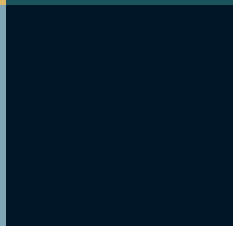
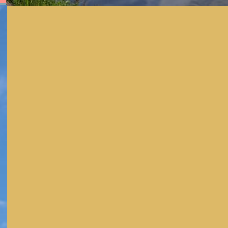
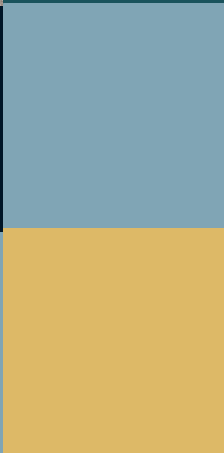
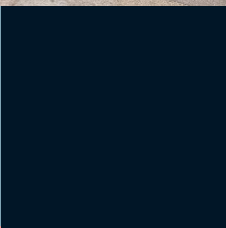
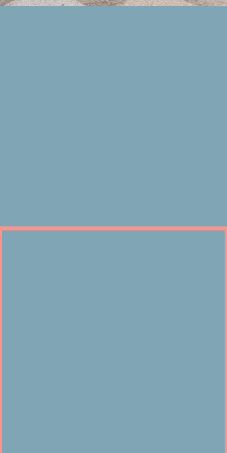
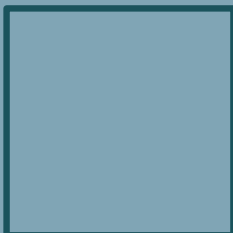




Irvine Regeneration Plan 10 Year Vision



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Irvine has many successful attributes and place qualities.

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1.0 Introduction & Local Context



Irvine is the largest town in North Ayrshire and a regional employment centre.

In 2023, Irvine was one of 7 areas in Scotland to receive a 10-year endowment style fund of £20m from the UK Government Regeneration Plan for Towns (LTPFT) Programme. This programme was renamed Plan for Neighbourhoods (PFN) in March 2025 by the Ministry of Housing, Communities and Local Government (MHCLG). Whilst the programme has again been renamed in September 2025 to Pride in Place, it will be referred to as Plan for Neighbourhoods or PFN throughout this submission.

The PFN Programme seeks to empower local people to address the challenges facing their towns. Through this programme an Irvine Neighbourhood Board has been established with membership providing a balanced representation of the local community.

The principal objective of the Neighbourhood Board is to develop, oversee and deliver a Regeneration Plan for Irvine based on the priorities of local people.

The Regeneration Plan for Irvine is formed of two parts:

- 10 Year Vision - outlined within this report; and
- 4 Year Investment Plan – details provided via the online submission form.



Irvine Regeneration Plan -Geographical Boundary

Irvine, North Ayrshire, is an industrial town on the south-west coast of Scotland with a population of approximately 34,000. It is steeped in history, being made a Royal Burgh in 1372 by King Robert II. It has a strong connection to Robert Burns, the Scottish poet who once worked in the area and it has a long maritime history that can be explored in the Scottish Maritime Museum at Irvine Harbourside.

Irvine has a vibrant community spirit, and every year the Marymass Festival takes place mixing traditional with modern over 12 days of festivities, with Irvine's communities actively participating to celebrate the town, its people and its traditions. The town has many assets including its coast, beach (including a new Regional Playpark), Harbourside and River Irvine & Garnock Estuary (SSSI), Seagate Castle and Eglinton Park with its main attractions clustered around the original Irvine town centre with its assemblage of historic buildings.

Irvine was designated as a New Town in the 1960s, the fifth and last to be developed in Scotland. Masterplanned for a population of 116,000, the Irvine Development Corporation (IDC) never delivered the full extent of its masterplan. Significant developments included the building of a major retail park (Rivergate Shopping Centre & associated large box /edge of centre retailing); major leisure centre (The Magnum Centre now replaced with The Portal); major industrial / employment sites; large new residential neighbourhoods and associated transport infrastructure. Imposing large scale development on a small medieval town plan has created significant challenges associated with social dislocation, infrastructure, placemaking, connectivity and urban place quality.



Owing to its strategic location on the western coast of Scotland, Irvine grew into an important centre for maritime trade.



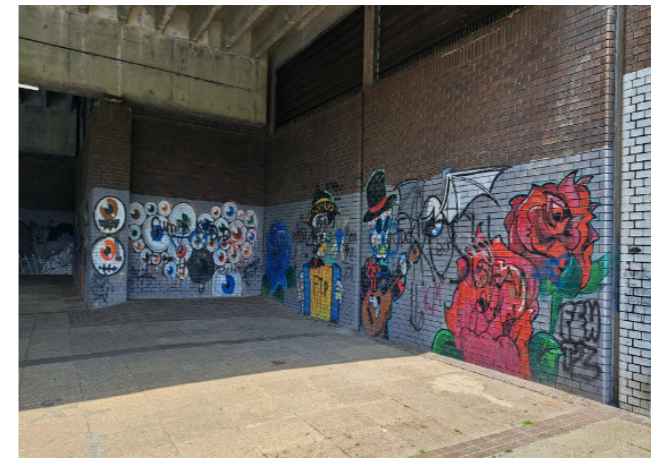
Irvine showcases a blend of historic and modern architecture, reflected in its diverse streetscape.



Irvine is the largest town in North Ayrshire and a regional employment centre. The local economy is dominated by services and manufacturing. Retail and wholesale trade and health/social care are the largest employers (each around 16% of jobs). Manufacturing is a key strength, accounting for about 10% of jobs (Scottish average of around 7%). Much of this is in life sciences and chemical manufacturing – Irvine hosts Scotland’s largest designated Life Sciences Enterprise Area at the i3 Irvine Innovation & Industry Park, which includes major global manufacturing companies. Tourism-related employment is also significant at around 10% of jobs. In contrast, knowledge-intensive sectors are underrepresented – for example, professional and technical services are only around 2.8% of jobs locally – reflecting a lower presence of high-tech and finance firms.

Irvine presents a mixed socio-economic picture, with significant deprivation in some neighbourhoods and relative affluence in others. Irvine benefits from active community groups, but issues like drug misuse, mental health issues, and youth out-migration remain significant concerns. Wider socio-economic challenges, including low education attainment, quality of accessible employment, limited high-value jobs, ageing population and health and well-being reinforce inequality across the town.

Overall, Irvine’s baseline profile shows a town with considerable strengths – a sizeable population, strategic location, industrial heritage, and active regeneration investments – yet facing ongoing challenges in socio-economic conditions and demographic trends. Many planned initiatives (such as Harbourside regeneration, i3 Industry Park expansion, Community Planning Initiatives) provide the platform for growth but regional demand and investment levels remain low. Further information is provided in Appendix 1 – Baseline Profile & Appendix 2 - Baseline Report.



Irvine has seen a sharp incline in vacant town centre retail units in recent years.

Irvine town centre is perceived as unsafe, with various empty units, anti-social behaviour and high crime rates.

2.0 Spatial Targeting



The Irvine Town centre has been identified as the key focus area for PFN interventions and investment. This has been identified through the initial public event feedback and consultations on the key issues facing Irvine.

Irvine town centre has been identified as the key focus area for PFN interventions and investment. This has been identified through the initial public event feedback and consultations on the key issues facing Irvine.

A wider 'whole town' issue is the need to support local communities and neighbourhoods and protect existing community based assets, local resources and strength of community organisations. Community-focussed funding across the whole geography that would support community groups, empower communities, support participatory activity was identified as an area where PFN funding could deliver inclusive and community-based benefits.

Further targeted stakeholder engagement through the Board, Chamber of Commerce, Business Leaders and the Council have all confirmed a shared and significant concern with the status, decline and challenges facing the central core of the town centre.

The boundary for the Regeneration Plan for Irvine is based on the National Records of Scotland Localities (2020). Following establishment of the Board, the boundary was extended to comprise the Irvine Locality area which comprises the entirety of the three Irvine wards. The Irvine Regeneration Plan boundary is identified in figure 1 below and in full in Appendix 1.



Figure 1: Irvine PFN Geographic Boundary

Town Centre

Irvine town centre has a rich industrial heritage, and a history that was reframed with its re-establishment as a post-war new town in the 1960s. The Rivergate Shopping Centre, which is actually a bridge spanning the River Irvine, opened in 1975 replacing the old Irvine River road bridge. As with the majority of other UK towns with shopping centres, the existing Irvine High Street with its mix of smaller independent retailer has struggled to address the changes in retail patterns.

The Rivergate Shopping Centre remains the centrepiece of the town's retail. Rivergate with 60 stores provides an indoor mall-styled environment and connects the retail areas to the east and west of the town.

Retail trends, online shopping, and changing consumer habits accelerated by the pandemic and economic austerity have all negatively impacted on the vibrancy of the town centre most notably associated with retail on the High Street, Bank Street and in the Bridgegate. The Council has adopted a Town Centre First policy and actively promotes investment within the High Street area. Investment in the Town Hall / The Portal, High Street and Bank Street public realm have all helped to sustain footfall and support the High Street and town centre environs. However, vacant retail units and derelict buildings continue to negatively impact on place quality and exacerbate concerns associated with place quality, personal security, anti-social behaviour and crime. Within the town centre there are a number of core and long-standing problem areas linked to town centre retail/leisure/connectivity.

These include:

- The Forum and Ruby Tuesdays – long-standing derelict and redundant buildings;
- Bridgegate retail/office environment and regular/persistent level of vacant units;
- High Street / Eglinton Street vacant units;
- Connectivity and physical severance of Town Centre/Low Green/ River Irvine;
- Connectivity of Rail Station / Station Underpass to town centre and Harbourside;
- Place quality associated with building facades, shopfronts, vennels, signage.

Looking forward and envisaging many of the current trends will continue to impact on Irvine's vitality and vibrancy, it is clear that urban planning will need to more actively and perhaps strategically intervene to sustain town centre activity. This could include:

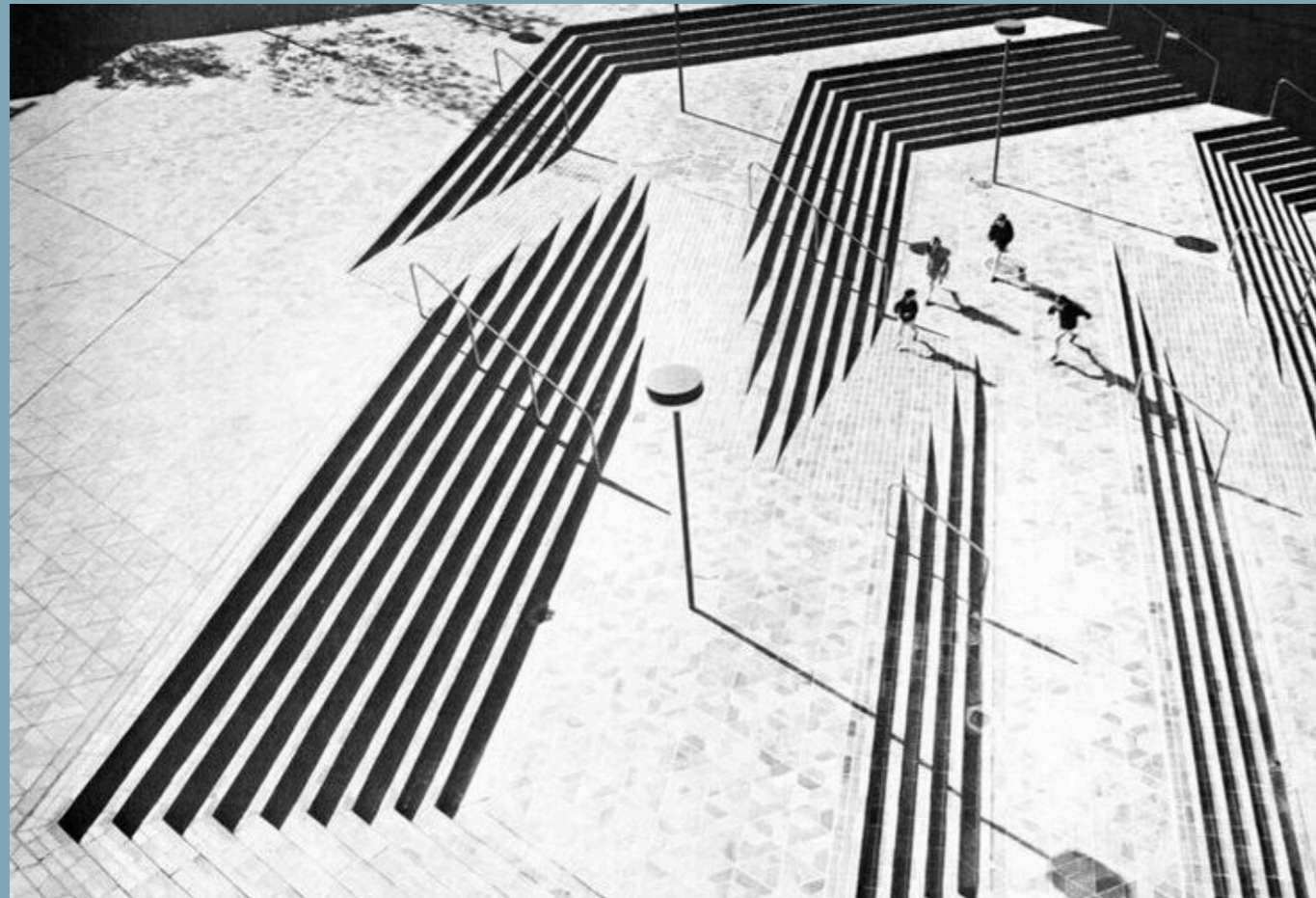
- Demolitions/change in use to floorspace associated with derelict/redundant buildings;
- Re-establishing shopfront/façade/retail signage schemes within the town centre core;
- Improving connections, civic space, safe pedestrian accessibility.



Irvine town centre is well-connected, encourages exploration, and showcases the town's rich historical heritage.



Increasingly, the town centre has multiple vacant and empty units impacting on town centre appeal.



Irvine town centre sits within the heart of the community. A priority for the community is to see Irvine thrive, with a town centre that is safe, welcoming and appealing and critically supports the community, businesses and enterprise and enhances everyday lives.

3.0 Vision for the Future

Detailed Vision for the Future

The Neighbourhood Board used a Workshop to explore a shared vision for the future. The view was the vision should be short, clear, accessible and relevant. Building on the initial consultation feedback and key aspirations a vision was prepared and shared through the public consultations.

The Board Mission

The Irvine Neighbourhood Board will strive to promote and improve everyday lives, build on the quality of place, identity and our heritage to build a confidence in Irvine's future and enhance our sense of community.

The Neighbourhood Board will seek to advance a programme of investment under the Plan for Neighbourhoods Programme that improves our Town Centre for residents, businesses and visitors alike. We are committed to engagement and actively encourage public participation and collaboration in shaping the future of our town.

Our Vision Statement for Irvine

We want to see a successful, confident, healthy and happy Irvine.

Irvine is a town with great assets and lots on which to build. We are supported by strong local communities, inspiring heritage, natural environment and a distinctive sense of place. We enjoy a magnificent coast, Harbourside and Town Centre and it is important we retain a strong sense of community and shared community values.

We want to deliver for our people and our place. We know we have challenges, but we have high aspirations. Working closely with our communities, the Council and Locality Planning partners and capitalising on our strengths, we want make Irvine a great place to live, work, visit, and enjoy. A place of opportunity and a place where everyone is able to thrive.

4.0 Strategic Case for Change



This section provides a review of the strategic case for change for Irvine, identifying the key issues to be addressed by the Regeneration Plan.

Background

Irvine is a town with great assets and lots on which to build. We are supported by strong local communities, inspiring heritage, natural environment and a distinctive sense of place. We enjoy a magnificent coast, harbourside and town centre and we retain a strong sense of community and shared community values.

Irvine has a wide range of local services and facilities that contribute towards achieving the national objective of local living and 20 minute neighbourhoods. Local facilities within the boundary include:

- **Active Travel & Connectivity:** Irvine Rail Station (New Street), Central Bus Stops (High Street), Active Travel Hub (Trinity Church), National Cycle Routes and Core Path Networks.
- **Retail:** Rivergate Shopping Centre, Riverway Retail Park, Bridgegate, High Street, and various local supermarkets;
- **Tourism & Leisure:** The Portal Leisure Centre, The Circuit, Irvine Beach Park, Golf Courses, Greenwood Community Sports Hub, Harbour Arts Centre, Wellwood Burns Centre & Museum and Scottish Maritime Museum.
- **Education:** 2no. Secondary Schools (Irvine Royal Academy, Greenwood Academy), 11no. Primary Schools (Montgomerie Park Primary School, St. John Ogilvie Primary School, Dreghorn Primary School & Early Years, Lawthorn Primary School, Loudon Montgomery Primary School, Glebe Primary School, Woodlands Primary School, St. Mark's Primary School, Castlepark Primary School, Annick Primary School and Elderbank Primary School);
- **Healthcare:** 1no. NHS Hospital (Ayrshire Central Hospital), 7no. NHS Medical Practices (Eglington Medical Practice, Frew Terrace Surgery, Ballot Road Clinic, Townhead Surgery, Bourtreehill Medical Practice, Lanfine Way Surgery and Bruce Avenue Surgery).

- **Community Infrastructure:** Irvine Library, Dreghorn Library, Vineburgh Community Centre, Woodlands Community Centre, Castlepark Community Centre, Redburn Community Centre, Lanfine Community Centre, Towerlands Community Centre, Irvine Community Sports Club, Townend Youth & Community Centre, Fullarton Community Hub, Irvine Town House and Volunteer Rooms.
- **Greenspace & Play Facilities:** The Low Green, Irvine Beach Park, Milgarholm Park, Bogside Flats SSSI, Woodland View Fairy Trail, Moor Play Park and Oldhall Ponds.

There are however significant challenges most particularly in the core of the town centre regarding derelict buildings, persistent high commercial vacancy rates leading to negative place perceptions, a feeling of decline, reduced footfall and concerns regarding crime and antisocial behaviour. The community feel these issues acutely and in all surveys the community priority has been advised as action to support regeneration and enhancement of the town centre.

This section provides a review of the strategic case for change for Irvine, identifying the key issues to be addressed by the Regeneration Plan. The following information has been collated through desk study review of previous studies, public consultation, and engagement exercises with the local community. This includes the following:

- Your Town Audit Irvine (Ekos/ Scotland's Towns Partnership) (2024)
- Understanding Scottish Places (Scotland's Towns Partnership)(2018)
- North Ayrshire Council Local Development Plan 2 (LDP2) (2019)
- Scottish Index of Multiple Deprivation (2024)
- North Ayrshire Community Wealth Building Strategy (2021)
- North Ayrshire Council Open Space Audit (2022)
- North Ayrshire Local Outcomes Improvement Plan 2022-2030 (2022);
- North Ayrshire Council Employment Land Audit (2023)
- Ayrshire Regional Economic Strategy 2033 (2023)
- Irvine Locality Action Plans 2023/24 & 2024/25
- UK Government Local Data Profile Pack (February, 2024)

Baseline Review: Summary Headlines

Population
c. 32,600 people



Irvine's population has gradually declined over the last decade and there is a relatively small population living in the town centre, compared to other towns in Scotland.

Local Living
20 Minute Walk



Irvine's town centre is relatively compact and accessible to the majority of neighbourhoods within a 20 minute walk.

Retail Patterns
Vacancy



While the retail vacancy rate in the town centre is comparable to the Scottish average - this has doubled since 2016 and continues to rise.

Deprivation
SIMD



Irvine includes 20 datazones in the 15% most deprived in Scotland and these are predominantly clustered around the centre of the town. This has increased significantly over the last 15 years. Deprivation particularly relates to income, employment, health and crime.

Housing
Projected Growth



Irvine's housing stock has increased by almost 650 new houses since 2014. The Council's HLA shows a total of 23 proposed housing development sites in the town with a net gain of almost 2,500 dwellings over the period to 2030.

Heritage
Conservation Areas



Significant areas of the town centre and harbourside are covered by Conservation Areas and there are over 130 listed buildings in the town centre and its surrounds.

Local Challenges

High Crime Rates & Anti-Social Behaviour

As identified in the local data profile provided by the UK Government, the recorded crime rate per 1,000 population (2017-2018) in Irvine is 31.2, which is approximately 2% higher than the national average which is 28.8 (Scotland).

Datamap Scotland provides crime rates per Council Ward for the years 2018-2022, with the majority of Irvine town centre located within Irvine West Ward and Irvine Harbourside located within Irvine South Ward. Both wards show the highest crime rates in North Ayrshire with 117 crimes per 1000 population in Irvine West (2022) and 146 crimes per 1000 population in Irvine South (2022). (Source: datamap-scotland.co.uk). Figure 2 indicates that miscellaneous offences (light blue), crimes of dishonesty (green) motor vehicle offences (pink) and other crimes (orange) were highest over this period.

During INB Board Meetings from 2024-2025, a key discussion point has been the significant issues of crime and safety relating to vacant buildings in the town centre, particularly The Forum and former Ruby Tuesdays at Bridgegate Square. The BBC News reported in September 2024 that The Forum was being operated as a cannabis factory, with Scottish Power informing Police of suspicious energy use at the property. Police Scotland provided temporary boarding up of the site, but require further funding to secure the site permanently to help prevent further trespassing. In the meantime, representatives of the Rivergate Shopping Centre noted that trespassing to these buildings was occurring multiple times a day with Police response required. Not only is this resulting in serious crime and safety concerns, it is having a significant impact on staff resources and costs for both the Rivergate Centre and Police Scotland as the site owner have disengaged.

Scotland Crimes 2018 to 2022: North Ayrshire

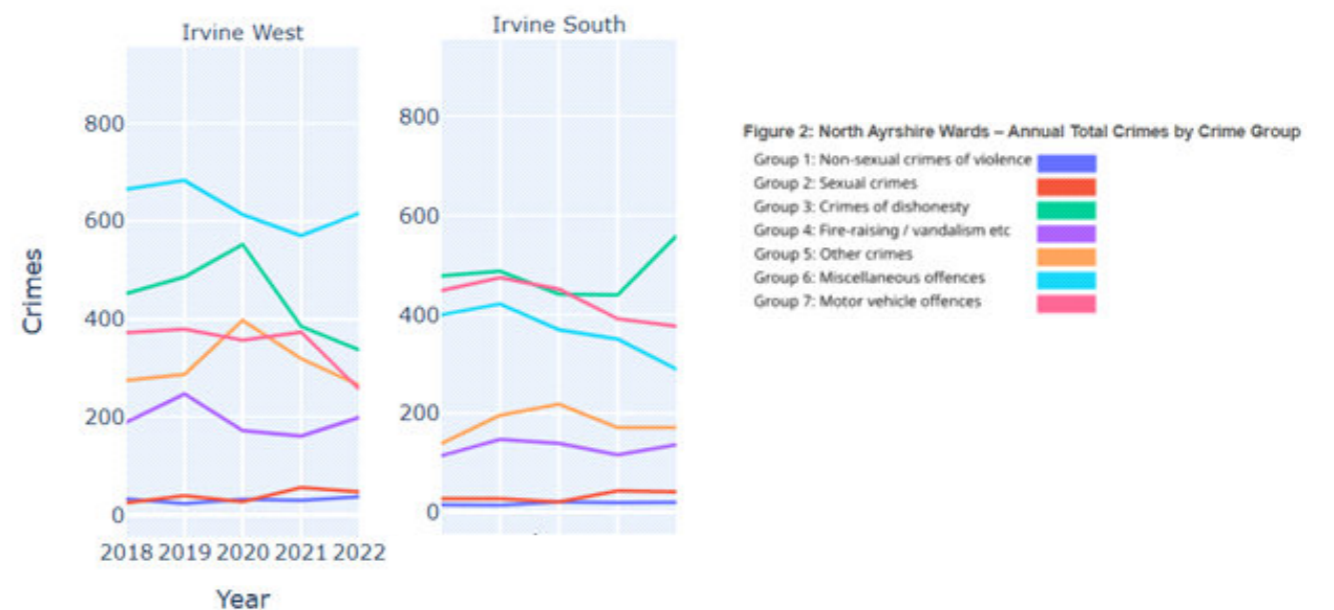


Figure 2: Scotland Crimes 2018-2022 Irvine West & South Wards (Datamap Scotland)

Health Inequality & Deprivation

Irvine has a population of approximately 34,000 (Scotland's Census, 2022). The Irvine Locality Action Plan identifies 20.7% of the population to be over 65 years old and 29% of the population to be under the age of 25 (Figure 3).

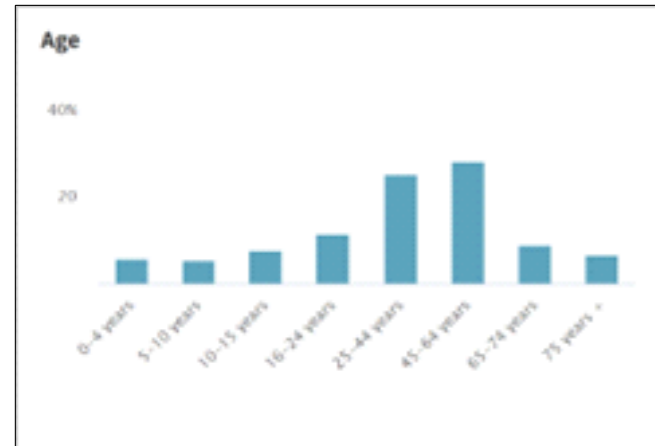


Figure 3: Irvine population breakdown (Your Town Audit, 2024)

Irvine's population has gradually declined (-3.8% over the decade to 2021) and there is a relatively small proportion living within the town centre. In 2021, around 2,800 people lived in the town centre area of Irvine, approximately 8% of the total settlement population. This proportion is much lower than the average of 19% in other Your Town Audit town centres.

Irvine's data zones are identified in the Scottish Index of Multiple Deprivation (SIMD) 2020 as being in the most deprived 10% in Scotland. The UK Government local data profile identifies that over 40% of data zones in Irvine are in the top 20% most deprived in Scotland in terms of Health. Furthermore, the Health Domain has the second largest proportion (24.5%) of Irvine's data zones in the top 10% most deprived in Scotland.

The Irvine Locality Action Plan identifies that in 2020/2021 there were 44,668 unscheduled mental health speciality bed days per 100,000, compared to 18,365 in Scotland.

Whilst the UK Government's local data profile identifies that the majority of Irvine benefits from being within a 10-minute walking distance to green spaces (2025), the 'Fields in Trust' Green Space Index score identified that parts of Irvine South and Irvine East did not meet the minimum standard of green space requirements per population. A number of public consultation responses also noted the need for improved greenspaces, parks and play spaces in and around the town centre.

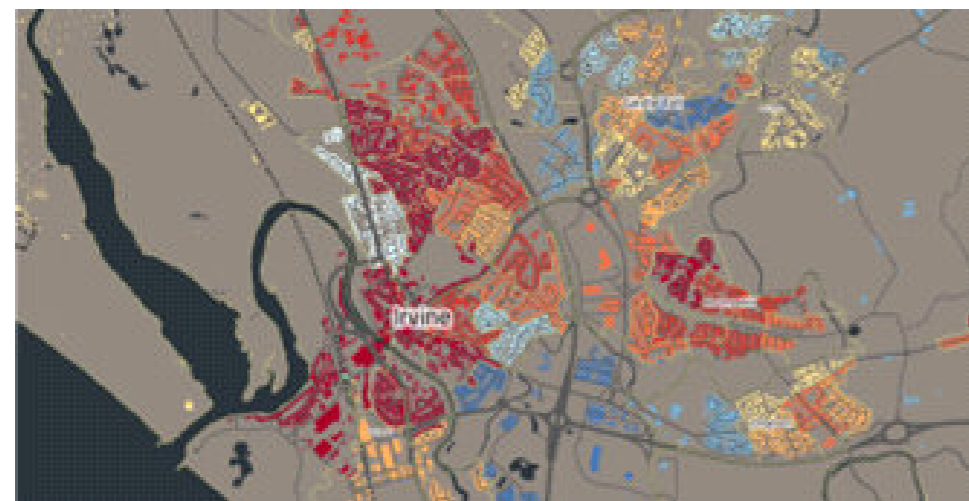
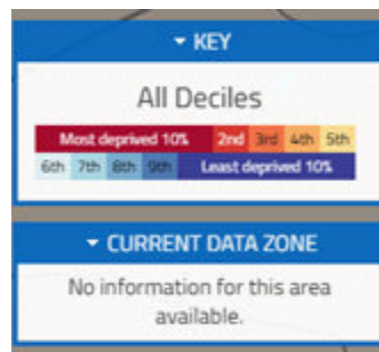


Figure 4: Irvine Datazones identified most deprived 10% in Scotland (SIMD, 2020)



Negative Place Perceptions

Irvine's town centre is suffering from the legacy of 1970s urban planning that advocated town centre shopping malls over strengthening existing High Street activity and pedestrian experience. Additional factors, such as online shopping and remote working, have significantly impacted town centre vitality. The key pedestrian connections within the town centre are perceived as unsafe, inaccessible and illegible for visitors not familiar with the town.

Unsafe connections and negative place perceptions exacerbate issues of low footfall within the town centre. The local data profile provided by the UK Government identified an average daily footfall of 81.8 in Irvine for the period April 2022 – March 23. This is significantly lower than the Scottish average for towns of this population size which is estimated to have an average daily footfall of 100.

Declining footfall figures can have a significant effect on vacancy rates and town centre unit mix. The 2024 Your Town Audit (YTA) data identified 348 units within the town centre area, with 156 of these being retail or retail service units (45% in line with YTA average) as shown in Figure 5.

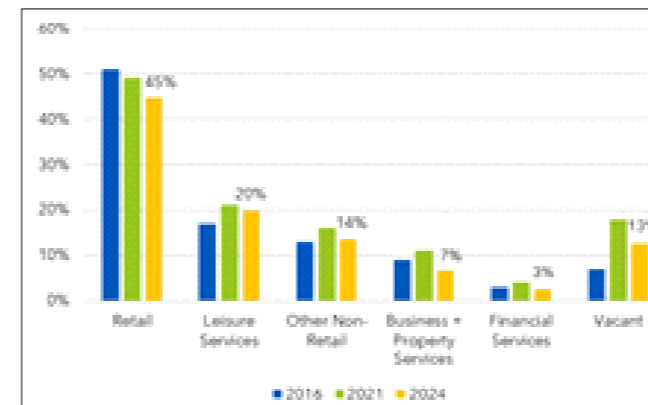


Figure 5: Irvine Town centre unit mix 2016-2024 (YTA 2024)

For all units (both retail and otherwise, excluding housing), the vacancy rate was 13%, slightly above the YTA towns average of 11% (albeit largely pre-pandemic). This is almost double the previous audit of Irvine in 2016, which recorded a vacancy rate of 7% (YTA, 2024). Some of these units occupy large, prominent sites such as The Forum and former Ruby Tuesdays at Bridgegate Square, whilst the majority of retail units are located in the Rivergate Centre, High Street and Bank Street. As noted above, vacant buildings increase the risk of crime and safety concerns as reported regularly for The Forum and former Ruby Tuesdays.

The 2024 YTA data identifies Irvine's retail vacancy rate at 14.7%, which is slightly lower than the Scottish national retail average which was identified as 15.9% in October 2023. Therefore, it appears that Irvine's retail sector has been slightly more resilient, however it should be noted that the retail vacancy rates have more than doubled since the previous YTA in 2016 and have risen sharply since 2021.

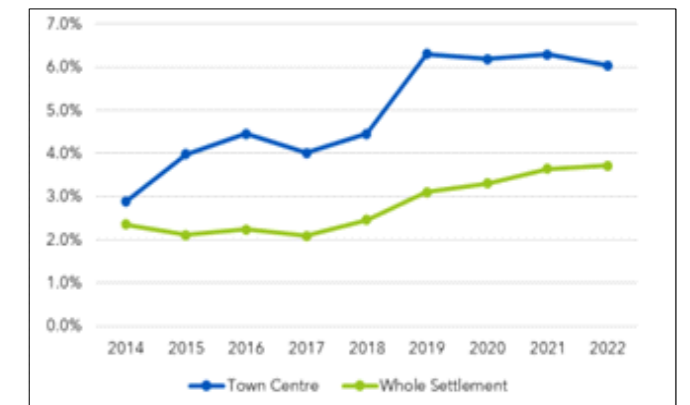


Figure 7: Irvine housing vacancy rate 2014-2022 (YTA, 2024)

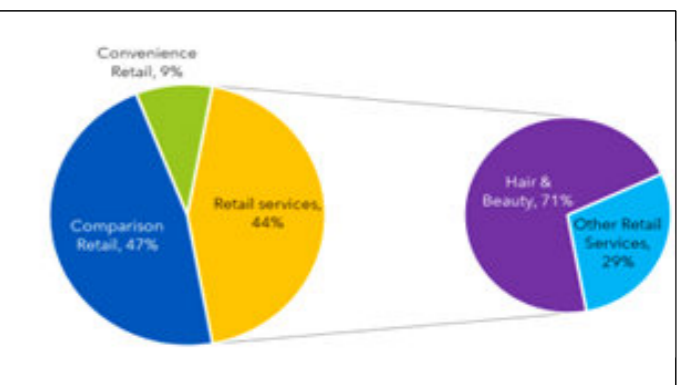
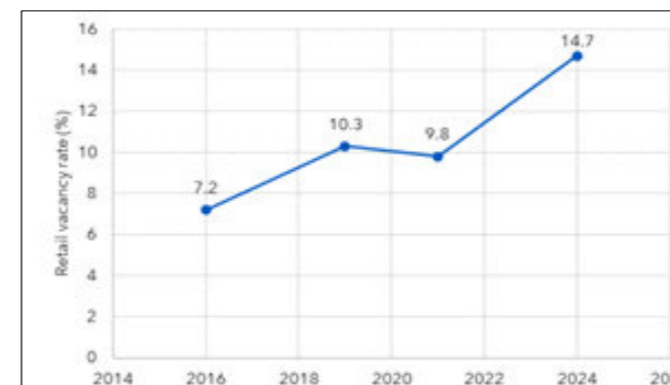


Figure 6: Irvine retail vacancy rate (2016-2024) & Retail by Type (YTA, 2024)

The YTA data identifies that the housing vacancy rate in the town centre has remained at 6% since 2018 which is relatively high compared to other YTA towns in Scotland of which the average is 3.9%. It is noted that this is often due to the type and quality of available properties, ownership issues and local economic conditions.

A desk review of previous studies, consultation and engagement exercises identified the following issues for Irvine's place quality:

- Poor place quality – lack of vibrancy, limited town centre activity beyond the Rivergate Centre, limited sense of place / community at Bridgegate side of Rivergate Centre, litter/ crime/ anti-social behaviour makes place unappealing and unsafe.
- Poor quality commercial offer and appearance - Vacant / derelict units & buildings with uncertain futures and poor shopfront quality.
- Lack of legible, safe and accessible connections - Rivergate Centre acts as town centre pedestrian river crossing from East to West (day & night); lack of inclusive pedestrian links around town centre; and underpasses, anti-social behaviour & crime contribute towards lack of safe pedestrian movement around the town.
- Lack of town centre amenities - playspace, usable open space, community facilities, cinema/ bowling/ restaurants.



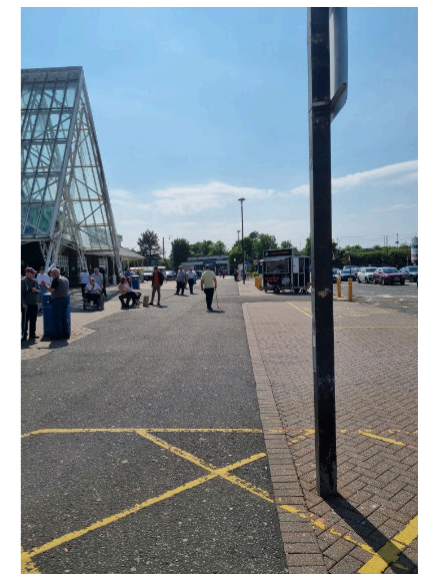
The Forum & western end of Bridgegate has been derelict for an extended period of time.

Lack of Learning, Skills Development and Employment Opportunities

The UK Government's local data profile identifies that Gross Value Added (GVA) per job filled (2020) for Irvine was £48,497, significantly lower than the North Ayrshire wide GVA at £58,168, and Scotland's GVA per job filled which was noted as £58,796. However, Irvine was identified as having a higher percentage employment share than the Scottish national average for Other Knowledge Intensive Services, Less Knowledge Intensive Market Services, Other and Medium Technology Manufacturing (ONS, 2019).

The UK Government's local data profile identifies that within SIMD (2020) over 45% of data zones in Irvine are in the top 20% most deprived relative to the Income Domain. The Income Domain had the largest proportion (26.4%) of Irvine's data zones in the top 10% most deprived in Scotland. The Ayrshire Regional Economic Strategy 2033 (2023) notes that one of the key challenges facing the region over this period is the need to address low economic activity rates, high unemployment rates and skills mismatch/ shortages, in order to make the most of inward investment opportunities and facilitate greater international trade.

NOMIS (Nomisweb.co.uk – Labour Market Profile) data identifies that between July 2023 and June 2024, North Ayrshire had an economic inactivity rate of 31.5%, meaning that a significant portion of the working-age population was not employed or actively seeking work. This figure is higher than the corresponding rate for Scotland (22.7%) during the same period. Correspondingly, North Ayrshire's full-time employment in 2022 was 65.9%. This was slightly lower than the percentage of full-time jobs across Scotland (67.3%).



Lack of Town Centre Connectivity and Inclusive Accessibility

Alongside negative place perceptions, the Neighbourhood Board and local community identified a lack of safe, accessible and inclusive pedestrian connections in the town centre, with consultation responses noting a need to address mobility in Irvine. A desk review of previous studies, consultation and engagement exercises identified the following issues for Irvine's connectivity:

- Lack of legible, safe and accessible connections - from East to West Rivergate Centre acts as town centre river crossing (day & night).
- Lack of inclusive pedestrian links around town centre - lack of drop-kerb crossings for wheelchair users, need to encourage 'mobility first' connections.
- Key pedestrian routes involve underpasses, where anti-social behaviour & crime contribute towards lack of safe pedestrian movement;
- Lack of clear pedestrian waymarking/ signage;
- Inadequate public transport, particularly in evening.

Priorities for Change

Following public consultation and engagement under the LTPFT Programme, it was clear that the local priority for Irvine was to focus investment within the High Streets, Heritage & Regeneration theme (see Figure 8).

Furthermore, all 674 consultation responses have been collated and analysed, and identify the town centre as the spatial priority for Irvine (see Figure 9).



Pop-up comment boxes were placed in local community centres and libraries throughout Irvine.

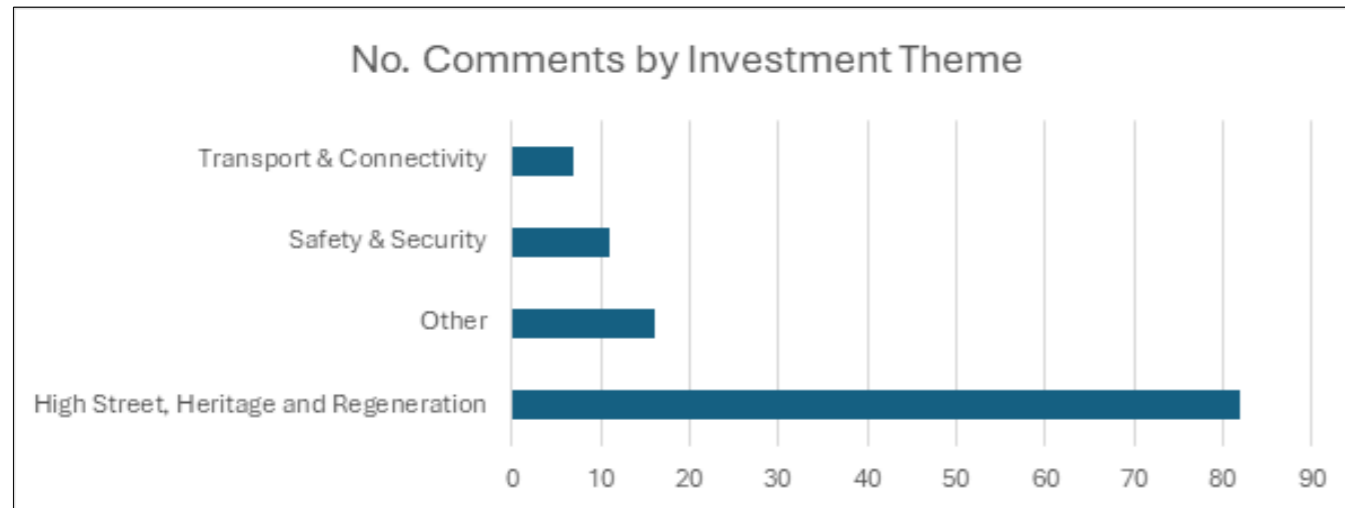


Figure 8: Community Outreach Investment Theme Priorities - LTPFT Programme (2024-25)

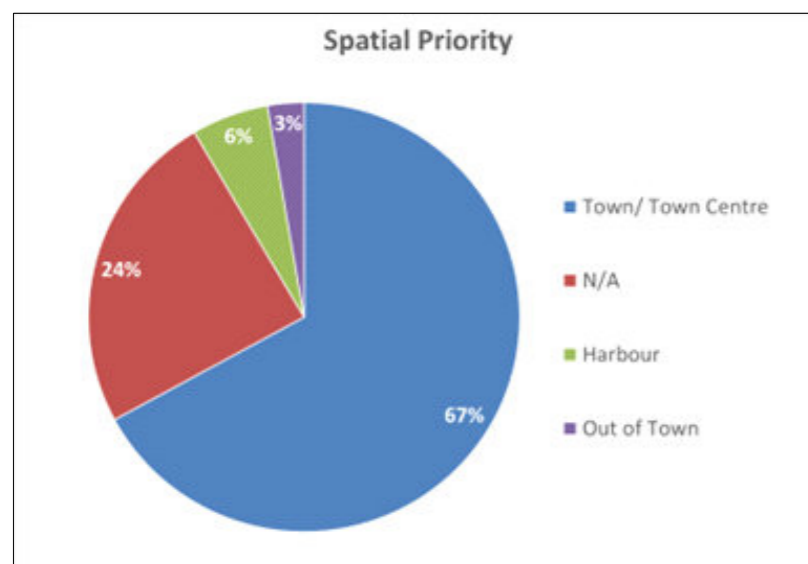


Figure 9: Spatial Priorities - PFN Programme (2025)

Consultation feedback highlighted Irvine Town Centre as the Spatial Priority for the Regeneration Plan.

The collated community responses demonstrate a range of priority themes for Irvine, as shown in Figure 10. Most notably:

- Town Centre/ High Street - 257 responses mentioned the town centre or high street area as a priority.
- Playspace/ Greenspace - 162 comments noted the lack of play provision and green space.
- Activities for Young People - 91 responses identified a need for more activities for young people.
- Clean Town Centre – 71 comments referred to the town as littered and dirty.
- Safety/ Crime – 71 comments referenced safety/ crime/ anti-social behaviour concerns.
- Community Support – 66 comments noted a need to support community activities/ spaces/ facilities.

As a result of community feedback, the Neighbourhood Board developed four key priorities for change for Irvine. These are captured in Section 3 (Vision for the Future) as follows:

1. A clean, safe and welcoming town centre;
2. A well-connected town centre where people want to live;
3. A business-friendly town from town centre to Harbourside;
4. A town that supports local community groups and active empowered communities.

The key priorities align with the PFN Programme objectives of thriving places, stronger communities and taking back control as follows:

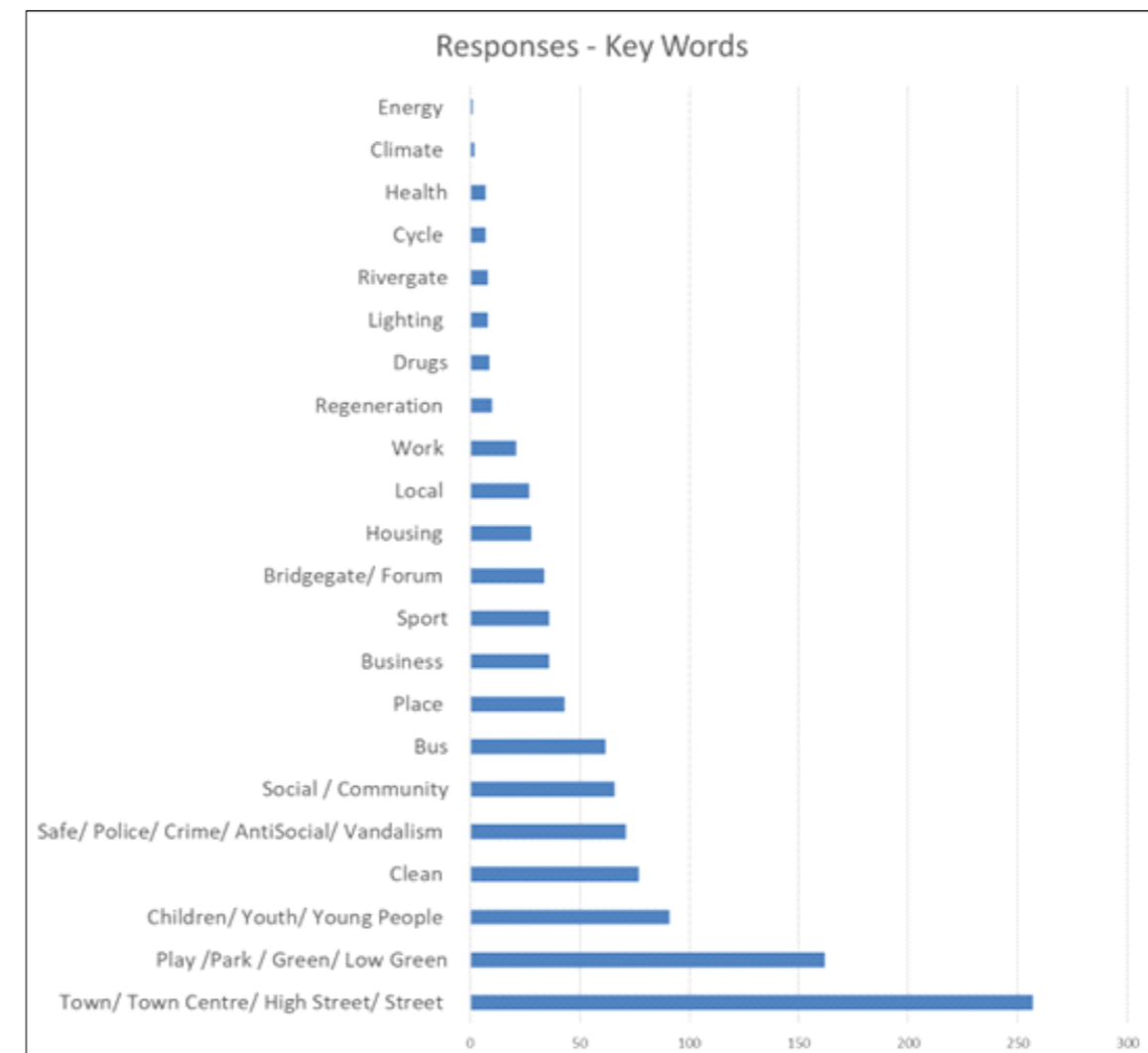


Figure 9: Consultation Priority Themes - PFN Programme (2025)

Alignment with PFN Programme Objectives

Thriving Places

The PFN objective of thriving places seeks to create vibrant communities, busy high streets, a range of local amenities and high-quality physical infrastructure. Priority 1 of the Irvine Regeneration Plan, 'A clean, safe and welcoming town centre', aligns with this objective in seeking to create a vibrant, successful economy and a strong sense of place. It aims to celebrate and build on Irvine's inspiring heritage and distinctive place qualities, whilst addressing vacant buildings and supporting the everyday needs of local communities in creating safe and welcoming spaces. Priority 2 'A well-connected town centre where people want to live' also aligns with this objective in seeking to ensure safe and accessible pedestrian links connecting Town centre with Harbourside, and to encourage Town centre living, shaping the Town centre as a welcoming place for people.

Stronger Communities

The PFN objective of stronger communities seeks to rebuild relationships and restore a collective sense of belonging, safety and pride. Priority 4 of the Irvine Regeneration Plan 'A town that supports local community groups and active empowered communities', aligns with this objective in seeking to work closely to support local groups and organisations to shape Irvine as a place of opportunity and a place where everyone is able to thrive.

Taking Back Control

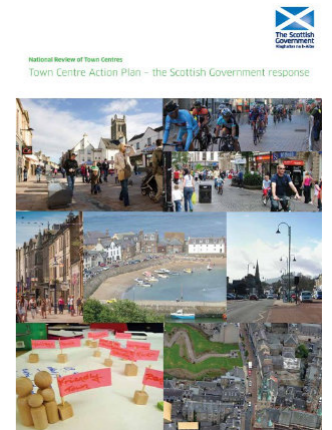
The PFN objective of taking back control seeks to empower people to enter the workplace, encourage workers to progress, and support businesses to grow. Priority 3 of the Irvine Regeneration Plan, 'A business-friendly town from town centre to Harbourside' aligns with this objective in seeking to create opportunities for skills, learning and employment and to boost the town centre economy with support for local businesses and enterprise.

Intended Use of Powers / Policy Toolkit

The following policy toolkit has informed the development of the Regeneration Plan:

- Regeneration Strategy (Scottish Government, 2011) – The Regeneration Plan takes an asset-based approach focusing on Irvine's strengths, it seeks to avoid preventative spend by investing in the sustainability of communities, it seeks to invest in health-nurturing environments and high quality greenspace, and it seeks to address existing challenges of deprivation.
- Town Centre First Principle (Scottish Government & COSLA, 2014) – The Regeneration Plan aligns with the aims of the Town Centre First Principle by focusing the majority of the interventions / projects in the town centre area, and putting the health of Irvine town centre at the heart of decision making.
- Town Centre Action Plan (Scottish Government & COSLA, 2022) – The Regeneration Plan takes account of the vision of Town Centre Action Plan, which seeks to ensure that town centres are for the wellbeing of people, planet and the economy.
- Town Toolkit (Scotland's Town Partnership) – The Regeneration Plan has been informed by case studies and resources in the Toolkit in relation to governance, strategic vision and projects.
- Place Principle (Scottish Government, 2019) – The Regeneration Plan has been developed following the partnership structure outlined in the PFN guidance and Place Principle policy, and seeks to ensure a collaborative approach to placemaking.

A full review of the Powers/ Policy Toolkit is provided in Appendix 4



Town Toolkit



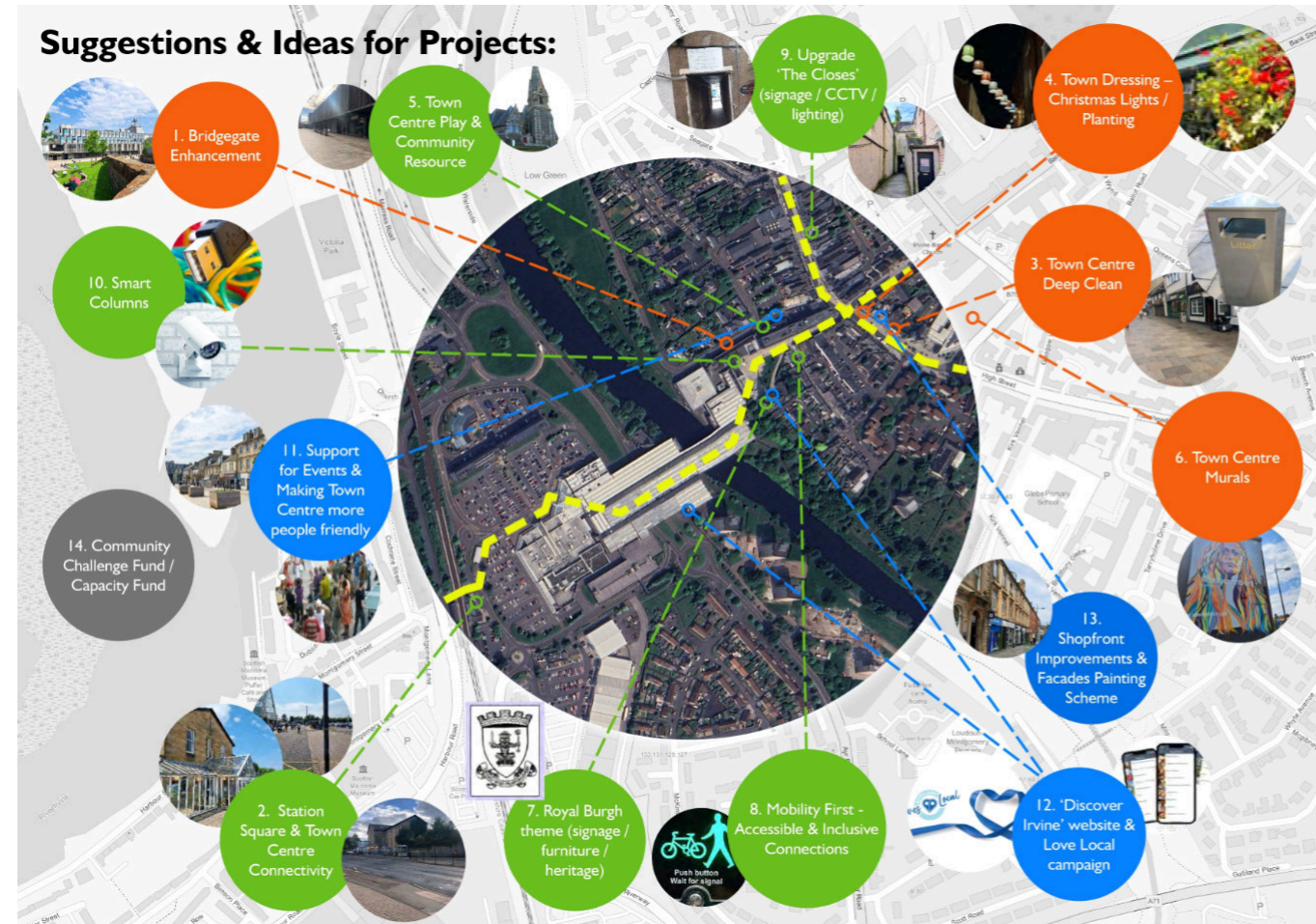
SITP | SCOTLAND'S TOWNS PARTNERSHIP



The Regeneration Plan seeks to enhance Irvine's best qualities.

Possible Interventions & Long-Term Outcomes

The fundamental aim for long term change is to see Irvine thrive, with a town centre that is safe, welcoming and appealing in a way that supports community, businesses and enterprise. Table 4.2 sets out the Irvine Regeneration Plan provisional list of projects, aligned with the pre-approved interventions list, and anticipated outcomes and objectives that the Board hope to achieve.



Projects selected through consultation feedback & presented to communities as part of the 10 Year Vision.

1. Bridgegate Enhancement

Scope

Develop and implement a programme of works to address dereliction and enhance the Bridgegate area. Initial Feasibility Study & Optioneering - explore options for Forum/ Ruby Tuesdays, including potential demolition and redevelopment for outdoor play/ greenspace.

*Year 1: Feasibility Study
Years 2-4: Full Design & Implementation*

PFN Intervention Area

- Regeneration, High Streets & Heritage
- Safety & Security

Objectives/ Outcomes

- Improve place quality, place perceptions and sense of pride.
- Improve safety and security for residents, visitors and businesses, with reduced crime rates.
- Increase footfall and dwell time.
- Reduce vacancy rates.
- Improve health & wellbeing.



Clean, Safe & Welcoming Town Centre



2. Station Square & Town Centre Connectivity

Scope

Create new 'Station Square' to enhance town centre gateway. Develop and implement a programme of improved pedestrian connections from the Station into the town centre.

*Years 1-2: Feasibility Study & External Upkeep
Years 5-7: Full Design & Implementation*

PFN Intervention Area

- Regeneration, High Streets & Heritage

Objectives/ Outcomes

- Improve place quality, place perceptions, first impressions and sense of pride.
- Improve safety and security for residents, visitors and businesses.
- Create a safer night-time environment and improve inclusivity.
- Create safe, legible and accessible routes from the Station into the town centre.



Clean, Safe & Welcoming Town Centre



3. Town Centre Deep Clean

Scope

Carry out a targeted programme of deep cleaning and maintenance in the town centre. Focus on projects that improve first impressions of Irvine such as pressure washing pavements and external painting.

Years 1-7: Implementation & Maintenance

PFN Intervention Area

- Regeneration, High Streets & Heritage

Objectives/ Outcomes

- Improve place quality, place perceptions, first impressions and sense of pride.
- Reduce vacancy rates.
- Increase footfall and dwell times.



Clean, Safe & Welcoming Town Centre



4. Town Dressing

Scope

Enhance overall place quality and Town Centre environment by implementing a 'Town Dressing' programme with Christmas lights and seasonal planting. Focus on projects that signal a confidence in the town centre and key locations.

Years 1: Implementation

Years 2-10: Maintenance

PFN Intervention Area

- Regeneration, High Streets & Heritage

Objectives/ Outcomes

- Improve place quality, place perceptions, first impressions and sense of pride.
- Reduce vacancy rates.
- Increase footfall and dwell times.



Clean, Safe & Welcoming Town Centre



5. Town Centre Play & Community Resource

Scope

Provide a town centre play facility and community resource centre. Proposals should provide high quality inclusive play facilities, learning and skills development opportunities, and community facilities with potential for hired spaces/ meetings rooms. Potential to be volunteer-run.

Years 5-7: Design & Implementation

Years 8-10: Maintenance / Operation

PFN Intervention Area

- Cohesion

Objectives/ Outcomes

- Provide support for early learning, children and youth activities.
- Encourage an engaged local community.
- Reduce inequalities and minimise anti-social behaviour.
- Improve skills and employment opportunities.



Clean, Safe & Welcoming Town Centre



6. Town Centre Murals

Scope

Develop and implement a selection of Murals on building façades throughout the town centre. Improve place perceptions and provide opportunity for local artists to create fun public art murals inspired by local history and community.

Years 1: Design Strategy

Years 2-4: Implementation

PFN Intervention Area

- Regeneration, High Streets & Heritage

Objectives/ Outcomes

- Improve place quality, place perceptions, first impressions and sense of pride.
- Reduce vacancy rates.
- Increase footfall and dwell times.



Clean, Safe & Welcoming Town Centre

7. Royal Burgh Theme (Signage/ Furniture/ Heritage)

Scope

Celebrate Irvine's history and heritage by developing and implementing an 'Irvine Royal Burgh' theme across street features including wayfinding, signage, street furniture and heritage features.
Years 8-10: Design & Implementation

PFN Intervention Area

- Work, productivity & skills

Objectives/ Outcomes

- Improve place quality, place perceptions and sense of pride.
- Provide attractive, inclusive and legible pedestrian connections.
- Increase footfall and dwell time.
- Support placemaking and make the town centre a more enjoyable and people-friendly place.



Well Connected Town Centre



8. Mobility First – Accessible & Inclusive Connections

Scope

Develop and implement safe, accessible and legible pedestrian connections within and around the town centre, enhancing inclusivity and place quality.
Years 5-7: Design & Implementation

PFN Intervention Area

- Transport
- Regeneration, High Streets & Heritage

Objectives/ Outcomes

- Safe, inclusive and accessible pedestrian connections and spaces.
- Support placemaking and make the town centre a more enjoyable and people-friendly place.
- Increase footfall and dwell time.
- Reduce car travel.
- Create healthy, active places and people with reduced health inequalities.



Well Connected Town Centre



9. Upgrade 'The Closes' (Signage/ CCTV/ Lighting)

Scope

Develop and implement a programme of enhancement measures to upgrade 'The Closes' making them safer and more attractive, including street lighting, CCTV and signage.
Years 8-10: Design & Implementation

PFN Intervention Area

- Regeneration, High Streets & Heritage
- Safety & Security

Objectives/ Outcomes

- Create a network of safe, inclusive and accessible pedestrian connections and spaces.
- Improve place quality, place perceptions and sense of pride.
- Make the town centre a more enjoyable and people-friendly place.
- Reduce crime rates.



Well Connected Town Centre

10. Smart Columns

Scope

Develop and implement a network of Smart Columns in the town centre combining Street Lighting, CCTV and Wifi to support place quality, and improve safety, perceptions of safety and security.
Years 5-7: Design & Implementation

PFN Intervention Area

- Regeneration, High Streets & Heritage
- Safety & Security

Objectives/ Outcomes

- Create a safer night-time environment and improve inclusivity.
- Support enhancement of night-time economy.
- Improve security for residents, visitors and businesses.
- Reduce crime rates.



Well Connected Town Centre

11. Support for Events & People Friendly Town Centre

Scope

Establish a programme of funding for town centre events to encourage footfall and dwell time. Include funding for other activities/ interventions to enhance the people-friendly nature of town centre.
Years 5-10: Strategy & Implementation

PFN Intervention Area

- Work, productivity & skills

Objectives/ Outcomes

- Make the town centre a more enjoyable and people-friendly place.
- Improve place quality, place perceptions and sense of pride.
- Increase footfall and dwell time.



Business Friendly Town



12. Shopfront Improvements & Façade Painting Scheme

Scope

Develop a Shopfront Improvement Scheme for High Street/ Bridgegate/ Bank Street to fund external improvements such as shopfront painting, repairs, awnings, or new/enhanced signage improving quality of retail units.
Years 5-7: Strategy & Implementation

PFN Intervention Area

- Regeneration, High Streets & Heritage

Objectives/Outcomes

- Improve place quality, place perceptions and sense of pride.
- Increase footfall and dwell time.



Business Friendly Town



13. 'Discover Irvine' Website & Love Local Campaign

Scope

Develop a 'Discover Irvine' website to promote attractions, events and projects. Provide social media updates/ marketing. Create Irvine Love Local Campaign. Potential for project to be volunteer-led.
Years 1: Strategy & Implementation
Years 2-10: Maintenance / Operation

PFN Intervention Area

- Work, productivity & skills

Objectives/ Outcomes

- Improve place quality, place perceptions and sense of pride.
- Increase footfall and dwell time.
- Support local economy.
- Support enhancement of night-time economy.



Business Friendly Town



14. Community Support Fund / Capacity Funding

Scope

Develop and implement a Community Support Fund to support local organisations, cultural/ arts / sports groups and local interest groups. Fund could also provide support for community facilities.
 Years 1: Establish Community Fund
 Years 2-10: INB Review Applications & Award

PFN Intervention Area

- Cohesion

Objectives

- Support staffing of community facilities Increased community action, wealth building and resilience.
- Strengthen sense of community and belonging.
- Reduce inequalities and minimised anti-social behaviour.
- Engaged local community.
- Reduce inequalities and minimised anti-social behaviour.

Community Project Support



5.0 Alignment with Other Programmes & Investments



The River Irvine is an important town asset.

Irvine has been the focus of a number of Regeneration Initiatives that have looked to recognise the challenges of the town centre, Harbourside and building a more sustainable, productive and liveable place.

The Regeneration Plan seeks to build on and align with wider investment and regeneration programmes that have achieved significant benefits for Irvine.

Irvine has been the focus of a number of Regeneration Initiatives that have looked to recognise the challenges of the town centre, Harbourside and building a more sustainable, productive and liveable place.

Irvine Vision

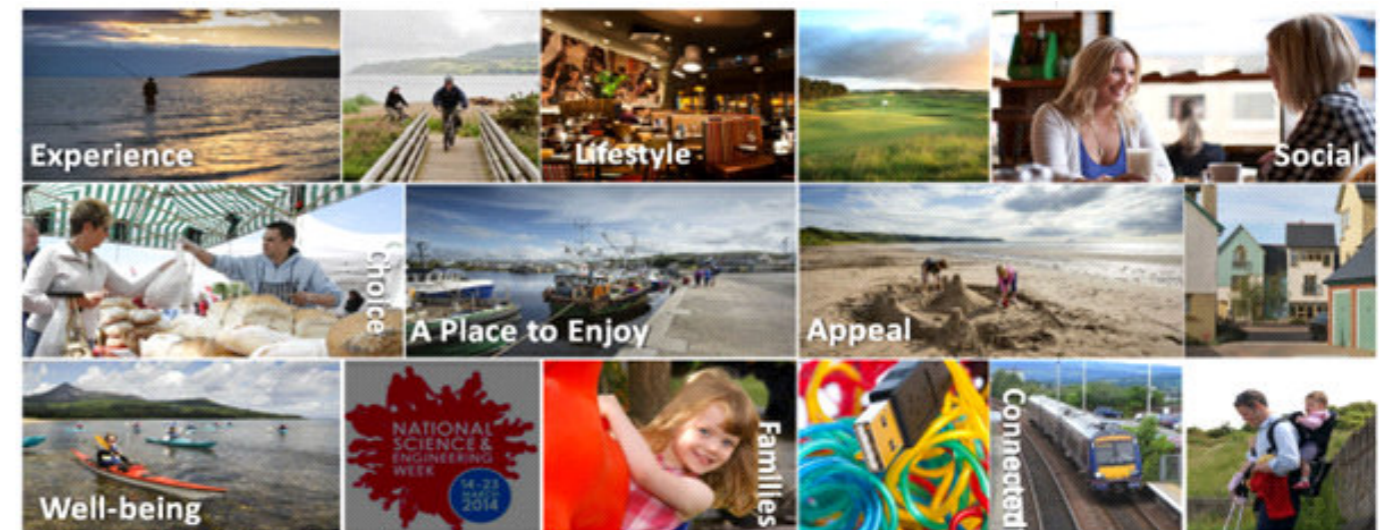
The Irvine Vision (2015) offered a long-term strategy for place-making and regeneration and looked to build on the strengths of the town based around the skills and capacity of its people, its infrastructure and place qualities to offer a great location to live, work and invest. The vision emerged from extensive public consultation and was expressed as:

Vision: Irvine - a place for you
A coast that offers opportunity to breathe, enjoy and be all you can be.
A town to grow, share, succeed, and develop.
An enterprise location in which to invest.
A confident and aspiring community.

The Regeneration Plan seeks to build on this vision and further develop the long-term strategy for Irvine as a thriving place. It seeks to encourage more community-based initiatives, community wealth building and empowering the community to take back control, supporting local resilience and social cohesion.

Town Centre Public Realm Enhancement Scheme

The Town Centre Public Realm Enhancement Scheme (2016-2019) included a package of Town Centre Regeneration Schemes including the renewal of the Townhouse, a new leisure centre at The Portal, The Circuit sports facility, Town Centre High Street Public Realm and Active Travel projects. The Regeneration Plan seeks to complement this programme of enhancement works with interventions focused on the town centre area. Interventions such as shopfront improvement schemes, town dressing, and public realm improvements seek to enhance the sense of pride in place, support sustainable economic growth tailored to local needs and improve community resilience.



Ayrshire Growth Deal

The Ayrshire Growth Deal (2019-2030), which covers each of the three Ayrshire authorities includes a focus on Irvine with the Great Harbour and Maritime Mile Project. This seeks to strengthen Irvine's place as a Coastal Destination Town linking town centre with the coast celebrating the Harbourside and Irvine's river and waterfront frontages. The Regeneration Plan seeks to build on Irvine as a destination town with interventions focused on key arrival and gateway areas including public realm enhancement around Irvine rail station, and improved connectivity from the town centre to Harbourside.



Further Investment Programmes

A range of more local and community-based projects and projects with other partners including Locality Planning have also sought to improve access to local facilities, celebrate heritage, promote town centre retailing and support area regeneration. These include town centre living pilots and developments, tourism infrastructure, local place quality improvements, and community infrastructure some of which are further outlined over.

AYRSHIRE GROWTH DEAL

Irvine Locality Partnership



Fund	Project	Description	Investment	Status	Alignment
Ayrshire Growth Deal	Great Harbour Masterplan Development	Development of Irvine Harbourside with 'Maritime Mile' to transform the area into a national waterfront destination.	£14m (£9m Scottish Government; £5m North Ayrshire Council)	Advancing with Phase 1 due for completion 2026	Regeneration Plan builds on the destination town with enhanced arrival areas (rail station) and improved pedestrian connectivity within the town (town centre to Harbourside).
Scottish Government V&DL Affordable Housing Supply Programme & Investment Programme	Town Centre Living Pilot – King's Arms	Redevelopment of listed King's Arms into affordable town centre housing.	£1.4m	Advancing with completion anticipated 2025	Regeneration Plan focuses interventions in the town centre area, with improvements to pedestrian connectivity and enhancement of 'The Closes' contributing towards a more liveable town centre.
Scottish Government – Place Based Investment	Town Centre Living Pilot – 36 Bank Street	Redevelopment of 36 Bank Street into affordable town centre housing.	£1.53m (2021-2024)	Ongoing	Regeneration Plan builds on past investment with a focus on enhancing the town centre - implementing a town centre deep clean, improving pedestrian connectivity, addressing dereliction / vacant units, addressing negative place perceptions and contributing towards a more liveable town centre.
UK Government Shared Prosperity Fund	Delivery of funding across local authority to build pride in place and increase life chances.	Projects 2022-2025: <ul style="list-style-type: none"> • People & Skills • Supporting Local Business • Community & Place 	£6.2m (2022-2025) £2.67m (2025/26)	Ongoing	Regeneration Plan builds on past investment with a focus on community resilience, improving community capacity, supporting local community groups and initiatives, and empowering communities to take back control.
Scottish Government Locality Partnership Initiatives	Various Locality Partnership Projects	<ul style="list-style-type: none"> • Community Investment Fund for Irvine with £754k approved in 2017 and £870k approved in 2021. • Funded Irvine Digital Officer role in 2018. • Short life working group to help tackle anti-social behaviour at Rivergate Centre in 2019. 	£1,624,000 (2017-2021)	Ongoing	Regeneration Plan builds on past community investment with a Community Support Fund/ Challenge Fund and Community Capacity Fund – supporting local community groups and organisations, and providing capacity funding for community infrastructure/ facilities.
NAC	Community Wealth Building Pilot (2019) & CWB Strategy 2024-27	Initiative focused on ensuring economic wealth is generated, circulated and retained within local communities. Seeks to build a more inclusive and sustainable local economy.	£3m	Ongoing	Regeneration Plan builds on past community wealth building investment with a Community Support Fund/ Challenge Fund and Community Capacity Fund – supporting local community groups and organisations, and providing capacity funding for community infrastructure/ facilities.
NAC – Participatory Budgeting Fund	Various local community projects.	The Participatory Budgeting Fund is an inclusive way for local communities to decide how they want to spend public funds. NAC commitment to disperse 1% of funding through Participatory Budgeting.	2025: £200k.	Ongoing	Regeneration Plan builds on past community investment with a Community Support Fund/ Challenge Fund and Community Capacity Fund – supporting local community groups and organisations, and providing capacity funding for community infrastructure/ facilities.

6.0 Match Funding & Leveraged Investment



Quality public realm within the Bridgegate.

The Irvine Neighbourhood Board is committed to attracting and maximising opportunities for private, public and philanthropic investment to help realise the ambitions of the Regeneration Plan.

Whilst public funds will be under significant challenge for the period 2025-2030, funds are and will become available and a number of core funding programmes remain active and accepting applications.

The Neighbourhood Board is aware that securing external funds requires:

- Quality funding submissions;
- Clear alignment with funders objectives and national/regional/local policy(s);
- Support from other partners or project sponsor;
- Clear demonstration and evidence of community support / local champions;
- Strong place & community benefits / value for money;
- Accountable body to manage funds and deliver the project.

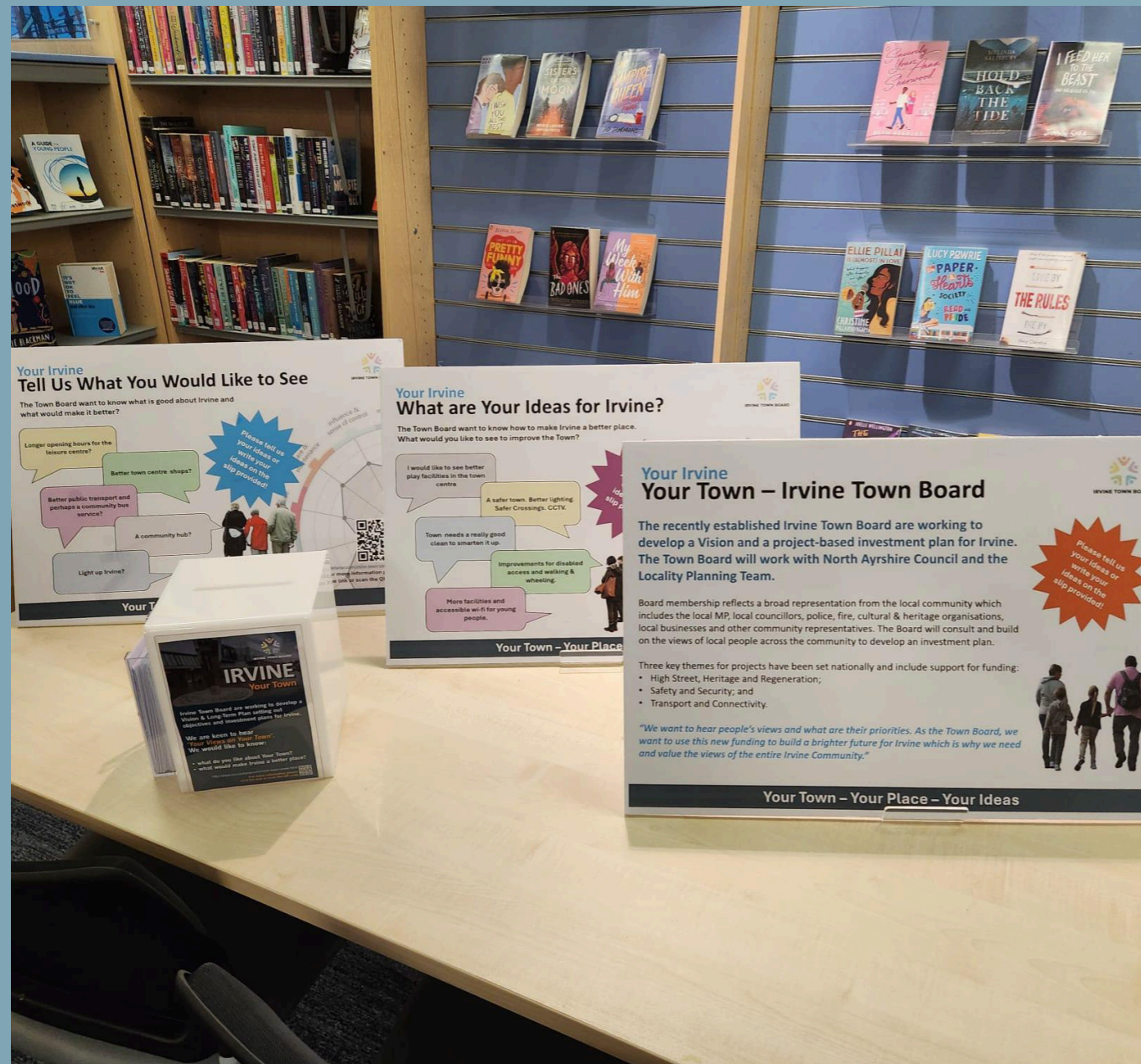
Table 6.1 summarises funds and programmes that provide essential support for regeneration in Scotland's town centres. The table, although not exhaustive, highlights the core intervention areas that are the focus of the Regeneration Plan, and thus where funding may be applicable and targeted for securing future leverage investment. Local authorities, community groups, development trusts, Scottish Charitable Incorporated Organisations (SCIO's) and potential other stakeholders can access these resources to support the Regeneration Plan for Irvine.

The Neighbourhood Board intend to maintain an ongoing funding tracker (Table 6.1 below) throughout the delivery of the Regeneration Plan to ensure other investment opportunities are maximised.

Table 6.1 - Other Funding Streams / Investment Opportunities

Investment Opportunities	Organisation	Core Intervention Areas				
		Regen, High Streets & Heritage	Work, productivity & skills	Cohesion	Transport	Safety & Security
PUBLIC SECTOR INVESTMENT						
NAC Capital Funding Programme	Council	o	o	o	o	o
Shared Prosperity Fund	Council	o	o	o	o	o
Place Based Investment Fund	Council	o	o	o	o	o
Regeneration Capital Grant Fund (RCGF)	S Govt/COSLA	o	o	o	o	o
Vacant & Derelict land Fund (VDLF)	S.Govt/IC	o				
Heritage Environment Fund	HES	o	o			
Heritage & Place Programme Fund	HES	o	o			
Active Travel Infrastructure Fund Tier 1&2	Transport Scotland	o		o	o	
Strathclyde Passenger Transport	SPT			o	o	
Sports Scotland	Sport Scotland					
PRIVATE SECTOR INVESTMENT						
Industry/Employment – Sector Investment		o	o			
Retail Investment		o				
Housing Investment				o		
THIRD SECTOR INVESTMENT						
National lottery Awards for All (NL)	National Lottery	o	o	o		
NL Community Led Projects	National Lottery	o		o		
NL Arts & Sports Projects	National Lottery	o		o		
NL Climate Action Fund	National Lottery	o		o		
Scottish Land Fund	S.Govt	o		o		
NL Young Start	National Lottery	o		o		o
NL – Heritage Fund	National Lottery	o	o			
Sustainable Communities Fund & CCG	CES	o		o		
Culture & Business Scotland	CBS	o	o			
Scottish Landfill Community Trust	SLCT	o		o		
Esmee Fairbairn Foundation	EFF	o	o	o		o
Barcapel Foundation	Barcapel	o	o	o		o
McCarthy Stone Foundation	M&S	o		o		

7.0 Community & Stakeholder Engagement



The Irvine Regeneration Plan has been developed through a process of ongoing public consultation.

Engagement Undertaken to Date

The Irvine Regeneration Plan has been developed through a process of ongoing public consultation and engagement, as outlined below.

Stage 1

Desk Review

- Strategic Place Based Review seeking out all relevant baseline data / spatial mapping based on assessment to establish place/ socio-economic baseline.
- Desk Study review of previous studies, consultation and engagement provided an initial understanding of local challenges and community aspirations.
- Review of engagement undertaken in parallel programmes (Locality Planning) and associated with Irvine Vision.

Stage 2

Board Engagement

- The Neighbourhood Board structure created a broad based Board drawing from a wide range of agencies/organisations and representatives from across the community. To be as inclusive as possible this included Local MP/MSP., Local Members, Locality Planning Officers, Council Officers, Police, Young People Representatives (MSYP) / , business representation, tourism/ heritage representation, seniors forum, NAC Officers etc.
- Workshop formats and formal Board Meetings / Sub Group Meetings have extended participation / decision making.

Stakeholder Consultation(s)

- Specific Stakeholder Groups have been consulted (eg. Chamber of Commerce / Local Retailers) and invited to provide feedback on priorities.
- The Chamber of Commerce, Police and Locality Planning, Marymass Festival, Maritime Museum are represented on the Board.

Online Consultation x3

- 3no surveys of local residents, young people and businesses inviting comment on challenges and opportunities, and ambitions and aspirations for the town. Online thoughts as to what people liked/disliked and where local residents wanted to see change. (Irvine Neighbourhood Board).
- Survey of public/local residents inviting feedback on which investment theme(s) should be prioritised and to suggest or identify projects and/or early wins that could be implemented. (NAC – Ironside Farrar Web Link).
- Survey of the 10 Year Vision potential projects (Irvine Neighbourhood Board).

Community Outreach Going out into the Community

- The Neighbourhood Board presented a stall at the Marymass Festival in August 2024. The public were asked to provide their vision for Irvine and to comment on issues and opportunities for the town.
- Pop-up community outreach with Comment Boxes, Forms and Links to Online Consultation / Surveys located in:
 - Local Libraries
 - Community Centres
 - Destinations (Museums/Leisure/Visitor centres)
 - Community Events.

Public Consultation

Public Consultation was undertaken to build awareness, invite comment, secure feedback and encourage active groups to engage and participate. Events were held:

- Trinity Church
- Marymass Festival 2024
- Rivergate Shopping Centre
- Portal Leisure Centre
- High School – Young People Workshop
- Christmas Event 2024
- Irvine Clean Up 2025
- Marymass 2025

Stage 3 Future Ongoing Engagement

The Neighbourhood Board will establish a programme of ongoing engagement (in person / online / social media) to ensure that future proposals, investments and outcomes align with local priorities and aspirations.

- a. **Investment Period 1 – Year 1: January 2026** – Preparation of an Engagement Strategy for Investment Period 1.
- b. **Investment Period 1 – Year 2: January 2027** Monitoring survey – review of feasibility studies/ concept masterplans.
- c. **Investment Period 1 – Year 3: January 2028** Monitoring survey – review of project progression to date.
- d. **Investment Period 1 – Year 4: January 2029** – March 2029 Review of next Investment Period 3 Year Plan.
- e. **Investment Period 2 – Year 5: March 2029** – Preparation of an Engagement Strategy for Investment Period 2.

Marymass Festival: Consultation Event August 2024

The Neighbourhood Board presented a stall at the Marymass Festival in August 2024. The public were asked to provide their vision for Irvine and to comment on issues and opportunities for the town. The responses are captured in the overall Community Outreach feedback presented below.

Community Outreach: August – November 2024

Pop-up community outreach took place from August to November 2024. Comment forms and boxes with links to the Online Consultation and Survey were placed in libraries, community centres and visitor centres to advertise the development of the Regeneration Plan, and to encourage the public to have their say. People were asked to either leave comments in the boxes or to complete the online survey. Outreach activities received 116 responses over this period. The Neighbourhood Board grouped the feedback under each investment theme to indicate local priorities, Figure 10. There were a total of 82 votes for High, Streets, Heritage and Regeneration, 11 votes for Safety and Security, 7 votes for Transport and Connectivity and 11 votes for 'Other'. Key comments received from the outreach are included in the Feedback & Implications section below.

Online Consultation: July 2024 – March 2025

A rolling online consultation took place from July 2024– March 2025. The online site was viewed 461 times by 221 individuals and has received 71 online responses.

With regards to the Investment Themes, the online survey indicated clear majority support for projects within the High Streets, Heritage & Regeneration theme. Key comments received are included in the Feedback & Implications section below.

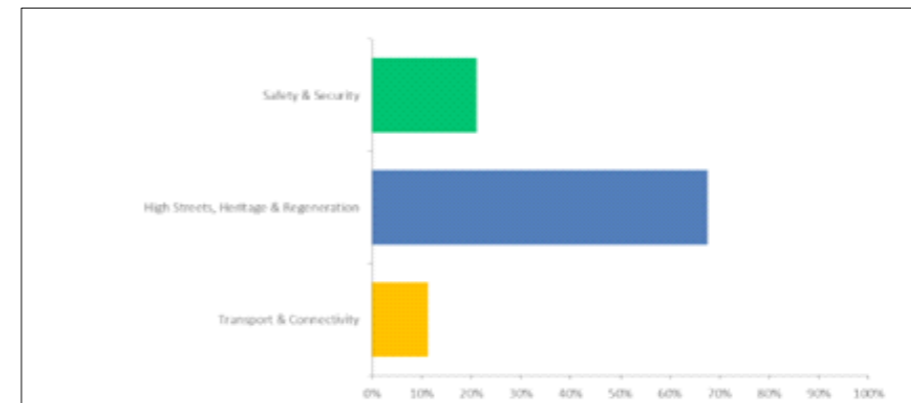
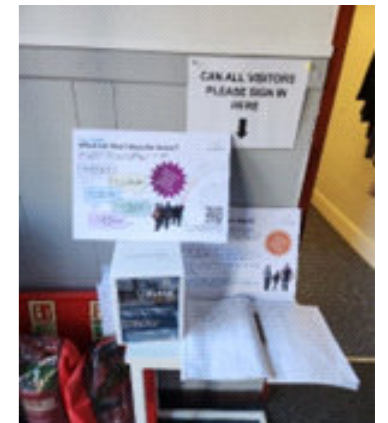


Figure 17: Investment Theme Priorities (Online Survey, July 2024 -March 2025)



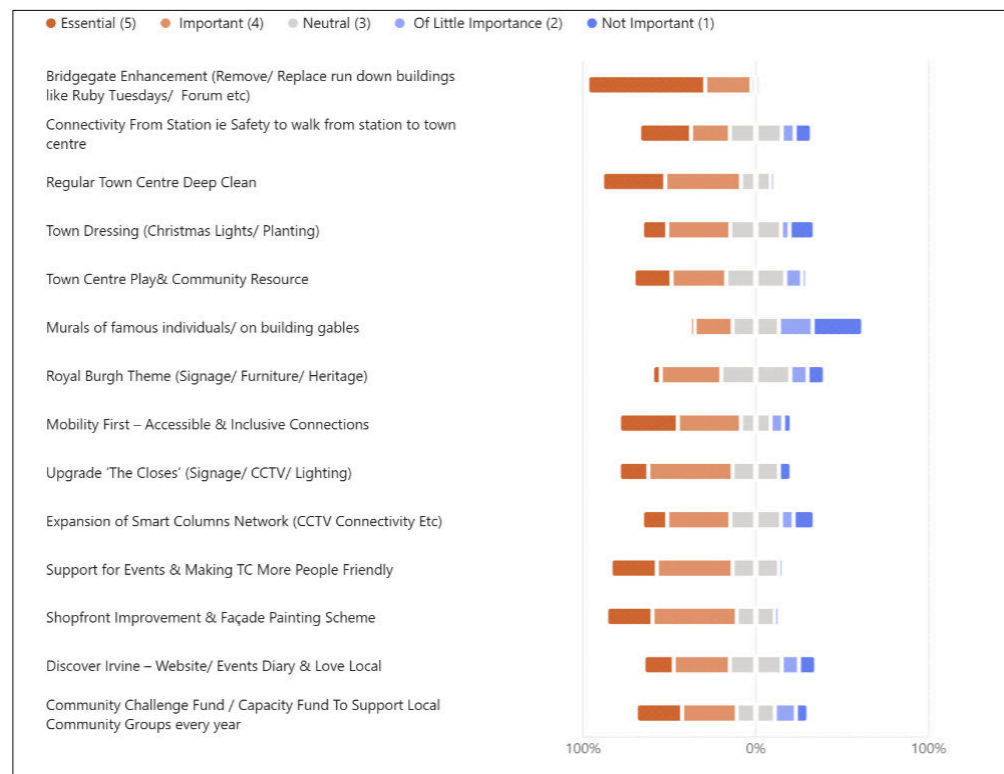
Marymass Festival Event



Community Outreach.

Online Consultation September – October 2025

The INB Website hosted a consultation on the proposed 10 Year Vision projects, asking the public to provide feedback on the projects and rank them in terms of importance. The 42 respondents rated the majority of the 10 Year Vision projects as essential or important as shown in the graph opposite.



Consultation Results - 10 Year Vision Priorities.



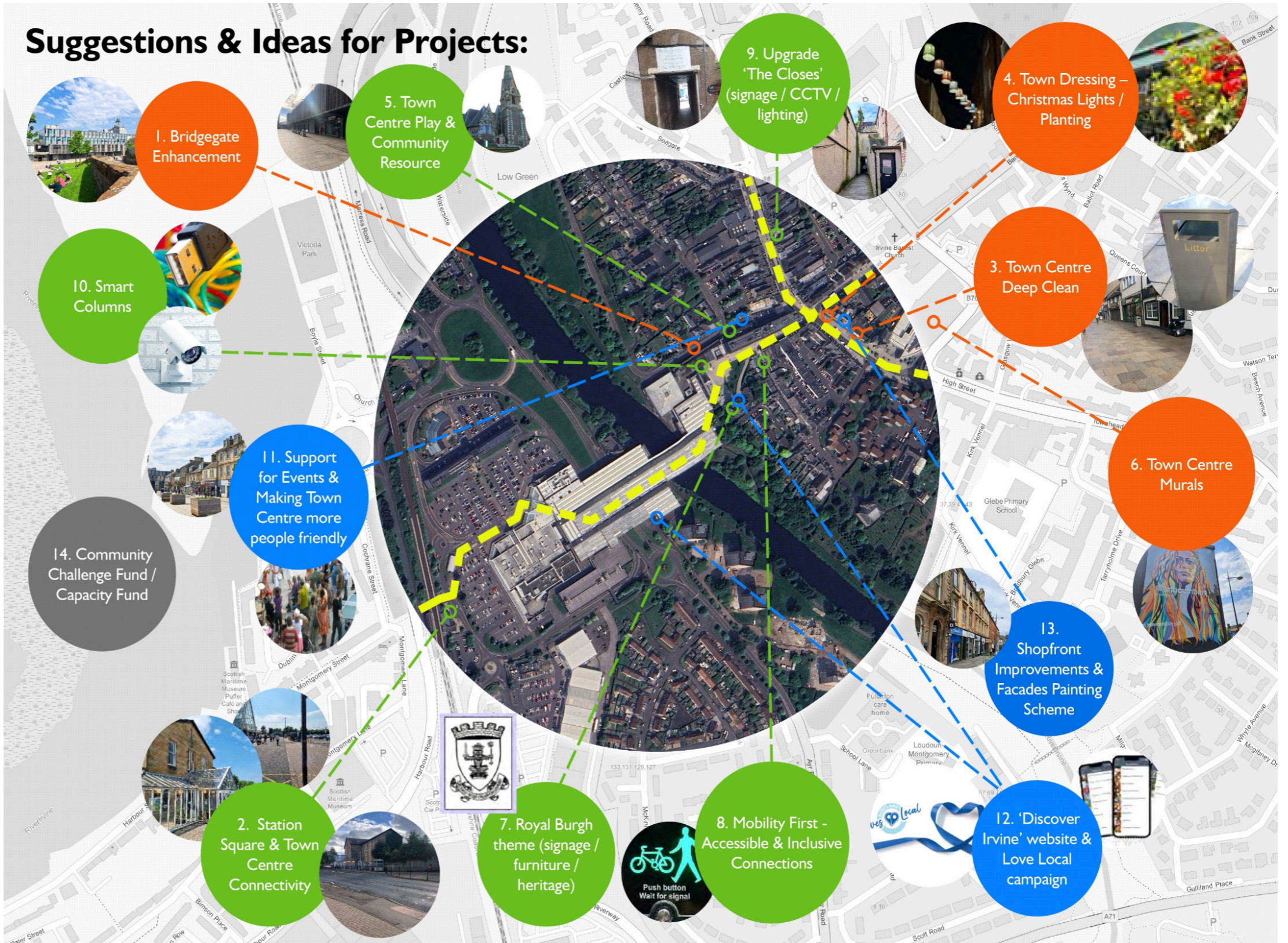
Marymass 2025 - Our Irvine - INB Branding



Irvine Clean Up 2025 (INB funded event)

You Said, We Did

1. 'Vacant buildings exacerbate issues of crime and anti-social behaviour'
2. 'Irvine Station presents a negative first impression'
3. 'Irvine is in desperate need of a deep clean!'
4. 'We'd love to see some Christmas Lights in Irvine!'
5. 'Irvine would benefit from more children's activities'
6. 'We need to make the town centre more attractive.'
7. 'We need to celebrate Irvine and remember it's Royal Burgh heritage.'
8. 'Irvine's streets need to be more accessible & inclusive.'
9. 'The Closes can feel unsafe and would benefit from an upgrade.'
10. 'Irvine town centre would benefit from street lighting, CCTV & wifi.'
11. 'Marymass is a great success, Irvine would benefit from more events'
12. 'A town website and Irvine Love Local scheme would help promote local businesses.'
13. 'Poor quality shopfronts deter shoppers'
14. 'We want to support our local community groups'.



Feedback & Implications

The below provides a summary of key comments received during the public consultation process and how this is reflected in the Regeneration Plan:

Key Consultation Feedback	Reflection in Regeneration Plan	
Town centre as spatial priority for regeneration.	Regeneration Plan Interventions are heavily weighted towards town centre projects.	✓
Improve parks/playspace/ activities for children and young people.	Regeneration Plan Interventions include Bridgegate Enhancement which would include redevelopment with opportunities for greenspace/ play space.	✓
Area around Bridgegate is a key risk in terms of safety and security, empty buildings lead to anti-social behaviour and trespassing.	Regeneration Plan Interventions include improved Bridgegate Enhancement, seeking to address issues of dereliction/ empty buildings and crime.	✓
Need to improve lighting and CCTV in town centre and key connections.	Regeneration Plan Interventions include Smart Columns with integrated lighting/ CCTV/ Wifi to improve safety and security.	✓
More activities / groups/ clubs for young people to prevent anti-social behaviour	Regeneration Plan interventions seek to provide support for community groups/ centres to improve facilities, strengthen services and support community capacity.	✓
Lack of accessible / inclusive connections for wheelchair uses.	Regeneration Plan includes interventions to provide safe, inclusive, legible and accessible connections from town centre to Harbourside.	✓
Irvine needs a deep clean.	Regeneration Plan includes an Intervention to provide a Deep Clean to improve first impressions of the town centre and boost sense of pride.	✓
Address vacant shops and empty buildings.	Regeneration Plan includes an Intervention to provide a Shopfront Improvements Scheme and Bridgegate / Forum area enhancement.	✓
Create an inviting Town centre – pleasant experience whether day or evening.	Regeneration Plan seeks to enhance the quality of the town centre with measures to improve appearance (Lights, Shopfront Improvements), and interventions to create a connected, inclusive and accessible public realm that encourages a vibrant and active town centre.	✓
Improve retail/ leisure offer (cinema/ sports activities)	Regeneration Plan interventions (Town Dressing/ Shopfronts Scheme) seek to create a more vibrant and active town centre to increase footfall and to encourage more varied retail/ leisure uses.	✓
Improved leisure and affordable family activities.	Regeneration Plan seeks to provide support funding and will implement a Community Challenge Fund for local community organisations and sports groups.	✓
Improve rail station appearance/ facilities.	Regeneration Plan seeks to create a Station Square with lighting / seating/ tree planting etc. to improve place quality and increase activity.	✓



Irvine Neighbourhood Board Workshops took place throughout 2024 -2025 to help develop the Regeneration Plan.

Future & Ongoing Engagement

As noted above, the Neighbourhood Board is committed to ongoing engagement with local stakeholders and community. This will continue throughout the development and delivery of the Regeneration Plan with the Neighbourhood Board establishing a programme of engagement to ensure alignment with local priorities and aspirations.

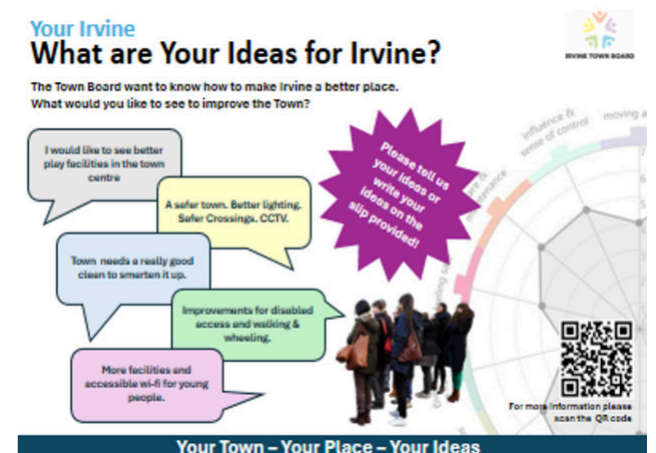
- The Board membership represents a wide range of local interests and stakeholders including representatives from agencies/organisations and the local community. This currently includes Local MP/MSP, Local Members, Locality Planning Officers, Council Officers, Police, Young People Representatives (MSYP), Seniors Forum, tourism and heritage representation, business representatives, NAC officers and business owners. It is intended that Board Membership will continue for the initial 4 Year Investment Stage, and following this the Board will have the opportunity to review ongoing membership and maintain the wide representation.

For example: The Young People’s representative are active through the Scottish Youth Parliament and through Irvine Academy/ Greenwood Academy, and have used their local youth networks to both encourage and inform young people about the Regeneration Plan, and seeking input that would reflect young people’s voices.

- The Board’s way of working includes regular Board meetings, Sub-Group meetings and workshops that have extended participation and decision making. This approach is distinctive from the local authority in that it is Chaired by the Board Chairperson with agendas following Board-chosen topics and areas of focus, including consultation, governance and development of project ideas. Further information on Board operations is included in Section 8 (Governance).

For example: All Board members are local to Irvine, and through their networks, have a broad range of contact and communication, this has included updates to the Chamber of Commerce, Retailers Groups (through Rivergate Manager). Board also includes Local Councillors, with a direct line to local community interests through Member’s Surgeries.

- The Board intends to secure buy-in from local businesses, civil society and communities by involving them in the development and delivery of the Regeneration Plan. As noted above, Board Membership covers a wide range of representation from across various local bodies, groups and organisations, enabling ongoing communication with the wider community and encouraging locally-led decision making. The Board will invite ongoing feedback from local businesses, civil society and communities with gatecheck surveys at key delivery moments including: nominating key priorities, choosing key intervention areas, choosing preferred project ideas and providing input on potential phasing and delivery options.
- Engagement via delivery of interventions will involve meetings with key stakeholders of relevance to each project/ intervention area. For example, in order to progress the delivery of a new Station Square with improved accessibility and pedestrian connectivity around this gateway point, the Board will look to engage with all relevant stakeholders including North Ayrshire Health & Social Care Partnership, North Ayrshire Council Officers (including Roads, Regeneration, Active Travel, Streetscene, Sustainability, Planning etc.), ScotRail, Stagecoach, Public/ Local Community and any other relevant stakeholders. The Board may look to prepare an Ongoing Engagement Plan to support the delivery of the Regeneration Plan at key milestones and gate-check moments.



“
The Irvine Neighbourhood Board will strive to promote and improve everyday lives, build on the quality of place, identity and our heritage to build a confidence in Irvine’s future and enhance our sense of community.
 ”

The Board are committed to ongoing engagement with the local community throughout the development and delivery of projects.

8.0 Governance



The Irvine Neighbourhood Board brings together the community, private and public sectors to provide collective strategic leadership to improving Irvine as a town.

Roles & Responsibilities

Role of Neighbourhood Board

The Irvine Neighbourhood Board brings together the community, private and public sectors to provide collective strategic leadership to improving Irvine as a town. The Irvine Neighbourhood Board will drive priorities for investment and steer the long-term vision for their town, in conjunction with the local community.

The Board's objectives are to:

- Define the vision and set the strategy for Irvine, driving priorities for investment.
- Develop and agree an evidence-based Regeneration Plan for Irvine (10 years).
- Develop and agree 4-year Investment Plan, containing a clear programme of interventions, that deliver the Regeneration Plan; and
- Co-ordinate resources, attract investment and influence stakeholders.

The Neighbourhood Board will act in accordance with the Model Code of Conduct for Members of Devolved Public Bodies and shall abide by the Nolan Principles of Public Life.

Chairperson's Role

The role of the Chair is to:

- Act as a champion for the town and provide leadership for the Neighbourhood Board, ensuring it is community-led and embedded within the local area.
- Lead the Neighbourhood Board to achieve its objectives, maintain an overview of activity and champion and support partnership working in relation to the Regeneration Plan.
- Ensure that the Neighbourhood Board operates in line with the Terms of Reference, associated Neighbourhood Board policies and conduct the business of the Neighbourhood Board accordingly.
- Ensure that decisions of the Neighbourhood Board are in accordance with good governance principles.
- Sign, as required, any relevant documents as advised by the Secretariat to the Neighbourhood Board.

Accountable Body

North Ayrshire Council will act as the accountable body for managing and administering PFN funds, ensuring compliance with legal, financial and administrative requirements.



The Irvine Neighbourhood Board

Governance Structure

Figure 11 identifies the proposed governance structure for delivery of the Regeneration Plan.

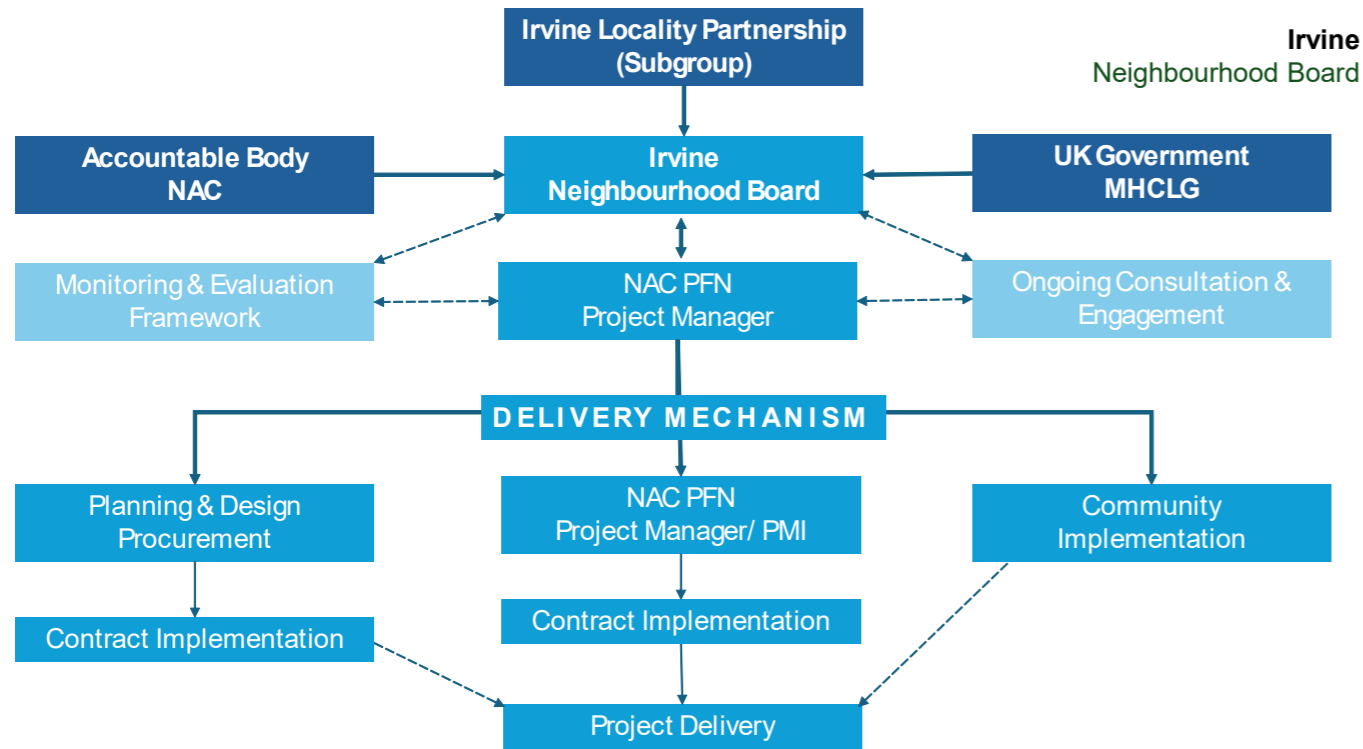


Figure 11: Regeneration Plan Governance Structure

Transparency

In line with PFN Guidance and the principles of public life, the Neighbourhood Board operations will be transparent. The Board will publish membership and governance arrangements (including minutes of meetings and decision logs) on the Irvine Locality Planning Partnership website. The Neighbourhood Board will meet quarterly and publish:

- a documented decision-making process, outlining the voting rights of the board;
- profiles of board members;
- all board papers in advance of the meeting within 5 working days;
- draft minutes of meetings following the meeting within 10 working days;
- final minutes, once approved by the board within 10 working days;
- any conflicts of interest reported, within the published minutes.

The Neighbourhood Board will follow NAC governance and finance arrangements when considering private reports, with the default position being that all papers are open to the public.

Code of Conduct

All Board members have signed up to the code of conduct which is based on the Seven Principles of Public Life (Nolan Principles). The Nolan Principles provide the ethical framework for those serving the public in Scotland. Together, they ensure that public office holders maintain trust, fairness, and transparency in their work, safeguarding the public's confidence in government and public institutions. They are:

- **Selflessness** – acting solely in the public interest;
- **Integrity** – avoiding improper influence and declaring conflicts of interest;
- **Objectivity** – making decisions based on evidence and merit;
- **Accountability** – being answerable for actions and decisions;
- **Openness** – being transparent and honest about decisions;
- **Honesty** – being truthful in all matters; and
- **Leadership** – demonstrating and promoting these principles through example.

The Board will also operate within the UK's Managing Public Money framework. This sets out the core principles that guide the responsible use of public funds. It is built on four key principles which help to ensure that public money is spent responsibly, transparently, and in the public interest. These are:

- **Regularity** – ensuring that spending is in line with the law, approved budgets, and relevant rules;
- **Propriety** – acting with honesty, integrity, and fairness, and avoiding misuse of resources;
- **Value for Money** – using resources efficiently, effectively, and economically to achieve the best possible outcomes; and
- **Feasibility** – making sure that plans are practical, sustainable, and deliverable within available resources.

Declaration of Interests

As North Ayrshire Council is the Accountable Body for the funding, it was agreed that NAC Head of Finance would be a Board member to ensure that these principles are adhered to.

NAC provided guidance to the Board on:

- the financial and non-financial interests that individuals must declare;
- the process that the Neighbourhood Board members must follow for declaring interests;
- the process for requesting an exemption.

This information is provided in Appendices. The Board then completed a declaration of interests form confirming compliance and identifying any interests. NAC will keep a record of actions taken in response to any declared interests, and any gifts or hospitality given to the Neighbourhood Board or individual members. Declarations of Interest has been added as a standing item on Board meeting agendas.

Route to Market, Appraisals & Approvals Process

The Neighbourhood Board will operate under a structured governance and procurement framework throughout the delivery of the Regeneration Plan. For ease, this approach follows the established NAC route to market, appraisals and approvals process. The initial process is to develop a formal business case aligned to the Board and the accountable body's (NAC) strategic priorities that outlines aims, benefits, options appraisal, risks, funding sources, procurement approach, evaluation criteria, and deliverability. However, as the Board intend to deliver pre-approved interventions under the PFN Programme, the Regeneration Plan (10 Year Vision and 4 Year Investment Plan) will act as the Business Case. The Regeneration Plan is also subject to review and approval by the Neighbourhood Board and NAC as accountable body.

Once approved, procurement of goods, services, and works will be led by NAC Corporate Procurement Unit, ensuring compliance with legislation, standing orders, and the Council's goals around value, transparency, sustainability, and support for local supply chains. This end-to-end approach ensures that projects are planned, appraised, approved, and procured in a transparent, strategic, and financially responsible manner.

Irvine Regeneration Plan 10 Year Vision



NAC will be legally and contractually responsible for managing the PFN funds and delivering the Regeneration Plan.

9.0 Assurance

North Ayrshire Council are the accountable body under the MHCLG Plan for Neighbourhoods Programme.

NAC will be legally and contractually responsible for managing the PFN funds, ensuring proper financial oversight, and ensuring that resources are used in accordance with applicable MHCLG policies and guidelines. Any issues of financial mismanagement or expenditure not in accordance with guidelines and public sector procurement would mean the accountable body would be responsible for corrective action.

NAC will need to establish a resource to ensure appropriate oversight of the PFN funds, financial management, monitoring, reporting compliance and post investment evaluation.

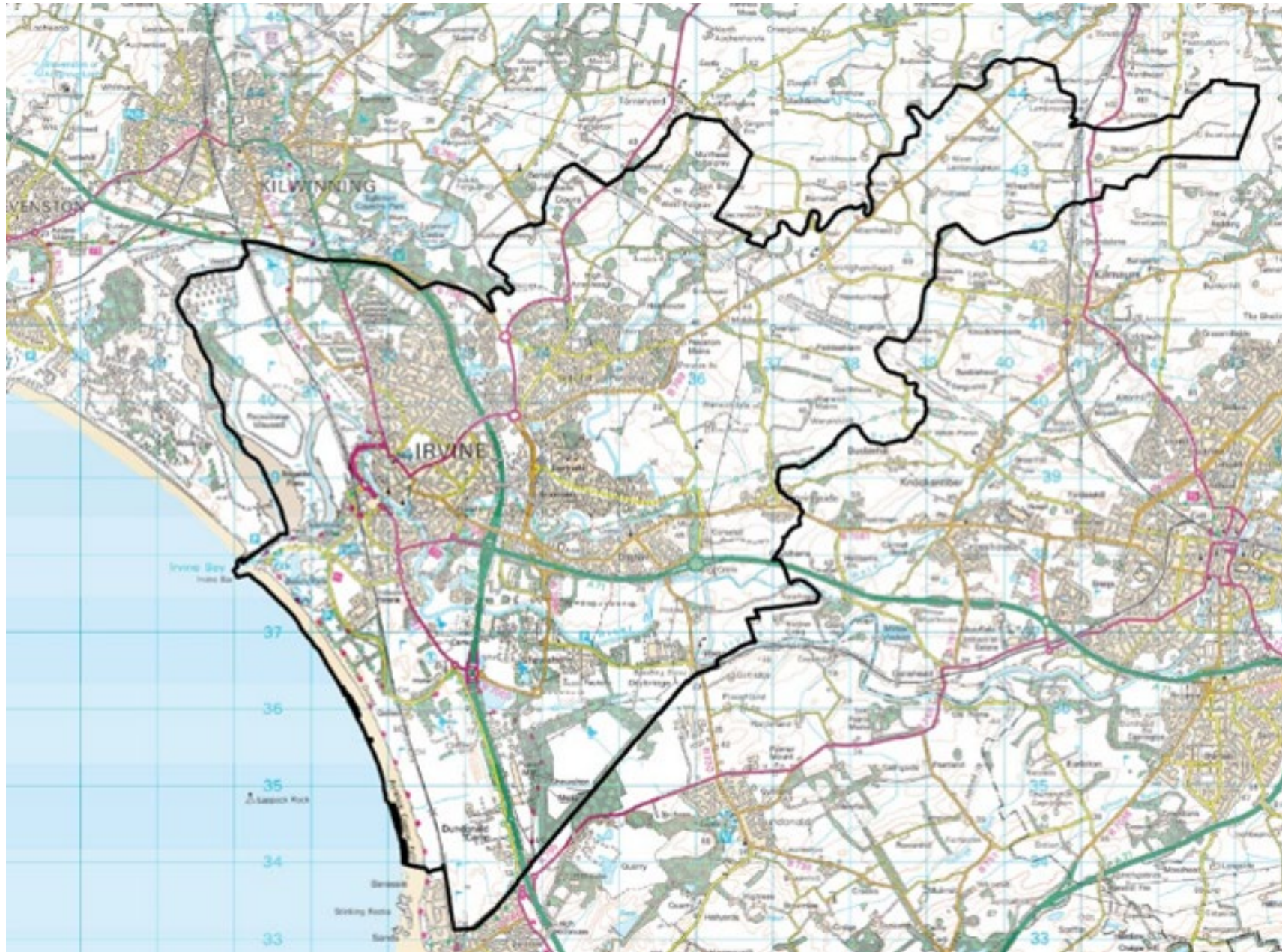
Appendices

APPENDIX 1	GEOGRAPHIC BOUNDARY
APPENDIX 2	BASELINE PROFILE
APPENDIX 3	BASELINE REPORT
APPENDIX 4	POWERS/ POLICY TOOLKIT
APPENDIX 5	BOARD GOVERNANCE
APPENDIX 6	PROGRAMME RISK REGISTER
APPENDIX 7	FRAUD RISK ASSESSMENT
APPENDIX 8	ENVIRONMENTAL DUTY / PUBLIC CONTRACT REGULATIONS/ PUBLIC SECTOR EQUALITY DUTY / SUBSIDY CONTROL ACT

Appendix 1

GEOGRAPHIC BOUNDARY

Appendix A1 - Revised Irvine PFN Geographic Boundary – Ratified by Board 2025



Appendix 2

BASELINE PROFILE

Irvine

Plan for Neighbourhoods Baseline Profile



March 2025

PLAN FOR NEIGHBOURHOODS

IRVINE BASELINE PROFILE

1.0 Economic Profile

Irvine is the largest town in North Ayrshire and a regional employment center, but its economy faces structural challenges.

Employment sectors: The local economy is dominated by services and manufacturing. Retail and wholesale trade and health/social care are the largest employers (each around 16% of jobs). Manufacturing is a key strength in Irvine, accounting for about 10% of jobs, higher than the Scottish average of around 7%. Much of this is in life sciences and chemical manufacturing – Irvine hosts Scotland’s largest designated Life Sciences Enterprise Area (132 hectares) at the i3 Irvine Innovation and Industry Park, which includes major firms like GlaxoSmithKline (producing around 2,500 tonnes of penicillin annually), DSM, and others. Tourism-related employment (accommodation/food services) is also significant at around 10% of jobs, slightly higher than the national figure of around 8.8%. In contrast, knowledge-intensive sectors are underrepresented – for example, professional and technical services are only around 2.8% of jobs locally compared to about 7.3% in Scotland – reflecting a lower presence of high-tech and finance firms.

Business base: There are roughly 3,000+ enterprises in North Ayrshire, the vast majority of which are small. Over 88% are micro-businesses with fewer than 10 employees. Irvine’s business base is anchored by a few large employers (public sector and manufacturing) alongside many SMEs. Only a handful of enterprises in the whole area have 250 or more employees (around 0.3%, compared with 0.4% in Scotland). Key local industries include pharmaceutical and chemical manufacturing, engineering, retail, and public services. Irvine’s designation as a New Town in 1966 attracted significant manufacturing and distribution employers, and the resulting industrial estate and business park infrastructure still supports these sectors. The Ayrshire Growth Deal is injecting new investment, for example in a Digital Process Manufacturing Centre (DPMC) at i3 to drive innovation in advanced manufacturing, supported by millions in UK Government funding for 5G and digital infrastructure.

Income and productivity: Despite challenges, full-time workers’ pay in Irvine/North Ayrshire is around the national average. Median gross weekly earnings for full-time employees living in North Ayrshire are about £743, roughly on par with the Scotland figure of £740. The gender pay gap is reversed locally – median female full-time pay slightly exceeds that of males, likely due to the concentration of women in relatively well-paying life science manufacturing roles. Overall productivity, though, has historically lagged national levels, partly because the area has fewer high-value service jobs. However, the manufacturing sector is very productive, with GVA per job well above the Scottish average (approximately £123k per manufacturing job locally versus around £80k nationally). Over time, though, manufacturing and construction have declined in employment share, and replacement sectors have tended to have lower productivity.

Unemployment: The local labour market has improved from historically high joblessness, but unemployment remains slightly above the Scottish average. As of 2022, Irvine's unemployment rate (on a claimant count basis) was about 4.5%. North Ayrshire's employment rate is around 65%, below the national rate of around 74%, reflecting higher economic inactivity. Long-term health conditions contribute significantly to the area's inactivity: around 42% of inactive people in North Ayrshire are long-term sick, compared to 33% in Scotland. Improving labour market outcomes will therefore require not only job creation but also addressing health and skills barriers.

2.0 Demographics

Population size and trends: The Irvine locality planning area (the town plus Dreghorn, Springside, and Drybridge) has a population of around 39,000, accounting for about 29% of North Ayrshire's total. The 2022 Census recorded just under 34,000 people in Irvine proper, showing a marginal decline (about 0.3%) since 2011, whereas North Ayrshire as a whole declined by a few percentage points in that period, and Scotland's population grew by around 3%. That slight local decline is linked to out-migration of younger adults and insufficient in-migration to offset natural decrease. Earlier projections suggested a drop of around 3% in Irvine's population by the mid-2020s, though post-pandemic trends may differ.

Age structure: Irvine's population is aging but remains slightly younger than that of North Ayrshire overall. Around 29% of Irvine's residents are under 25, higher than the council-wide average of around 26–27%. About 20.7% of Irvine's population is 65 or older, roughly in line with or slightly below the proportion in North Ayrshire, but higher than the Scottish average (around 19%). Over the past decade, the youth population has declined in percentage terms, while the elderly share has grown. This shift raises concerns about a future with fewer working-age residents and more retirees, as well as potential strain on health and social services.

Migration: North Ayrshire's general population change relies on in-migration, as births have remained lower than deaths. Irvine does not see large international inflows; over 90% of residents were born in Scotland. A modest stream of arrivals from other parts of the UK or region does exist, with the local authority keen to attract more residents by emphasizing Irvine's relative affordability and connectivity to Glasgow.

3.0 Socio-Economic Context

Irvine presents a mixed socio-economic picture, with significant deprivation in some neighbourhoods and relative affluence in others.

Deprivation and inequality: Around 36% of Irvine's data zones are in the 15% most deprived in Scotland, reflecting high levels of unemployment, low incomes, poorer health, and higher crime rates in certain estates. Meanwhile, some parts of Irvine are among the country's least deprived, creating stark internal contrasts. For example, the gap in female life expectancy between the most affluent and most deprived Irvine communities can be around 12 years.

Income, poverty, and benefits dependency: North Ayrshire has one of the highest child poverty rates in Scotland (around 29%). Many low-income households rely on benefits; unemployment and sickness or disability benefits are above the national average. Local authorities are using approaches like Community Wealth Building and targeted employability programs to tackle child poverty, including measures to raise benefit uptake and strengthen local credit unions.

Housing tenure and conditions: Irvine’s housing stock includes a higher proportion of social housing (about one-third of all homes) than Scotland overall. A legacy of New Town development means large council estates were built in the 1970s–80s. Owner-occupation sits around 55–60% of households, lower than the Scottish average. Much of the older council housing has been upgraded to modern quality standards, although fuel poverty and disrepair persist in lower-income areas.

Community context: Irvine benefits from active community groups, but issues like drug misuse, mental health problems, and youth out-migration remain significant concerns in deprived areas. Wider socio-economic challenges, including lower education attainment and fewer local high-value jobs, reinforce inequality across the town.

Comparative Context

Below is a simplified comparison of some key indicators for Irvine, North Ayrshire, and Scotland:

Indicator	Irvine (locality)	North Ayrshire	Scotland
Population (2022)	~39,000	~133,000+	~5.44 million
Population change (2011–2022)	Slight decrease	~ –3–4%	~ +3%
% Aged 65+	~20.7%	~21%	~19%
Male / Female life expectancy	~77.5 / ~82.3	~75 / ~80	~76.8 / ~80.8
Unemployment rate (2023)	~4.5%	~4.1%	~3–4%
Median weekly pay (FT workers)	~£740–£743	~£740–£743	~£740
Data zones in 15% most deprived (SIMD)	~36% of local areas	Disproportionately high	15% of zones by design

Irvine accounts for almost a third of North Ayrshire’s population. Its long-term population trend is one of marginal decline, in contrast with Scotland’s modest growth. Life expectancy is higher in Irvine than in some other parts of the council area, but local unemployment remains above the Scottish average, and deprivation is still relatively widespread.

4.0 Housing

Housing supply and demand: Irvine has around 17,000 households. The council's housing needs assessment identifies a pressing requirement for new affordable and specialist housing. Ongoing council-led construction includes major projects at the former Ayrshire Central Hospital site and Montgomerie Park, aimed at delivering hundreds of new energy-efficient homes for social rent.

Affordability: Average house prices in North Ayrshire are well below the Scottish average (around £130k vs. £190k+ nationally). Private rents are also comparatively low. Nevertheless, low incomes mean a quarter of households may still face cost burdens, spending more than 30% of income on housing. Council house rents are relatively affordable by Scottish standards, providing a safety net for many families.

Housing conditions: Much of Irvine's owner-occupied stock is modern or well-maintained, but some social housing estates from the 1960s–70s require ongoing refurbishment. High-rise blocks have been retrofitted to improve energy efficiency. Although vacant residential properties are not a major concern, upper floors above shops in the town center offer potential for conversion and future housing development.

Future development: The Local Development Plan prioritizes brownfield sites and sustainable expansions on the town's edge, with infrastructure capacity to support the next decade's growth. By building enough new homes (both private and social) to meet need, the council hopes to retain families and attract new residents, addressing the issue of a slowly declining, aging population.

5.0 Health Indicators

General health profile: Irvine's overall life expectancy is slightly above North Ayrshire's average and close to or slightly above the Scottish average. However, those headlines mask sizable internal disparities based on deprivation.

Major public health issues: Chronic conditions (cardiovascular disease, diabetes, etc.), substance misuse (particularly drug-related harms), and mental health issues are priorities for local health services. Mental health hospital admissions are comparatively high, which may reflect not only the prevalence of poor mental health but also a lack of community-based support in some areas. Drug and alcohol-related mortality is a key concern across North Ayrshire as a whole.

Healthcare access: The town is served by the Irvine Health and Care Centre and multiple GP practices, as well as being relatively close to Crosshouse Hospital near Kilmarnock and University Hospital Ayr for acute services. Ayrshire Central Hospital in Irvine focuses on rehabilitation and mental health care. Access to primary care is generally good, but some practices face recruitment challenges. Improving prevention (like routine screenings) in deprived communities is a main focus of public health initiatives.

Trends: Life expectancy gains have stalled or slightly reversed over the past few years, influenced by the drug death crisis and the wider slowdown in life expectancy gains seen across Scotland. Addressing inequality in health outcomes – for instance, by reducing the substantial gap in life expectancy within the town – will be crucial to Irvine’s future growth prospects.

6.0 Schools & Education

Schools and attainment: Irvine has several primary schools and two main secondary schools: Irvine Royal Academy and Greenwood Academy. Overall attainment in Irvine is slightly below North Ayrshire (which itself is below the Scottish average), although results have been improving. The number of pupils achieving national qualifications at or above the expected level is rising, and the gap between Irvine and national averages has narrowed.

School performance: Greenwood Academy generally performs near or above the local authority average, while Irvine Royal Academy has faced more challenges due to higher deprivation in its catchment. Both schools benefit from targeted funding such as the Scottish Attainment Challenge, which supports tutoring, mentoring, and literacy/numeracy interventions. Exclusion rates have dropped and attendance has gradually improved following a dip during the pandemic years.

Post-school destinations: Around 93% of North Ayrshire pupils progress to a positive destination (further or higher education, employment, or training). However, compared to the national average, a smaller share of local leavers go to university (roughly 38% locally vs. 45% nationally). Many choose further education at Ayrshire College or go straight into apprenticeships or employment. Adult education is also part of the strategy to improve qualifications, given that a notable share of adults in some Irvine areas have no formal qualifications.

Challenges: Raising attainment remains pivotal. The local authority focuses on bridging the attainment gap, boosting literacy and numeracy, and offering more vocational pathways. Mentoring with local businesses, including manufacturing firms at i3, aims to inspire interest in STEM fields. Ongoing community learning programs also help adults to upskill.

7.0 Tourism & Destination Development

Tourism plays a smaller, but growing, role in Irvine’s economy. Traditionally known for its beach, maritime heritage, and day-tripper market, the town is now investing to elevate its visitor appeal.

Key attractions:

- **Scottish Maritime Museum**, set along the historic harbour, celebrating shipbuilding and maritime history.
- **Irvine Beach Park** offers a long sandy coastline, dunes, and family-friendly amenities alongside the new Maritime Mile, Great Harbour and associated Regional Play Facility.

- **Eglinton Country Park**, just north of Irvine, hosts events such as a Viking Festival and features castle ruins and woodland walks.
- **Marymass Festival** each August, with parades, fairs, and horse racing on the beach, drawing visitors from across Ayrshire.

Recent investments:

- The Great Harbour project is the center piece of the waterfront, upgrading public spaces and adding new attractions near the Maritime Museum.
- The museum itself has undergone facility improvements, and the area around the historic Pilot House is being restored.
- Event-led tourism has grown, with summer festivals and the potential for new offerings once the harbourside project is complete.

Outlook:

- With relatively limited hotel capacity at present, increased visitor numbers could create demand for more accommodation. The local authority's tourism plan promotes coastal and heritage themes, improved cycling/walking routes, and marketing to both domestic and some international visitors. The overarching goal is to broaden Irvine's tourism base, boost local spending, and diversify the economy.

6.0 Regeneration and Development Initiatives

There are a number of active regeneration projects and strategic development plans in Irvine aimed at revitalizing the town's economy, infrastructure, and communities. Key initiatives include:

Ayrshire Growth Deal (AGD) projects:

- **Great Harbour initiative:** A multimillion-pound waterfront regeneration program transforming Irvine Harbourside and Beach Park into a maritime tourism destination, featuring a themed adventure play area, a skate park, upgraded public realm, and restoration of the historic Pilot House. Plans include a "Maritime Mile" to link attractions along the harbour, building on the existing Scottish Maritime Museum.
- **i3 Irvine Enterprise Area:** Expansion of Scotland's largest life sciences and advanced manufacturing park, with new infrastructure and facilities to attract high-tech firms. This includes a Digital Process Manufacturing Centre in partnership with the National Manufacturing Institute Scotland. The site offers incentives like rates relief and has drawn private investment, including major expansions by GlaxoSmithKline.

Town centre Regeneration:

- Following the wind-up of the Irvine Bay Urban Regeneration Company, North Ayrshire Council took over its assets and continues to advance regeneration in the town center. Notable successes include the upgraded Bridgegate public realm and refurbished Riverside Business Park. Ongoing strategies aim to attract new retail tenants to Rivergate Shopping Centre, repurpose vacant buildings,

and create a more pedestrian-friendly environment linking the train station with the central shopping area and harbour.

Housing-led Regeneration:

- The local authority is pursuing its largest-ever council housebuilding program in Irvine. A headline project is around 200 new affordable homes on the former Ayrshire Central Hospital site, valued at £50 million. A separate development at Montgomerie Park involves both private and social housing. Estate regeneration also includes refurbishing older high-rise blocks and improving public spaces in areas like Bourtreehill and Castlepark.

Community facilities and infrastructure:

- The Portal Leisure Centre and Townhouse, opened in 2017, replaced the old Magnum centre and provides modern sports facilities, library services, and council customer support. Planned enhancements in Eglinton Country Park aim to boost recreational use. The Growth Deal also supports sustainable travel, digital connectivity, and general place-making initiatives across Irvine.
- Quarry Road / East Park
The Circuit, based at Quarry Road, includes a full-size 3G outdoor pitch for football, 9 a-side 3G indoor pitch to allow all-weather training.

Overall, these strategies define a regeneration agenda, combining economic development (manufacturing innovation, digital infrastructure) with physical renewal (harbourside redevelopment, housing expansion) and community improvements.

7.0 Other Contemporary Issues and Constraints

Several cross-cutting issues and constraints influence Irvine's prospects for growth:

Climate change and flood risk: Irvine's coastal and riverside location makes flood risk a significant concern, with several hundred properties at potential risk. Rising sea levels and more intense rainfall events could exacerbate this threat. Adaptation measures, such as improved coastal defenses and sustainable drainage systems, are being planned in line with flood risk management strategies.

Infrastructure capacity:

- Transport: Irvine enjoys good road links (A78/A71) and rail services to Glasgow and Ayr, but there can be congestion at peak times. Improvements in sustainable transport, including cycling routes and station upgrades, are under way.
- Schools: The town's schools can accommodate some growth, though expansions may be needed if future housing developments significantly increase pupil numbers.
- Healthcare: GP surgeries can face capacity strains, and additional staffing or expansion may be required, especially with an aging population.

- Utilities: Water and wastewater infrastructure is considered adequate for planned growth, though specific local upgrades may be needed.

Digital connectivity: Superfast broadband coverage is high, and gigabit-capable full-fiber is rolling out. Irvine is part of a 5G innovation zone at the i3 business park. Ensuring digital inclusion for residents (affordability, digital skills) is also a focus.

Economic and workforce constraints: A skills gap exists, particularly for advanced manufacturing, so local partnerships with Ayrshire College and the National Manufacturing Institute Scotland aim to upskill residents. Economic resilience is another consideration: although manufacturing is strong, over-reliance on a few large employers can be risky if global sector trends change.

8.0 Summary & Conclusion to Baseline

Overall, Irvine's baseline profile shows a town with considerable strengths – a sizable population, strategic location, industrial heritage, and active regeneration investments – yet facing ongoing challenges in socio-economic conditions and demographic trends. Many planned initiatives (such as waterfront regeneration, expansion of the i3 advanced manufacturing park, and major housing developments) provide a strong platform for growth.

Over the next decade, leveraging these development plans and addressing cross-cutting concerns (health inequalities, flood protection, skills shortages) will be key. By combining inclusive economic development with continued investment in education, infrastructure, housing, and place-making, Irvine aims to become a more prosperous, attractive, and resilient town, closing gaps with national averages and improving quality of life for all residents.

Appendix 3

BASELINE REPORT

An aerial photograph of Irvine, California, showing a dense urban area with a grid of streets, green spaces, and a large body of water (Lake Irvine) in the lower right. The image is overlaid with a blue gradient that is darkest on the left and fades to white on the right.

Irvine

Plan for Neighbourhoods – Baseline Data Report

July 2024

Irvine – Baseline Data Review

North Ayrshire Council are developing a Long Term Plan for Irvine under the Levelling Up Fund Towns Partnership initiative. The production of a Draft Town Plan will collate all previous reporting and set a new framework for consideration by a newly formed Town Board. The Plan will frame a medium-long term regeneration programme delivered through a 10-year funding commitment to funding support and the creation of new local decision making Town Board setting regeneration priorities.

This Baseline Data Review has been prepared as a first step in this process and to inform early activity in the development of a Town Plan. Its purpose to collate a wide range of data sources and information relevant to Irvine and provide a comprehensive ‘baseline’ understanding of the town and the issues and opportunities to be considered in future regeneration planning.

It relates to the following key topics and themes:

- **Land Use** – defining patterns of land use activity across the town including residential, commercial, and social & community uses.
- **Travel & Mobility** – understanding accessibility to/from/within the town and patterns of movement by different modes of travel.
- **Environment** – identifying areas of importance and sensitivity within the town, including built & natural environment and how these are used.
- **Energy** – mapping energy and heat demand across the town and the energy efficiency of existing property.
- **Socio-Economic** – areas of deprivation (economic, housing, health) across the town and other socio-economic indicators.
- **Planning** – noting current planning policy frameworks for land use and development activity across the town.

The Review is intended as a ‘Live’ document that may be added to, or updated, as the Town Plan process evolves and as new data emerges.

The Review is based on publicly available data from a range of sources. It will be added to and augmented through the Town Plan consultation process to add further qualitative understanding of local context and issues that will inform priorities for regeneration.

Baseline Review: Summary Headlines

Population
c. 32,600 people



Irvine’s population has gradually declined over the last decade and there is a relatively small population living in the town centre, compared to other towns in Scotland.

Local Living
20 Minute Walk



Irvine’s town centre is relatively compact and accessible to the majority of neighbourhoods within a 20 minute walk.

Retail Patterns
Vacancy



While the retail vacancy rate in the town centre is comparable to the Scottish average – this has doubled since 2016 and continues to rise.

Deprivation
SIMD



Irvine includes 20 datazones in the 15% most deprived in Scotland and these are predominantly clustered around the centre of the town. This has increased significantly over the last 15 years. Deprivation particularly relates to income, employment, health and crime.

Housing
Projected Growth



Irvine’s housing stock has increased by almost 650 new houses since 2014. The Council’s HLA shows a total of 23 proposed housing development sites in the town with a net gain of almost 2,500 dwellings over the period to 2030.

Heritage
Conservation Areas



Significant areas of the town centre and harbourside are covered by Conservation Areas and there are over 130 listed buildings in the town centre and its surrounds.

Irvine – Baseline Data Sources

The Baseline Data Review is based upon available public data from a wide range of sources and organisations (pictured right). These are listed below:

- **North Ayrshire Council**
 - [Planning Register](#)
 - [Local Development Plan](#)
 - [Open Space Audit](#)
 - [Employment Land Audit](#)
- **Scottish Environmental Protection Agency**
 - [Flood Risk Mapping](#)
- **NatureScot**
 - [WebMap](#)
- **Scottish Government**
 - [Scottish Index of Multiple Deprivation](#)
 - [Scotland's Census](#)
 - [DataShine Scotland Commute](#)
- **Historic Environment Scotland**
 - [Designations Mapping](#)
- **Travel Time Mapping**
 - [Isochrone Mapping](#)
- **Town Centre Audit**
 - [YourTownAudit \(May 2024\)](#)
 - [Understanding Scottish Places - Irvine](#)
- **Energy Saving Trust**
 - [Heat Demand & EPC Band Mapping](#)
- **National Library of Scotland**
 - [Geo-Referenced Maps](#)
- [Open Street Map](#)
- [Strava Global Heatmap](#)



North Ayrshire Council
Comhairle Siorrachd Àir a Tuath



HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA



NatureScot
NàdarAlba



Scotland's Census



OpenStreetMap

Irvine – YourTown Audit (2024)

A ‘Your Town Audit’ for Irvine was completed in May 2024 by EKOS using a framework developed by Scotland’s Town Partnership. Selected key findings and data emerging from the Audit included:

- Irvine’s population has gradually declined (-3.8% over the decade to 2021) and there is a relatively small proportion living within the town centre. In 2021, around 2,800 people lived in the town centre area of Irvine – 9% of the total settlement population. This proportion is much lower than the average of 19% in other YTA town centres.
- While the retail vacancy rate in Irvine (14.7%) is slightly below the Scottish average (15.9%), it has more than doubled since 2016 and risen relatively sharply since 2021.
- The town centre audit located 348 units within the town centre area, with 156 of these being retail or retail service units (45% in line with YTA average). For all units (both retail and otherwise, excluding housing), the vacancy rate was 13%, slightly above the YTA average of 11% (albeit largely pre-pandemic). This is almost double the previous audit of Irvine in 2016, which recorded a vacancy rate of 7%
- There are approximately 20 car parks in the town centre area, totalling 2,500 spaces, with the vast majority of these on the western side of the river, surrounding the Rivergate Centre.
- Irvine’s housing stock has increased by almost 650 new houses since 2014 – almost 120 of these new houses are within the town centre area. The latest data from North Ayrshire Council's Housing Land Audit (2023/24 to 2029/30) shows that there are a total of 23 proposed housing development sites in Irvine with a net gain in housing stock of almost 2,500 dwellings over this period. As part of North Ayrshire Council’s future housing developments, there are 522 new council homes in the pipeline for Irvine by Winter 2027
- Although Irvine is a large town, the town centre is relatively compact and much of the entire town’s services can be reached within a ten-minute walk or cycle from the mid-point of the town centre, consistent with policy aspirations of a 20-minute neighbourhood.

Figure 3.1: Housing vacancy rate (2014-2022)

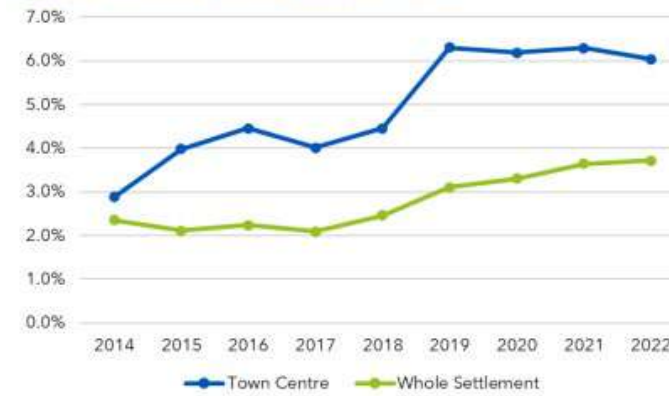


Figure 3.2: Town centre unit mix (2016-2024)

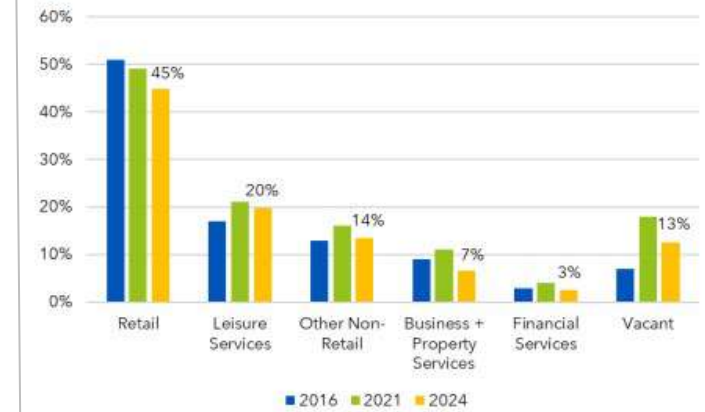


Figure 3.3: Irvine retail vacancy rate (2016-2024)

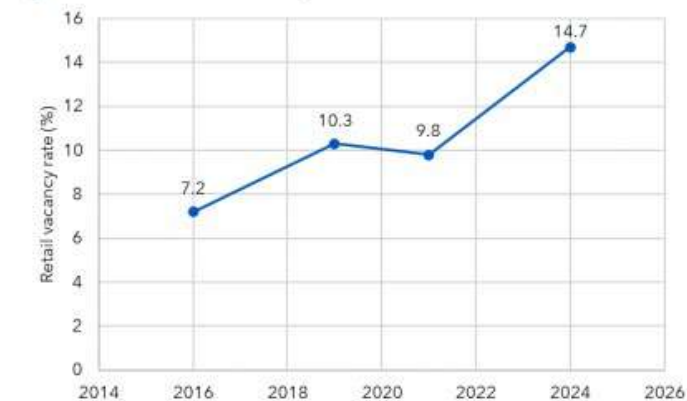


Figure 3.5: Retail by type (2024)

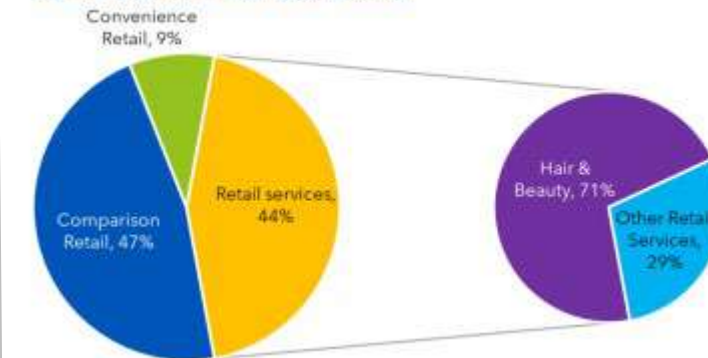


Figure 4.2: Evening economy (2016-2024)

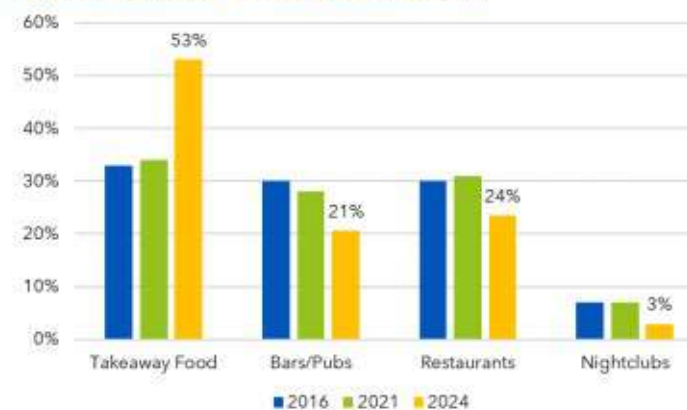
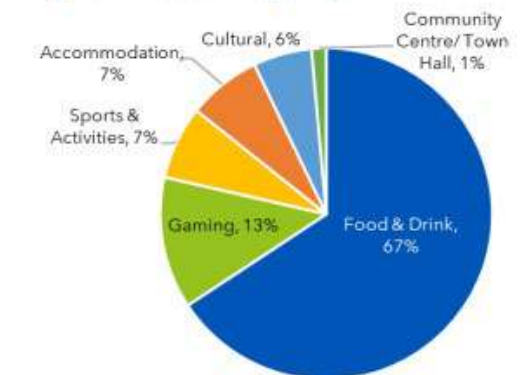


Figure 4.1: Leisure mix (2024)

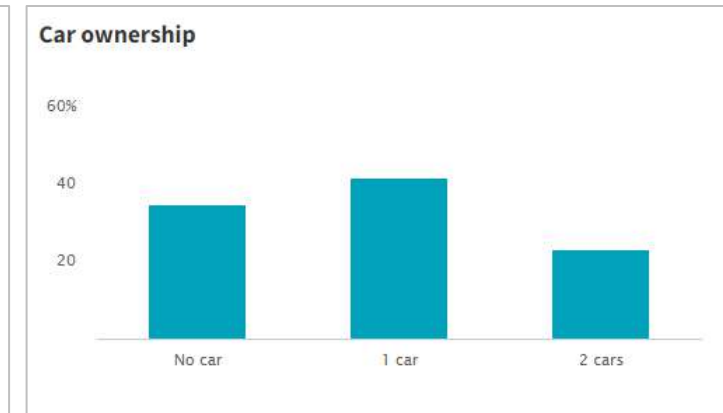
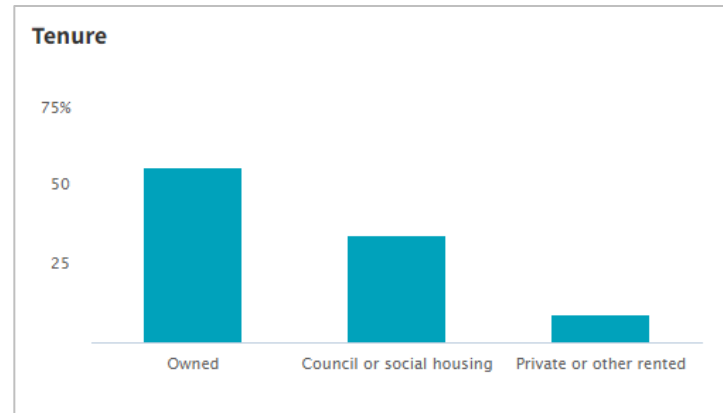
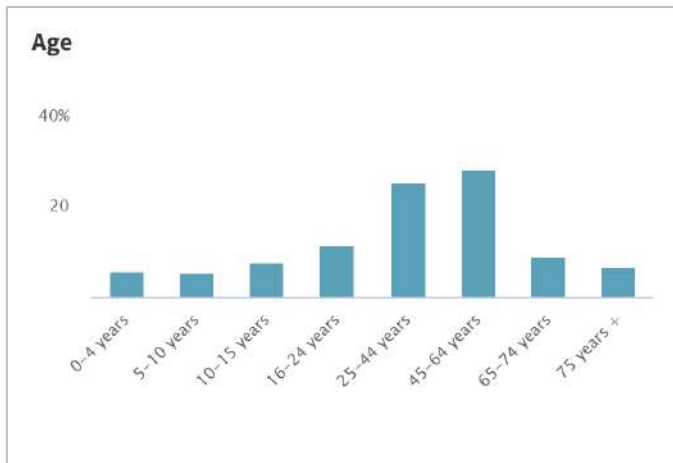
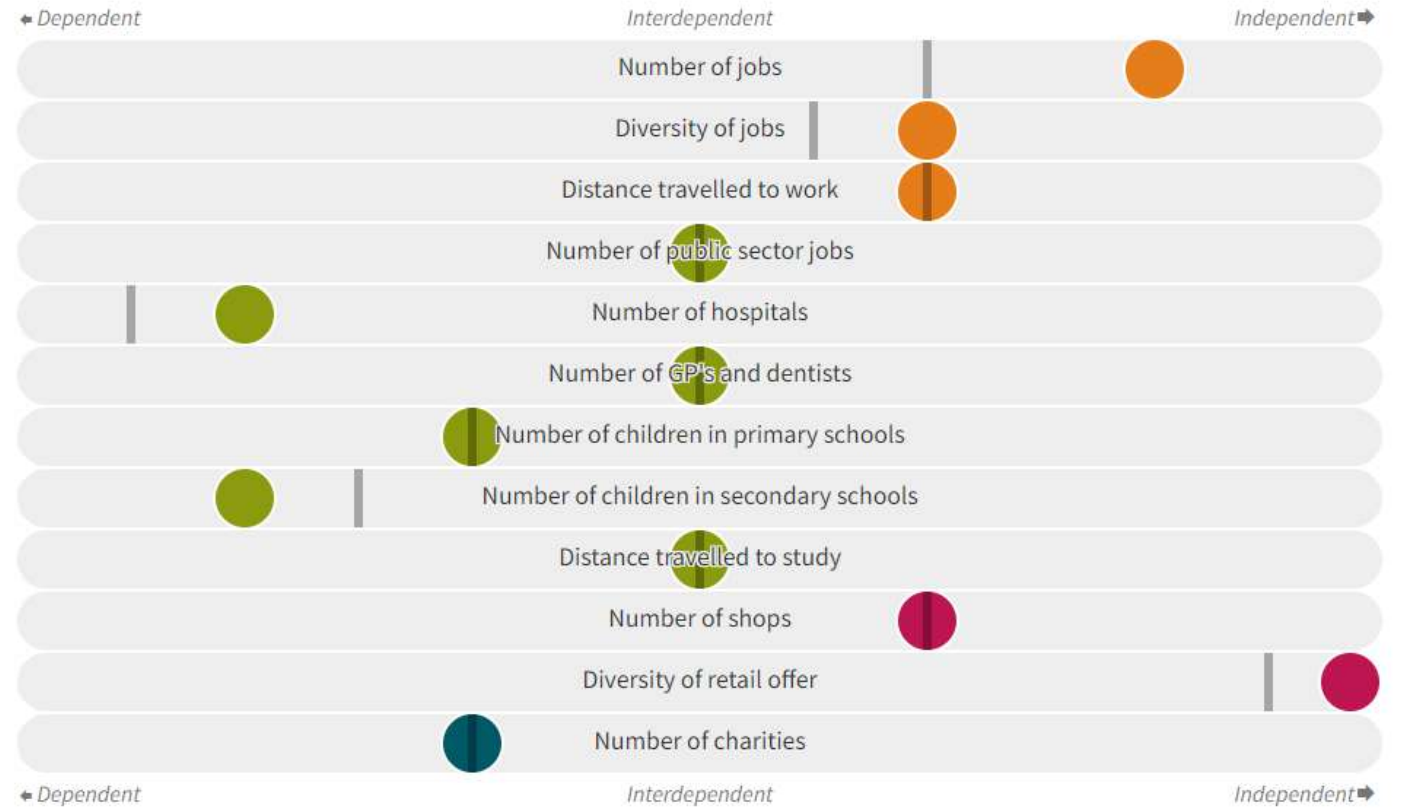


Irvine – YourTown Audit (2024)

Within the YTA framework - Irvine is an 'interdependent town', which means it has a medium number of assets in relation to its population; average diversity of jobs; and residents travel a mix of short and long distances to travel to work and study. Interdependent towns are attractors of people from neighbouring towns who come to access some assets and jobs but are also reliant on neighbouring towns for other assets and jobs.

Social and council housing are the norm in large towns such as Irvine. Manufacturing and construction are the dominant forms of employment, with health and social work services also particularly active. There is a relatively high level of unemployment and educational attainment is low. Car ownership is also low, meaning many residents are reliant on public transport.

Within the YTA Framework the most similar towns to Irvine are Wishaw, Bellshill, Ardrossan and Blantyre.

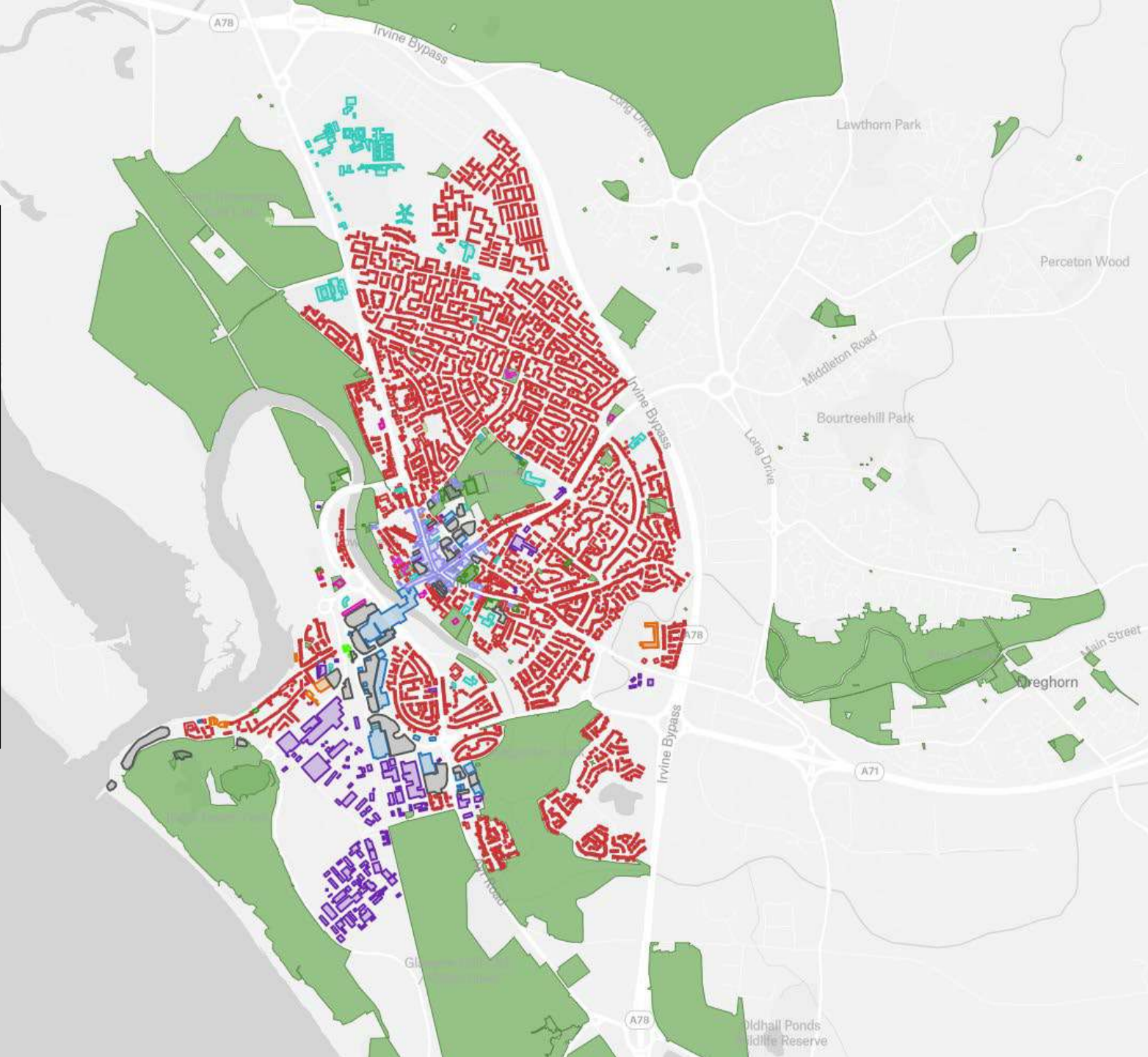




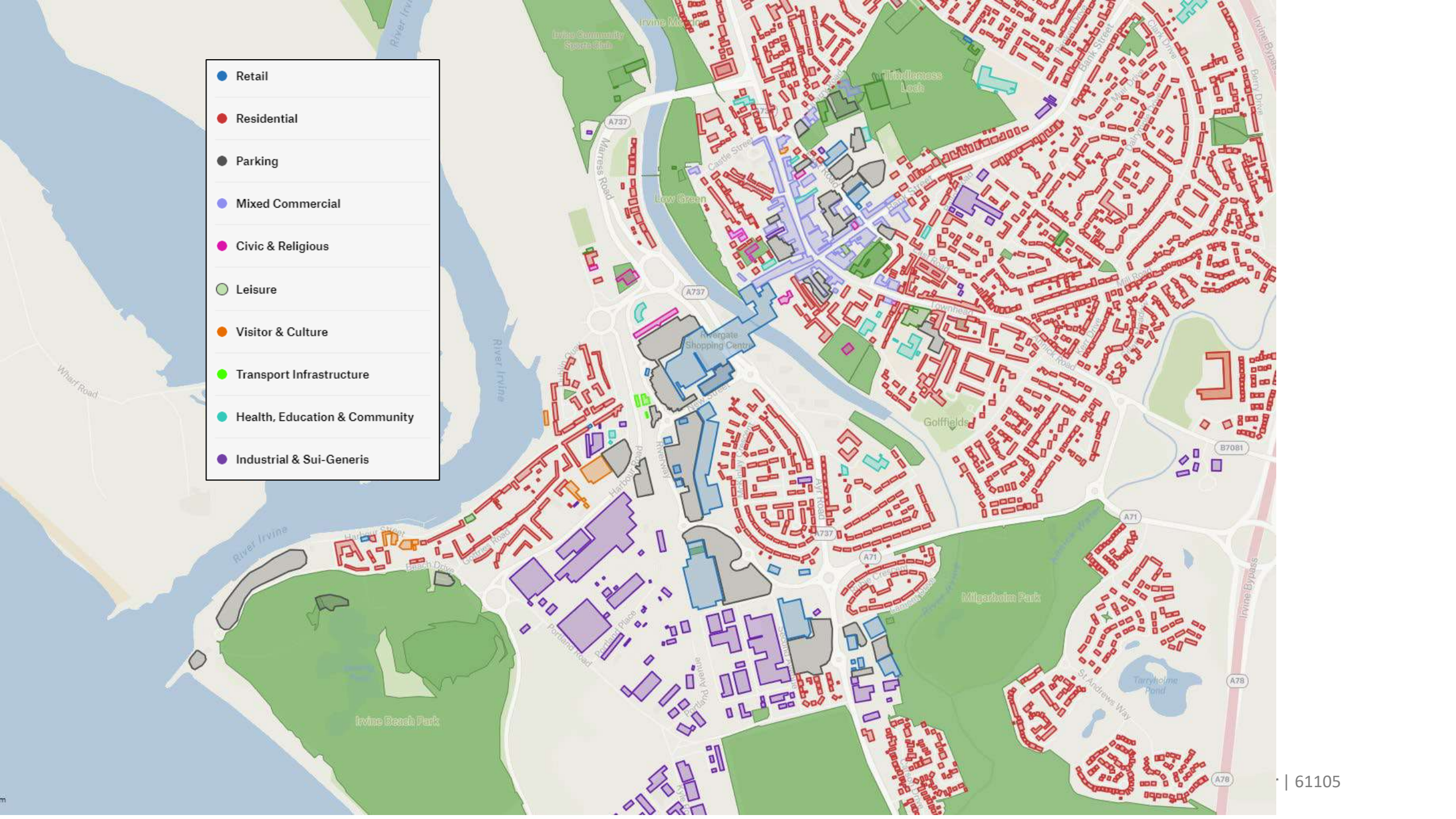
Irvine

Land Use – Baseline Review

- Retail
- Residential
- Parking
- Mixed Commercial
- Civic & Religious
- Leisure
- Visitor & Culture
- Transport Infrastructure
- Health, Education & Community
- Industrial & Sui-Generis



- Retail
- Residential
- Parking
- Mixed Commercial
- Civic & Religious
- Leisure
- Visitor & Culture
- Transport Infrastructure
- Health, Education & Community
- Industrial & Sui-Generis

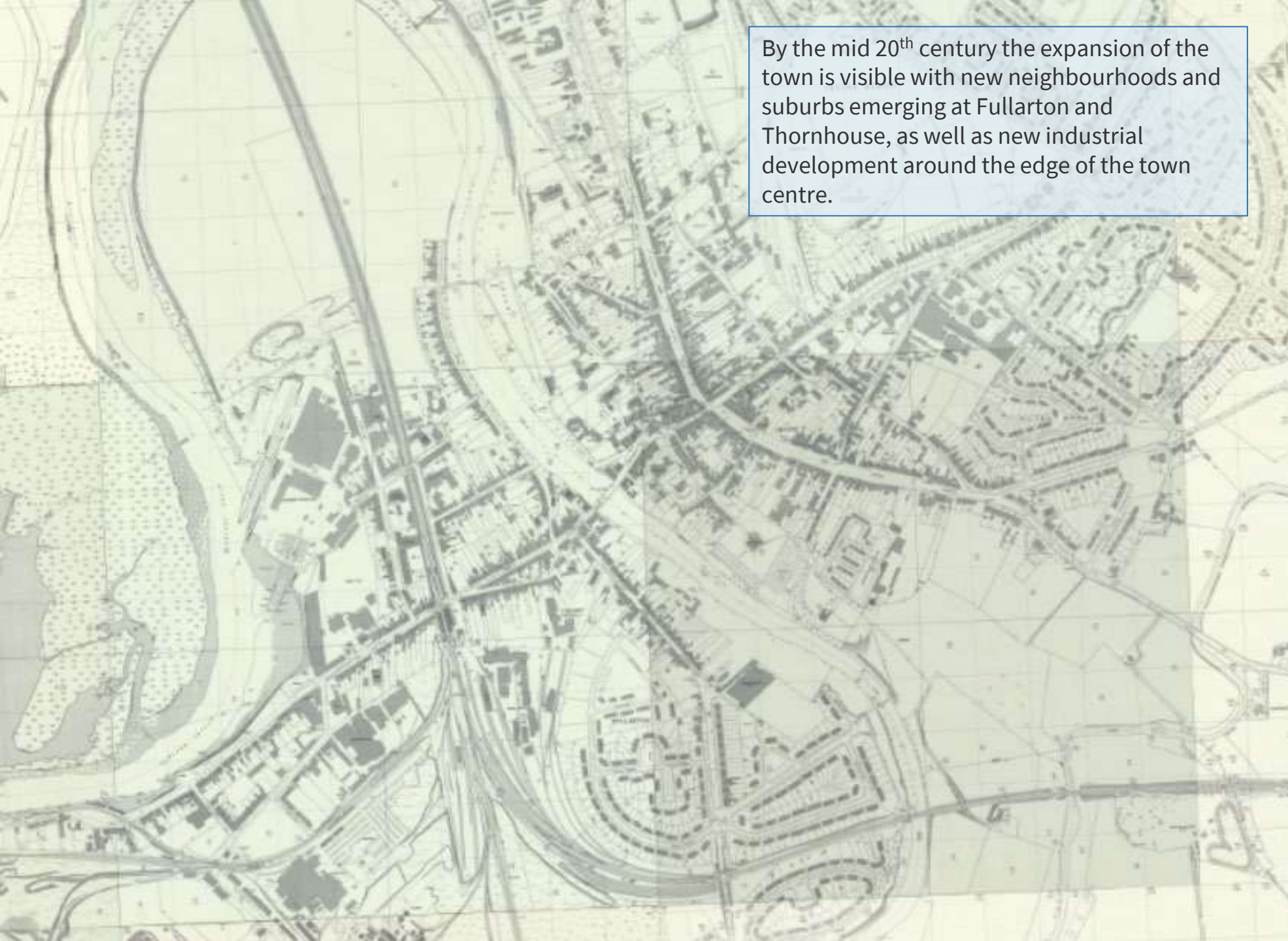


IRVINE 1885 - 1900

Historic land use pattern of the town centred around the High Street, Train Station, and the River Irvine.



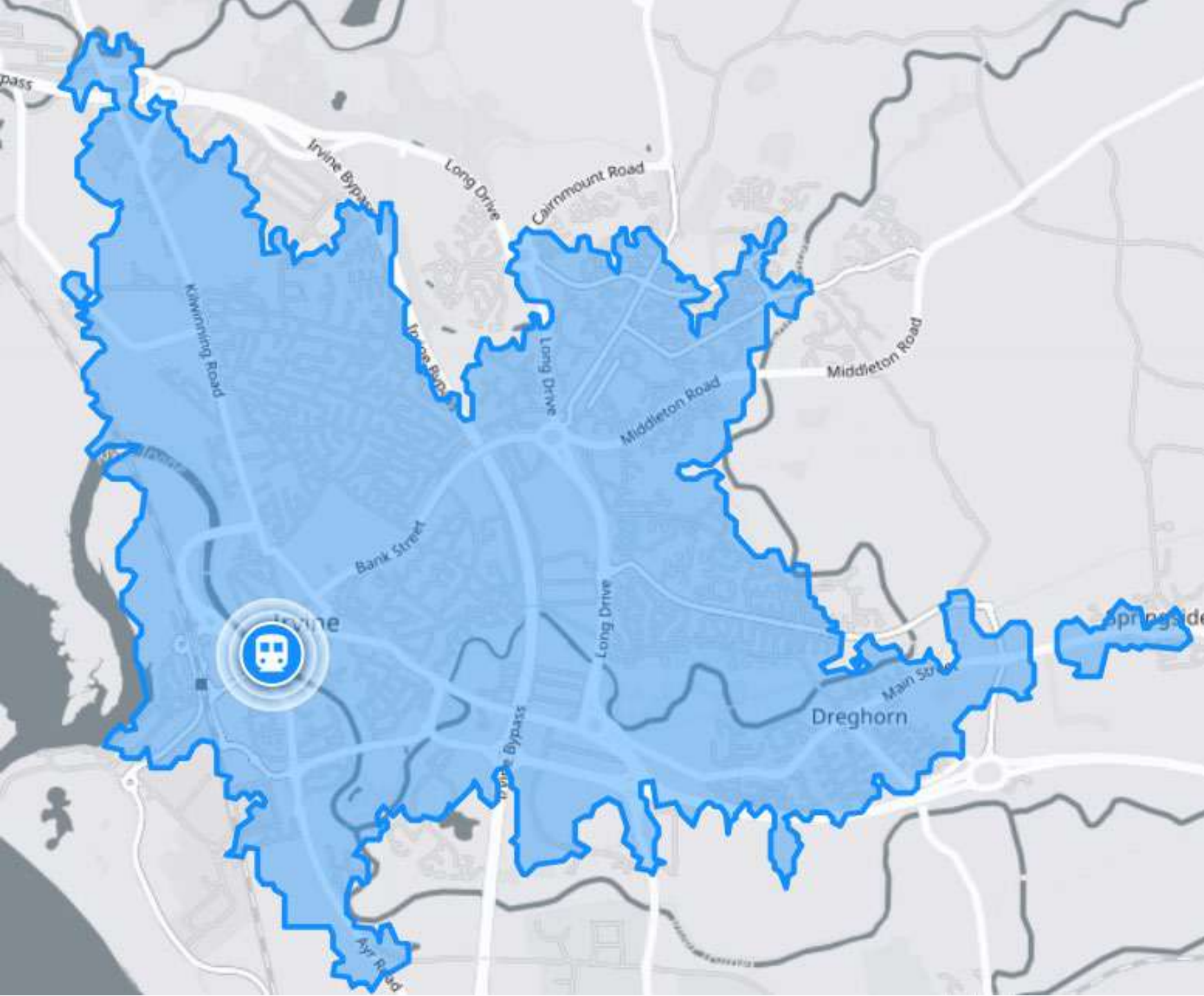
By the mid 20th century the expansion of the town is visible with new neighbourhoods and suburbs emerging at Fullarton and Thornhouse, as well as new industrial development around the edge of the town centre.



An aerial photograph of Irvine, California, showing a dense urban area with a grid-like street pattern, interspersed with green spaces and water bodies. The image is overlaid with a blue gradient that is darkest on the left side and fades towards the right.

Irvine

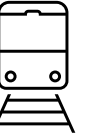
Travel & Mobility – Baseline Review



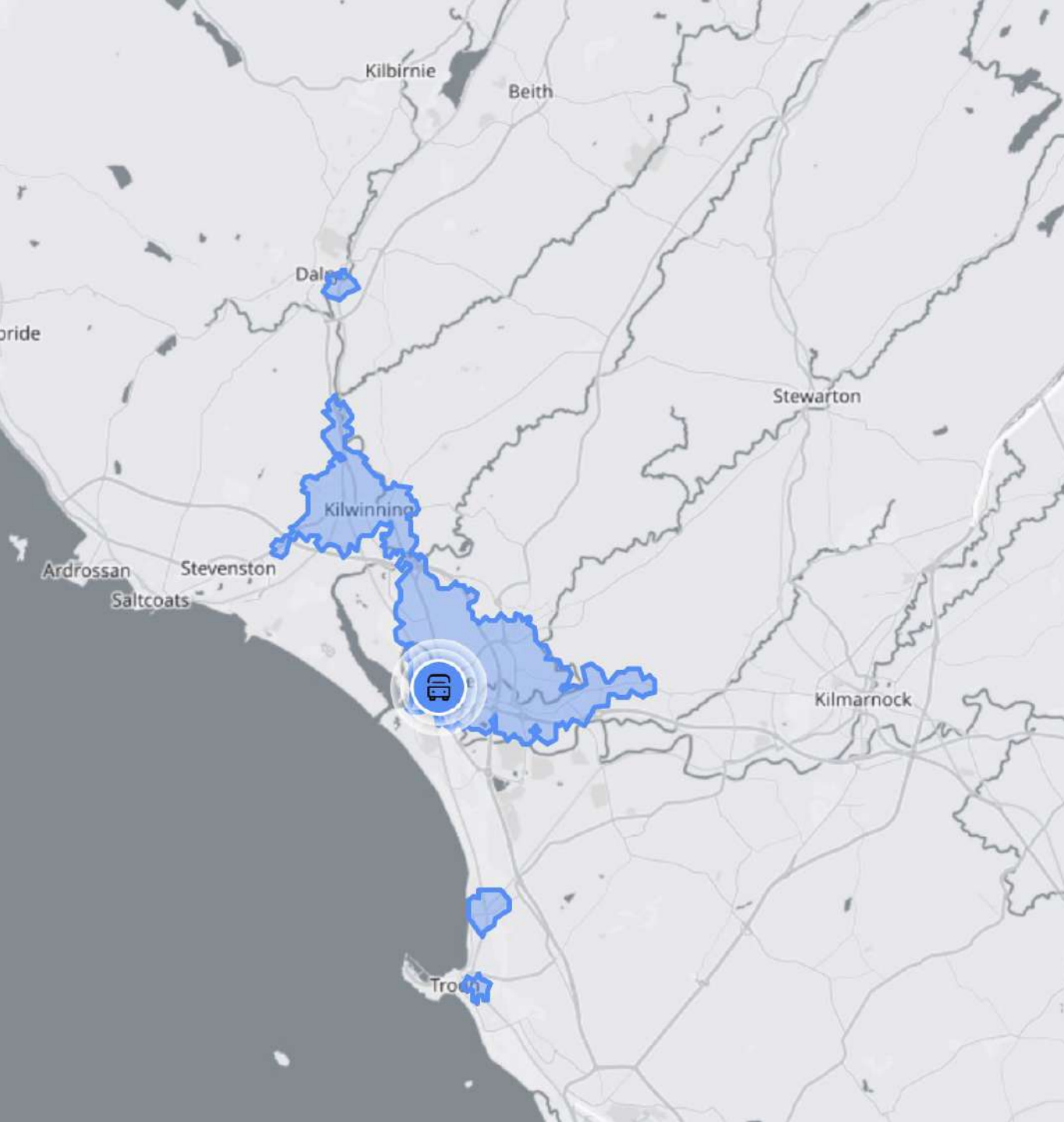
TOWN CENTRE

PUBLIC TRANSPORT ACCESS

20 MINS



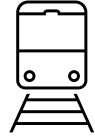
Within a 20 minute travel time – Irvine Town Centre is accessible from across almost the entire town via public transport.



TOWN CENTRE

PUBLIC TRANSPORT ACCESS

30 MINS



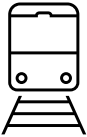
Within a 30 minute travel time – Irvine Town Centre is accessible from Troon, Barassie, and to the north Kilwinning and Dalry.



TOWN CENTRE

PUBLIC TRANSPORT ACCESS

1 HOUR



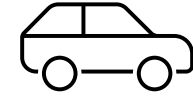
Within a 1hr minute travel time – Irvine Town Centre is connected via public transport to Paisley, Renfrew, Glasgow City Centre, as well other regional centres Ayr and Kilmarnock



TOWN CENTRE

DRIVING

20 MINS



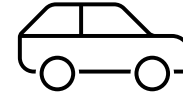
Within a 20 minute drive – Irvine town centre is connected to surrounding settlements including Kilmarnock, Prestwick, Kilwinning and Saltcoats.



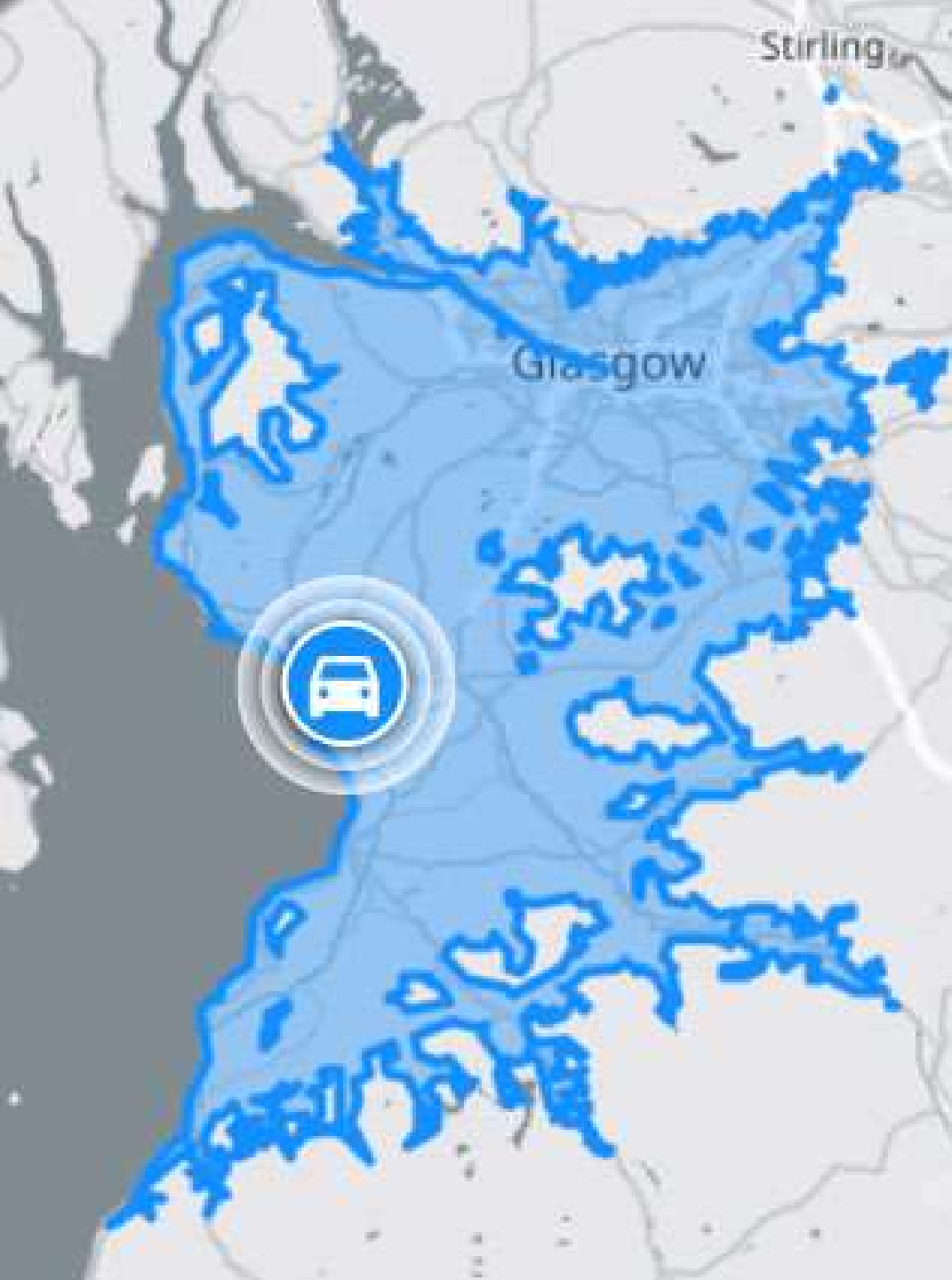
TOWN CENTRE

DRIVING

40 MINS

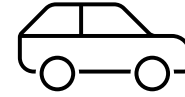


Within a 40 minute drive – Irvine town centre is connected to the wider Ayrshire region as well as Renfrewshire.



TOWN CENTRE

DRIVING



1 HOUR

Within a 1hr drive – Irvine town centre is connected to the Glasgow City Region and surrounding suburbs including Inverclyde, Dumbartonshire, North and South Lanarkshire.



TOWN CENTRE

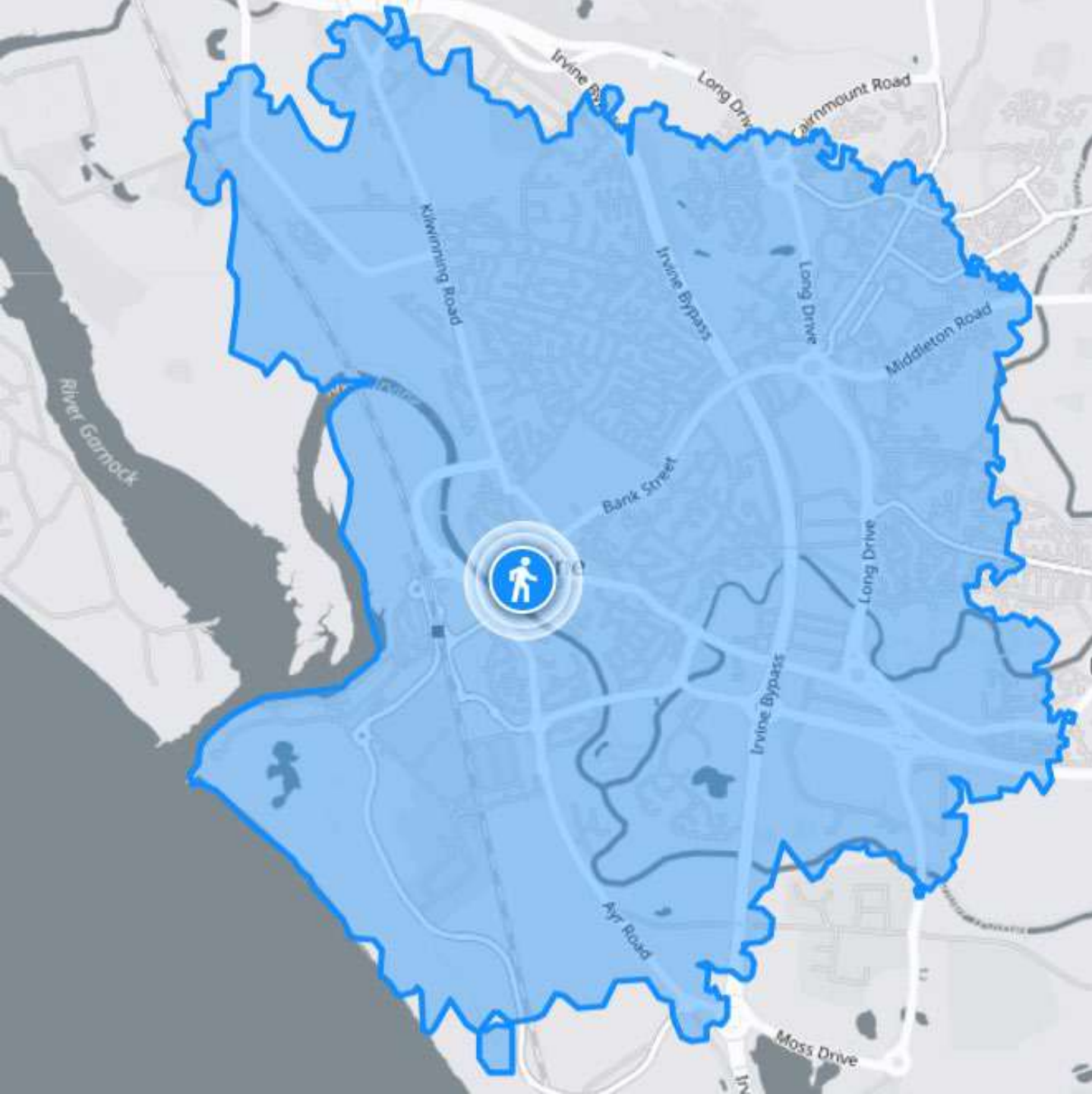
WALKING

20 MINS



Within a 20 minute walk – the town centre is connected to surrounding neighbourhoods including Fullarton, Vineburgh, Tarryholme.

The Beach and Waterfront is slightly beyond a 20 minute walk but will benefit from stronger connections through delivery of the Maritime Mile project.



TOWN CENTRE

WALKING

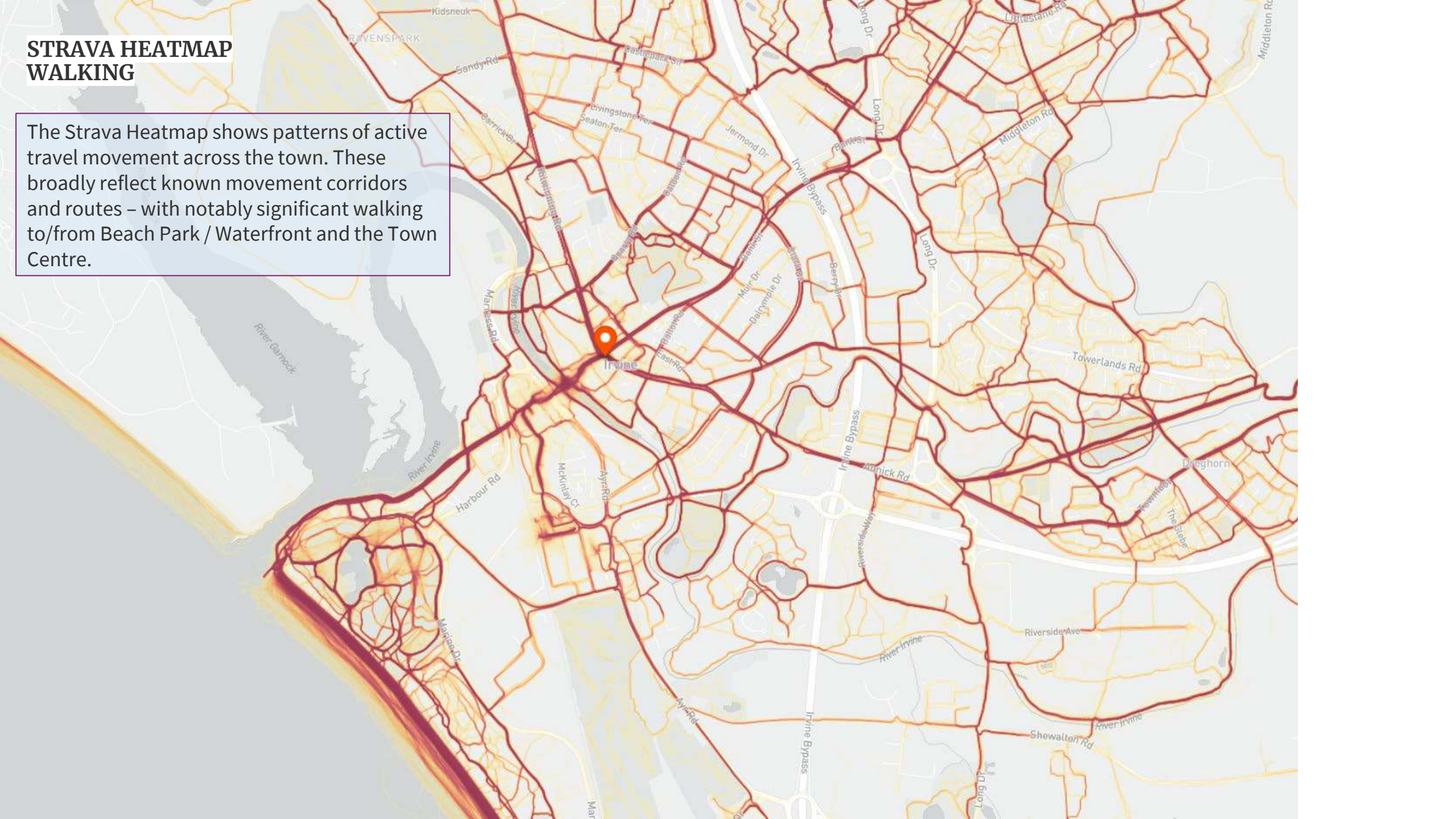
40 MINS



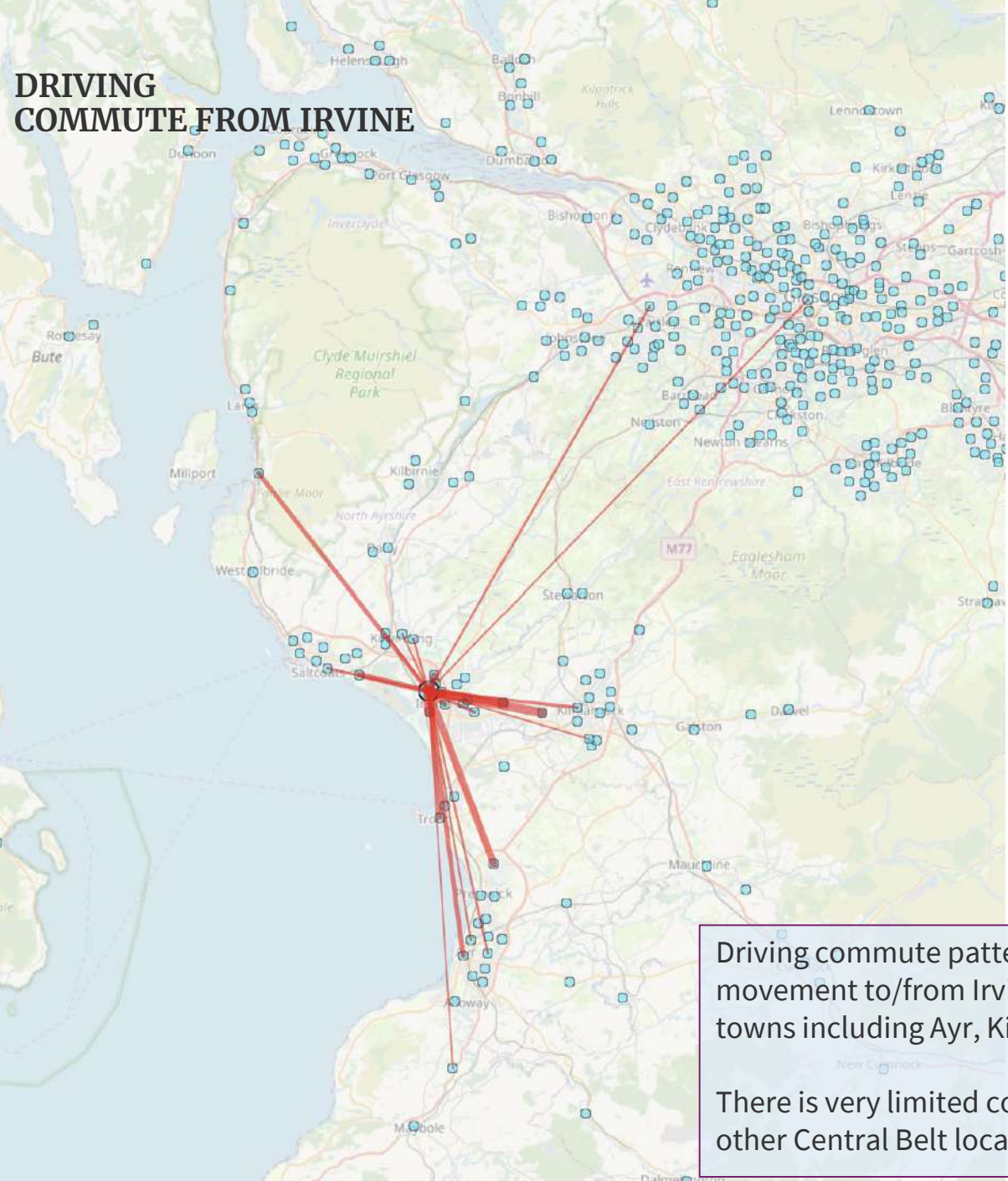
Within a 40 minute walk – almost the entirety of the town is connected to the town centre, including the Beach Park and waterfront and further neighbourhoods including Broomlands, Castlepark and Stanecastle.

STRAVA HEATMAP WALKING

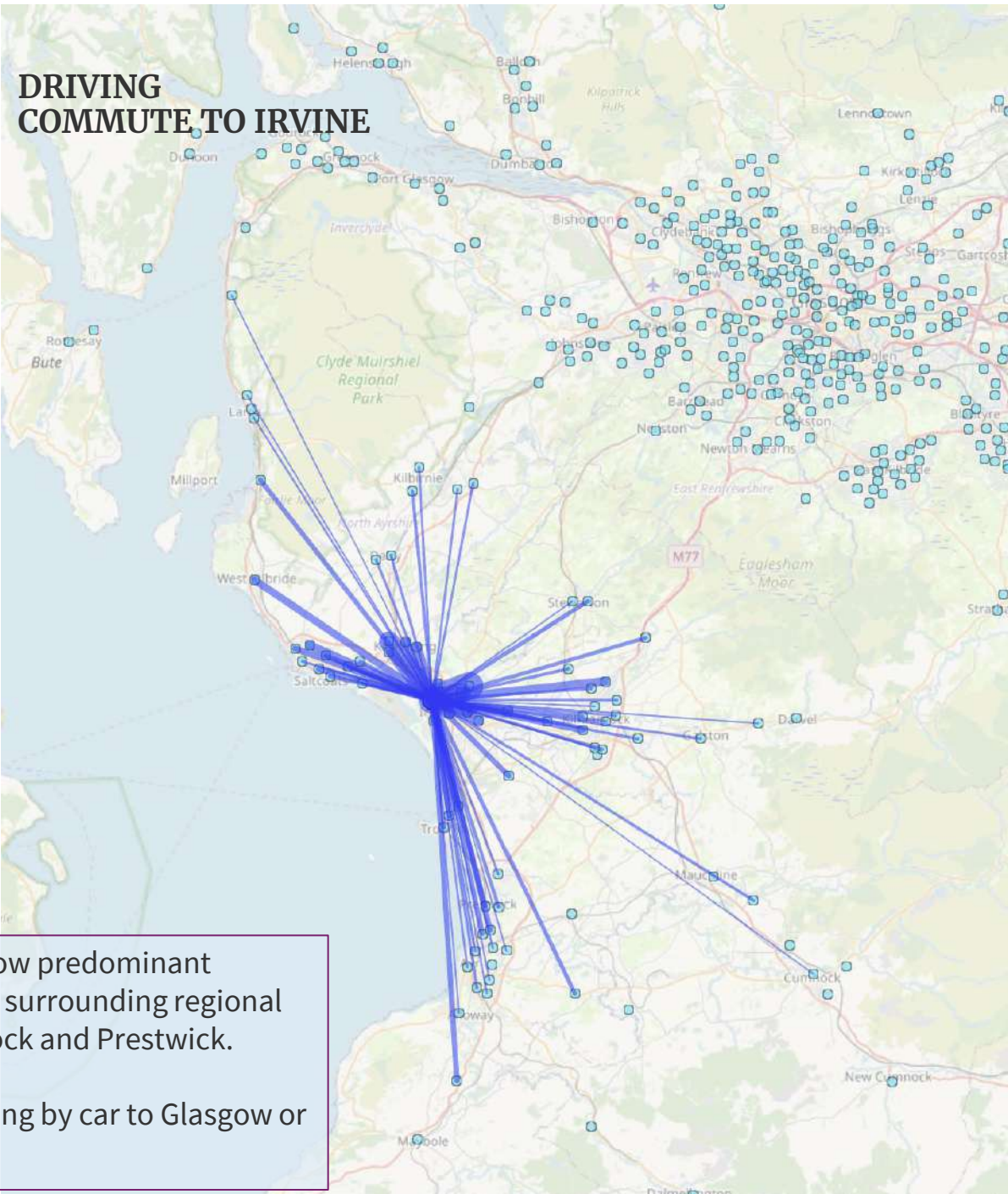
The Strava Heatmap shows patterns of active travel movement across the town. These broadly reflect known movement corridors and routes – with notably significant walking to/from Beach Park / Waterfront and the Town Centre.



DRIVING COMMUTE FROM IRVINE



DRIVING COMMUTE TO IRVINE



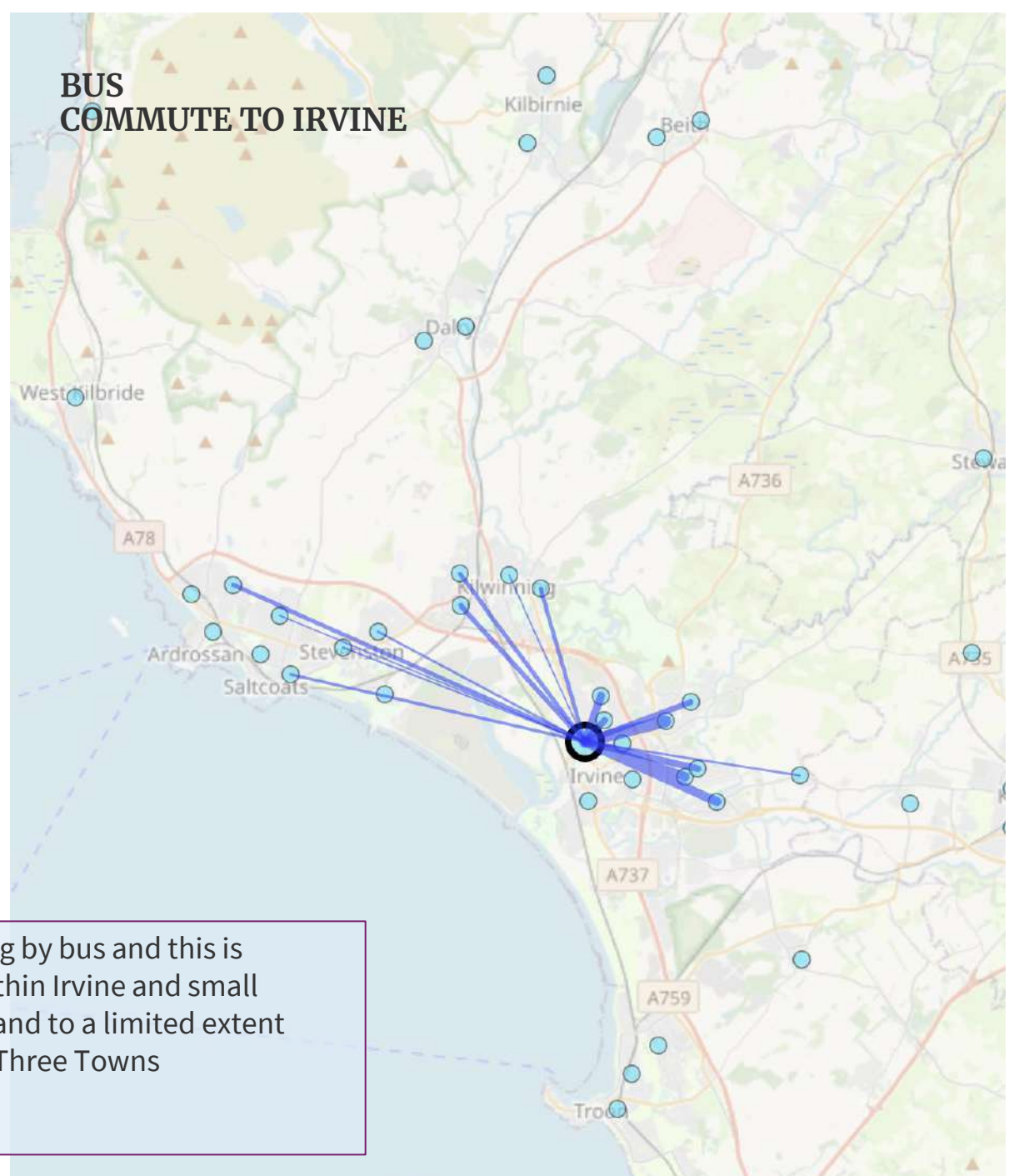
Driving commute patterns show predominant movement to/from Irvine and surrounding regional towns including Ayr, Kilmarnock and Prestwick.

There is very limited commuting by car to Glasgow or other Central Belt locations.

BUS COMMUTE FROM IRVINE

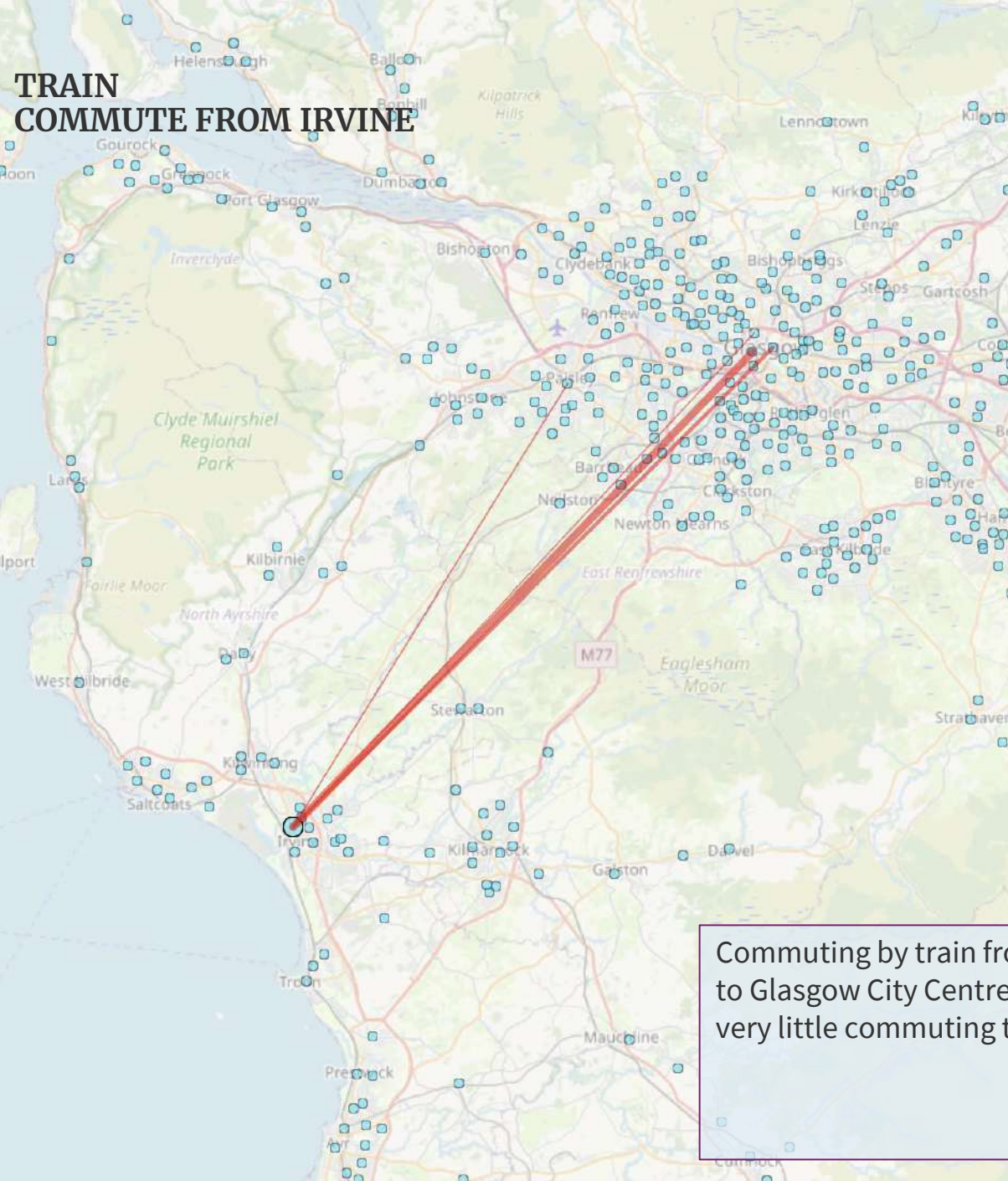


BUS COMMUTE TO IRVINE

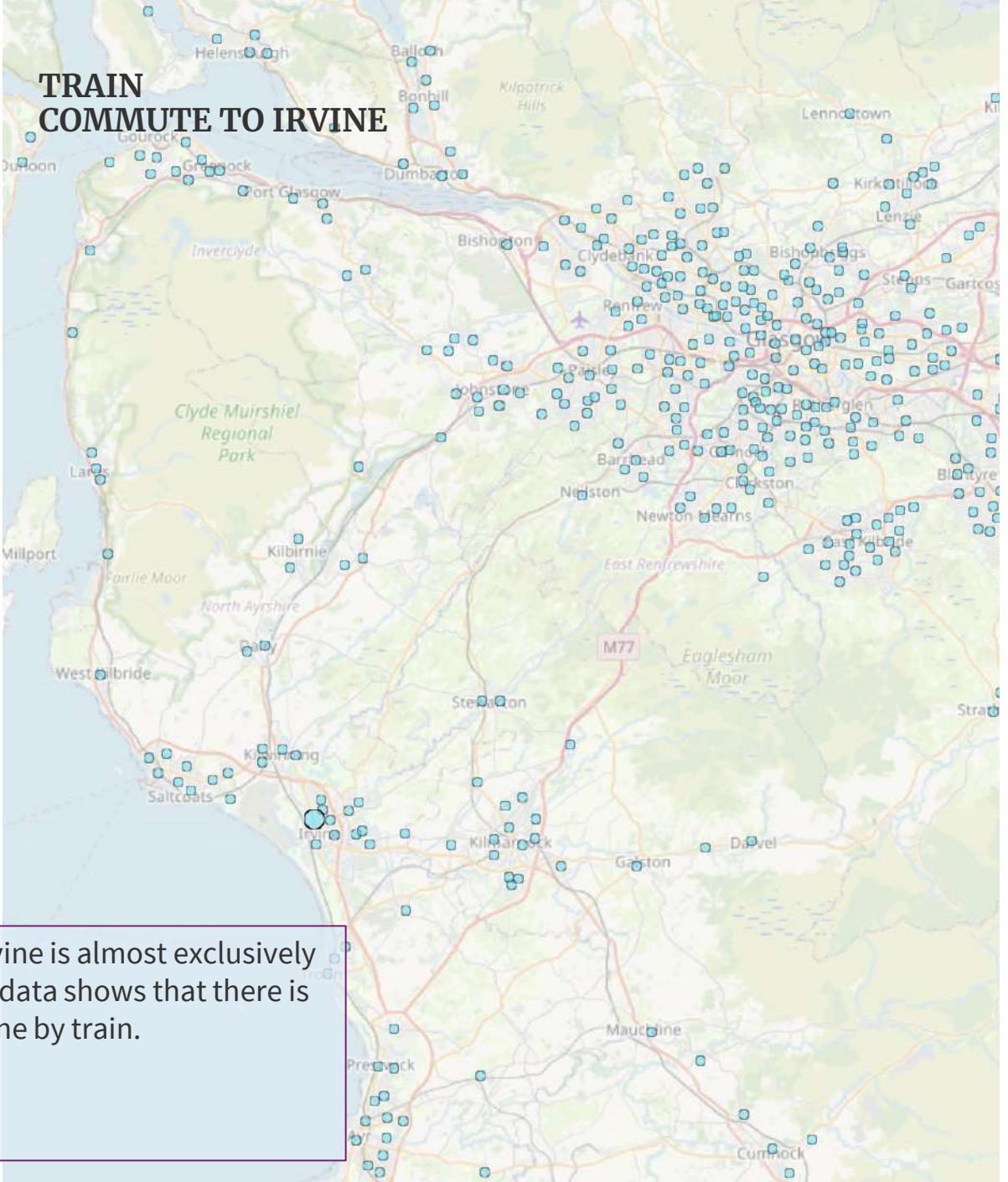


There is limited commuting by bus and this is predominantly to/from within Irvine and small settlements surrounding, and to a limited extent from Kilmarnock and The Three Towns

TRAIN COMMUTE FROM IRVINE



TRAIN COMMUTE TO IRVINE



Commuting by train from Irvine is almost exclusively to Glasgow City Centre. The data shows that there is very little commuting to Irvine by train.



Irvine

Socio-Economics – Baseline Review

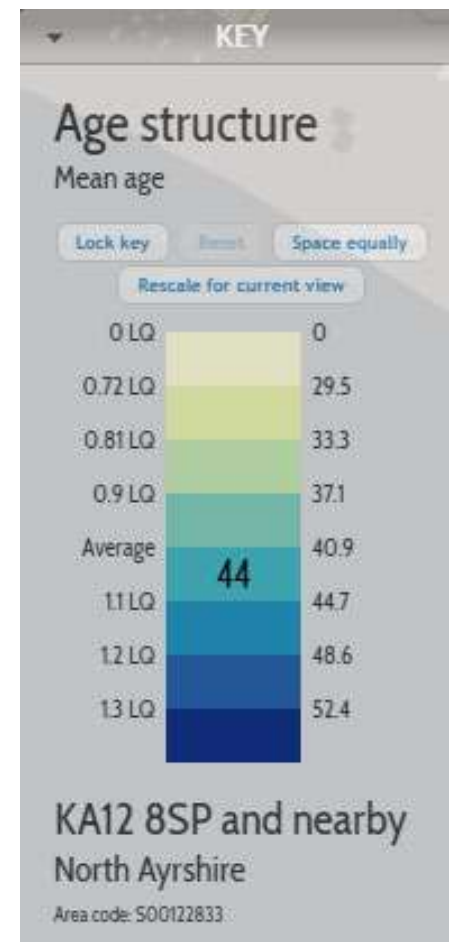


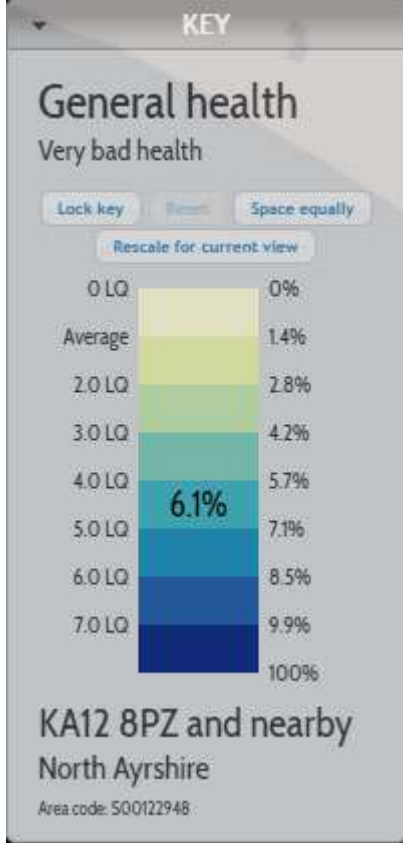
TOWN CENTRE

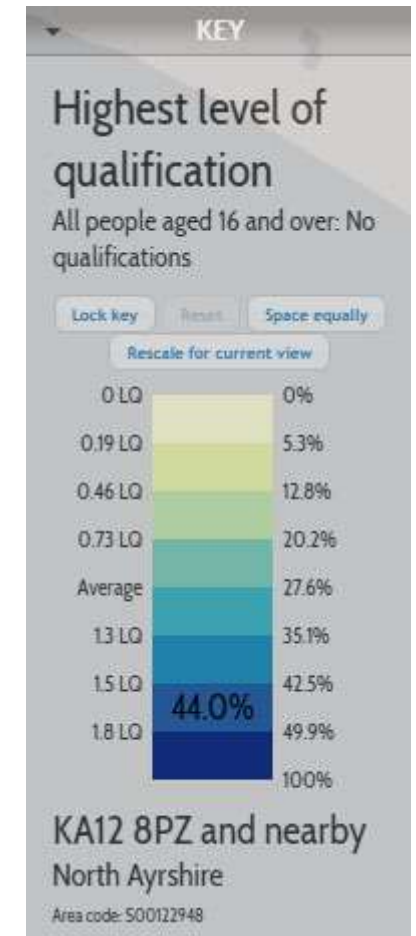
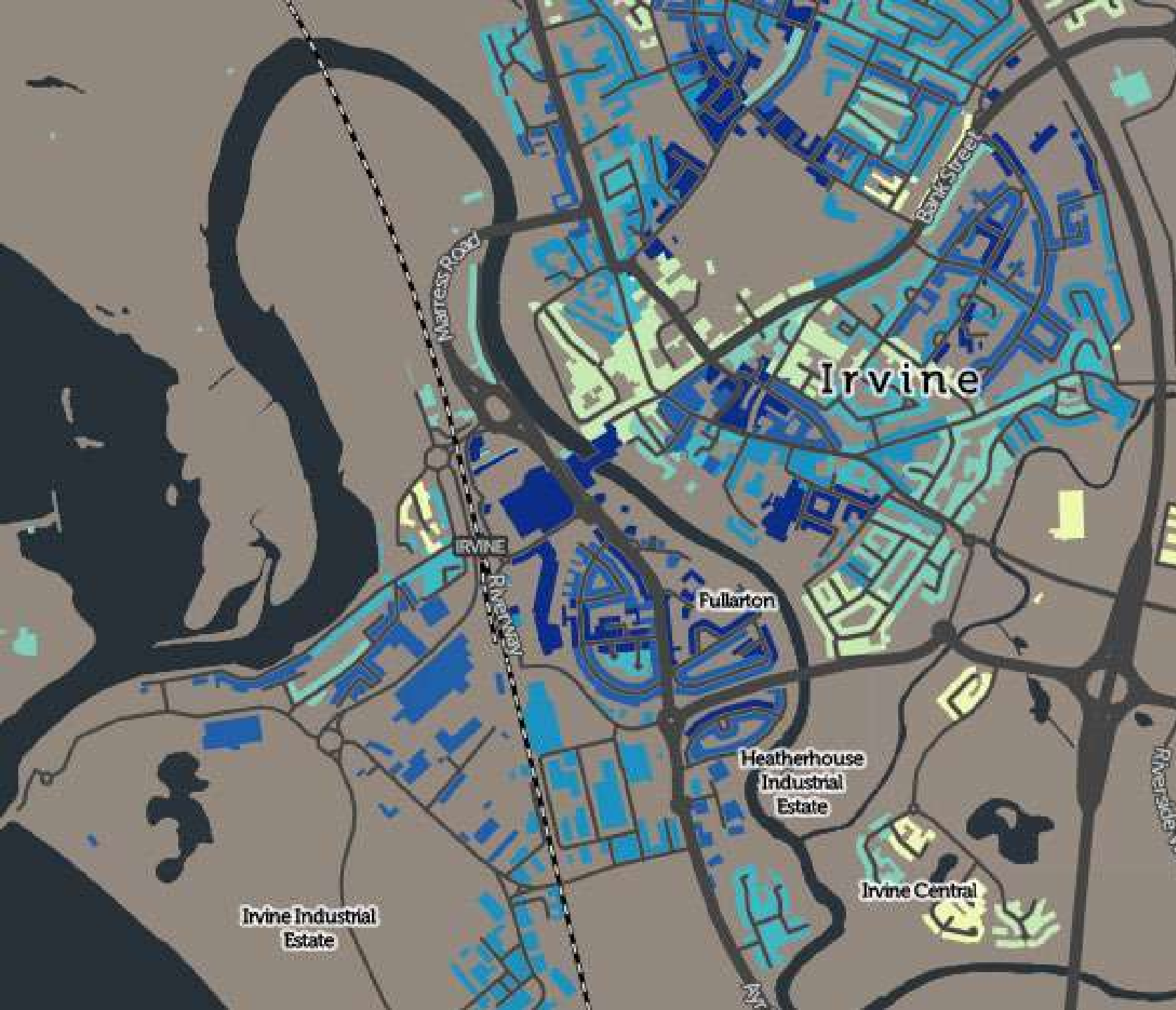
SIMD

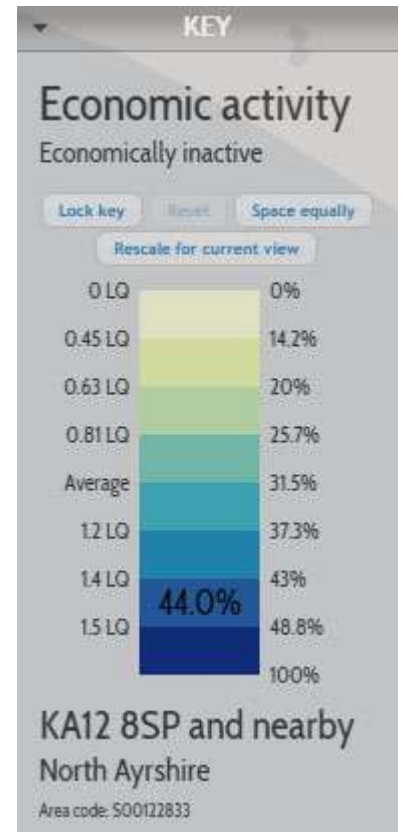
OVERALL VIEW









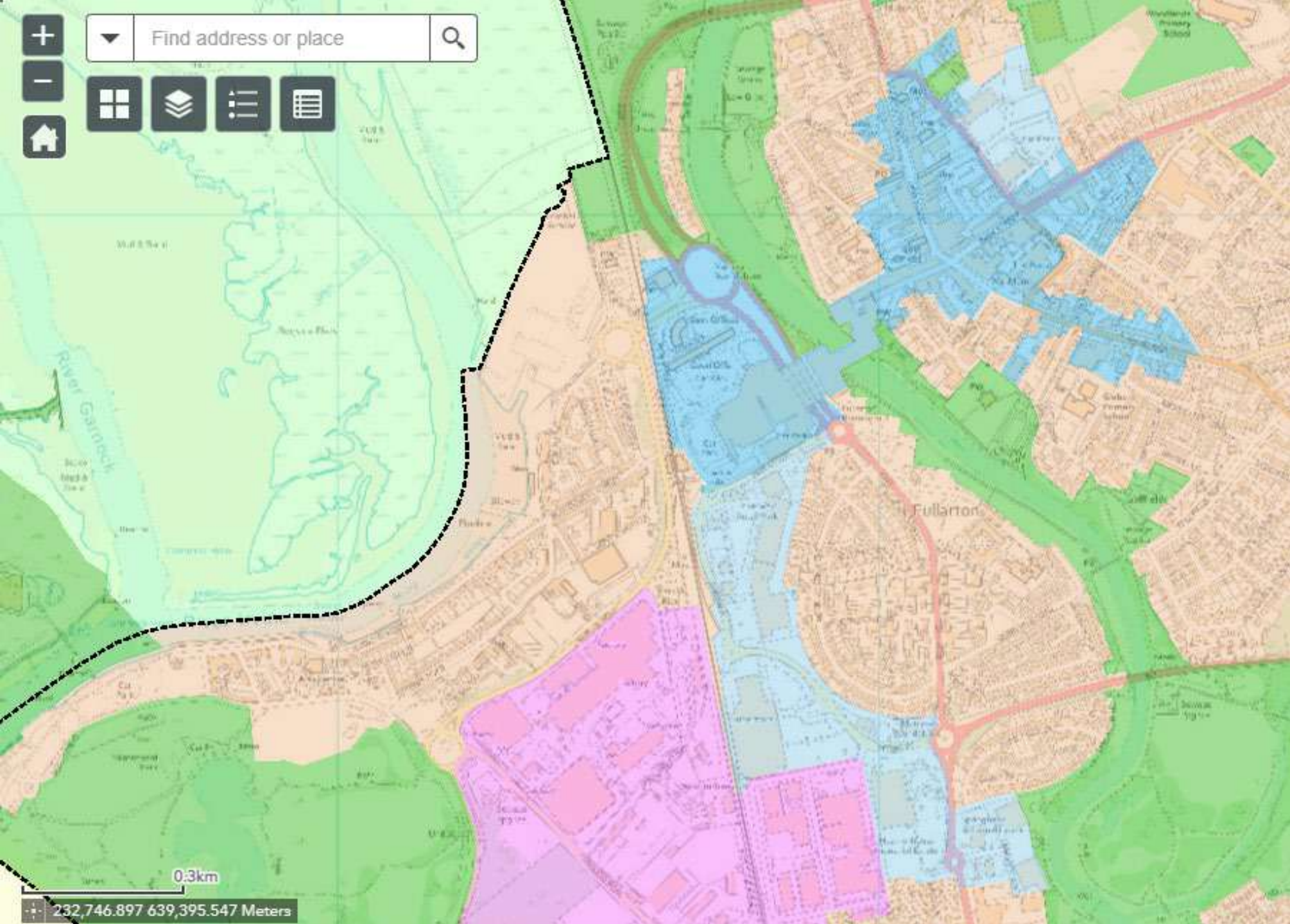


An aerial photograph of Irvine, California, showing a dense urban area with a grid street pattern, interspersed with green spaces and water bodies. The image is overlaid with a blue gradient that is darkest on the left side and fades towards the right.

Irvine

Planning – Baseline Review

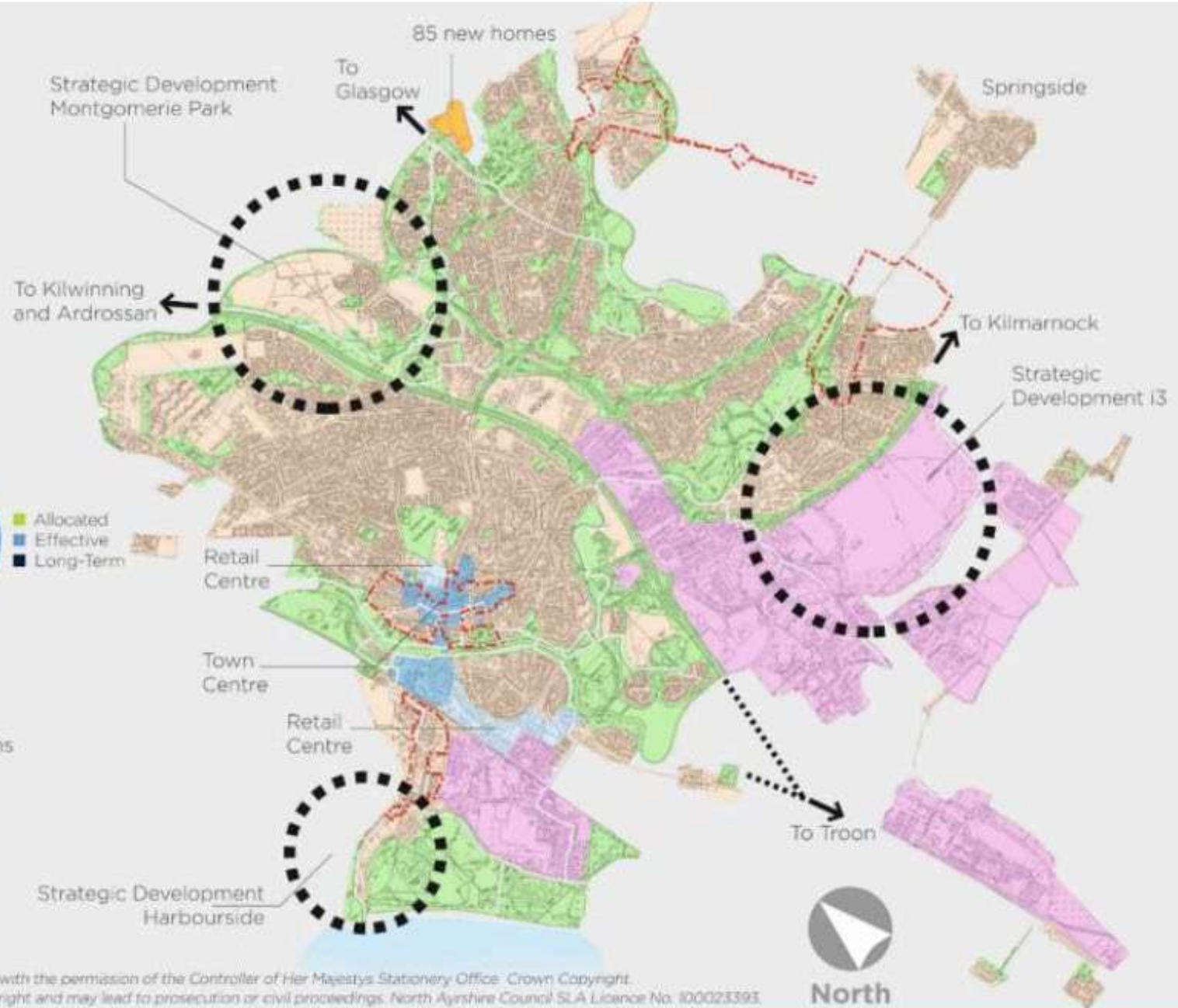
+ ▼ Find address or place 🔍
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🏠 🗺️ 📄 📊 📑



- Land use
- Open Space
 - Town Centres & Commercial Centres
 - Commercial Centre
 - Town Centre
 - Business And Industry
 - General Urban Area
 - Countryside

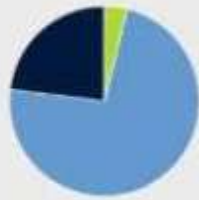
0.3km
 232,746.897 639,395.547 Meters

Irvine Settlement Map and Key Facts



Housing Land Supply

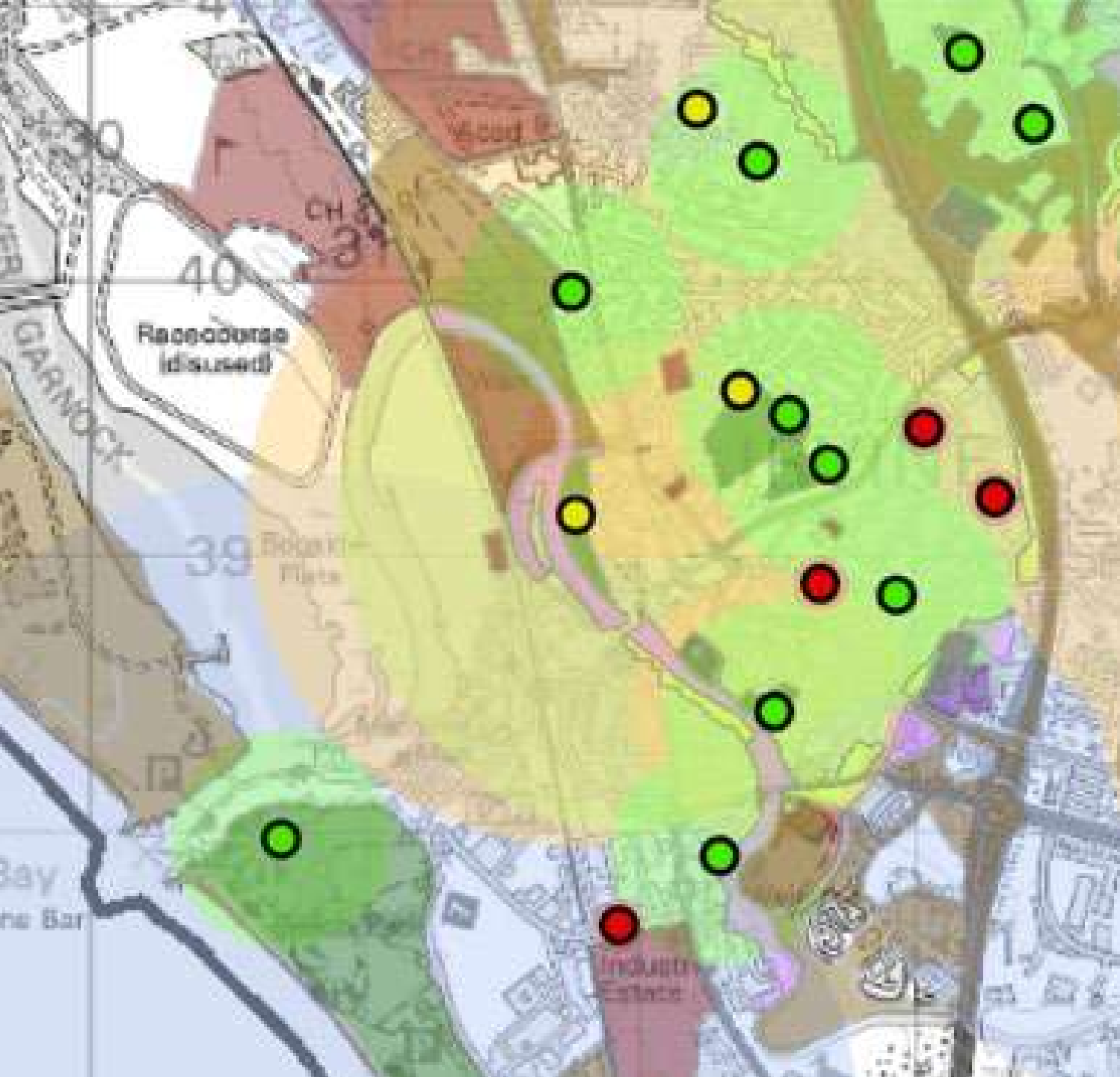
Refer to schedules for Housing Land Supply



- Allocated
- Effective
- Long-Term

- Conservation areas
- Core paths
- Additional housing allocations
- Open space
- Town centres
- Commercial centres
- Business and industry
- General urban area





OPEN SPACE AUDIT 2022

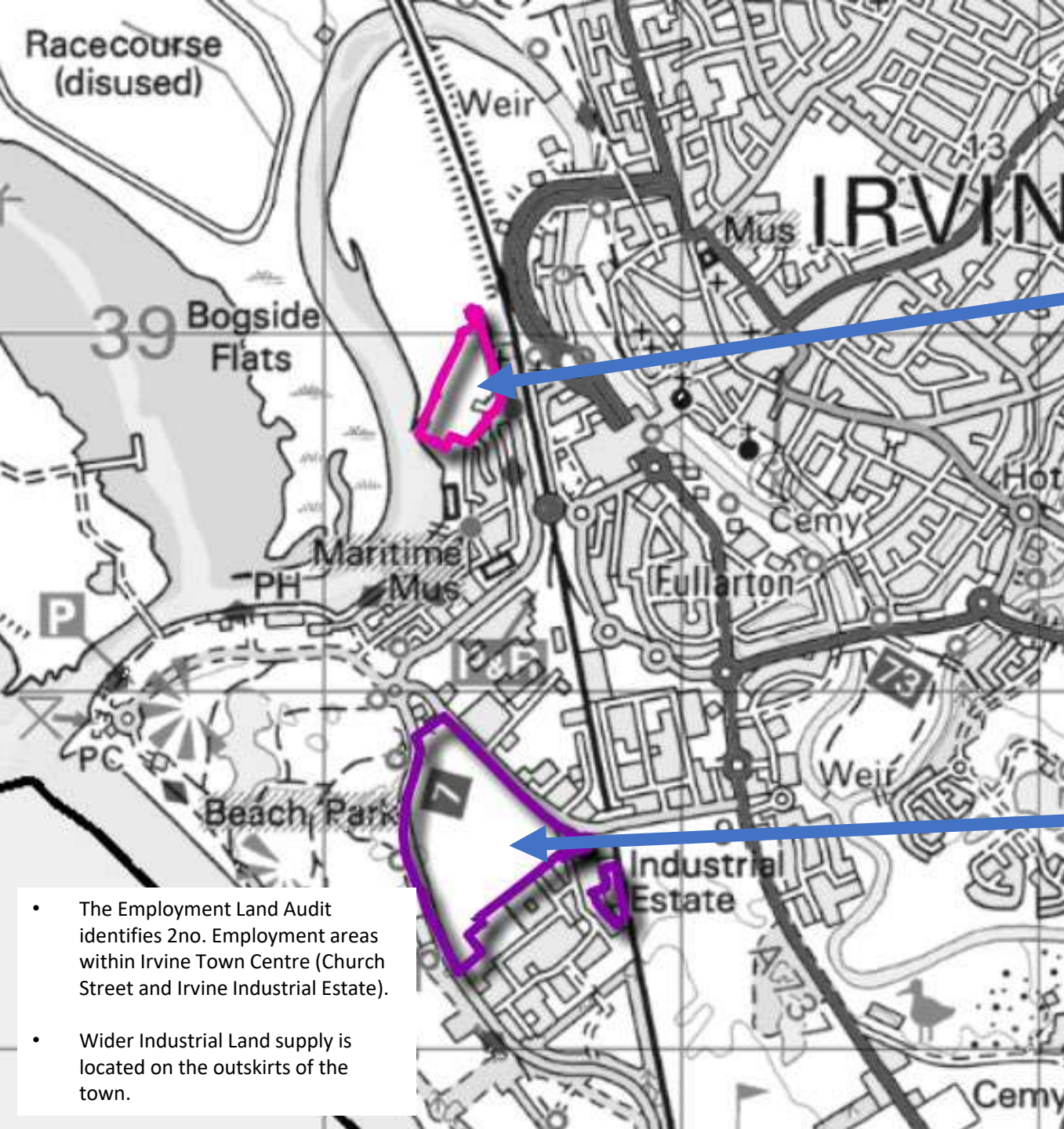
Play Areas

- LAP Local Area for Play
- LEAP Local Equipped Area for Play
- NEAP Neighbourhood Equipped Area for Play

Open Space Audit Sites

- Allotments & Community Growing Spaces
- Amenity Greenspace
- Burial Grounds
- Civic Space
- Construction Site
- Green Corridors
- Natural/Semi-natural Greenspaces
- Other functional GS
- Play Space for Children & Teenagers
- Private Gardens or Ground
- Public Park & Garden
- Sports Areas

**NORTH AYRSHIRE COUNCIL –
EMPLOYMENT LAND AUDIT 1 APRIL
2022 – 31 MARCH 2023**



Site Reference	12A
Area (Ha)	4.57
Location	Church Street
Settlement	Irvine
Locality	Irvine
LDP Designation	General Urban Area
Category	Employment Potential Area
Site Reference	32A
Area (Ha)	16.69
Location	Irvine Industrial Estate
Settlement	Irvine
Locality	Irvine
LDP Designation	Business & Industry
Category	Established Employment Area

- The Employment Land Audit identifies 2no. Employment areas within Irvine Town Centre (Church Street and Irvine Industrial Estate).
- Wider Industrial Land supply is located on the outskirts of the town.

Sites of Special Scientific Interest ✕

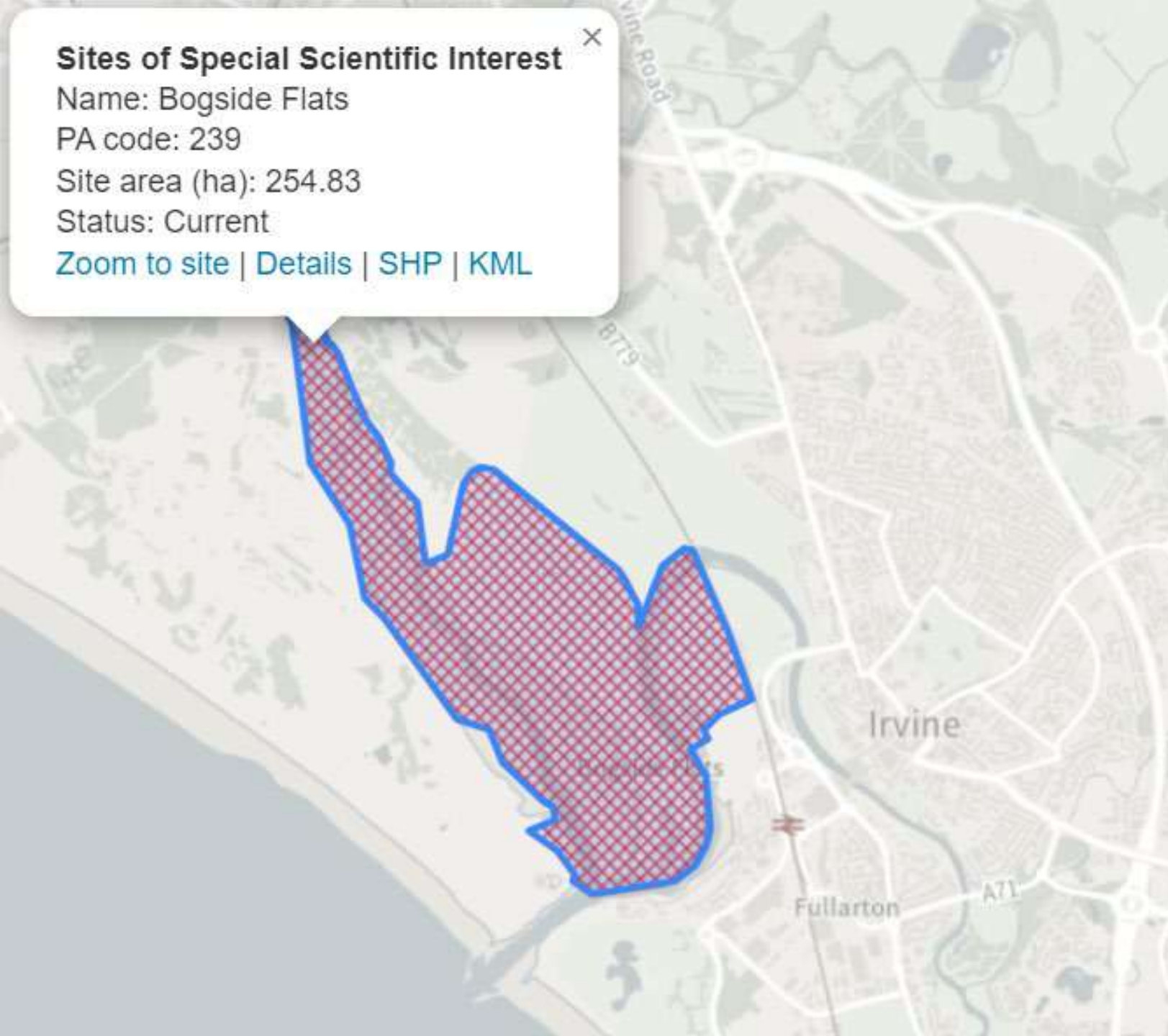
Name: Bogside Flats

PA code: 239

Site area (ha): 254.83

Status: Current

[Zoom to site](#) | [Details](#) | [SHP](#) | [KML](#)



Site of Special Scientific Interest

“Bogside Flats, situated around the common estuary of the Rivers Irvine and Garnock, contains the only extensive expanse of saltmarsh and mudflats between the Solway Firth and the Inner Clyde Estuary.

The biologically productive saltmarsh and mudflats are the best example of this habitat type in Ayrshire and displays a variety of plant and animal communities representative of different degrees of tidal inundation. The upper, middle, and lower saltmarsh habitat zones are present, which is unusual as lower saltmarsh is not common in Scotland. Transitions from saltmarsh to terrestrial habitats are also present and intact.”

An aerial photograph of Irvine, California, showing a dense urban area with a grid of streets, green spaces, and a large body of water (Lake Irvine) in the center. The image is overlaid with a blue gradient that is darkest on the left and fades to white on the right.

Irvine

Environment – Baseline Review

Listed Buildings

- A
- B
- C



Conservation Areas & Listed Buildings

Irvine Town Centre Conservation Area

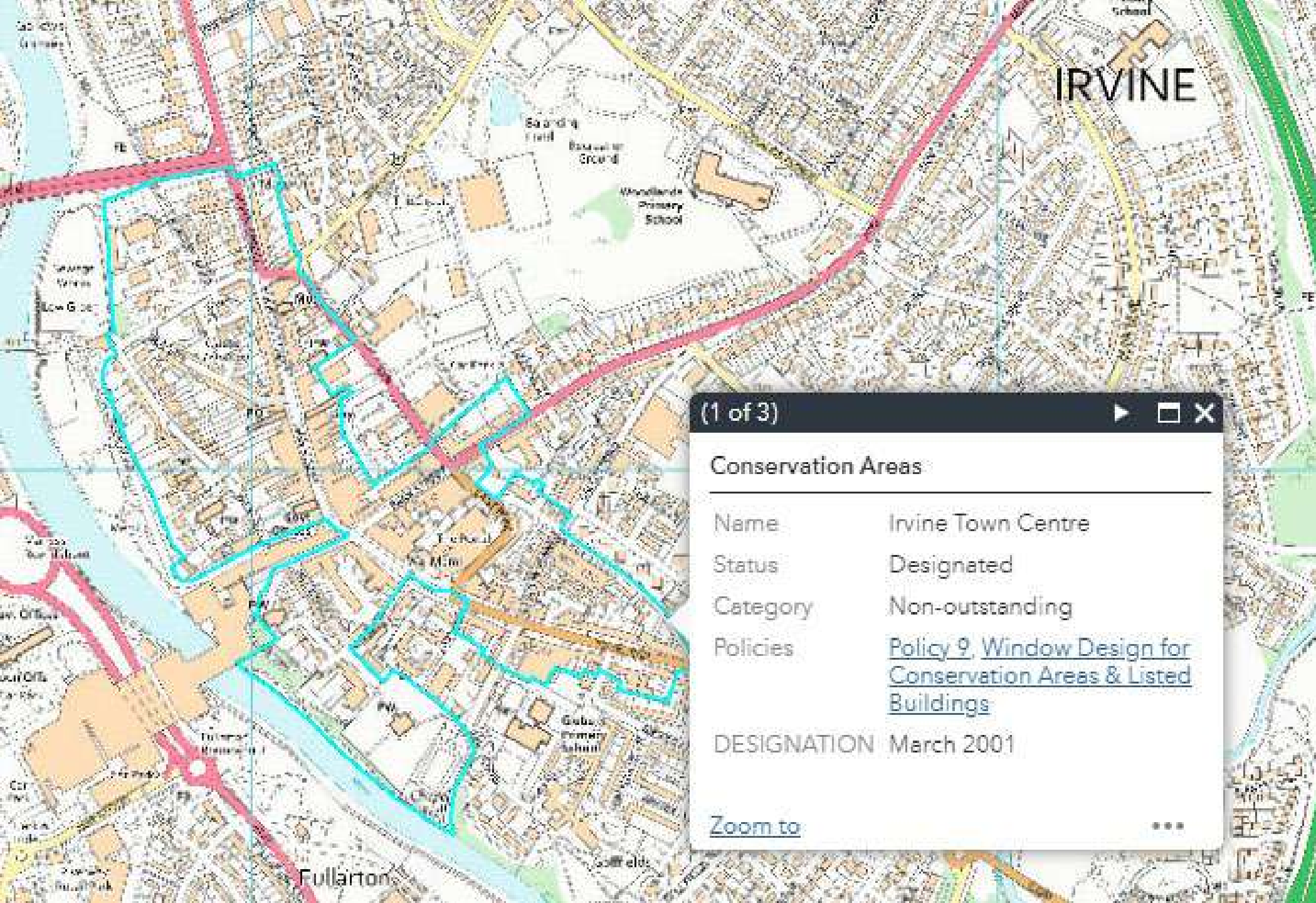
Mixture of category B & C Listed buildings.

Glasgow Vennel (Burns Heritage Trail), Irvine Old Parish Church and Graveyard & Bridgegate Trinity Church designated as category A.

Irvine Harbourside Conservation Area

Mixture of category B & C Listed buildings.

Scottish Maritime Museum designated as category A.



Conservation Area

*Irvine Town Centre
Conservation Area*

Mixture of category B & C Listed buildings.

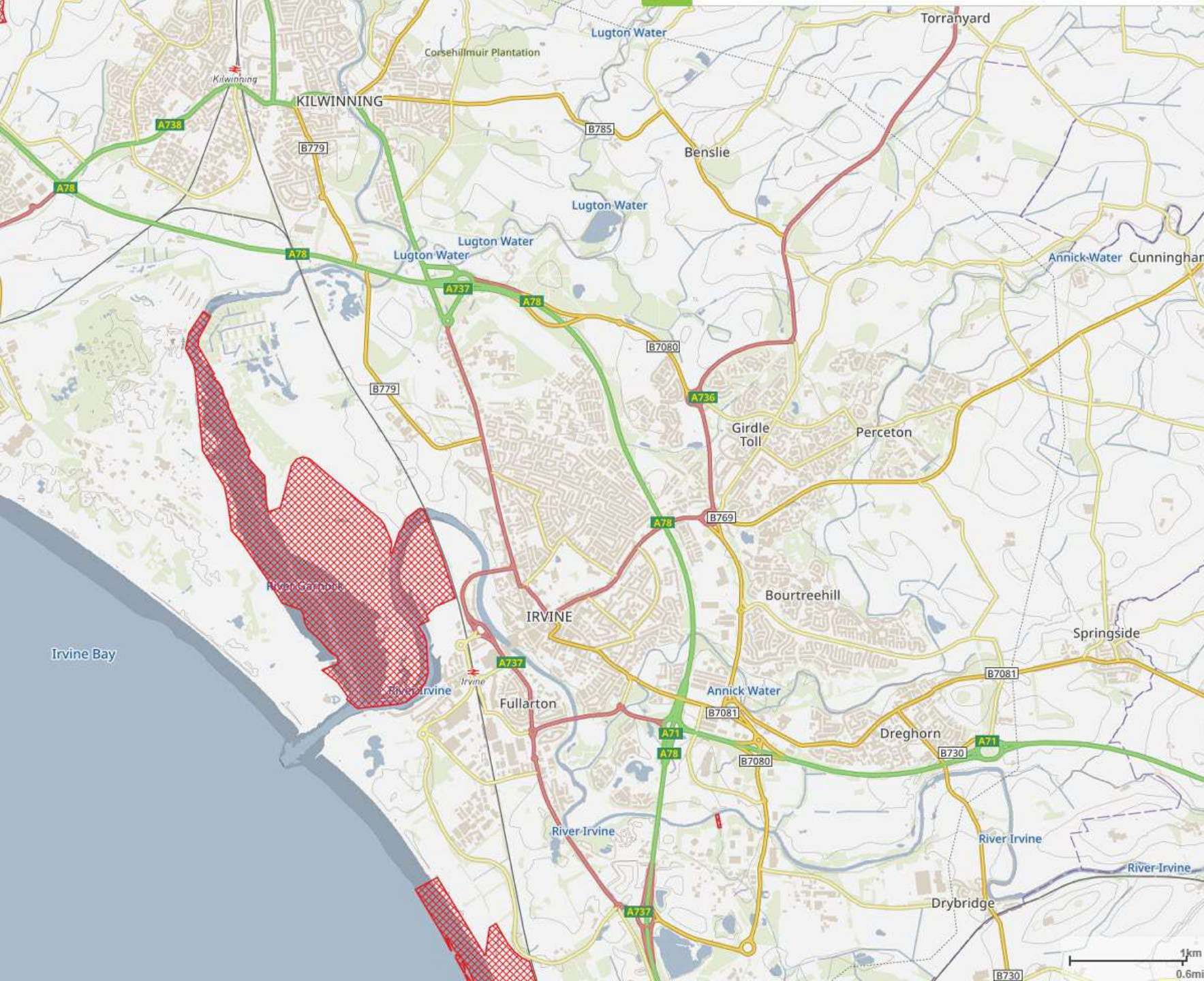
Glasgow Vennel (Burns Heritage Trail), Irvine Old Parish Church and Graveyard & Bridgegate Trinity Church designated as category A.

(1 of 3) ▶ □ ✕

Conservation Areas

Name	Irvine Town Centre
Status	Designated
Category	Non-outstanding
Policies	Policy 9, Window Design for Conservation Areas & Listed Buildings
DESIGNATION	March 2001

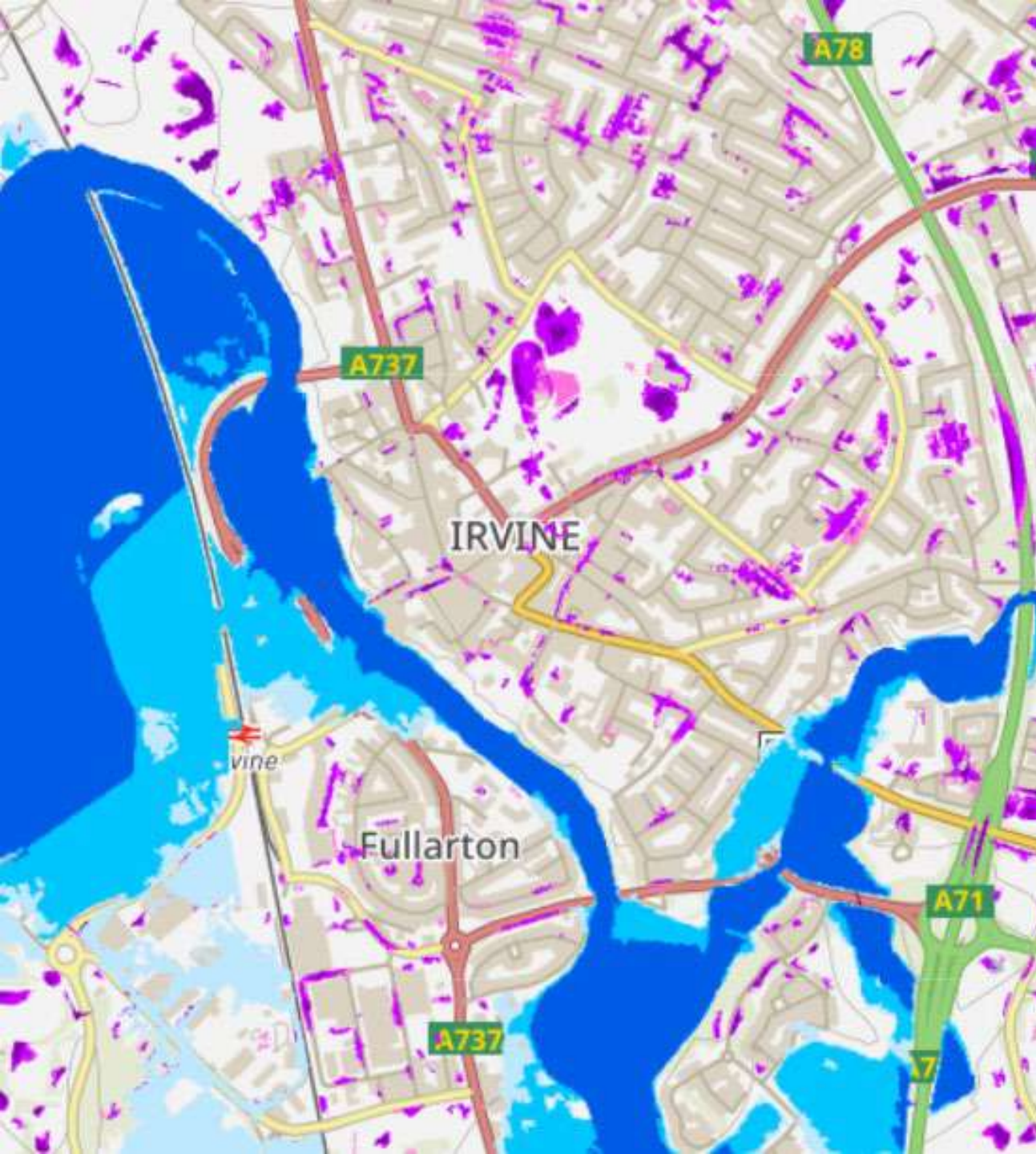
[Zoom to](#) ...



Site of Special Scientific Interest

“Bogsides Flats, situated around the common estuary of the Rivers Irvine and Garnock, contains the only extensive expanse of saltmarsh and mudflats between the Solway Firth and the Inner Clyde Estuary.

The biologically productive saltmarsh and mudflats are the best example of this habitat type in Ayrshire and displays a variety of plant and animal communities representative of different degrees of tidal inundation. The upper, middle, and lower saltmarsh habitat zones are present, which is unusual as lower saltmarsh is not common in Scotland. Transitions from saltmarsh to terrestrial habitats are also present and intact.”




FLOOD MAPPING


Flood Maps

River Flooding


High Likelihood

 Each year this area has a 10% chance of flooding.

Medium Likelihood


 Each year this area has a 0.5% chance of flooding.

Low Likelihood


 Each year this area has a 0.1% chance of flooding.

Surface Water Flooding


High Likelihood

 Each year this area has a 10% chance of flooding.

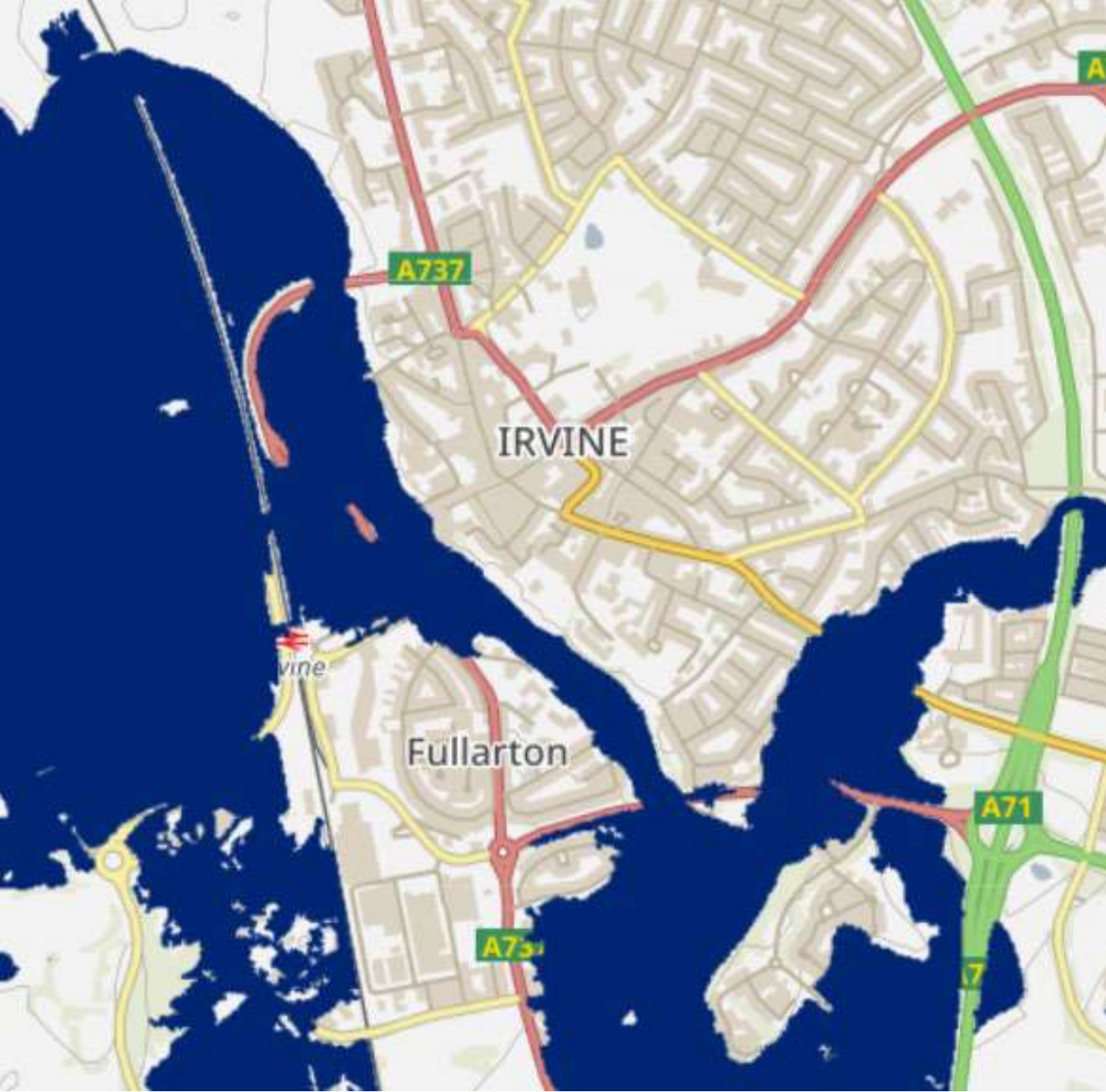
Medium Likelihood

 Each year this area has a 0.5% chance of flooding.

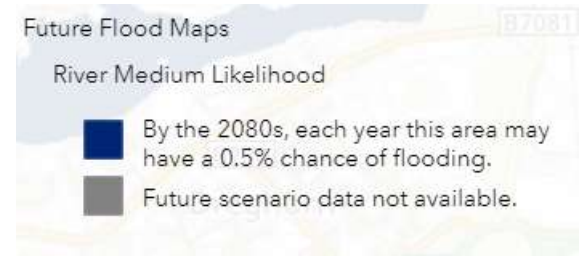
Low Likelihood

 Each year this area has a 0.1% chance of flooding.

- High & Medium likelihood of river flooding by riverside
- High & medium likelihood of surface water flooding around the town



FLOOD MAPPING



- High & Medium likelihood of river flooding by riverside
- High & medium likelihood of surface water flooding around the town

An aerial photograph of Irvine, California, showing a dense urban area with a grid of streets, green spaces, and a large body of water (Lake Irvine) in the center. The image is overlaid with a blue gradient that is darkest on the left and fades to white on the right.

Irvine

Energy – Baseline Review



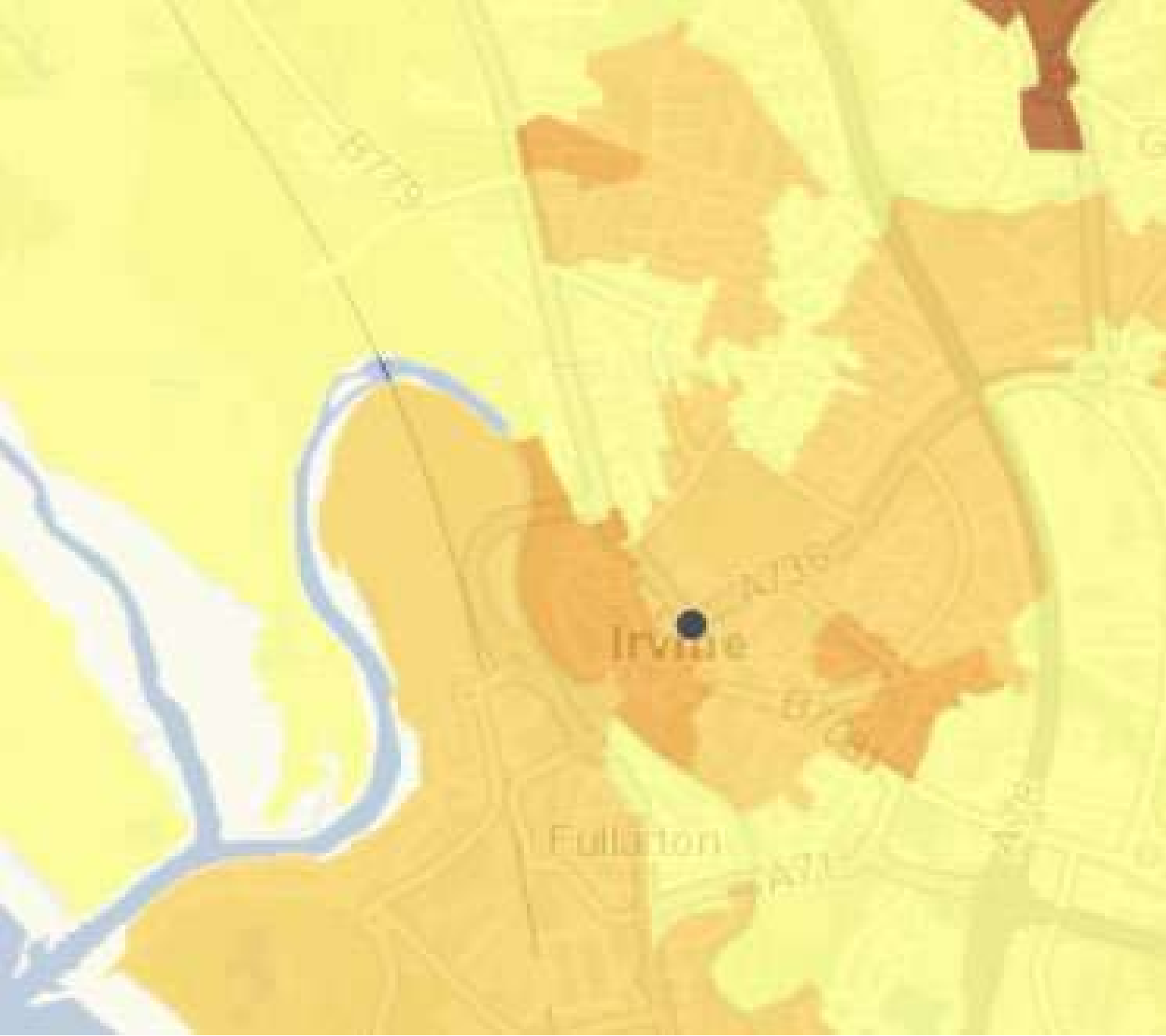
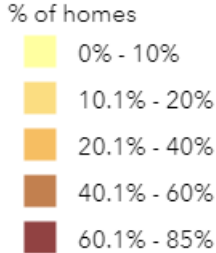
HEAT MAPPING

Heat Demand 50m Grid



HEAT MAPPING

Current EPC Band E-G





HEAT MAPPING

Potential EPC Band A-D

- % of homes
- 0% - 80%
 - 80.1% - 90%
 - 90.1% - 95%
 - 95.1% - 97%
 - 97.1% - 100%

Appendix 4

POWERS / POLICY TOOLKIT

Appendix A4 - Intended Use of Powers / Policy Toolkit

No.	PFN Advised Power/ Policy Toolkit	Irvine Regeneration Plan Use
1.	Regeneration Strategy (SG)	✓
2.	Town Centre First Principle (SG)	✓
3.	Town Centre Action Plan (SG)	✓
4.	STP Town Toolkits (STP)	✓
5.	Place Principle (SG)	✓
Regeneration, High Streets & Heritage		
6.	BIDs	N/A – not a key priority area
7.	Use Classes	TBC
8.	Design Codes – NPF4 / Creating Places	✓ Aligned with local and national policy
9.	SVDLS	N/A – not a key priority area
10.	GPDO	TBC
11.	Local Place Plans	No LPP in place for Irvine. Regeneration Plan is aligned with <i>Shaping a Vision for Irvine</i> (2015), based on Place Principle.
12.	LDP / NPF4	✓ Aligned with local and national policy
13.	Amenity Notice	TBC
14.	Conservation Area Management	N/A – not a key priority area
15.	Listed Building Preservation Notices	N/A – not a key priority area
16.	Listed Building Repairs Notice	N/A – not a key priority area
Housing		
17.	Compulsory Purchase Order	N/A – not a key priority area. . However, may be used as part of the wider strategy for Regeneration, High Streets and Heritage.
18.	Energy Efficiency Rebates	N/A – not a key priority area
19.	Heat Network Zones	N/A – not a key priority area
20.	Empty Homes Officers	N/A – not a key priority area
21.	Council Tax for Vacant Properties	N/A – not a key priority area
22.	Housing Renewal Areas	N/A – not a key priority area
23.	Licensing of Short Term Lets	N/A – not a key priority area
24.	Short Term Let Control Areas	N/A – not a key priority area
25.	Help for homeless	N/A – not a key priority area
Work, productivity and skills		
26.	Non-Domestic Rates	TBC
27.	Public Entertainment Licenses	TBC
28.	Community Wealth Building	✓ Aligned with NAC CWB Strategy 2024-2027
29.	Skills Planning	✓ Aligned with NAC skills development via procurement
30.	Local Employability Partnerships	✓ Engagement with LEP where relevant
Cohesion		
31.	Community Asset Transfer	TBC
32.	Community Planning Partnerships	✓ Engagement with CPP via LPP
33.	Participation Requests	TBC
34.	Community Right to Buy Land	TBC
35.	Common Good Property	TBC
36.	Participation in Decision-Making	TBC
37.	Participatory Budgeting	TBC
Health and wellbeing		
38.	Power to advance wellbeing	N/A – not a key priority area
39.	Waste management	N/A – not a key priority area
40.	Fixed Penalty Notices	N/A – not a key priority area
Transport		
41.	Infrastructure Levy	N/A – not a key priority area

42.	Active Travel Strategies	✓ Aligned with North Ayrshire Local Transport & Active Travel Strategy 2023-2028
43.	Local Bus Services	N/A – not a key priority area
44.	Bus Service Improvement Partnership	N/A – not a key priority area
45.	Pavement Parking	N/A – not a key priority area
46.	Street design and road improvements	TBC
47.	Rules for carriageways and footways	TBC
48.	Road authority powers	TBC
Safety & Security		
49.	Antisocial Behaviour Strategies	✓ Aligned with Safer North Ayrshire Strategy 2020 - 2025
50.	Dispersal Orders	TBC
51.	Antisocial Behaviour Order	TBC
52.	Closure Notice	TBC
53.	Licensing	TBC
54.	Restrictions on Fireworks	N/A – not a key priority area
55.	Nuisance Noise Powers	N/A – not a key priority area
Education and opportunity		
56.	Support / Intervention for Children and Young People	N/A – not a key priority area
57.	Early Learning/Childcare (ELC) Provision	N/A – not a key priority area
58.	Young Persons Guarantee	TBC

Appendix 5

BOARD GOVERNANCE

Irvine Plan for Neighbourhoods
Neighbourhood Board
Terms of Reference
May 2025

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Neighbourhood Board

1. Rationale

On 30 September 2023 the UK Government announced that 55 towns across the UK would benefit from £20 million of investment through endowment style funding over a 10-year period. Irvine was identified as one ten towns in Scotland to benefit from this funding under the Levelling Up Fund.

The programme was updated in March 2025, as the Plan for Neighbourhoods:

Following the 2024 General Election, the programme was reconfirmed within the UK Government's 2024 Autumn Statement. An updated prospectus and guidance documentation were published in March 2025. The new 'Plan for Neighbourhoods' programme seeks to drive growth over the long-term and includes updated strategic objectives and list of pre-approved interventions.

The updated programme requires a partnership approach between the local authority, the Neighbourhood Board and the community. It is the responsibility of the Board, in partnership with their Local Authority, to develop and deliver a ten-year vision for the town. There is also a requirement for a more detailed four-year investment plan which will inform the delivery of the programme from 2026 onwards.

It was agreed by Cabinet, and subsequently at the Irvine Locality Partnership meeting on 15 January 2024, that the Neighbourhood Board would be a sub-group of the Locality Partnership.

2. Membership

Membership requirements for the Neighbourhood Board are set out in UK Government guidance.

Each Neighbourhood Board will be led by an independent chair, appointed by the local authority acting as accountable body, following consultation with the local MP. The chair should act as a champion for the place and provide leadership for the board, ensuring it is community-led and embedded within the local area. The role is voluntary, analogous to that of a school governor or charity trustee and should not be compensated.

The chair should be someone who holds a prominent role in the community and has a passion for the place, such as:

- the head of a local charity
- a local campaigner
- a philanthropist
- head of a further education college
- a director for the NHS Trust
- a director of a football club

The chair of the Neighbourhood Board cannot be an elected representative, such as a:

- MP
- MSP
- local councillor

Neighbourhood Boards must include the following members:

- a senior representative from the police.
- The relevant local MPs, for example, MPs whose constituencies sit within the boundary of the place must sit on the board. The appropriate constituency MSP should also sit on the Board.
- Local Councillors.

Beyond these groups outlined above there are no prescriptive requirements for representation.

The chair, supported by the local authority, must ensure the right people are around the table to fully reflect the priorities of the place. They should consider the following groups:

Community partners, such as:

- community groups
- faith groups
- local charities
- neighbourhood forums, neighbourhood watch or local tenancy groups
- youth groups
- Third Sector Interface (TSI)
- workplace representatives, for example trade unions.

Local businesses and social enterprises, such as:

- the chair or board members for the local Chambers of Commerce or Business Improvement District (BID) where these exist
- key local employers or investors in the place
- registered social housing providers

Cultural, arts, heritage and sporting organisations, such as:

- local sports club directors or fan representatives
- local heritage groups
- director of a local museum

Public agencies and anchor institutions, such as:

- local schools, higher education and further education institutions
- mayors of combined authorities or their representatives
- relevant government agencies for that area, for example, Integrated Care Boards or Community Planning Partnerships in Scotland

- relevant health care providers, for example GPs from local practices or senior NHS staff
- relevant senior local authority officers, for example, a Director for Economic Development to ensure coordination with wider plans
- a representative from other relevant local agencies

In line with the Cabinet approval received in 2023, and with the membership requirements set out by UK Government, it was agreed the Neighbourhood Board will be a sub-group of the existing Irvine Locality Partnership. Volunteers from the Irvine Locality Partnership were requested to serve on the Neighbourhood Board.

In addition, North Ayrshire Council shall nominate a Senior Lead Officer to serve on the Neighbourhood Board.

3. Co-opted Membership

The Neighbourhood Board may co-opt as additional members, further representation, including representatives of an agency or organisation not already serving on the Board. Any such representative shall have knowledge or expertise in the distinct areas of the Neighbourhood Board's work (Participation by Experience). The number of co-opted members must not exceed half that of the Neighbourhood Board's membership. Co-opted members will have such membership rights as the Neighbourhood Board may determine. In particular, the Neighbourhood Board may determine their voting rights and the period of time or defined piece of work for which such Co-opted members are appointed. The period of appointment of such co-opted members shall not exceed the normal period of office of the Locality Partnership members. Only Co-opted members who have full voting rights shall be counted as part of any quorum for meetings. Co-opted members should not exceed the number of members arrived through the Locality Partnership.

4. Deputies

Named Depute Members for Members may be appointed by the constituent authority which nominated the Member, or the Member as appropriate. The appointment of such Deputies will be subject to the same rules and procedures for Members. Deputies shall receive papers for Meetings of the Neighbourhood Board but shall be entitled to attend or vote at a Meeting only in the absence of the principal Member they represent. If the Chair is unable to attend a meeting of the Neighbourhood Board, any Depute Member attending the meeting may not preside over that meeting.

5. Period of Membership

The terms of office of local councillors shall be until the earlier of the date of the next ordinary elections for local government councillors or the date on which that local councillor ceases to hold office. The terms of office of MPs and MSPs shall be until the earlier of the date of the next election or the date in which the MP or MSP ceases to hold office. The term of office of all other members (with the exception of Co-opted Members) shall be a period of three years from the date of appointment, unless, in the case of volunteers from the Locality Partnership, they cease to be a member of the

Locality Partnership, whereby their membership of the Neighbourhood Board will end. The term of office of officers shall continue until the nominating body replaces them or they cease to be an employee of the nominating body.

6. Chair

The Neighbourhood Board Chair is invited by North Ayrshire Council in consultation with the local MP. They must be a local community leader or local businessperson. The chair should act as a champion for the town and provide leadership for the Neighbourhood Board, ensuring it is community-led and embedded within the local area. They can be anyone who holds a prominent role such as:

- a. a local charitable organisation
- b. a philanthropist
- c. the head of a Further Education College
- d. a director for the NHS Board or Trust
- e. a director of a football club

The role of the Chair is to:

- Lead the Neighbourhood Board to achieve its objectives, maintain an overview of activity and champion and support partnership working in relation to the Plan for Neighbourhoods;
- Ensure that the Neighbourhood Board operates in line with these Terms of Reference, associated Neighbourhood Board policies and conduct the business of the Neighbourhood Board accordingly;
- Ensure that decisions of the Neighbourhood Board are in accordance with good governance principles;
- Sign, as required, any relevant documents as advised by the Secretariat to the Neighbourhood Board.

The Chair, in consultation with North Ayrshire Council, may appoint a Vice Chair. In the absence of the Chair, the Vice Chair will assume the responsibilities.

7. Code of Conduct

Members shall subscribe to and comply with the Model Code of Conduct for Members of Devolved Public Bodies.

8. Standing Orders

Standing Orders will be prepared for meetings of the Neighbourhood Board, which will incorporate the relevant parts of the Terms of Reference.

9. Quorum

The quorum will be one quarter of the members of the Neighbourhood Board, excluding Co-opted members.

10. Voting

As more particularly detailed in the Standing Orders of the Neighbourhood Board, every effort shall be made by members to ensure that as many decisions as possible

are made by consensus. In the event that such consensus is not possible, then members with full voting rights shall be entitled to vote.

11. Delegated Powers

In common with North Ayrshire Community Planning Partnership, the Neighbourhood Board will normally make recommendations, which will be referred for consideration to the body responsible for exercising the function which is the subject of the recommendation. Alternatively, an officer of bodies attending the Neighbourhood Board may have authority delegated by their parent organisation to implement the recommendation without further decision by their parent organisation. In addition, Community Planning Partners or other organisation may, in due course, delegate specific powers to the Neighbourhood Board.

12. Minutes and Meetings

The Neighbourhood Board will meet at least quarterly and publish:

- a documented decision-making process outlining the voting rights of the Board
- profiles of board members
- all board papers in advance of the meeting within 5 working days
- draft minutes of meetings following the meeting within 10 working days
- final minutes, once approved by the board within 10 working days
- any conflicts of interest reported, within the published minutes

The Neighbourhood Board will follow North Ayrshire Council governance and finance arrangements when considering private reports, with the default position being that all papers are open to the public.

13. Functions Referred

The Irvine Neighbourhood Board should drive priorities for investment and steer the long-term vision for their town, in conjunction with the local community. It will do this through developing the Regeneration Plan (the Plan) for Irvine, comprising:

- A 10-year vision.
- A 4-year investment plan.

Irvine Neighbourhood Board shall use the funding available to it to ensure that the Plan should reflect local priorities and be co-designed with communities, businesses and residents, drawing on available evidence and data.

Thereafter to review and monitor the milestones and outcomes of the Plan and to roll-forward the investment plans.

The Neighbourhood Board and the accountable body will continue to be led by the investment plan and vision, and subject to the ongoing guidance of the relevant UK Government department.

Irvine Plan for Neighbourhoods
Neighbourhood Board
Standing Orders
May 2025

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1. General

These Standing Orders set out the procedures to be followed at meetings (either held in person or via digital platform) of the Irvine Neighbourhood Board. As far as applicable, these shall also be the standing orders for any Working Groups. The term 'Chair' shall include the Chair of any Working Group.

- 1.2** As more specifically detailed in Standing Order 8, it is expected that all decisions of the Neighbourhood Board (NB), will be made by consensus and NB members will endeavor to reach agreement wherever possible.

2. Membership

2.1 Membership of the Neighbourhood Board

The membership requirements for the Neighbourhood Board are set out in UK Government guidance, which states:

1. Each Neighbourhood Board will be led by an independent chair, appointed by the local authority acting as accountable body, following consultation with the local MP. The chair should act as a champion for the place and provide leadership for the board, ensuring it is community-led and embedded within the local area. The role is voluntary, analogous to that of a school governor or charity trustee and should not be compensated.

The chair should be someone who holds a prominent role in the community and has a passion for the place, such as:

- the head of a local charity
- a local campaigner
- a philanthropist
- head of a further education college
- a director for the NHS Trust
- a director of a football club

2. The chair of the Neighbourhood Board cannot be an elected representative, such as a:

- MP
- MSP
- local councillor

3. Neighbourhood Boards must include the following members:

- a senior representative from the police.
- The relevant local MP, and the appropriate constituency MSP should also sit on the Board.
- Local Councillors

4. Beyond these groups outlined above there are no prescriptive requirements for representation.
5. The chair, supported by the local authority, must ensure the right people are around the table to fully reflect the priorities of the place. They should consider the following groups:

Community partners, such as:

- community groups
- faith groups
- local charities
- neighbourhood forums, neighbourhood watch or local tenancy groups
- youth groups
- Third Sector Interface (TSI)
- workplace representatives, for example trade unions.

Local businesses and social enterprises, such as:

- the chair or board members for the local Chambers of Commerce or Business Improvement District (BID) where these exist
- key local employers or investors in the place
- registered social housing providers

Cultural, arts, heritage and sporting organisations, such as:

- local sports club directors or fan representatives
- local heritage groups
- director of a local museum

Public agencies and anchor institutions, such as:

- local schools, higher education and further education institutions
- mayors of combined authorities or their representatives.
- relevant government agencies for that area, for example, Integrated Care Boards or Community Planning Partnerships in Scotland.
- relevant health care providers, for example GPs from local practices or senior NHS staff.
- relevant senior local authority officers, for example, a Director for Economic Development to ensure coordination with wider plans.
- a representative from other relevant local agencies.

In line with the Cabinet approval received in 2023, and with the membership requirements set out by UK Government, it was agreed the Neighbourhood Board will be a sub-group of the existing Irvine Locality Partnership. Volunteers from the Irvine Locality Partnership were requested to serve on the Neighbourhood Board.

In addition, North Ayrshire Council shall nominate a Senior Lead Officer to serve on the Neighbourhood Board.

2.2 Co-opted Membership

The Neighbourhood Board may co-opt as additional members, further representation, including representatives of an agency or organisation not already serving on the Neighbourhood Board. Any such representative shall have knowledge or expertise in the distinct areas of the Neighbourhood Board's work (Participation by Experience). Co-opted members will have such membership rights as the Neighbourhood Board may determine. In particular, the Neighbourhood Board may determine their voting rights and the period of time or defined piece of work for which such Co-opted members are appointed. Only Co-opted members who have full voting rights shall be counted as part of any quorum for meetings. Co-opted Members should not exceed the number of volunteer members from the Local Planning Partnership and should not exceed 50% of the overall membership.

2.3 Period of Membership

The term of office of Elected Members of the Neighbourhood Board shall be until the day of the next ordinary Elections for Local Government Councillors. The term of office of all other Community members shall be a period of three years from the date of appointment, unless they cease to be a member of the Locality Partnership, whereby their membership of the Neighbourhood Board will end. The term of office of Officers shall continue until the nominating body replaces them or they cease to be an employee of the nominating body.

- 2.4** Where a NB Member resigns or otherwise ceases to hold office, the person appointed in their place shall be appointed for the unexpired term of the Member they replace.
- 2.5** On expiry of a NB Member's term of appointment the Member shall be eligible for re-appointment provided that they remain eligible and are not otherwise disqualified from appointment.
- 2.6** A NB Member appointed under paragraph 2.1 ceases to be a member of the NB if they cease to be either a member or employee of the body which nominated them.
- 2.7** A Member of the Neighbourhood Board, not listed within the compulsory membership at 2.1, may resign their membership at any time during their term of office by giving notice to the Neighbourhood Board in writing. The resignation shall take effect from the date notified in the notice or on the date of receipt if no date is notified. The Neighbourhood Board must inform the body that made the nomination.
- 2.8** If a NB Member, not listed within the compulsory membership at 2.1, has not attended three consecutive meetings of the Neighbourhood Board or has not attended any meetings for a period of six months, whichever is the longer, and their absence was not due to illness or some other reasonable cause (not exceeding nine months) as determined by the Neighbourhood Board, the Neighbourhood Board may, by giving one month's notice in writing to that Member, remove that person from office.

- 2.9** A constituent authority may remove a member which it nominated by providing one month's notice in writing to the member and the Neighbourhood Board.
- 2.10** Named Deputies for Members may be appointed by the constituent authority which nominated the Member, or the Members as appropriate. The appointment of such Deputies will be subject to the same rules and procedures for Members. Deputies shall receive papers for Meetings of the Neighbourhood Board but shall be entitled to attend or vote at a Meeting only in the absence of the principal Member they represent. If the Chairperson or Vice Chairperson is unable to attend a meeting of the Neighbourhood Board, any Depute Member attending the meeting may not preside over that meeting. Deputies can be nominated in their own right to serve on any Sub Committee.
- 2.11** The acts, meetings or proceedings of the Neighbourhood Board shall not be invalidated by any defect in the appointment of any Member.

3. Chair and Vice Chair

- 3.1** The Neighbourhood Board Chair will be appointed by North Ayrshire Council in consultation with the local MP. The Neighbourhood Board must be chaired by a local community leader or local businessperson. The chair should act as a champion for the town and provide leadership for the Neighbourhood Board, ensuring it is community-led and embedded within the local area. They can be anyone who holds a prominent role such as:
- a local charitable organisation
 - a philanthropist
 - the head of a Further Education College
 - a director for the NHS Board or Trust
 - a director of a football club
- Elected representatives, such as MPs, MSPs or local councillors, must not chair the Neighbourhood Board.
- 3.2** A vice chair may also be appointed by North Ayrshire Council in consultation with the local MP. The vice chair should meet the same requirements as the chair as set out in 3.1
- 3.3** The term of office of the Chair and Vice-Chair shall be the period of their membership of the Neighbourhood Board in terms of 2.3, or, in the case of a person appointed to fill a casual vacancy, the remainder of that term.
- 3.4** On a vacancy arising in the offices of Chair or Vice-Chair, North Ayrshire Council will appoint a new Chair or Vice-Chair, in consultation with the local MP.
- 3.5** At every meeting of the Neighbourhood Board the Chair, if present, shall preside. If the Chair is absent from any meeting the Vice-Chair, if present, shall preside. If both the Chair and the Vice-Chair are absent, a Chair shall be appointed from within any of the members present for that meeting. Any Depute

Member attending the meeting in terms of 2.10 may not preside over that meeting.

- 3.6** Respect will at all times be paid to the authority of the Chair or Vice-Chair, or such other Member presiding, when chairing any meeting of the Neighbourhood Board. When the Chair speaks, they shall be heard without interruption. Members shall address the Chair while speaking.
- 3.7.** It shall be the duty of the Chair to:
- Lead the Neighbourhood Board to achieve its objectives, maintain an overview of activity and champion and support partnership working in relation to the Plan for Neighbourhoods;
 - Ensure that the Neighbourhood Board operates in line with these Terms of Reference, associated Neighbourhood Board policies and conduct the business of the Neighbourhood Board accordingly;
 - Ensure that decisions of the Neighbourhood Board are in accordance with good governance principles;
 - Sign, as required, any relevant documents as advised by the Secretariat to the Neighbourhood Board.
- 3.8** The decision of the Chair on all matters within their powers shall be final and shall not be open to question or discussion.
- 3.9** The Vice-Chair may act in all respects as the Chair of the Neighbourhood Board if the Chair is absent or otherwise unable to perform their duties.

4. Meetings

- 4.1** There shall be at least four ordinary meetings of the Neighbourhood Board each year at such time, place and frequency as may be agreed by the Neighbourhood Board. The Chair will have the final decision-making role on the meeting arrangements as required.
- 4.2** The Chair may convene Special Meetings if it appears to them that there are items of urgent business to be considered. Such Meetings will be held at a time, date and venue as determined by the Chair. If the Office of Chair is vacant, or if the Chair is unable to act for any reason the Vice-Chair may at any time call such a meeting.
- 4.3** Adequate provision will be made to allow for members to attend a meeting of the Neighbourhood Board or a Working Group of the Neighbourhood Board, either by being present together with other members in a specified place, or in any other way which enables members to participate despite not being present with other members in a specified place. An appropriate venue may include a meeting held on a wholly remote basis by electronic means or in circumstances whereby some members attend in person and others take part via remote means.

5. Notice of Meeting

- 5.1** Before every meeting of the Neighbourhood Board, or Working Group, a notice of the meeting, specifying the time, place and business to be transacted at it and signed by the Chair, or by a Member authorised by the Chair to sign on that person's behalf, shall be issued by electronic means to all Members no later than five days (including Saturday and Sunday) prior to the start of the meeting. Such notice will remain valid until rescinded in writing. Lack of service of the notice on any member shall not affect the validity of anything done at a meeting.
- 5.2** Where it is deemed necessary, the Chair may also call for a meeting to take place on a wholly remote basis by electronic means or in circumstances whereby some Members attend in person and others take part via remote means.
- 5.3** At all Ordinary or Special Meetings of the Neighbourhood Board, no business other than that on the agenda shall be discussed or adopted except whereby reason of special circumstances, which shall be specified in the minutes, the Chair is of the opinion that the item should be considered at the meeting as a matter of urgency.

6. Quorum

- 6.1** No business shall be transacted at a meeting of the Neighbourhood Board unless there are present, and entitled to vote, at least one quarter of the members of the Neighbourhood Board.
- 6.2** If within ten minutes after the time appointed for the commencement of a meeting of the Neighbourhood Board, a quorum is not present, the meeting will stand adjourned to such date and time as may be fixed and the minute of the meeting will disclose the fact.
- 6.3** In relation to the awarding of grants, no business shall be transacted at a meeting of the Neighbourhood Board unless there are present, and entitled to vote at least one member who represents the body whose function is to be exercised (e.g., the Council).

7 Powers and Business

- 7.1** In common with North Ayrshire Community Planning Partnership, the Neighbourhood Board will make recommendations, which will be referred for consideration to the body responsible for exercising the function which is the subject of the recommendation. Alternatively, an officer of the bodies attending the Neighbourhood Board may have authority delegated by their parent organisation to implement the recommendation without further decision by their parent organisation. It is expected that this will normally be the case in relation to Neighbourhood Board grant determinations made within the scope of the relevant grant scheme.

7.2 The business of the Neighbourhood Board is to develop, review and implement the Irvine Neighbourhood Regeneration Plan.

8. Procedure for Dealing with Items of Business

8.1 Every effort shall be made by the Chair and Members to ensure that as many decisions as possible are made by consensus.

8.2 Report authors will speak to the terms of any report drafted by them which is on the agenda for a meeting. Thereafter it will be open to any Member to ask a question or questions concerning the item of business under consideration. Such questions must be relevant to the item of business under consideration and may be directed to any Member or officer seeking clarification of the terms of a report.

8.3 When the Chair is satisfied that there are no more questions to be raised they will invite the Neighbourhood Board to discuss the item of business. Such discussion must be relevant to the item of business and should attempt to achieve a decision by consensus. As part of the Chair's role to manage the meeting, the Chair shall attempt to ensure that Members who wish to speak have a fair opportunity to do so. The Chair shall have power to determine when Members can speak and will determine the number of occasions and length of time that a Member is able to speak.

8.4 When the Chair is satisfied that a decision can be made by consensus they will clarify the terms of that decision with the Neighbourhood Board.

9. Procedure where there is no Unanimous Decision

9.1 If the Chair is satisfied that a decision cannot be made by consensus, they will invite those of differing views to state the decision they wish the Neighbourhood Board to make. The first such statement will be known as the motion. Any member may seek an amendment to the motion. Any motion and amendment must relate to the item of business under discussion. No motion or amendment will be accepted unless it is seconded. It will be open to any Member to ask a question or questions to the mover of any motion or amendment seeking clarity of their motion or amendment.

9.2 In the event that discussion on any item has exceeded 30 minutes it will be open to any Voting Member to propose a motion. If this is not seconded the motion will fall and discussion shall continue. If it is seconded, the Chair will ascertain if there are any amendments, which also require to be seconded.

9.3 Non-voting members can propose or second a motion or amendment and speak to its terms, but cannot vote on it.

9.4 Debate: when the Chair is satisfied that there are no more amendments to be raised they will state that the Neighbourhood Board is in debate.

9.5 Subject to the right of the mover of a motion, and the mover of an amendment, to reply, no Member will speak more than once on the same motion at any meeting of the Neighbourhood Board except:

- On a question of Order;
- With the permission of the Chair; or
- In explanation or to clear up a misunderstanding in some material part of his/her speech.

9.6 The mover of an amendment and thereafter the mover of the motion will have the right of reply for a period of not more than 3 minutes. They will introduce no new matter and once a reply is commenced, no other Member will speak on the subject of debate. Thereafter the discussion will be held closed and the Chair will call for the vote to be taken.

10. Voting

10.1 Where a decision cannot be made by consensus in terms of standing order 8, then members with full voting rights shall be entitled to vote.

10.2 Any decision requiring a vote will be determined by a majority of votes of the Members present and who are entitled to vote on the question. Voting shall be by a show of hands, except where the meeting is being held via a remote meeting platform, when the name of each member voting or declining to vote shall be recorded in the minute by calling the roll of the members. In the case of an equality of votes the Chair shall have a second or casting vote. As the purpose of the Chair's second or casting vote is to break a deadlock, they can cast it whichever way they choose, including casting it differently from their earlier substantive vote. For the avoidance of doubt, the Chair is not required to cast their second or casting vote in favour of the status quo.

11. Code of Conduct and Conflicts of Interest

11.1 Members of the Neighbourhood Board shall subscribe to and comply with the Standards in Public Life - Code of Conduct for Members of Devolved Public Bodies which is deemed to be incorporated into these Standing Orders. All members who are not already bound by the terms of the Code shall be obliged before taking up membership, to agree in writing to be bound by the terms of the Code of Conduct for Members of Devolved Public Bodies.

11.2 If any Member has a financial or non-financial interest as defined in the Code of Conduct of Members of Devolved Public Bodies and is present at any meeting at which the matter is to be considered, they must as soon as practical, after the meeting starts, disclose that they have an interest and the nature of that interest and if they are precluded from taking part in consideration of that matter.

11.3 If a Member or any associate of theirs has any pecuniary or any other interest direct or indirect, in any contract or proposed contract or other matter and that Member is present at a meeting of the Neighbourhood Board, that Member

shall disclose the fact and the nature of the relevant interest and shall not be entitled to vote on any question with respect to it. A Member shall not be treated as having any interest in any contract or matter if it cannot reasonably be regarded as likely to significantly affect or influence the voting by that Member on any question with respect to that contract or matter.

11.4 Where an interest is disclosed, the other members present at the meeting in question must decide whether the member declaring the interest is to be prohibited from taking part in discussion of or voting on the item of business.

11.5 Complaints that a member has breached the Code of Conduct of Members of Devolved Public Bodies will be determined by the Neighbourhood Board or a Working Group set up under Standing Order 18. The complainer must identify the specific provision of the Code which has been breached and why it has been breached, failing which North Ayrshire Council's Senior Lead Officer on the Neighbourhood Board may advise that the complaint should not be further considered. If the Neighbourhood Board [or Working Group] proceed to a hearing to determine the complaint, it should ensure (a) that members directly involved in the complaint are not members of the meeting which determines the complaint; (b) give to the member who is being complained about fair notice of the subject matter of the complaint and (c) provide the complainer and the member complained about an opportunity to address the meeting. If the Neighbourhood Board [or Working Group] uphold the complaint they can (a) make recommendations to the body who appointed the member to either replace or suspend the member or (b) subject to the approval of North Ayrshire Council's Senior Lead Officer, suspend the member from attending meetings of the Neighbourhood Board for a period of up to one year.

12. Adjournment of Meetings

12.1 A meeting of the Neighbourhood Board may be adjourned to another date, time or place by a motion, which shall be moved and seconded and put to the meeting without discussion. If such a motion is carried by a simple majority of those present and entitled to vote, the meeting shall be adjourned to the day, time and place specified in the motion.

13. Disclosure of Information

13.1 No Member shall disclose to any person any information which falls into the following categories:

- Confidential information within the meaning of Section 50(a)(2) of the Local Government (Scotland) Act 1973.
- The full or any part of any document marked "not for publication by virtue of the appropriate paragraph of Part 1 of Schedule 7A of the Local Government (Scotland) Act 1973 (which schedule is attached as Appendix B), unless and until the document has been made available to the public or press under section 50B of the said 1973 Act.
- Any information regarding proceedings of the Neighbourhood Board

from which the public have been excluded unless or until disclosure has been authorised by the Neighbourhood Board or the information has been made available to the press or to the public under the terms of the relevant legislation.

- Personal information about any individual unless that individual has consented to its disclosure.

13.2 Without prejudice to the foregoing no Member shall use or disclose to any person any confidential and/or exempt information coming to his/her knowledge by virtue of his/her office as a Member where such disclosure would be to the advantage of the Member or of anyone known to him/her or which would be to the disadvantage of the Neighbourhood Board.

14. Recording of Proceedings

Any request to photograph, tape, film, video tape, digital or otherwise record the proceedings of any Meeting shall be notified in advance to the Neighbourhood Board, to enable the Neighbourhood Board to determine whether to agree to the request. For the avoidance of doubt, recording of remote or on-line meetings is permitted.

15. Alteration, Deletion and Rescission of Decisions of the Neighbourhood Board

Except insofar as required by reason of illegality, no motion to alter, delete or rescind a decision of the Neighbourhood Board will be competent within six months from the decision, unless a decision is made prior to consideration of the matter to suspend this Standing Order in terms of Standing Order 16.

16. Suspension, Deletion or Amendment of Standing Orders

With the exception of Standing Orders 2, 3, 6, 7.1, 10.1, 11.1, 11.2, 11.3, 11.4, 13, 17, 18.1 and 19.1, any one or more of the Standing Orders in the case of emergency as determined by the Chair upon motion may be temporarily suspended, amended or deleted at any Meeting so far as regards any business at such meeting provided that two thirds of the Members of the Neighbourhood Board present and voting shall so decide. Any motion to suspend Standing Orders shall state the number or terms of the Standing Order(s) to be suspended.

17. Minutes

17.1 The names of the Members and others present at a meeting shall be recorded in the minutes of the meeting.

17.2 The minutes of the proceedings, including any decision or resolution made by

that meeting, shall be drawn up and submitted to the next ensuing meeting for agreement of their accuracy after which they will be signed by the person presiding at that meeting. A minute purporting to be so signed shall be received as evidence without further proof.

- 17.3** The minutes will also be referred to the Locality Partnership for noting by them. Any recommendations made by the Neighbourhood Board in relation to a matter where they do not have decision making powers delegated to them from the body whose function is to be exercised, will be referred to the Locality Partnership for ratification. If ratified, the recommendation will be submitted to the relevant body or bodies for their consideration. It is expected that this will normally be the case in relation to Neighbourhood Board grant determinations made within the scope of the relevant grant scheme.

18. Working Groups

- 18.1** The Neighbourhood Board may establish any Working Group as required in relation mainly to progressing the actions agreed in the Irvine Neighbourhood Regeneration Plan. Each Working Group shall have a limited time span as may be determined by the Neighbourhood Board.
- 18.2** The Membership, Chair, remit, powers and quorum of any Working Group will be determined by the Neighbourhood Board.
- 18.3** Agendas for consideration at a Working Group will be issued by electronic means to all Members no later than two days (not including Saturday and Sunday) prior to the start of the meeting.

19 UK Government

- 19.1** Neighbourhood Board standing orders are subject to the ongoing guidance of the relevant UK Government department.

Appendix A

Functions of the Neighbourhood Board

The Irvine Neighbourhood Board should drive priorities for investment and steer the long-term vision for their town, in partnership with the local authority and local community. It will do this through developing the Regeneration Plan (the Plan) for Irvine, comprising:

- A 10-year vision
- A 4-year investment plan

Use the funding available to it to ensure that the Plan should reflect local priorities and be co-designed with communities, businesses and residents, drawing on available evidence and data.

Thereafter to review and monitor the milestones and outcomes of the Plan and to roll-forward the investment plans.

Appendix B

Local Government (Scotland) Act 1973

SCHEDULE 7A: DESCRIPTIONS OF EXEMPT INFORMATION

For the purposes of these Standing Orders the word “authority” in this Appendix shall mean any of the bodies detailed in paragraph 2.1 of these Standing Orders.

1. Information relating to a particular employee, former employee or applicant to become an employee of, or a particular office holder, former office-holder or applicant to become an office-holder under, the authority.
2. Information relating to any particular occupier or former occupier of, or applicant for, accommodation provided by or at the expense of the authority.
3. Information relating to any particular applicant for, or recipient or former recipient of, any service provided by the authority.
4. Information relating to any particular applicant for, or recipient or former recipient of, any financial assistance provided by the authority.

5. Information relating to the adoption, care, fostering or education of any particular child or relating to the supervision or residence of any particular child in accordance with a supervision requirement made in respect of that child under the Social Work (Scotland) Act 1968.
6. Information relating to the financial or business affairs of any particular person (other than the authority).
7. Information relating to anything done or to be done in respect of any particular person for the purposes of any of the matters referred to in section 27(1) of the Social Work (Scotland) Act 1968 (providing reports on and supervision of certain persons).
8. The amount of any expenditure proposed to be incurred by the authority under any particular contract for the acquisition of property or the supply of goods or services.
9. Any terms proposed or to be proposed by or to the authority in the course of negotiations for a contract for the acquisition or disposal of property or the supply of goods or services.
10. The identity of the authority (as well as of any other person, by virtue of paragraph 6 above) as the person offering any particular tender for a contract for the supply of goods or services.
11. Information relating to any consultations or negotiations, or contemplated consultations or negotiations, in connection with any labour relations matter arising between the authority or a Minister of the Crown and employees of, or office-holders under, the authority.
12. Any instructions to counsel and any opinion of counsel (whether or not in connection with any proceedings) and any advice received, information obtained or action to be taken in connection with:
 - (a) any legal proceedings by or against the authority, or (b) the determination of any matter affecting the authority, (Whether, in either case, proceedings have been commenced or are in contemplation).
13. Information which, if disclosed to the public, would reveal that the authority proposes:
 - (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; or (b) to make an order or direction under any enactment.
14. Any action taken or to be taken in connection with the prevention, investigation or prosecution of crime.
15. The identity of a protected informant.

Appendix 6

PROGRAMME RISK REGISTER

**North Ayrshire Council
Plan for Neighbourhoods
Programme Risk Register DRAFT**

Scoring Key

Likelihood & Impact: Low = 1, Medium = 2, High = 3

RAG Status:

Risk Score: Likelihood × Impact

Low	Medium	High
1-3	4-6	7-10

Risk ID	Risk Description	Likelihood (L/M/H)	Impact (L/M/H)	Risk Score (L×I)	RAG Status	Mitigation / Controls	Risk Owner	Review Date
R1	Documentation not approved by NAC/ INB or completed for submission	L	H	3	Green	NAC & INB have reviewed draft documentation at September Board meeting & all material to be circulated in October for sign off early November 2025.	NAC	Monthly
R2	MHCLG requirements change / approval programme is delayed by UK Government creating risk for NAC/ INB.	L	H	3	Green	NAC appointing resource officer & have draw-down funding for post. Delays by MHCLG outwith control.	NAC	Monthly
R3	Feasibility study costs/ outcomes significantly amend projects, requiring amendment to 4 Year Investment Plan & consultation.	H	H	9	Red	Early initiation of feasibility studies for projects within 4 Year Investment Plan.	NAC PFN Project Manager	Monthly
R4	Delays in project development and delivery due to procurement, contractor or supply chain issues.	M	M	4	Amber	Conduct thorough procurement checks; maintain contingency budgets and schedules; regular contractor performance monitoring	NAC PFN Project Manager	Monthly
R5	Community engagement on emerging proposals indicates lower support for specific proposals, and requiring additional consultations.	M	M	4	Amber	Commit to ongoing consultation. Develop structured engagement plan; ensure regular consultation; use multiple communication channels.	Community Engagement Lead – Irvine Neighbourhood Board	Quarterly
R6	Concept proposals prove to be undeliverable by reason of	M	H	6	Amber	Collaborative working INB/ NAC and early feasibility studies.	NAC/ INB	Monthly

Risk ID	Risk Description	Likelihood (L/M/H)	Impact (L/M/H)	Risk Score (L×I)	RAG Status	Mitigation / Controls	Risk Owner	Review Date
	ownership/ regulation and/or significantly impact on programme.							
R7	Four Year Investment Plan budgets insufficient to complete projects or meet programme objectives.	M	H	6	Amber	Establish clear budget monitoring; seek alternative funding sources; phase projects according to available resources.	NAC PFN Project Manager	Quarterly
R8	Data management and reporting issues affecting performance monitoring.	L	M	2	Green	Importance of ensuring INB are fully informed. Implement standardised reporting templates; regular data quality audits.	NAC PFN Project Manager	Quarterly
R9	Regulatory changes (planning, environmental, or funding requirements/rules) impact project feasibility.	M	H	6	Amber	Keep abreast of legislative changes; adapt project plans; engage with relevant regulatory bodies early.	NAC PFN Project Manager	Quarterly
R10	Reputation risk to INB / NAC if projects fail or exceed budget.	M	H	6	Amber	Transparent communication strategy; proactive risk management; regular reporting to stakeholders.	NAC PFN Project Manager / Irvine Neighbourhood Board	Quarterly

Appendix 7

FRAUD RISK ASSESSMENT

**North Ayrshire Council
Plan for Neighbourhoods
Fraud Risk Assessment DRAFT**

Scoring Key

Likelihood & Impact: Low = 1, Medium = 2, High = 3

Risk Score:

Risk Score: Likelihood × Impact

Low	Medium	High
1-3	4-6	7-10

Risk ID	Fraud Risk Description	Likelihood (L/M/H)	Impact (L/M/H)	Risk Score (L×I)	Mitigation / Controls	Risk Owner	Review Date
F1	Misappropriation of programme funds by staff or project partners.	L	H	Green	NAC are the accountable body. NAC have extensive experience in managing third-party funds (CWF/ AGD) and clear processes for financial management. NAC will control discharge of funds based on certified works.	NAC PFN Project Manager / NAC Finance Lead	Quarterly
F2	Submission of false or inflated claims for project funding.	L	H	Green	NAC standard protocols for contract certification. Strict claims validation process; evidence-based approvals process; extensive experience with contract & project management controls.	NAC PFN Project Manager / NAC Finance Lead	Quarterly
F3	Procurement fraud, including collusion, bid rigging, or favouritism.	L	H	Green	NAC operate in accordance with Scottish Government procurement rules. NAC have a transparent procurement procedures. NAC will complete all tender evaluation and maintain audit of all spend.	NAC PFN Project Manager / NAC Finance Lead	Quarterly
F4	Conflict of interest leading to unfair advantage in project award or delivery.	L	M	Green	NAC / INB have mandatory declaration of interests; ongoing monitoring of project delivery.	NAC PFN Project Manager / Irvine Neighbourhood Board	Quarterly
F5	Misuse of assets or equipment procured for programme projects.	L	M	Green	Asset register; regular inspections; staff training on acceptable use; clear reporting channels for suspected misuse.	NAC PFN Project Manager / NAC Finance Lead	Quarterly
F6	Fraudulent reporting of project outcomes or performance metrics.	L	M	Green	Standardised reporting templates; independent verification of results; programme monitoring and evaluation framework.	NAC PFN Project Manager	Quarterly
F7	Collusion or fraudulent activity involving third-party partners.	L	H	Green	Partner due diligence; formal partnership agreements with fraud clauses; regular monitoring and spot checks.	NAC PFN Project Manager / NAC Finance Lead	Quarterly
F8	Cyber or digital fraud (unauthorised access to programme systems or data).	L	H	Green	IT security protocols; access controls; regular cybersecurity audits; staff awareness training	NAC PFN Project Manager / NAC IT Lead	Quarterly

Appendix 8

ENVIRONMENTAL DUTY / PUBLIC
CONTRACT REGULATIONS / PUBLIC
SECTOR EQUALITY DUTY / SUBSIDY
CONTROL ACT

**NORTH AYRSHIRE COUNCIL
PLAN FOR NEIGHBOURHOODS
GOVERNANCE AND COMPLIANCE CONSIDERATIONS**

North Ayrshire Council has established arrangements to ensure that the *Plan for Neighbourhoods Programme* is delivered in compliance with key statutory duties and governance requirements. These arrangements help ensure that programme planning, project selection, and delivery uphold legal obligations, promote fairness, and support sustainable, accountable investment in local communities.

1. Environmental Duty

North Ayrshire Council, as the accountable body, has made appropriate arrangements to ensure its Environmental Duty is fully considered in the implementation of the Irvine Regeneration Plan, including during the selection and development of 10 Year Vision projects. Environmental sustainability is embedded as a core principle within the programme's governance and decision-making frameworks, ensuring that projects contribute positively to climate change mitigation, biodiversity enhancement, and responsible resource use.

Project proposals are assessed for their potential environmental impacts and alignment with the Council's Climate Change Strategy and Sustainability Framework. This includes supporting initiatives that promote low-carbon solutions, improve local green infrastructure, encourage sustainable travel, and support community-led environmental improvements. This is evidenced in the Irvine Neighbourhood Board's early support for the Irvine Clean Up Crew events across 2024/2025, which seek to improve the town centre environment whilst encouraging pride in place and community empowerment.

By integrating environmental criteria into project appraisal and delivery processes, North Ayrshire Council demonstrates a systematic and proactive approach to fulfilling its Environmental Duty, ensuring that investment decisions not only meet local needs but also advance long-term sustainability objectives.

2. Public Contract Regulations 2015

North Ayrshire Council has made appropriate arrangements to ensure compliance with the Public Contracts (Scotland) Regulations 2015 in the delivery of the Irvine Regeneration Plan. This includes embedding procurement rules and transparency requirements into programme governance and decision-making processes to ensure that all contracts and project-related procurements are legally compliant, fair, and competitive.

Key arrangements include:

- Adhering to statutory procurement thresholds and procedures when commissioning goods, works, and services;
- Applying transparent and non-discriminatory tender processes to ensure equal opportunity for suppliers;
- Documenting and retaining procurement records to support accountability and audit requirements; and
- Monitoring contract delivery and performance to ensure value for money and compliance with contractual terms.

Through these measures, North Ayrshire Council demonstrates a structured and proactive approach to public procurement compliance, reducing the risk of legal or reputational issues while supporting efficient and effective programme delivery under the *Plan for Neighbourhoods Programme*.

3. Public Sector Equality Duty

North Ayrshire Council has put in place arrangements to ensure compliance with the Public Sector Equality Duty (PSED) under the Equality Act 2010 in the development and delivery of the Irvine Regeneration Plan. The Council actively considers equality, diversity, and inclusion in programme planning, project selection, and service delivery to ensure that all communities benefit fairly from investment.

Key arrangements include:

- Conducting equality impact assessments for projects to identify and mitigate potential adverse effects on protected groups;
- Embedding inclusivity into programme design and community engagement, ensuring opportunities for participation across all demographic groups;
- Monitoring and reporting on equality outcomes to ensure transparency and accountability; and
- Providing guidance and training to staff and partners to uphold equality principles in decision-making and service delivery.

Through these measures, North Ayrshire Council demonstrates a proactive approach to the Public Sector Equality Duty, ensuring that the Irvine Regeneration Plan contributes to reducing inequalities and promoting fairness across Irvine.

4. Subsidy Control Act 2022

North Ayrshire Council, as the accountable body, has made appropriate arrangements to ensure that the requirements of the Subsidy Control Act 2022 are fully observed during the development and delivery of the Irvine Regeneration Plan, including in relation to any awards made directly to the Council itself for project activity.

Robust governance and compliance frameworks are in place to ensure that all funding allocations are consistent with the legal requirements of the Act. This includes processes to:

- Assess proposed funding awards for conformity with subsidy control principles;
- Maintain transparency and documentation of decisions and approvals;
- Monitor and review funded projects to ensure ongoing compliance; and
- Provide guidance and oversight to any partners or project delivery bodies involved in administering awards.

Through these arrangements, North Ayrshire Council demonstrates a systematic and proactive approach to managing subsidy risk, ensuring that funding is allocated in a legally compliant, fair, and accountable manner, thereby safeguarding both the Council and its partners from breaches of the Act.

Irvine Regeneration Plan – Project RAG Assessment**Key****Project Long List**

1. Table 1 provides a RAG assessment of the Project Long List for the Irvine Regeneration Plan. This covers a wide range of project suggestions that have arisen through public consultation, stakeholder engagement and Neighbourhood Board discussion. It assesses projects for their Community & Neighbourhood Board Support; Alignment with Plan for Neighbourhoods Programme ‘On-Menu’ Interventions; Deliverability; Revenue & Maintenance Burden; and Order of Costs.

1	2	3	4	5
0-10	11-14	15-18	19-22	23-25
£5.6m+	£4.1 – 5.5m	£2.6 – 4m	£1.1 – 2.5m	£0- £1m

Table 1 – Project Long List

No.	Project	Community / NB Support	PFN Alignment	Deliverability	Revenue/ Maintenance Burden	Budget Cost Allowance	RAG (out of 25)
Clean, Safe and Welcoming Town Centre							
1.	Harbourside Underpass Upgrade	4	Regeneration, High Streets & Heritage	5	5	£1m	24
2.	Connected Walkway Harbourside – Town Centre	5	Regeneration, High Streets & Heritage / Transport	5	5	£4m	23
3.	Implement Deep Clean of Town Centre	5	Regeneration, High Streets & Heritage	5	4	£0.3m	24
4.	Implement Town Dressing – Irvine in Bloom/ Christmas Lights	5	Regeneration, High Streets & Heritage	5	4	£0.4m	24
5.	Bridgegate Enhancement/ Dereliction of Forum Area	4	Regeneration, High Streets & Heritage/ Safety & Security	4	5	£5m	20
6.	Town Centre Community Play & Community Resource	3	Cohesion	4	3	£0.5m	20
7.	Enhance Lighting & CCTV at Station, Rivergate and Town Centre	3	Regeneration, High Streets & Heritage / Safety & Security	5	5	£0.5m	23
8.	Revenue Support to Irvine Youth Legacy Centre	3	Cohesion	5	3	£0.1m	21
9.	Enhance Riverside & Rivergate Corridor	3	Regeneration, High Streets & Heritage	2	3	£3.0m	15
10.	Provide Town Centre Play Space	4	Regeneration, High Streets & Heritage	5	4	£1m	23
11.	Leisure Centre/ Gym Access & Affordability Scheme	3	Health & Wellbeing	3	2	£0.3m	18
12.	Murals	3	Regeneration, High Streets & Heritage	4	5	£0.3m	22
Well-Connected Town Centre Where People Want to Live							
13.	Town Centre Hub Intergenerational/ Young People	5	Cohesion	3	2	£1.0m	20
14.	Upgrade Station External & Improve Links to Town Centre	5	Regeneration, High Streets & Heritage / Transport	3	5	£1.0m	23
15.	Develop Royal Burgh Theme in Signage & Furniture	4	Work, productivity and skills	5	5	£0.4m	24
16.	Mobility First– Accessible & Inclusive Pedestrian Connections	5	Regeneration, High Streets & Heritage / Transport	5	5	£2m	24
17.	Enhanced Heritage Trail	4	Work, productivity and skills	4	4	£0.1m	22
18.	Town Signage & Banners	5	Regeneration, High Streets & Heritage	5	4	£0.1m	24
19.	Town Free Wifi	4	Regeneration, High Streets & Heritage	3	3	£0.3m	20
20.	Community Bus Service	3	Transport	1	2	£2.8m	14
21.	Upgrade Connections ‘The Closets’ inc. Signage & Lighting	3	Regeneration, High Streets & Heritage/ Transport/ Safety & Security	4	4	£0.5m	21
22.	Town Centre Living: 36 Bank Street Conversion to residential	3	Housing	2	4	£1m	19
23.	Re-align Marress Road/New St, new pedestrianised zone.	2	Regeneration, High Streets & Heritage / Transport	4	5	£3.0m	16
Business-Friendly Town from Town Centre to Harbourside							
24.	Support for Events and Making Town More People Friendly	4	Work, productivity and skills	4	4	£0.2m	22
25.	Irvine Station Square	5	Regeneration, High Streets & Heritage / Transport	4	5	£2m	23
26.	Shopfront Improvements & Façade painting scheme	5	Regeneration, High Streets & Heritage / Work, productivity and skills	4	4	£0.3m	23
27.	Address Vacant Units – pop-up shops	4	Regeneration, High Streets & Heritage	2	3	£0.3m	19
28.	‘Discover Irvine’ - Town Website, Retail Directory & Events Diary	5	Work, productivity and skills	5	4	£0.4m	24
29.	Love Local campaign	4	Work, productivity and skills	3	4	£0.2m	21
30.	Bridgegate Pilot Community Shop Scheme	3	Work, productivity and skills	2	3	£0.3m	18
Community Project Support Funding							
31.	Community Support Fund / Challenge Fund	5	Cohesion	5	5	£1m	25
32.	Community Capacity Fund	5	Cohesion	5	5	£1m	25
						TOTAL	£34.3m

Reduced Project Long List

2. Table 2 sets out the Reduced Project Long List, removing all projects that scored less than 20 points in the final RAG Assessment Column in Table 1.

Key

1	2	3	4	5
0-10	11-14	15-18	19-22	23-25
£5.6m+	£4.1 – 5.5m	£2.6 – 4m	£1.1 – 2.5m	£0- £1m

Table 2 – Reduced Project Long List

No.	Project	Community / NB Support	PFN Alignment	Deliverability	Revenue/ Maintenance Burden	Budget Cost Allowance (+/- 20%)	RAG (out of 25)
Clean, Safe and Welcoming Town Centre							
1.	Harbourside Underpass Upgrade	4	Regeneration, High Streets & Heritage	5	5	£0.5m	24
2.	Connected Walkway Harbourside – Town Centre	5	Regeneration, High Streets & Heritage / Transport	5	5	£3.5m	23
3.	Implement Deep Clean of Town Centre	5	Regeneration, High Streets & Heritage	5	4	£0.3m	24
4.	Implement Town Dressing – Irvine in Bloom/ Christmas Lights	5	Regeneration, High Streets & Heritage	5	4	£0.5m	24
5.	Bridgegate Enhancement/ Dereliction of Forum Area	4	Regeneration, High Streets & Heritage / Safety & Security	4	5	£5m	20
6.	Town Centre Community Play & Community Resource	3	Cohesion	4	3	£0.5m	20
7.	Enhance Lighting & CCTV at Station, Rivergate and Town Centre	3	Regeneration, High Streets & Heritage / Safety & Security	5	5	£0.5m	23
8.	Revenue Support to Irvine Youth Legacy Centre	3	Cohesion	5	3	£0.1m	21
9.	Provide Town Centre Play Space	4	Regeneration, High Streets & Heritage	5	4	£1.5m	23
10.	Murals	3	Regeneration, High Streets & Heritage	4	5	£0.3m	22
Well-Connected Town Centre Where People Want to Live							
11.	Town Centre Hub Intergenerational/ Young People	5	Cohesion	3	2	£1m	20
12.	Upgrade Station External & Improve Links to Town Centre	5	Regeneration, High Streets & Heritage / Transport	3	5	£1m	23
13.	Develop Royal Burgh Theme in Signage & Furniture	4	Work, productivity and skills	5	5	£0.4m	24
14.	Mobility First– Accessible & Inclusive Pedestrian Connections	5	Regeneration, High Streets & Heritage / Transport	5	5	£1.0m	25
15.	Enhanced Heritage Trail	4	Work, productivity and skills	4	4	£0.1m	22
16.	Town Signage & Banners	5	Regeneration, High Streets & Heritage	5	4	£0.1m	24
17.	Upgrade Connections 'The Closes' inc. Signage & Lighting	3	Regeneration, High Streets & Heritage / Safety & Security	4	4	£0.5m	21
18.	Town Free Wifi	4	Regeneration, High Streets & Heritage	4	4	£0.3m	22
Business-Friendly Town from Town Centre to Harbourside							
19.	Support for Events and Making Town More People Friendly	4	Work, productivity and skills	4	4	£0.2m	22
20.	Irvine Station Square	5	Regeneration, High Streets & Heritage / Transport	4	5	£2.0m	23
21.	Shopfront Improvements & Façade painting scheme	5	Regeneration, High Streets & Heritage/ Work, productivity and skills	4	4	£0.4m	23
22.	'Discover Irvine' - Town Website, Retail Directory & Events Diary	5	Work, productivity and skills	5	4	£0.2m	24
23.	Love Local campaign	4	Work, productivity and skills	3	4	£0.2m	21
Community Project Support Funding							
24.	Community Support Fund / Challenge Fund	5	Cohesion	5	5	£1.5m	25
25.	Community Capacity Funding	5	Cohesion	5	5	£1.0m	25
TOTAL						£23.5m	

Project Short List

3. Table 3 provides the Project Short List, combining projects from the Reduced Project Long List where elements or locations overlap such as signage/ heritage/ pedestrian connections/ underpass/ station external.
NB. The combining of projects has resulted in changes to the estimated Order of Costs included in Tables 1 and 2 above.

Key

1	2	3	4	5
0-5	6-10	11-14	15-17	18-20

Table 3 – Projects Short List

No.	Project	Community / NB Support	PFN Alignment	Deliverability	Revenue/ Maintenance Burden	Assumed Order of Costs
Clean, Safe and Welcoming Town Centre						
1.	Bridgeway Enhancement/ Dereliction of Forum Area incl. TC Playspace / Town Greening	4	Regeneration, High Streets & Heritage / Safety & Security	4	5	£4.9m
2.	Station Square / Underpass to Town Centre Upgrade (inc. CCTV/ Lighting)	5	Regeneration, High Streets & Heritage / Transport	5	5	£3.0m
3.	Implement Deep Clean of Town Centre	5	Regeneration, High Streets & Heritage	5	4	£0.3m
4.	Implement Town Dressing – Christmas Lights	5	Regeneration, High Streets & Heritage	5	4	£0.5m
5.	Town Centre Community Play & Community Resource (inc. Youth Legacy Centre)	5	Regeneration, High Streets & Heritage / Cohesion	4	3	£1.0m
6.	Murals	3	Regeneration, High Streets & Heritage	4	5	£0.32 m
Well-Connected Town Centre Where People Want to Live						
7.	Develop Royal Burgh Theme in Signage / Furniture/ Heritage	4	Work, productivity and skills	5	5	£1.0m
8.	Mobility First– Accessible & Inclusive Pedestrian Connections	5	Regeneration, High Streets & Heritage / Transport	5	5	£1.0m
9.	Upgrade Connections ‘The Closes’ inc. Signage & Lighting	3	Regeneration, High Streets & Heritage / Safety & Security	4	4	£1.5m
10.	Smart Columns (Town Wifi/ CCTV/ Lighting)	4	Regeneration, High Streets & Heritage / Safety & Security	4	4	£0.3m
Business-Friendly Town from Town Centre to Harbourside						
11.	Support for Events and Making Town More People Friendly	5	Work, productivity and skills	4	4	£0.6m
12.	Shopfront Improvements & Façade painting scheme	5	Regeneration, High Streets & Heritage / Work, productivity and skills	4	4	£0.6m
13.	‘Discover Irvine’ - Town Website, Directory & Events Diary inc. Love Local Campaign	5	Work, productivity and skills	5	4	£0.2m
Community Project Support Funding						
14.	Community Support Fund / Challenge Fund / Capacity Funding	5	Cohesion	5	5	£2.0m
Sub-Total						£17.4m
Inflation Index Costs 15%						£2.61m
Project Management Costs @5%						£0.87m
Design / Planning/Legals – Support @10%						£1.74m
Optimism Bias @15%						£2.61m
Sub-total						£7.83m
TOTAL						£25.23m
Leverage Investment Requirement / Other Funds						£6.14m

4 Year Investment Plan

4. Table 4 outlines the draft 4 Year Investment Plan. Spend is based on the MHCL funding profile.

Your payment profile for the Plan for Neighbourhoods programme (000s)

Type of funding	2024-25	2025-26	Year 1 (2026-27)	Year 2 (2027-28)	Year 3 (2028-29)	Year 4 (2029-30)	Year 5 (2030-31)	Year 6 (2031-32)	Year 7 (2032-33)	Year 8 (2033-34)	Year 9 (2034-35)	Year 10 (2035-36)	Total
Capacity funding (revenue)	250	200	150	0	0	0	0	0	0	0	0	0	600
Programme delivery funding (capital)	0	0	360	1,736	1,605	1,605	1,605	1,605	1,605	1,605	1,605	1,605	14,936
Programme delivery funding (revenue)	0	0	232	256	432	432	432	432	437	450	450	450	4,003
Total	250	200	742	1,992	2,037	2,037	2,037	2,037	2,042	2,055	2,055	2,055	19,539

Investment Period 1 (Years 1-4)	
• Total Funding Available:	£6,808,000
• Capital Funding Available:	£5,306,000
• Revenue Funding Available:	£1,352,000
• Capacity Funding Available:	£150,000
Investment Period 2 (Years 5-7)	
• Total Funding Available:	£6,116,000
• Capital Funding Available:	£4,815,000
• Revenue Funding Available:	£1,301,000
Investment Period 3 (Years 8-10)	
• Total Funding Available:	£6,165,000
• Capital Funding Available:	£4,815,000
• Revenue Funding Available:	£1,350,000

NAC PFN Officer Costs - 10 Year Role	
2025/ 26 =	£54,400
X 10 Years =	£544,400
+ 15% Inflation =	£622,150
(*NAC role will need to be covered by £406,150 Management Costs in Years 5-10)	

Table 4 – 4 Year Investment Plan

Project	Intervention Area	PFN Objectives	Total (10 Years)	Investment Split	Tasks	Allowance Years 1-4 (C/R Split)	Year 1	Year 2	Year 3	Year 4	TOTAL
Capacity Funding / Management Costs - Project Manager - Engagement - Project Management & Specialist Support	N/A	N/A	£0.622m	Year 1: £0.054m Year 2: £0.054m Year 3: £0.054m Year 4: £0.054m Years 5-10: £0.406m	<ul style="list-style-type: none"> Manage PFN Delivery Ongoing Engagement Specialist Support 	C: £0m R: £0.066m CF: £0.150m	£0m £0m £0.054m	£0m £0m £0.054m	£0m £0.012m £0.042m	£0m £0.054m	£0.216m
4. Bridgegate Enhancement/ Dereliction of Forum Area incl. TC Playspace / Town Greening Potential leverage investment. - Contributions from Comer Group - Expanded Scheme/ Comer Group - Contribution NAC Funds	Regeneration, high streets and heritage / Safety and security	Thriving Places	£4.914m	Year 1: £0.05m Year 2: £1.48m Year 3: £1.637m Year 4: £1.747m	<ul style="list-style-type: none"> Masterplan/ Delivery Plan Implementation – Demolition Implementation – Construction 	C: £4.52m R: £0.394m	£0m £0.050m	£1.460m £0.020m	£1.505m £0.132m	£1.555m £0.192m	£4.914m
1. Station Square / Underpass to Town Centre Upgrade (inc. CCTV/ Lighting) Potential leverage investment. - Contributions from Network Rail / GBR - Expanded Scheme/ GBR - Contribution NAC Funds	Regeneration, high streets and heritage	Thriving Places	£3.00m	Year 1: £0.160m Year 2: £0.154m Year 3: £0 Year 4: £0 Years 5-7: £2.686m	<ul style="list-style-type: none"> Masterplan/ Delivery Plan Upgrades – External Painting / Lights Implement New Station Square / Underpass 	C: £0.286m R: £0.028m	£0.160m £0	£0.126m £0.028m	£0m £0m	£0m £0m	£0.314m
2. Implement Deep Clean of Town Centre	Regeneration, high streets and heritage	Thriving Places	£0.30m	Year 1: £0.060m Year 2: £0.120m Year 3: £0.060m Year 4: £0m Years 5-7: £0.060m	<ul style="list-style-type: none"> Strategy & Implementation 	C: £0 R: £0.240m	£0m £0.060m	£0m £0.120m	£0m £0.060m	£0m £0m	£0.240m
3. Implement Town Dressing – Christmas Lights Potential leverage investment. - Contributions from Chamber of Commerce - Contribution from Traders	Regeneration, high streets and heritage	Thriving Places	£0.50m	Year 1: £0.240m Year 2: £0.020m Year 3: £0.020m Year 4: £0.020m Years 5-10: £0.200m	<ul style="list-style-type: none"> Implementation Maintenance Maintenance 	C: £0.200m R: £0.100m	£0.200m £0.040m	£0m £0.020m	£0m £0.020m	£0m £0.020m	£0.300m
6. Murals	Regeneration, high streets and heritage	Thriving Places	£0.32m	Year 1: £0.020m Year 2: £0.150m Year 3: £0.100m Year 4: £0.050m	<ul style="list-style-type: none"> Design / Strategy Implementation 	C: £0.300m R: £0.020m	£0m £0.020m	£0.150m £0m	£0.100m £0m	£0.050m £0m	£0.320m
13. 'Discover Irvine' - Town Website, Retail Directory & Events Diary inc. Love Local Campaign	Work, productivity and skills	Taking Back Control / Thriving Places	£0.20m	Years 1-4: £0.08m Years 5-10: £0.120m	<ul style="list-style-type: none"> Strategy/ Implementation Operation 	C: £0m R: £0.080m	£0m £0.020m	£0m £0.020m	£0m £0.020m	£0m £0.020m	£0.080m
15. Community Support Fund / Challenge Fund	Cohesion	Stronger Communities/ Thriving Places	£2.00m	Year 1: £0.042m Year 2: £0.048m Year 3: £0.188m Year 4: £0.146m Years 5-10: £1.576m	<ul style="list-style-type: none"> Implement Community Fund 	C: £0m R: £0.424m	£0m £0.042m	£0m £0.048m	£0m £0.188m	£0m £0.146m	£0.424m
TOTAL Project Allowance (Projects 1/2/3/4/6/13/15)			£11.856m		Total Spend	C: £5.306m R: £1.352m CF: £0.150m	C: £0.360m R: £0.232m CF: £0.054m	C: £1.736m R: £0.256m CF: £0.054m	C: £1.605m R: £0.432m CF: £0.042m	C: £1.605m R: £0.432m CF: £0m	TOTAL £6.808m
PFN Yearly Allowance							£0.742m	£1.992m	£2.037m	£2.037m	
Budget Including Leftover							N/A	£2.088m	£2.079m	£2.037m	
Combined Spend (C+R+CF)							£0.646m	£2.046m	£2.079m	£2.037m	
Roll over							C: £0m R: £0m CF: £0.096m	C: £0m R: £0m CF: £0.042m	C: £0m R: £0m CF: £0m	C: £0m R: £0m CF: £0m	