-being economy.

2.3 Actions in 2025/26 aimed to maximise the impact and leverage of investment, including securing external funding to support and accelerate delivery. This included:

- Delivery of a £1.450m programme of active travel design and construction works through the Scottish Government's (SG) Active Travel and Infrastructure programme.
- Delivery of a £0.247m programme of bus stop shelter replacements and surface reinforcement through the SG Bus Infrastructure Fund Tier 1.
- Partnership working with Strathclyde Partnership for Transport (SPT) to deliver a £0.200m programme installing Real-Time Passenger Information signs across the North Coast and Garnock Valley.
- Delivery of the Travel Smart behaviour change programme in communities and workplaces, alongside cycle storage provision and route improvements, supported by £0.281m grant funding from SPT's People and Place Programme and the SG People and Place Local Authority Direct Award.
- Partnership working with Walk Wheel and Cycle Trust to deliver a £0.101m programme of active travel design and construction works.
- Delivery of the Beat the Streets behaviour change programme in Irvine.
- Approval of the local delivery plans for the £1.562m annual allocation for 2025/26 SG Vacant and Derelict Land Fund (VDLF).
- Preparation and submission of the annual Vacant and Derelict Land Survey
- Achieving a six percent decrease in VDL between 2024 and 2025. Twenty-four sites (36ha) were brought back into productive use and removed from the register.
- Conclusion of the Montgomerie Park Neighbourhood Centre land sale.
- Ongoing delivery and monitoring of the SG Place Based Investment Programme, including community, heritage, culture and public realm investment.
- Secured £1.169m from the SG Regeneration Capital Grant Fund to support the delivery of Bourtreehill Village Regeneration.
- Provision of 8 further grants to sites through Stage 1 and 2 of the Repurposing Property Grant Fund (RPGF) with a total value of £0.157m.
- Ongoing delivery and monitoring of the UK Government (UKG) Local Regeneration Fund, including the contract award for 1,500m<sup>2</sup> of new commercial space at Annickbank Innovation Campus, and detailed design development for commercial space at Kyle Rd, and i3, Irvine.
- Approval of the Irvine Pride in Place Regeneration Plan which will release £19.8M of funding for the town over the next ten years.
- Securing an additional Pride in Place Programme for the Three Towns which, on development and approval of their Regeneration Plan, will release £19.8M of funding over ten years.
- Delivery of the UKSPF Communities and Place grant funding programme with twenty-four local groups sharing £397,000, which included £250,000 of UKSPF

support.

- Completion of the Ayrshire 5G Innovation Region project and establishment of a new Ayrshire Digital Economy Ecosystem to continue the legacy of the project
- Completion of the Digital Infrastructure and Connectivity Plan.
- Implementation of the Smart Infrastructure Pilot Project at Irvine Harbourside.

2.4 Significant levels of funding have been secured or are anticipated to support delivery in 2026/27. The details of these funds and the proposed approach to their expenditure are provided at Appendix One. These include the:

- SG Active Travel Infrastructure Fund (ATIF) Tier 1 (provisional)
- SPT Capital Programme (provisional)
- SPT People and Place Programme (provisional)
- SG Bus Infrastructure Fund Tier 1 (provisional)
- SG People and Place Local Authority Direct Award (provisional)
- SG Regeneration Capital Grant Fund
- Crown Estates Scotland
- SG Vacant and Derelict Land Fund
- UKG Pride in Place Programme
- SG Islands Programme

Updates on previously secured and applied for funds are provided at Appendix Two including the:

- UKG Smart Infrastructure Pilot Programme
- UKG 5G Innovations Regions
- UKG Shared Prosperity Fund (SPF)
- UKG Local Regeneration Fund (previously Levelling Up Round 3)
- SG Island Programme
- SG Regeneration Capital Grant Fund (RCGF)
- SG Place Based Investment Programme
- SG ATIF Tier 1 and Tier 2
- UKG Pride in Place Programme (previously Plan for Neighbourhoods)

2.5 The current economic climate has resulted in several of the external funds that are available to support the RDP having reduced budgets or being paused in the current financial year. Combined with increased project costs, this will potentially result in smaller numbers of projects successfully securing funding and being delivered.

2.6 Many of the funding awards are single year and their formal confirmation has been delayed. This presents a significant risk to the associated project delivery. Officers have reviewed proposals informed by this and have undertaken preparatory works where possible to try and mitigate any impacts. There will however remain a risk to delivery given the limited time between approvals being received and delivery deadlines.

2.7 Further consultation and engagement will be undertaken with local communities, stakeholders and Elected Members through the detailed development of any successful projects.

- 2.8 Following the formation of the shared Economic Development Service between North and East Ayrshire Councils, the Regeneration Team moved to the Communities and Housing Directorate from 1 June 2026. Delegated authority is therefore requested for the Executive Director (Communities & Housing) to agree changes to the funding allocations in Appendices One and Two in consultation with the Portfolio Lead as required. Delegated authority regarding previous Cabinet Regeneration approvals should also transfer over.
- 2.9 The current Regeneration Delivery Plan covers the period from 2021 to 2026. Officers are currently developing the next iteration of the Plan. This will be brought forward to the Policy Advisory Panel and subsequently Cabinet for consideration later in 2026.

### **3. Proposals**

#### 3.1 That Cabinet:

- a) Notes the progress made on the implementation of the Regeneration Delivery Plan
- b) Approves the Regeneration funding proposals as detailed at Appendix One
- c) Notes the update on previously secured or applied for funds at Appendix Two
- d) Approves the proposed delegated authority changes following service restructure
- e) Provides delegated authority to the Executive Director (Housing and Communities) to agree changes to the funding allocations in Appendices One and Two.

### **4. Implications/Socio-economic Duty**

#### **Financial**

- 4.1 The Regeneration Delivery Plan aims to build on and maximise the impact of the investment being made through a variety of sources including the Ayrshire Growth Deal, the Council's Capital Programme, and the Strategic Housing Investment Programme (SHIP). It also seeks to leverage private funding and investment into North Ayrshire. It informs priorities for securing and delivering against external funding sources. The implementation of action programme projects aligned to competitive funding sources will be dependent on the success of the funding applications. Whilst resource costs can be capitalised to support delivery, future ongoing revenue implications need to be fully considered on a project-by-project basis.

#### **Human Resources**

- 4.2 The Regeneration Delivery Plan projects will be delivered through the existing Regeneration Team resource. Opportunities to secure funding for additional staff resource to support delivery will be investigated on a project-by-project basis as required.

#### **Legal**

- 4.3 The legal implications of all Regeneration Delivery Plan projects will be considered through their development. Legal agreements will be developed on a project-by-

project basis as required with support from Legal Services. Negotiation will be required in relation to land and building acquisitions with support from the Council's Legal Services and Property Management and Investment Service. Mechanisms such as Compulsory Purchase Orders will be considered on a case-by-case basis, where considered appropriate.

### **Equality/Socio-economic**

4.4 The Regeneration Delivery Plan assists in meeting our socio-economic duty as set out in the Fairer Scotland Duty. It seeks to reverse economic, social and physical decline and reduce socio-economic disadvantage. It will tackle long-term vacant and derelict land and buildings thereby reducing their levels and impact on communities. It aims to build community wealth and tackle local deprivation through the regeneration of our communities by maximising the potential of our land and assets and those of anchor institutions.

The Plan also contributes to the delivery of the Isle of Cumbrae and Isle of Arran Local Island Plans, their key themes and priorities. The funding proposals will directly contribute to several of the actions identified within the annual action programme. Any proposals for the Scottish Government's Islands Programme will be informed by the Islands Plans and identified from the Action Programmes.

An initial screening will be undertaken to establish if an Equality and Children's Rights Impact Assessment is required for projects on a case-by-case basis.

### **Climate Change and Carbon**

4.5 The Regeneration Delivery Plan aligns with the Sustainable North Ayrshire Strategy for 2024-2027. Furthermore, it aligns with the commitment to reduce carbon emissions through declaration of a Climate Emergency.

### **Key Priorities**

4.6 The Regeneration Delivery Plan has been informed by the priorities identified within the Local Outcomes Improvement Plan and Locality Partnership priorities. The implementation of the Plan will contribute to achieving the Council Plan priorities that focus on Wellbeing, Communities and Local Democracy, Climate Change, and A Sustainable Council.

### **Community Wealth Building**

4.7 The Regeneration Delivery Plan sets out our priorities for delivering on the ambitions within the 2024-2027 Community Wealth Building Strategy. Its delivery will have a significant positive impact on the Council's ambitions across the pillars of:

- Land and Assets: by supporting equitable land development and the development of underutilised assets for community and business use.
- Procurement: by contributing to the development of the procurement wave plan; through the inclusion of appropriate community benefit of local supplier clauses within projects; and by creating local supply chain opportunities and support delivery by smaller scale and local contractors where appropriate.

- Fair Employment: by supporting the creation of employment opportunities particularly within the construction sector. Where North Ayrshire is procuring services, through our enhanced Community Benefits approach we will seek to ensure the creation of local training and work experience opportunities. Consideration will also be given to delivery through employability programmes where appropriate.
- Financial Power: by investing in localities and leveraging external national investment into North Ayrshire.

### **Islands Communities Impact Assessment (ICIA)**

4.8 An initial screening will be undertaken to establish if an Islands Communities Impact Assessment is required for projects on a case-by-case basis.

### **United Nations Rights of the Child (UNCRC)**

4.9 None.

### **Consumer Duty**

4.10 None.

## **5. Consultation**

- 5.1 The Regeneration Delivery Plan was the subject of extensive consultation including workshops with Council Officers; workshops with Elected Members; reports to and feedback from North Ayrshire Ventures Trust and the Community Wealth Building Expert Panel; and public engagement via Consul. It was also informed by the Locality Partnerships' priorities and previous public consultation exercises including Charettes.
- 5.2 The funding proposals outlined at Appendix One have been informed by this consultation, and subsequent Place Plans that were developed by communities in 2024/25. Further consultation and engagement will be undertaken with local communities, stakeholders and Elected Members through the detailed development of the identified projects.

RUSSELL McCUTCHEON  
Executive Director (Place)

For further information please contact **insert officers name, Insert officer's designation,** on **Insert author's phone number.**

### **Background Papers**

Cabinet Report – Regeneration Delivery Plan, 23 March 2021

Cabinet Report – Levelling Up Fund, 15 June 2021

Cabinet Report – Levelling Up Fund – Round 2, 2 November 2021

Cabinet Report – Regeneration Delivery Plan Update, 22 February 2022

Cabinet Report – Regeneration Delivery Plan Funding Proposals, 07 June 2022

Cabinet Report – Regeneration Delivery Plan Action Programme and Funding Proposals, 30 May 2023

Cabinet Report – Local Transport and Active Travel Strategy 2023-2028, 3 October 2023  
Cabinet Report – Vacant and Derelict Land Strategy 2023-2028, 3 October 2023  
Cabinet Report – Long-Term Plan for Towns, 5 December 2023  
Cabinet Report – Levelling Up Round 3, 23 January 2024  
Cabinet Report – Regeneration Delivery Plan Action Programme and Funding Proposals,  
27 August 2024  
Cabinet Report – UK Government Shared Prosperity Fund, 18 February 2025  
Cabinet Report - Crown Estates Fund 2024/25, 18 March 2025  
Council Report - Irvine: Plan for Neighbourhoods, 14 May 2025  
Cabinet Report - Regeneration Delivery Plan Action Programme and  
Funding Proposals Update 2025/26, 3 June 2025  
Cabinet Report– Pride in Place Programme, 2 December 2025  
Cabinet Report – Pride in Place Impact Fund, 27 January 2026  
Council Report – Pride in Place, 20 May 2026

## Appendix One – Regeneration Funding Proposals

The following provides a summary of each of the funds and the proposed approach for 2026/27.

### Vacant and Derelict Land Fund

The Scottish Government's Vacant and Derelict Land Fund (VDLF) aims to tackle the presence of long-term vacant, for 15 years or longer, and derelict land in Scotland. In doing so, it aims to stimulate economic growth, job creation, an improved environment and quality of life. From its inception in 2007, access to the Fund was restricted to five local authorities to focus the available financial resource and prioritise authorities most impacted by both the extent of vacant and derelict land and levels of deprivation.

An allocation of £1.525m has been confirmed for 2026/27. Aligned with the actions identified in the Regeneration Delivery Plan and Vacant and Derelict Land Strategy, the following projects have been identified following an evaluation of cross-service project expressions of interest. Expressions of interest were evaluated by officers against the following criteria:

- Vacant and Derelict Land Fund Eligibility
- Aligned with Vacant and Derelict Land Fund Objective(s)
- Strategic Fit
- Match Funding
- Deliverability
- Sustainability
- Impact

Due to the associated funding timescales, delivery plans have been developed and submitted to the Scottish Government to allow Ministerial consideration. Submission to Government noted the requirement for Cabinet approval before any spend would be undertaken.

Project	Allocation
<b>Redevelopment of Portland Rd.</b> Delivery of fully serviced development platforms and enabling infrastructure, ensuring the site is market-ready for future commercial phases. In parallel, serviced plots will be actively marketed for interim uses, including yard space and self-build opportunities. This will provide flexible, early options for businesses and responding to immediate demand. It will also unlock the redevelopment of Portland Road, Irvine, transforming underused land into a strategic extension of the established Irvine Industrial Estate.	£1.300m
<b>Residential Development, Lochshore</b> Delivery of essential pre-development work informed by the site masterplan including refining access design from the A760, resolving drainage and utilities issues, and preparing clear technical and design information that significantly reduces risk for volume housebuilders and supports the creation of a high-quality place. This will allow the Council to bring de-risked land to the market, attract developers and accelerate private-sector investment.	£0.225m
<b>Total</b>	<b>£1.525m</b>

## Crown Estate Scotland

North Ayrshire Council is one of nineteen Local Authorities to receive a payment from the net revenue generated by the Crown Estate Scotland's (CES) marine assets out to twelve nautical miles. Allocations should be used to deliver coastal community benefit and offer a high level of flexibility.

This is the seventh tranche of payments, which are made in arrears following the finalisation of Crown Estate Scotland's annual accounts. In December 2025, the Council was notified that the 2025/26 allocation for North Ayrshire is £300,652.85 to be committed in 2026/27.

An annual report is required by CES on the benefits to the blue economy that the funding has supported. These can include:

- Environmental Enhancement
- Emissions Reduction or Removal of Waste
- Jobs
- Tourism
- Skills Development
- Diversification Projects
- Investment For Community Purpose
- Climate Change Adaptation

The table below outlines the proposal for the expenditure of the allocation. The proposals aim to support the delivery of actions identified in the Regeneration Delivery Plan that align with the blue economy benefits identified in the annual report. The following projects have been identified following an evaluation of cross-service project expressions of interest.

Expressions of interest were evaluated by officers against the following criteria:

- Crown Estate Scotland Fund Eligibility
- Aligned with Crown Estate Scotland Fund Objective(s)
- Strategic Fit
- Match Funding
- Deliverability
- Sustainability
- Impact

Project	Proposed Allocation
<b>Solar Powered Waste Compactors for the Islands of Arran and Cumbrae</b> Provision of two mobile solar waste compactors for Arran and Cumbrae to significantly improve the waste management system on both islands. This includes the collection, storage and transport of litter collected by the Streetscene Service on the islands, making it more sustainable and reducing the associated carbon impact of collecting and transporting waste on and from the islands.	£0.160m
<b>Regeneration Officer</b> Match funding to resource a dedicated officer, coordinating partners, communities and delivery, accelerating projects within the Three Towns	£0.041m

Pride in Place programme, strengthening local capacity, leveraging investment, and ensuring measurable, inclusive regeneration outcomes aligned with local and regional priorities.	
<b>North Ayrshire Motorhome Parking Provision</b> Development of proposals for the redevelopment of Bowencraig East Car Park into a designated paid motorhome parking area as a pilot project.	£0.100m
<b>Total</b>	<b>£0.301m</b>

### Regeneration Capital Grant Fund

The Scottish Government's Regeneration Capital Grant Fund (RCGF) has been delivered annually in partnership with COSLA and local government. It supports locally developed place-based regeneration projects that involve local communities, help to tackle inequalities and deliver inclusive growth in deprived, disadvantaged and fragile remote communities across Scotland.

In March 2026, North Ayrshire successful secured £1.169m to revitalise Bourtreehill Village Centre. This follows Stage 1 and 2 submissions in 2025. The development will create three new retail units to allow business continuity in the area ensuring that tenants and local residents retain access to local services. This is alongside development of 32 new homes, and wider investment in the nearby Bourtreehill Park. New family homes include the provision of space for home working and are digital ready.

The 2027/28 programme is yet to be announced, however, in anticipation of a potential call for projects, the Regeneration team have worked cross service to identify suitable priorities. The following proposal has been identified, and is currently being developed, should RCGF funding be announced.

<b>Project</b>	<b>Proposal</b>
<b>Irvine Beach Pavilion</b> Targeted capital improvements to redevelop the Beach Pavilion and the wider Harbour Point area, enhancing key community assets and the quality of the coastal environment.	Est. £1.400m
<b>Total</b>	<b>Est. £1.400m</b>

### Pride in Place Impact Fund

The Pride in Place Impact Fund (PiPIF) was announced on 25 September 2025, with a prospectus published outlining the methodology, allocation and delivery mechanism for the funding. North Ayrshire Council was directly awarded £1.5m of capital funding to deliver on the PiPIF priorities. Funding was released across two financial years, with £0.75m received in 2025/26, and a further £0.75m in 2026/27.

The PiPIF aims to support three core objectives which the proposed delivery methodology seeks to deliver across:

- **Community Spaces:** investing in community facilities gives local people greater control over the spaces that matter to them. Refurbishing or taking ownership of underused but valued buildings.
- **Public Spaces:** enhancing public spaces e.g. playparks, streetscape, signage, public art – encouraging people to spend time outdoors, build relationships and take part in local activities.

- High Street and Town Centre Revitalisation: making town and city centres more attractive and welcoming, attracting people and supporting local businesses and economies.

The following allocation was agreed at Cabinet.

Total Value	Population 2022 Data	Location	Council Led	Community Grant Fund
£0.514m	23,128	North Coast Locality	£0.308m	£0.206m
£0.439m	19,697	Garnock Valley Locality	£0.263m	£0.176m
£0.356m	15,707	Kilwinning Locality	£0.214m	£0.142m
£0.111m	4,611	Arran Locality	£0.067m	£0.044m
£0.015m	N/A	Participatory Budgeting	£0	£0.015m
£0.065m	Project officer support – 2 Year Temporary Post			
<b>£1.500m</b>	<b>Overall Total</b>			

The North Ayrshire Community Projects Fund launched in Spring 2026, with applications received across the eligible localities. An assessment panel comprising representatives from each of the locality partnerships, the local MP and a Council Officer was established. The panel scored each application and will make recommendations to the relevant Locality Partnerships for final approval.

The remaining £852,000 is allocated to Council led projects. A cross-service expression of interest process was undertaken. Expressions of interest were evaluated by officers against the following criteria:

- Pride in Place Impact Fund Eligibility
- Pride in Place Impact Fund Objective(s)
- Strategic Fit
- Match Funding
- Deliverability
- Sustainability
- Impact

The shortlisted projects were shared with the Elected Members and MP for the relevant wards of Arran, Kilwinning, Garnock Valley and North Coast. Feedback from Elected Members was considered to inform the final list of projects which are now being progressed by officers, with updates to be provided to the June 2026 Locality Partnerships and an update on the outcome of the programme to Cabinet at a future date. All PiPiF spend must be legally committed by 31 March 2027.

### **Active Transport Infrastructure Fund – Tier 1**

The Active Travel Infrastructure Fund (ATIF) is managed by Transport Scotland on behalf of the Scottish Government. ATIF supports the design, development, and delivery of active travel infrastructure measures across all thirty-two local authorities in Scotland.

Full details of the Tier 1 award for 2026/27 are still to be confirmed. The table below sets out the 2026/27 proposals should the funding award match 2025/26 levels. This approach aims to support a range of eligible projects across North Ayrshire and secure additional funding to maximise and accelerate delivery.

<b>Project</b>	<b>Allocation</b>
Active Travel Route Construction: Delivery of the Local Transport and Active Travel Strategy Actions for improving Active Travel Routes on strategic corridors and local links.	£369,123
Active Travel Facilities: Delivery of the Local Transport and Active Travel Strategy Actions to expand and improve facilities for cycling.	£35,000
Future Years Feasibility Studies and Design Development: Support for the preparation of feasibility studies and preliminary designs for active travel projects; and finalise projects to construction ready status to enable bids to ATIF Tier 2.	£431,000
Route Monitoring: Support for the network of pedestrian and cycle counters across North Ayrshire including the installation of new infrastructure.	£9,604
Staff costs and resourcing: Support for the existing externally funded posts within the Active Travel and Transport Team.	£117,273
<b>Total</b>	<b>£962,000</b>

ATIF Tier 2 funding has also been applied for several of the projects included in the above proposals. Should the Tier 2 funding be successful then Tier 1 allocations will be directed to alternative projects.

### **SPT Capital Programme**

SPT's Capital Plan identifies the indicative programme of projects to be delivered annually by SPT and partner organisations. Investment priorities are shaped by national, regional and local transport strategies. At its meeting on 20 March 2026, the Partnership Board approved the following projects for 2026/27, subject to Scottish Government grant funding being received.

<b>Project</b>	<b>Allocation</b>
Ardrossan Harbour	£250,000
Bus Corridor Improvements	£150,000
<b>Total</b>	<b>£400,000</b>

### **SPT People and Place Programme (Revenue)**

The long-term success of Active Travel relies on strong alignment between infrastructure delivery and behaviour change activity. Behaviour change programmes remain central to achieving the ambitions set out in the Local Transport and Active Travel Strategy, the National Active Travel Framework and the Cycling Framework for Active Travel.

The SPT People and Place Programme supports active travel behaviour change and access to bikes initiatives. In 2025/26, this programme contributed funding to the Council's Travel Smart Behaviour Change Programme. This included workplace engagement with a range of businesses, delivery of active travel training, e bike sessions, walking programmes and step count challenges, alongside personalised travel planning.

SPT are still awaiting confirmation of their revenue funding from the Scottish Government. They have advised that revenue funding this year is likely to be considerably lower than

previous years. Regeneration officers are working with SPT to identify the minimum costs required to support the delivery of the programme.

<b>Project</b>	<b>Allocation Requested</b>
Support for the Travel Smart Behaviour Change Programme – Communities and Workplaces	£157,000
<b>Total</b>	<b>£157,000</b>

### **Bus Infrastructure Fund Tier 1**

The Scottish Government’s Bus Infrastructure Fund Tier 1, managed by Transport Scotland, supports the delivery of targeted bus priority and passenger infrastructure improvements that enhance the reliability, accessibility and attractiveness of bus services. The Fund focuses on measures that reduce journey times, improve passenger experience and support modal shift to sustainable transport. Allocations for 2026/27 will support investment in bus corridor improvements and key interchange locations across North Ayrshire, aligned with the Local Transport and Active Travel Strategy and regional transport priorities, and will help maximise the impact of wider investment in public transport.

Full details of the award for 2026/27 are still to be confirmed. The table below sets out the 2026/27 proposals should the funding award match 2025/26 levels. This approach aims to support a range of eligible projects across North Ayrshire and secure additional funding to maximise and accelerate delivery.

<b>Project</b>	<b>Allocation</b>
Bus stop improvements and shelter replacement – across localities	£288,000
<b>Total</b>	<b>£288,000</b>

### **People and Place Local Authority Direct Award**

The Scottish Government’s People and Place Local Authority Direct Award, managed by Transport Scotland, supports active and sustainable travel behaviour change activity alongside modest capital investment in supporting infrastructure. The funding focuses on building local authority capacity, delivering community and workplace interventions and providing light infrastructure that improves access to walking, wheeling, cycling and public transport.

Full details of the award for 2026/27 are still to be confirmed. The table below sets out the 2026/27 proposals should the funding award match 2025/26 levels. This approach aims to support a range of eligible projects across North Ayrshire and secure additional funding to maximise and accelerate delivery.

<b>Project</b>	<b>Revenue Allocation</b>	<b>Capital Allocation</b>
Support for behaviour change, staffing and activities, investment in cycle parking, and delivery of light infrastructure improvements.	£82,673.10	£41,336.55
<b>Total</b>		<b>£124,009.65</b>

## Appendix Two – Project Updates

### Local Regeneration Fund (Formerly LUF3)

Approximately £17.5 million was secured from the UK Government’s Levelling Up Fund Round 3 to deliver the Levelling Up for Ayrshire: Commercial and Low Carbon Infrastructure programme, submitted by North Ayrshire Council. The funding programme is now known as the Local Regeneration Fund.

Informed by market feedback, the programme focuses on the delivery of new, energy-efficient commercial floorspace and associated low-carbon infrastructure at key employment locations, including Kyle Road, Annickbank and i3:

- Kyle Road Phase 2: Delivery of c.1,200m<sup>2</sup> of new Class 4/5/6 business space at Irvine Industrial Estate, capable of subdivision and building on the success of Phase 1.
- Annickbank Phase 4: Delivery of three 550m<sup>2</sup> Class 4/5/6 business units at Annickbank Innovation Campus, Irvine, to complement existing provision.
- i3 Flex Space 02: Delivery of c.1,700m<sup>2</sup> of new industrial space, aligned with Ayrshire Growth Deal proposals.
- Portland Rd. Irvine: Regeneration Services progressing proposals for the redevelopment of the remaining land at Portland Road to expand the industrial estate, delivering serviced land and flexible space to meet urgent demand, attract investment, create jobs, and support growth.
- Active Travel Routes: East–west connections between commercial development areas, including investment at Heatherhouse Road, Long Drive, Riverside Way and along the River Irvine. The originally proposed Barassie–Gailles Roundabout link has been identified as undeliverable within the funding timescales and is being progressed separately.

An updated Memorandum of Understanding has been agreed with the UK Government, confirming that all project expenditure must be completed by 31 March 2028. The Statement of Grant Compliance has been completed and submitted. The next monitoring report was due on 29 May 2026.

The current breakdown of the funding award and match funding is detailed below:

<b>Local Regeneration Fund Allocation</b>	<b>Value</b>
Commercial Estate: i3 Flex Space Phase 2	£4,706,259
Commercial Estate: Annickbank Phase 4	£4,588,817
Commercial Estate: Kyle Road Phase 2	£2,527,440
Commercial Estate: Portland Rd.	£1,484,567
Active travel paths: Strategic Investment Route (River Irvine paths)	£2,326,826
Active travel paths: Riverside Way, Irvine	£849,680
Active travel paths: Long Drive, Irvine	£939,120
Active travel paths: Heatherhouse Rd., Irvine	£34,111
<b>Total LRF Allocation</b>	<b>£17,456,820</b>
<b>Confirmed Additional Funding</b>	
Vacant and Derelict Land Fund	£2,478,865
North Ayrshire Council Capital Programme	£2,000,000
Vacant and Derelict Land Investment Programme	£892,990
Place Based Investment Programme	£160,795

North Ayrshire Regeneration Services	£164,112
Active Travel Infrastructure Fund Tier 1	£250,000
Ayrshire Growth Deal	£1,450,000
UK Shared Prosperity Fund	£55,551
Access Path Network Programme	£114,763
<b>Total Confirmed Additional Funding</b>	<b>£7,567,076</b>
<b>Total</b>	<b>£25,023,896</b>

## Place Based Investment Programme

The Scottish Government established the five-year £325m Place Based Investment Programme (PBIP) in 2021/22. Underpinned by the Place Principle, this aims to support community-led regeneration, town centres and the 20-minute neighbourhood ambitions.

The main objectives of the Programme are to:

- Link and align place-based initiatives and establish a coherent local framework to implement the Place Principle;
- Support place policy ambitions such as town centre revitalisation, community led regeneration, 20-minute neighbourhoods and Community Wealth Building;
- Ensure that all place-based investments are shaped by the needs and aspirations of local communities; and
- Accelerate the ambitions for tackling inequality and disadvantage, wellbeing and inclusive economic development, net zero, community involvement and ownership

PBIP has supported a wide range of projects, including shopfront and public realm improvements, business and innovation space, heritage assets, climate action initiatives, and extensive community infrastructure such as sports facilities, parks, play areas, community cafés and halls. A significant strand of the programme is the Communities Project Fund, which provides smaller grants to help local organisations deliver grassroots projects and secure match funding.

Outcomes to date include improved town centres, revitalised heritage buildings, new and enhanced community facilities, increased outdoor activity and wellbeing opportunities, strengthened community capacity, and progress towards net zero objectives. Many projects report increased usage, visitor numbers, volunteering and local pride, contributing to more resilient and attractive places.

The following reallocations were approved during 2025/26, as per the delegated authority:

### Reallocation Approval 01

Reallocation of £102,500 from the Communities Project Fund allocation due to forecast underspend to the following projects. Projects were identified through original cross-service engagement that informed the 2025/26 Cabinet paper.

Project	Value
Hayocks Hall Community Larder Upgrade of community larder provision using purpose built modular units.	£32,500
Cranberry Moss Community Centre Kitchen Refurbishment Refurbishment of kitchen including the replacement of appliances, catering equipment, ventilation works and redecoration.	£32,500
Shewalton Pond Access Improvements	£27,500

Reconstruction of the banking to both protect the flora and fauna on site, and to improve access to the pond for users.	
Eglinton Park Improvements Replacement of raised beds to enhance the visual impression of the courtyard area and provide opportunities for raised planting for volunteers.	£10,000
<b>Total</b>	<b>£102,500</b>

## Reallocation Approval 02

Due to increased tender returns in relation to Dockhead Street, works, it was agreed to address the shortfall by reallocating £61,893 PBIP funding from Kyle Road Phase 2 and £20,000 from the PBIP future year project development fund. This allowed the tender award to be issued for a site start in May 2026.

The current funding breakdown is outlined below:

<b>Project</b>	<b>Budget</b>
36 Bank Street	£139,999
Annickbank Pavilion Ph3	£460,000
Annickbank Pavilion Ph4	£10,795
Beith Kirk	£41,000
Communities Project Fund	£469,421
Cranberry Moss Community Centre	£32,500
Eglinton Park Improvements	£10,000
Future Year Project Development	£11,369
Future Year Project Development - AGD Great Harbour	£22,625
Future Year Project Development - Forum Study	£18,150
Future Year Project Development - Community Grant	£18,272
Future Year Project Development - Irvine Railway	£17,440
Future Year Project Development - WK Xmas	£1,030
Galt House	£49,444
Garnock Valley Place Framework - Beith Orr Park	£15,000
Garnock Valley Place Framework - Ground in Garnock	£25,000
Garnock Valley Place Framework - Play Links	£73,372
Garnock Valley Place Framework - Report	£89,591
Hayocks Hall Community Larder	£32,500
Kilwinning Place Framework	£15,000
Kilwinning Place Framework - Abbey Tower	£264,560
Kilwinning Place Framework - Almswall Park	£25,665
Kilwinning Place Framework – Community Grants	£51,344
Kyle Road Phase 2	£88,107
Largs Place Framework - Community Grants	£30,673
Largs Place Framework - Outdoor Museum	£16,987
Largs Place Framework - Vikingar	£37,340
Lochshore Hub Play Area	£255,000
Lochshore Park	£165,000
PBIP Officer Costs	£139,914
Public Space Camera	£50,000
Repurposing Property Grant Fund	£157,942
Saltcoats Dockhead Street	£331,893
Saltcoats Place Framework - Betsy Miller Statue	£50,630
Saltcoats Place Framework - Community Grants	£54,370

Shewalton Pond	£27,500
Stevenstons Climate Action Town	£35,000
Three Sisters, Largs	£895
Town Centre Living Pilot - Howgate, Kilwinning	£53,805
West Kilbride Shopfronts	£395,731
<b>Total</b>	<b>£3,784,863</b>

### UK Shared Prosperity Fund (UKSPF)

North Ayrshire Council was awarded £2,697,397 to continue the delivery of UKSPF for an additional year. The following proposals were agreed, under the three themes:

- **People and Skills:** continue to support the delivery of the Employability and Skills programme as in years 2 and 3 with essential skills support being delivered through the Community Learning & Development Team closely aligned with the Employability programme.
- **Supporting Local Business:** continue to deliver support to local business as in years 2 and 3 with the addition of capital investment to complement the revenue support.
- **Communities and Place:** continue to deliver the Communities and Place Fund as in years 2 and 3, with a smaller scale competitive grant fund, smaller scale council-led regeneration projects and 1% of the overall fund towards participatory budgeting.

Communities and Place had a total budget allocation of £674,348. UKSPF supported 24 community organisations across 2025/26, through a competitive grant fund. The fund was made up of £250,000 UKSPF and levered in an additional £147,000 through the Place Based Investment Programme.

Council-Led projects were identified through a cross-service expression of interest process. The following council led projects were agreed by Cabinet:

<b>Project</b>	<b>Allocation</b>
<b>Dockhead Street, Saltcoats</b> Public realm improvements including full replacement of the block paving, replacement drainage full length, upgraded lighting installation, new street furniture.	£80,000
<b>Seagate Castle</b> Additional funding to carry out essential stabilisation and conservation works at Seagate Castle and support common good contribution.	£70,000
<b>Lochshore Garden, Activity Hub and Associated Works</b> To support works to conclude Phase 1 of the Lochshore Masterplan, including detailed design and delivery of access, green space, infrastructure, facilities and environmental improvements.	£125,000
<b>Public Space Camera</b> Re-deployable camera to support public safety and project delivery.	£30,000
<b>Kilwinning – Development Funding</b> To support Kilwinning Abbey Tower, which was previously identified within the Regeneration Delivery Plan, and the Kilwinning Main St public realm enhancements.	£72,000
<b>Total</b>	<b>£377,000</b>

UKSPF will end in September 2026, with an extension of time offered by UK Government. The Local Growth Fund will broadly replace the UKSPF through a more regional approach.

### **Pride In Place Programme – Irvine**

In September 2023, the UK Government announced fifty-five towns across the UK, including Irvine, that would benefit from up to £20 million of investment through endowment style funding over a 10-year period. The programme is now known as the Pride in Place Programme (PiPP).

The Irvine Neighbourhood Board was established in August 2024. NAC Officers have worked in partnership with the Board to develop a 4-year investment plan and ten-year Regeneration Plan for Irvine. The Regeneration Plan was approved by UK Government in March 2026, with delivery funding now in place. The Board are progressing with a wide range of projects, in line with the investment plan, with an initial focus on Bridgewater Enhance, Irvine railway station and the development of a community fund.

### **Pride in Place Programme – Three Towns**

As with Irvine, the PiPP for the Three Towns will fund a targeted £20M investment programme over 10 years to help revitalize the communities through a series of approved interventions which includes high street regeneration, housing and transport amongst others. Funding can comprise capital contributions to infrastructure improvements or revenue support for local groups/initiatives.

The programme will be driven by a dedicated Neighbourhood Board led by an appointed Chair and including local elected representatives. The Board, which is to be established by 17 July 2026, will be formed as a sub-group of the existing Three Towns Locality Partnership to represent the community and its diverse interests. The formation of the board will be led by the newly appointed Chair.

The immediate priority of the Board will be the development of the Three Towns Regeneration Plan which will comprise a 10-year vision for the area and an investment plan for the first four years. The plan is to be submitted to UK Government by November 2026 and will outline the strategic aims and programme objectives.

### **ATIF Tier 1 (25/26) Funding Update**

On 3 June 2025, Cabinet approved the allocation and delivery approach for the 2025/26 ATIF Tier 1 programme. The programme supported the delivery of active travel route construction, facilities improvements, and feasibility and design work to progress projects to construction ready status, alongside investment in route monitoring infrastructure. Delivery aligned with the Local Transport and Active Travel Strategy and supported the development of a strong pipeline of projects for future funding rounds.

The following projects were supported by the funding:

- Active Travel Route Construction/ Improvements:
  - Active Travel Route improvements in Beith/Kilbirnie
  - Active Travel Route improvements in Largs
  - Additional Drop Crossing at North Crescent Coastal Path, Ardrossan
  - Blacklands Recreation Ground Active Travel Improvements
- Active Travel Facilities:
  - Cycle parking at Eglinton Park Community Garden and Three Town Growers
- Future Years Feasibility Studies and Design Development including preparing projects for Tier 2 funding applications:
  - Pedestrian Accessibility Audit on Arran
  - Putyan Burn Active Travel Route: submission of planning application and works to prepare for construction.

- Barassie to Gailes Active Travel Route Feasibility Study
- Brodick to Glen Rosa Active Travel Route preparation for future construction application
- Links to Eglinton Phase 2 Active Travel Route preparation for construction

The table below summarises the approved and actual funding allocations. As reported to Cabinet in June 2025, securing ATIF Tier 2 funding required elements of the original Tier 1 programme to be reallocated to other eligible projects. In addition, following a service review, a proportion of staff costs was reallocated within the programme to reflect revised resource arrangements.

<b>Project</b>	<b>Allocation</b>	<b>Actual</b>
<b>Active Travel Route Construction:</b> To support delivery of the Local Transport and Active Travel Strategy Actions for improving Active Travel Routes on strategic corridors and local links.	£442,000	£566,799
<b>Active Travel Facilities:</b> To support delivery of the Local Transport and Active Travel Strategy Actions to expand and improve facilities for Active Travel such as eBike charging infrastructure and cycle stands.	£32,000	£27,867
<b>Future Years Feasibility Studies and Design Development: T</b> To support the preparation of feasibility studies and preliminary designs for active travel projects; and finalise projects to construction ready status to enable bids to ATIF Tier 2.	£250,000	£93,028
<b>LUF Match Funding:</b> To support the delivery of the LUF Active Travel Projects.	£125,000	£125,000
<b>Route Monitoring:</b> To support the network of pedestrian and cycle counters across North Ayrshire including the installation of new infrastructure.	£12,000	£12,096
<b>Staff costs and resourcing:</b> To support the existing externally funded posts within the Active Travel and Transport Team.	£101,000	£137,210
<b>Total</b>	<b>£962,000</b>	<b>£962,000</b>

## **ATIF Tier 2 (25/26) Funding Update**

As noted at Cabinet on 3 June 2025, applications for ATIF Tier 2 funding were submitted and, where successful, progressed accordingly. The following projects were taken forward using the Tier 2 allocation:

- Links to Eglinton Phase 2 – Stage 1 Construction
- Old Caledonian Railway Saltcoats Phase 2 Active Travel Route preparation for Tier 2 construction application
- B777 Corridor improvements finalization of feasibility study
- Cumbrae Active Travel Route detailed design
- Sharpill to NCN Saltcoats Active Travel Route feasibility study
- Drybridge to i3 Active Travel Route feasibility study
- Girdle Toll to Irvine Active Travel Route feasibility study

## ATIF Tier 2 (26/27)

The Scottish Government's Active Travel Infrastructure Tier 2 Fund supports the design and construction of active travel infrastructure projects.

The projects listed below were submitted for ATIF Tier 2 funding. The outcome of the bid assessments is expected to be announced in May or June 2026, and it is anticipated that not all projects will be successful. While funding is not guaranteed, submitting these applications demonstrates the Council's ambitions to Transport Scotland and provides a clear view of the longer-term active travel project pipeline.

Project	Allocation
Brodick to Corrie Cycle Path - Phase 1 to Glen Rosa: Construction	£363,100
Cumbrae Active Travel Route: Consultation and preparation for Tier 2 Construction Application	£91,850
Active Travel Links Putyan Burn, Dalry: Construction	£730,904
Drybridge Active Travel Route: Detailed design and preparation for Tier 2 Construction Application	£79,939
Girdle Toll to Irvine Active Travel Route: Detailed design and consultation	£156,000
B777 Wider Corridor: Detailed design	£179,820
Links to Eglinton Phase 2 – Stage 2 (Kilwinning Rd to Suspension Bridge): Construction	£265,000
Old Caledonian Railway AT Route - Phase 2: Construction	£349,500
Old Caledonian Railway AT Route - Phase 2a to Academy: Detailed design and preparation for Tier 2 Construction Application	£67,552
Sharphill to NCN AT Route, Saltcoats: Consultation and preparation for Tier 2 Construction Application	£83,200
<b>Total</b>	<b>£2,366,865</b>

## People and Place Local Authority Direct Award (25/26) Funding Update

On 3 June 2025, Cabinet approved the allocation and delivery approach for the 2025/26 People and Place Local Authority Direct Award. This programme supports delivery of the Council's Travel Smart Behaviour Change Programme, with funding applied to the following activities:

- Minor active travel infrastructure improvements, including vegetation clearance to improve route accessibility
- Installation of cycle parking at schools and community hubs across localities
- Delivery of Beat the Streets behaviour change programme in Irvine
- Delivery of a cycling festival in Saltcoats
- Maintenance of Real Time Passenger Information signs
- Ongoing support for the Council's wider Travel Smart behaviour change activity

Local Authority	Total Award	Revenue	Capital
North Ayrshire	£124,009.65	£82,673.10	£41,336.55

## Walk Wheel Cycle Trust (25/26) Funding Update

Through partnership working with the Walk Wheel Cycle Trust (formerly Sustrans), the Council secured funding to support active travel projects during 2025/26. Funding was awarded to progress design and feasibility work on the following projects.

Project	Total
NCN7 – Crossing Improvements: To carry out designs for improving the NCN crossings at Meadowhead Road/Shewalton Road and at Church Street in Irvine	£39,724.00
Valefield Bridge, Kilbirnie: To prepare a Ground Investigation specification and carry out an options appraisal to replace the bridge	£60,959.50