

South Ayrshire Council

**Report by Director – Place
to Leadership Panel
of 30 October, 2018**

Subject: Travelling Persons Site, Girvan

1. Purpose

- 1.1 The purpose of this report is to provide an update to Leadership Panel on the progress of the replacement Travelling Persons Site in Girvan and seek approval for a revised funding package.

2. Recommendation

2.1 It is recommended that the Panel:

- 2.1.1 **notes progress on the project, including the requirement to reconfigure 2 of the units;**
- 2.1.2 **approves the revised funding package for the project; and**
- 2.1.3 **grants authority to award the contract to McTaggart Construction to carry out the works, utilising the Scottish Procurement Alliance's framework for new build housing.**

3. Background

- 3.1 On 30 December 2015, the Houdston Travelling Persons Site in Girvan received unprecedented damage as a result of Storm Frank. Under delegated authority, and subsequently reported to Leadership Panel in February 2016, officers took steps to temporarily relocate residents to Low Troweir Road pending consideration of the most appropriate long term solution.
- 3.2 A further paper was taken to Leadership Panel in November 2016 which advised the most appropriate solution was to develop the temporary site at Low Troweir Road as a permanent replacement for the Houdston site. It was agreed that officers should progress with designs for a permanent travelling persons' site, consisting of 8 pitches at Low Troweir Road.

4. Proposals

- 4.1 The caravans and communal facilities located on the Low Troweir Road site currently occupy an elevated location. Planning consent has been received to build the new units on the lower part of the site. Together with increased vegetation and protection from an embankment, this will help to mitigate noise concerns and reduce any impact on nearby residents.
- 4.2 TCS Construction Consultants (TCS) were appointed by the Council to negotiate with McTaggart Construction Ltd to agree a final construction delivery cost. This was on the basis of a Design and Build Contract which would ultimately be negotiated and delivered through the Scottish Procurement Alliance Framework. The cost to be negotiated was for the delivery of 8Nr three bedroom units at the SAC owned site on Coalpots Road, Girvan.
- 4.3 As a result of recent stakeholder consultation with Housing Services and the Travellers, changes were required to the configuration of the units. The proposals will now provide six 3 bedroom units and one 6 bedroom unit in lieu of the eight 3 bedroom units previously proposed. This is to meet the needs of one family with a teenager with multiple additional support needs and disability requirements. However the property can be reverted back to two 3 bedroom units at a later date should the need arise
- 4.4 If the contract is awarded to McTaggart Construction Ltd this month then work is programmed to commence January 2019 with a completion date of August 2019.

5. Legal and Procurement Implications

- 5.1 There are no legal implications arising from this report.
- 5.2 The contract has been negotiated through the Scottish Procurement Alliance Framework which is consistent with procurement requirements.

6. Financial Implications

- 6.1 The negotiated full construction cost is [REDACTED] to provide the complete development. The cost includes the preparation of the site, the construction of the units, their associated requirements for roads, pavements, landscaping, utilities provisions and connections, all design/survey/tests/statutory fees associated with the design and construction of the units.
- 6.2 In addition to the construction cost is the requirement for Clerk of Works' input at a cost of [REDACTED]. This results in an overall project cost of [REDACTED].
- 6.3 The proposed capital funding package for the project is summarised as follows:

Source	Funding
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

- 7. Human Resources Implications**
- 7.1 Delivery of the project will be managed within existing resources.
- 8. Risk**
- 8.1 ***Risk Implications of Adopting the Recommendations***
- 8.1.1 There are no risks associated with adopting the recommendations.
- 8.2 ***Risk Implications of Rejecting the Recommendations***
- 8.2.1 The risk associated with rejecting the recommendations is an impact on the reputation of the Council through failing to provide a settled, long term, safe environment for the residents of the former Houdston site.
- 9. Equalities**
- 9.1 The proposals in this report were recently equality impact assessed and as the completed Equalities Impact Assessment still applies, it is attached as Appendix 1.
- 10. Sustainable Development Implications**
- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.
- 11. Options Appraisal**
- 11.1 An options appraisal has been carried out in relation to the subject matter of this report, the findings of which were included in the report to Leadership Panel in November 2016.
- 12. Link to Council Plan**
- 12.1 The matters referred to in this report contribute to the Council strategic objective of 'Working in partnership to maximise the potential of our environment' and within that to the outcome 'People live in warm, well maintained, energy efficient homes' and 'People are able to find a suitable and affordable place to stay in their community'.
- 13. Results of Consultation**
- 13.1 Consultation has taken place with residents of the Houdston Travelling Persons site and they fully support a shift to a location with a very low risk of flooding.
- 13.2 Consultation has taken place with Councillor Philip Saxton, Portfolio Holder for Housing and Customer Services, and Councillor Peter Henderson, Portfolio Holder for Resources and Performance, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking

14.1 If the recommendations above are approved by Members, the Director - Place will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to the Leadership Panel in the 'Council and Leadership Panel Decision Log' at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Contract award	5 November 2018	Service Lead – Special Property Projects

Background Papers **Report to Leadership Panel of 29 November 2016 – Traveling Persons Site, Girvan**

Person to Contact **Derek Yuille, Service Lead – Special Property Projects
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Date: 26 October 2018

South Ayrshire Council Equality Impact Assessment Scoping

1. Proposal details

Proposal Title Travelling Persons Site, Girvan	Lead Officer David Burns
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2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this proposal? Please indicate whether these would be positive or negative impacts

Community, Groups of People or Themes	Negative Impacts	Positive Impacts
The whole community of South Ayrshire	No	No
People from different racial groups, ethnic or national origin.	No	Yes
Women and/or men (boys and girls)	No	No
People with disabilities	No	No
People from particular age groups for example Older people, children and young people	No	No
Lesbian, gay, bisexual and heterosexual people	No	No
People who are proposing to undergo, are undergoing or have undergone a process to change sex	No	No
Pregnant women and new mothers	No	No
People who are married or in a civil partnership	No	No
People who share a particular religion or belief	No	No
Thematic Groups: Health, Human Rights, Reality and Deprivation.	No	Yes

3. Do you have evidence or reason to believe that the proposal will support the Council to?

General Duty and other Equality Themes	Level of Negative and/or Positive Impact (high, medium or low)
Eliminate discrimination and harassment faced by particular communities or groups	Positive – high
Promote equality of opportunity between particular communities or groups	Positive – high
Foster good relations between particular communities or groups	Positive – high
Promote positive attitudes towards different communities or groups	Positive – high
Increase participation of particular communities or groups	Positive – high

groups in public life	
Improve the health and wellbeing of particular communities or groups	Positive – high
Promote the human rights of particular communities or groups	Positive – high
Tackle deprivation faced by particular communities or groups	Positive – high

4. Summary Assessment

Is a full Equality Impact Assessment required? (A full EIA must be carried out on all high and medium impact proposals)	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Rationale for decision: The screening indicates a high positive impact on services and accommodation to Travellers living in South Ayrshire	
Signed: David Burns Head of Service	
Date: 21/10/16	Copy to equalities@south-ayrshire.gov.uk

SOUTH AYRSHIRE COUNCIL

EQUALITY AND DIVERSITY IMPACT FULL ASSESSMENT

Section One: Policy Details*

Name of Policy	Travelling Persons Site, Girvan
Lead Officer (Name/Position)	David Burns, Head of Housing & Facilities
Policy Development Team (Names/Positions)	Brian Kane, Travelling Persons Site Manager John McCallum, Housing Capital Programme Co-ordinator Pauline Draper, Divisional Co-ordinator
Critical friend (s)	Ross Morris, Policy Officer

*Policy could include strategy, project or application: see guidance attached.

What are the main aims of the policy?	To provide a long term, safe and secure living environment for residents of the Houdston Travelling Persons site.
What are the intended outcomes of the policy	Residents from our Houdston Travelling Persons Site live in a safe environment, free from the risk of flooding Residents have access to high quality accommodation and facilities, fit for the 21 st century Residents have ease of access to GP/Health services, schools and local facilities

Section Two: What are the Likely Impacts of the Policy?

Will the policy impact upon the whole population of South Ayrshire or particular groups within the population (please specify)	The proposal will have a positive impact on the lives and wellbeing of Gypsy/Travellers living permanently in South Ayrshire.
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Considering the following Protected Characteristics and themes, what likely impacts or issues does the policy have for the group or community.

List any likely positive and/or negative impacts

Protected Characteristics	Positive and/or Negative Impacts
<p>Race: Issues relating to people of any racial group, ethnic or national origin, including gypsy travellers and migrant workers</p>	<p>This proposal will have a positive impact on Gypsy/Travellers living permanently in South Ayrshire.</p> <p>This will be achieved through the provision of a safe living environment, free from the risk of flooding while greater tenure security will be provided through a Scottish Secure Tenancy.</p>
<p>Sex: Issues specific to women or men</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>
<p>Disability: Issues relating to disabled people</p>	<p>Although this proposal has no positive or negative impact for disabled people across South Ayrshire, it has positive benefits for an ageing population among our Gypsy/Traveller community. The site will be designed to provide level access to property, therefore addressing issues over access to caravans.</p>
<p>Age: Issues relating to a particular age group e.g. older people or children and young people</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>
<p>Religion or Belief: issues relating to a person's religion or belief (including non-belief)</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>
<p>Sexual Orientation: Issues relating to a person's sexual orientation i.e. lesbian, gay , bi-sexual, heterosexual</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>

<p>Marriage and Civil Partnership: Issues relating to people who are married or are in a civil partnership.</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>
<p>Gender Reassignment: Issues relating to people who have proposed, started or completed a process to change his or her sex.</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>
<p>Pregnancy and Maternity: Issues relating to the condition of being pregnant or expecting a baby and the period after the birth.</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>

<p>Multiple / Cross Cutting Equality Issues Issues relating to multiple protected characteristics.</p>	<p>This proposal has no positive or negative effects on this protected characteristic.</p>
<p>Equality and Diversity Themes Particularly Relevant to South Ayrshire Council</p>	
<p>Health Issues and impacts affecting people's health</p>	<p>This proposal has a positive impact on people's health through the provision of warm, energy efficient accommodation. The proposed location is not susceptible to flooding and therefore, there is less risk of water borne infections.</p>
<p>Human Rights: Issues and impacts affecting people's human rights such as being treated with dignity and respect, the right to education, the right to respect for private and family life, and the right to free elections.</p>	<p>This proposal has a positive impact on human rights for our Gypsy/Traveller residents through the right to safe and secure land and accommodation.</p>
<p>Rurality Impacts relating to living and working in a rural community</p>	<p>This proposal has no positive or negative effects on this theme.</p>
<p>Deprivation Issues relating to poverty and social exclusion, and the disadvantage that results from it.</p>	<p>This proposal has a positive impact on poverty and social exclusion through provision of highly insulated accommodation and in closer proximity to facilities, including schools and transport links.</p>

Section Three: Evidence Used in Developing the Policy

<p>Involvement and Consultation In assessing the impact(s) set out above what evidence has been collected from involvement, engagement or consultation? <i>Who</i> did you involve, <i>when</i> and <i>how</i>?</p>	<p>Over the past 10 months, we have actively consulted with Gypsy/Travellers affected by Storm Frank. These discussions have considered requirements in relation to a suitable location for a replacement site, concerns regarding reinstatement of the existing site, accommodation and facilities required from any new location and concerns over day to day living on a temporary site. Discussions took place both on an individual and group setting basis.</p>
<p>Data and Research In assessing the impact set out above what evidence has been collected from research or other data. Please specify <i>what</i> research was carried out or data collected, <i>when</i> and <i>how</i> this was done.</p>	<p>Using the good practice guidance in developing Gypsy/Traveller sites, we sought expressions of interest from landowners across the Carrick area to find a suitable location that meets such requirements. The exercise ran throughout June and July and also took in to consideration feedback from our residents as to their specific requirements from any site, along with input from our Site Manager.</p> <p>Each of those sites was then appraised for their suitability to support any recommendations. Anecdotal feedback has indicated some concerns around noise from the temporary site relating to a generator, dogs and cockerels. This can be mitigated through connection to mains supplied electricity, through lowering the height of the site, increasing boundary vegetation and installing sound barriers.</p>
<p>Partners data and research In assessing the impact set out above what evidence has been provided by partners. Please specify partners</p>	<p>Input was sought from an architect to provide draft drawings and 3D models for further consultation with the Gypsy/Traveller residents. Our Site Manager also raised the matter with other Site Managers across Scotland to obtain views on good practice.</p> <p>Discussion also took place with West Dunbartonshire Council, who had transferred their site in to HRA ownership.</p>
<p>Gaps and Uncertainties Have you identified any gaps or uncertainties in your understanding of the issues or impacts that need to be explored further?</p>	<p>The proposal is subject to planning consent and statutory consultation with the community. Prior to reaching that stage, fully explored drawings and investigations in to layout and sound mitigation will be required to reduce concerns from the existing community.</p>

Section Four: Detailed Action Plan to address identified gaps in:

a) evidence and

b) to mitigate negative impacts

No	Action	Lead Officer(s)	Timescale
1	Commission fully worked up drawings and site investigations to allow a planning application to be submitted	John McCallum	March 2017
2	Consult with the settled community on proposals in advance of statutory notice through planning process	David Burns/Pauline Draper	May 2017

Note: Please add more rows as required.

Section Five - Performance monitoring and reporting

Considering the policy as a whole, including its equality and diversity implications:

When is the policy intended to come into effect?	April 2018
When will the policy be reviewed?	Once outcome of planning decision is known
Which Scrutiny Panel will have oversight of the policy?	Service & Performance Panel

Summary Equality Impact Assessment Implications & Mitigating Actions

Name of Policy: . Travelling Persons Site,
Girvan.....

This policy will assist or inhibit the Council's ability to eliminate discrimination; advance equality of opportunity; and foster good relations as follows:

Eliminate discrimination

Discrimination will be eliminated through the provision of modern, bespoke accommodation solutions that meet the needs of residents while ensuring that this is on a safe and secure site, free from the risk of flooding.

Advance equality of opportunity

The proposed site provides easier access to services, transport and opportunities to integrate wider within the Girvan community. Improved accommodation also offers an opportunity to provide accommodation that meets similar insulation levels to mainstream housing.

Foster good relations

This proposal provides an opportunity to foster good relations with our existing travelling community while offering an opportunity for greater integration within the Girvan community through its relocation nearer to the main schools.

Summary of Action Plan to Mitigate Negative Impacts

<u>Actions</u>	<u>Timescale</u>
. Consult with the settled community on proposals in advance of statutory notices through planning process	By May 2017

Signed:David Burns.....Head of Service

Date:21/10/16.....