

LEADERSHIP PANEL.

Minutes of meeting in County Buildings, Wellington Square, Ayr
on 15th March 2016 at 10.00 a.m.

Present: Councillors Bill McIntosh (Chair), Bill Grant, John McDowall, Rita Miller, Robin Reid, Philip Saxton and Margaret Toner.

Attending: E. Howat, Chief Executive; V. Andrews, Executive Director – Resources, Governance and Organisation; L. Bloomer, Executive Director – Economy, Neighbourhood and Environment; R. Riddiough, Head of Legal and Democratic Services T. Baulk, Head of Finance and ICT; D. Burns, Head of Housing and Facilities; C. Monaghan, Head of Communities; Development and Leisure; T. Burns, Asset Manager; N. Feggans, Development Planning and Customers Team; and A. Gibson, Committee Services Officer.

1. Chair's Remarks.

The Chair welcomed Tommy Yule, Audit Scotland who was here to observe the meeting.

2. Declaration of Interest.

There were no declarations of interest by Members of the Panel in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

3. Minutes of previous meeting.

The minutes of 16th February 2016 ([issued](#)) were submitted and approved.

4. Decision Log.**Decided:**

- (1) to note the contents of the Decision Log ([issued](#)).
- (2) to agree that relevant Officers provide an update regarding Shorefront Parking in Ayr, the Troon Cemetery Extension – Alternative Burial Method and the demolition of McConnell Square Sheltered Housing Complex.

Corporate, Strategic and Community Planning

5. Community Council Sub-Warding in Prestwick North and in Crosshill, Straiton and Kirkmichael.

There was submitted a report ([issued](#)) of 29th February 2016 by the Head of Communities seeking approval to suspend the sub-warding of Prestwick North Community Council and of Crosshill, Straiton and Kirkmichael Community Council from 1st April 2016 to 31st March 2019.

The Panel having welcomed the proposals, and noted the need to review boundaries for Community Councils once the ward Boundaries review was complete,

Decided: to agree to suspend the sub-warding of Prestwick North Community Council and of Crosshill, Straiton and Kirkmichael Community Council from 1st April 2016 to 31st March 2019.

Sustainability and Environment.

6. Service Review Scope.

There was submitted a report ([issued](#)) of 18th February 2016 by the Executive Director – Economy, Neighbourhood and Environment seeking approval of the scope, including objectives, timescales and resource requirements of the service review for Building Standards.

The Panel, having sought assurances that the stated timescales would be met,

Decided: to approve the service review scope for Building Standards, as detailed in Appendix 1 of the report.

7. Public Access Exemption Orders: British Open Golf Championship 2016.

There was submitted a report ([issued](#)) of 1st March 2016 by the Executive Director – Economy, Neighbourhood and Environment seeking authority to make temporary public access exemption orders for areas of land affected by the British Open Golf Championship 2016.

The Panel

Decided: to agree to make temporary public access exemption orders under Section 11(1) of the Land Reform (Scotland) Act 2003, for Royal Troon Golf Course and associated sections of the Ayrshire Coastal Path (ACP), Wrack Road (WR) and South Beach Esplanade, for varying periods between 2nd May and 28th August 2016 inclusive, as set out in Appendix 1 of the report.

Housing and Customer Services.

8. Extension of Pressured Area Status for Council Housing.

There was submitted a report ([issued](#)) of 4th March 2016 by the Executive Director – Economy, Neighbourhood and Environment seeking agreement to extend the suspension of the Right to Buy a council house in pressured areas from 24th June to 1st August 2016.

The Panel, having clarified the position on the Right to Buy in non-pressured areas prior to August,

Decided: to agree to extend Pressured Area Status for council housing across the twenty-nine designated neighbourhoods from 24th June 2016 until 1st August 2016, when the Right to Buy would end for all Council and Housing Association tenants in Scotland.

9. Scotland's Energy Efficiency Programme (SEEP funding application).

There was submitted a report ([issued](#)) of 29th February 2016 by the Executive Director – Economy, Neighbourhood and Environment seeking agreement to progress with a SEEP (Scotland's Energy Efficiency Programme) funding application to the Scottish Government by 18th March 2016.

The Panel, having noted that it would be confirmed by May 2016 if the bid had been successful and that the Council would own the facility and benefit from the additional monies generated

Decided: to agree

- (1) that the Council would submit an application to the Scottish Government for SEEP pilot projects pathfinder funding by 18th March 2016;
- (2) to utilise £500,000 from the Housing Revenue Account's uncommitted surpluses towards the SEEP project as it related to HRA properties; and
- (3) that a fully developed proposal would be presented to a future meeting of the Leadership Panel prior to progression with the development.

Resources and Performance.

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10. Policy for the Acquisition and Disposal of Land and Buildings.

There was submitted a report ([issued](#)) of 4th March 2016 by the Head of Property and Risk seeking approval of a proposed Policy for the Acquisition and Disposal of Land and Buildings.

Having noted that whilst the Guidance from the Scottish Government relating to Community Asset Transfer was awaited to enable the Council to finalise a policy on this aspect, community organisations who wished to take forward asset transfer proposals should contact the Executive Director – Resources, Governance and Organisation, the Panel

Decided: to approve the Policy for the Acquisition and Disposal of Land and Buildings, as detailed in Appendix 1 of the report.

11. Exclusion of press and public.

The Panel resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded during consideration of the remaining items of business on the grounds that they involved the likely disclosure of exempt information in terms of paragraphs 2, 3 and 9 of Part 1 of Schedule 7A of the Act.

12. Home Loan Default.

There was submitted a report (issued to members only) of 4th March 2016 by the Head of Finance and ICT

- (1) advising of a default situation that had arisen on a home loan account held by the Council and the action taken so far to recover that debt; and
- (2) seeking agreement to the next steps to be taken.

Following concerns and issues raised, the Panel

Decided: to take appropriate legal action to recover the debt including ultimately calling up the Standard Security and repossessing the house to enable the Council to sell it and recover the sums due.

13. Proposed Extension of Ground Lease at Ladywell Avenue, Grangestone Industrial Estate, Girvan.

There was submitted a report (issued to members only) of 4th March 2016 by the Head of Property and Risk seeking consent to extend the term of the existing ground lease at Ladywell Avenue, Grangestone Industrial Estate, Girvan in favour of Land Energy Girvan Ltd for a further fifteen years from 2021 to 2036 and increase the area occupied under the lease.

The Panel

Decided:

- (1) to approve the extension of the ground lease to Land Energy Girvan Ltd for a further fifteen years from 2021 to 2036;
- (2) to approve the increase in the area occupied under the lease to Land Energy Girvan Ltd by a further 10,200 sqm or thereby, as shown highlighted on the plan in Appendix 1 of the report, at a revised level of rent and otherwise on the existing terms and conditions; and
- (3) to grant delegated authority to the Executive Director – Resources, Governance and Organisation to conclude a Minute of Variation to the terms of the existing lease to reflect these changes.

14. Proposed Ground Lease at Harbour Road, Maidens.

There was submitted a report (issued to members only) of 4th March 2016 by the Head of Property and Risk seeking consent to grant a ground lease for a period of twenty-five years to the Carrick Coastal Rowing Club

Having noted that it would be the responsibility of the lease holder to keep the area litter-free and tidy, the Panel

Decided:

- (1) to agree to the lease of ground at Harbour Road, Maidens, extending to 600 sqm or thereby as shown on the plan in Appendix 1 of the report, to the Carrick Coastal Rowing Club for a period of twenty-five years at a rent of £70 per annum (subject to three yearly review); and
- (2) to grant delegated authority to the Executive Director – Resources, Governance and Organisation to conclude the lease of this ground on these and such other reasonable terms and conditions as appropriate.

15. Surplus Land and Building Assets.

There was submitted a report (issued to members only) of 4th March 2016 by the Head of Property and Risk requesting that the land and buildings assets, as listed in Appendix 1 to the report, were declared surplus to the Council's requirements.

Having noted

- That Members would be updated on progress of disposals through the Members Information Bulletin; and
- that Members would be advised of the reasons why Housing Services considered three of the listed sites were not suitable for their purposes,

the Panel

Decided:

- (1) to agree that the land and building assets listed in Appendix 1 and shown highlighted on the attached plans in Appendix 2 of the report were surplus to the Council's requirements;
- (2) to note that there was a community interest relating to one of the assets listed in Appendix 1 of the report and that that be proceeded upon and that in relation to the other properties listed, officers would take steps to ascertain if there was any community interest prior to advertising on the open market for disposal; and
- (3) to grant authority to the Executive Director – Resources, Governance and Organisation to:-
 - (a) dispose of the assets, as detailed in Appendix 1 of the report, other than that referred to at (2) above, up to the value of £100,000 per asset and including the land and buildings held in the Housing Revenue Account, subject to the appropriate consents; and
 - (b) to report back to future Leadership Panels on any disposal with a value which exceeded £100,000.

16. Outcome of Complaints Review Committee.

There was submitted a report (issued to members only) of 4th March 2016 by the Head of Legal and Democratic Services advising of the outcome of the Complaints Review Committee which took place on 15th January 2016.

The Panel

Decided: to note the conclusions reached by the Complaints Review Committee following the Hearing on 15th January 2016, as detailed in Appendix 1 of the report.

17. Consideration of Disclosure of the above Confidential Reports.

Decided:

- (1) not to authorise the disclosure of the whole or part of any documents of the following reports falling under Standing Order 31.2:-
- Home Loan Default;
 - Surplus Land and Building Assets; and
 - Outcome of Complaints Review Committee; and
- (2) to authorise the disclosure of the following reports falling under Standing Order 31.2, when the transactions been concluded:-
- Proposed Extension of Ground Lease at Ladywell Avenue, Grangestone Industrial Estate, Girvan; and
 - Proposed Ground Lease at Harbour Road, Maidens.

The meeting ended at 11.25 a.m.