

**South Ayrshire Council**

**Report by Director of Housing, Operations and Development  
to South Ayrshire Council  
of 6 March 2025**

---

**Subject: Common Good Funds: Finance, Governance and Property Review**

---

**1. Purpose**

1.1 The purpose of this report is to ask Members to approve proposed changes to South Ayrshire Council management of Common Good Funds.

**2. Recommendation**

**2.1 It is recommended that the Council:**

**2.1.1 notes the long-term financial position of the Common Good Fund as set out in Appendix 1;**

**2.1.2 notes the options available for managing the Common Good Fund as set out in Appendix 2;**

**2.1.3 notes the heritable property assets (land, buildings, and structures) held in the Ayr Common Good, Prestwick Common Good, Troon Common Good, and Girvan Common Good Funds as per Appendix 3, and agrees that further work will be undertaken to review the potential for car park charges for Common Good car parks and charging of events on Common Good land with a report coming back to Council in October 2025;**

**2.1.4 notes the existing 'Management of Common Good Statement of Objectives, Management Principles and Governance Arrangements' set out in Appendix 4 and approves the 'Revised Management of Common Good Funds: Statement of Objectives, Management Principles and Governance Arrangements' outlined in Appendix 5 and the transition of all management agreements to Full Repairing and Insuring (FRI) terms for all Common Good properties;**

**2.1.5 agrees that property costs previously funded by Common Good Funds for properties used by the Council should be borne by the Council's General Fund on the basis of FRI terms, to be factored into future budget considerations;**

**2.1.6 agrees that these arrangements shall be introduced from 1 October 2025 and will be reviewed operationally and financially every three years and reported to Council accordingly; and**

**2.1.7 note the financial impact of these new arrangements in 2025-26 will be reported as part of the Budget Monitoring arrangements for Common Good and the Council during 2025-26.**

### **3. Background**

- 3.1 Common Good is property owned by a local authority which has been passed down, through local government reorganisation, from former burghs including royal burghs such as Ayr ('burghs'). Those burghs would have received it as a gift or purchased it. It includes land and buildings, and moveable items such as furniture and art. It may include cash reserves in the form of capital receipts where property has been sold and income received such as rental income and interest. Common Good property can also include land, buildings, and moveable objects purchased as investment assets to provide a financial return to the Common Good Fund. It is also possible that, because of the historical, legal and documentary complexities of Common Good that new properties are identified as having Common Good status as time goes by.
- 3.2 As such, Common Good property is often historic in nature, in prominent locations and a focus of community interest. The age of many properties adds cost and complexity in terms of maintenance and repair. The Common Good estate is varied in use and includes civic buildings, visitor attractions, open spaces, and historic properties.
- 3.3 The Leadership Panel of 8 March 2022 approved a long-term strategic review of all assets held within the Common Good Funds. An update was provided to the Service and Partnerships Performance Panel of 19 November 2024.
- 3.4 Given the financial position set out in Appendix 1 and an increasingly challenging financial settlement afforded to the Council, and the depleted state of Common Good Funds as reported to members at Service and Partnerships Performance Panel 19 November 2024 a full review of all options to put the Common Good financial position into a sustainable position has been undertaken.
- 3.5 A summarised high-level options appraisal for the Common Good Fund is outlined in Appendix 2. The options explored were:
- A) Continue the existing arrangement whereby expenditure is met from annual income or reserves of a given Common Good Fund;
  - B) Increase all property incomes (i.e. - those paid by General Services to Common Good, private tenants, events income/lets) to balance forecast outgoings
  - C) Potential new management agreements such as 'Full Repairing and insuring' basis whereby all maintenance and running costs are met by General Services Fund for those properties used by the Council.
- 3.6 Option A) is not considered financially sustainable, particularly in respect of Ayr Common Good Fund as the value of rental agreements have not kept pace with recent significant increases in the cost of repairs, maintenance and other property costs, resulting in recurring pressure on Common Good Fund budgets and

reserves. Accordingly, an alternative model is sought in order to address future financial sustainability concerns.

- 3.7 With regard to option B) Appendix 3 sets out a line-by-line review of all Heritable property in each Common Good Fund, apart from Maybole which has no land or buildings held as part of its Common Good Fund. It should be noted that while the proposals advanced in Appendix 3 will increase Common Good Funds income streams, the overall impact is likely to be low due to limitations such as the charges that can be exercised on Common Good property.
- 3.8 Most of the opportunities in Appendix 3 have already been approved by Cabinet on a property-by-property basis and so no further approvals are required. However, more substantial income increase could be achieved through a review of Common Good car parks. Work exploring this potential is at an early stage and Council/Cabinet approval will be required to implement any potential arising from this option.
- 3.9 Given the relatively modest improvement to Common Good Funds achieved by the potential income streams in the line-by-line review of property set out in Appendix 3, management arrangements of the Common Good Fund (referred to in paragraph 3.10 below) have been fundamentally reviewed.
- 3.10 The existing strategic objectives for the Common Good Fund as stated in *South Ayrshire Council Management of Common Good Funds Statement of Objectives, Management Principles and Governance Arrangements* (Appendix 4) are to:
- 3.10.1 deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned;
  - 3.10.2 maximise income from Common Good Fund assets and resources to ensure the financial sustainability of the Funds; and
  - 3.10.3 where appropriate, use Common Good Fund assets and resources to finance strategic investment in specific Council priorities that have been agreed.
- 3.11 Currently, the Council has management or occupancy arrangements for the use of Common Good heritable property at Ayr Town Buildings, Wallace Tower, Citadel (ground lease) and Rozelle House, all in Ayr, and Freeman's Hall in Prestwick, which sees the Council making an annual payment from the General Services Fund to the relevant Common Good Fund in respect of each property occupied by the Council. Repairs and maintenance required for these properties has significantly reduced the value of Common Good capital and revenue reserves.
- 3.12 Since 2008, Girvan Common Good Fund has lacked the necessary reserves to fund revenue or capital works to land and buildings held on its Common Good account, with Elected Members determining that the Council's General Fund should bear the cost of the annual deficit of expenditure over income.
- 3.13 The pressure on Common Good budgets and reserves in recent years has at times required the deferment of repairs and maintenance expenditure in order to contain overspends. Furthermore, charges from Neighbourhood Services for grounds maintenance have not increased for at least ten years, in spite of the increased cost

of providing those services during that period (refer to paragraph 4.11 below). Consequently, a different approach to transactional relationships between the Council and Common Good Funds is required, in order that charges for services provided between the two become more transparent and representative of an arms-length relationship, in keeping with a recent external audit recommendation.

#### **4. Proposals**

- 4.1 Appendix 1 sets out the financial trends of the Common Good Funds. Without a change in approach, the long-term financial position is unsustainable.
- 4.2 Three options have been explored to address the long-term financial position, as set out in Appendix 2. Two of the options are taken forward into proposals, namely, a review of each property for income potential and a review of the current Common Good management agreements.
- 4.3 The outcome of the line-by-line review of individual property (Appendix 3) has identified options for income generation that have already been approved by Cabinet and implementation of these proposals is underway. In order to increase Common Good Funds income streams more substantially, it is proposed that officers undertake a review of Common Good car park charging arrangements and report back to Council by October 2025.
- 4.4 With the outcome of the work outlined in paragraph 4.3 above, identifying limited opportunities for substantial income generation, it is clear that the current management model for Common Good Funds does not provide a sustainable financial position.
- 4.5 Appendix 4 sets out current management arrangements. Appendix 5 outlines proposed changes to Common Good fund management, objectives, management principles and governance. The following measures are proposed to ensure the sustainability of Common Good Funds as well as general Council resources:
- 4.5.1 Remove *Objective 3* – that Common Good assets and resource be used to finance strategic Council objectives.
- 4.5.2 Adjust *Principle 4* – The maintenance of Common Good Fund assets shall not be contingent upon the resources available within a given Common Good Fund. Where a given Common Good Fund's resources are unable to meet the financial demands placed upon it resources shall be found from within the Council's General Fund to the extent such investment is deemed good value in relation to other Council property requirements and other competing priorities. This will be undertaken through the Council's Capital Asset Management process, and through established routes for property management, maintenance and prioritisation, as defined in the South Ayrshire Council Asset Management Plan.
- 4.5.3 Additional *Principle 11* – Where a Council Service uses a Common Good asset to deliver services funded by the General Fund or Housing Revenue Account it shall do so on a notional 'Full Repairing and Insuring' basis (i.e. - the maintenance and upkeep costs shall fall to the General Fund rather than the respective Common Good fund) and where a Common Good property is occupied by an outside body it shall be at market rate to be

determined by an independent RICS chartered surveyor and registered valuer and shall be maintained by that outside body to a standard acceptable to the Council to ensure there is no net loss to the relevant Common Good Fund.

4.5.4 In order to allow time for these new arrangements to be put in place, it is proposed that they be introduced from 1 October 2025. This will allow time to fully assess the implications for both Council and Common Good Fund budgets, including rental agreements, property and grounds maintenance costs, ahead of the 2026/27 budget process. These new arrangements shall be reviewed after a period of 3 years and reported to Council at that time.

4.6 In changing the objectives of the Common Good Management Agreement there is potential to change current lease arrangements and treatment of operating costs of Common Good property. Current management agreements have been reviewed on a property-by-property basis to establish the current annual rents and costs.

4.7 The following table summarises the existing property management agreements between the Common Good Funds and the Council:

| <i>Fund</i>          | <i>Property</i>              | <i>Annual Rental</i> | <i>Latest Valuation</i> |
|----------------------|------------------------------|----------------------|-------------------------|
| Ayr                  | Ayr Town Buildings           | £150,000             | January 2018            |
|                      | Citadel (ground rent only *) | £130,000             | April 2011              |
|                      | Wallace Tower                | £50,000              | September 2014          |
|                      | Rozelle (including Pavilion) | £65,000              | March 2011              |
| <b>Ayr sub-total</b> |                              | <b>£395,000</b>      |                         |
| <b>Prestwick</b>     | Freeman's Hall & Office      | <b>£12,600</b>       | June 2023               |
| <b>Total</b>         |                              | <b>£407,600</b>      |                         |

\* Ownership of the land on which Citadel Leisure Centre is built is split between South Ayrshire Council and Ayr Common Good Fund. The above agreement is in respect of a ground rent only for the land owned by Ayr Common Good Fund.

4.8 No immediate changes are proposed to the current management agreement values; however these should be independently reviewed to ensure that they reflect current market conditions and any required changes be implemented by 1 October 2025.

4.9 Corresponding property costs for each of the above properties have been analysed over a three-year period, per the following table. Current year costs are provided where this is appropriate, otherwise where costs fluctuate, are ad-hoc or non-recurring, an average cost has been estimated:

| <i>Property</i>              | <i>Estimated Annual Cost</i> | <i>Costs Funded By</i>      |
|------------------------------|------------------------------|-----------------------------|
| Ayr Town Buildings           | £380,000                     | Ayr Common Good Fund        |
| Citadel (entire building *)  | £854,000                     | Council (Destination SA)    |
| Wallace Tower                | £10,000                      | Ayr Common Good Fund        |
| Wallace Tower                | £33,000                      | Council (Customer Services) |
| Rozelle (including Pavilion) | £25,000                      | Ayr Common Good Fund        |
| Rozelle (including Pavilion) | £137,000                     | Council (Destination SA)    |
| Freeman's Hall & Office      | £21,000                      | Council (Customer Services) |
| <b>Ayr CGF sub-total</b>     | <b>£415,000</b>              |                             |
| <b>Council sub-total</b>     | <b>£1,045,000</b>            |                             |
| <b>Total</b>                 | <b>£1,460,000</b>            |                             |

\* Costs relating to the Citadel Leisure Centre are entirely attributable to the Council.

4.9.1 With the exception of Ayr Town Buildings, costs for each of the above properties are predominantly borne by the Council and reflect their operational use by the occupying service (for example, non-domestic rates, utility costs, routine repairs and maintenance, etc); accordingly, no change is proposed for those properties. However, in the cases of both Wallace Tower and Rozelle, some costs are also borne by Ayr Common Good Fund.

4.9.2 With regard to Ayr Town Buildings, while the costs also reflect the operational use by occupying Council services, those costs are fully borne by Ayr Common Good Fund and not the Council. Furthermore, they far exceed the current annual rental charge of £150,000 received by Ayr Common Good Fund from the Council.

4.9.3 Given the inability of the Common Good Fund to sustainably fund these costs, it is proposed that those 'operational' costs should be borne by the Council and not Ayr Common Good Fund.

4.10 In addition to the costs per property identified in paragraph 4.9 above, a further £57,000 is recharged by the Council to the Common Good Funds in respect of insurance, the majority of which is in respect of buildings insurance and will relate to Ayr Common Good Fund. Based on the proposal to move rental agreements between Council and Common Good Funds to a 'Full Repairing and Insuring' basis (refer to paragraph 4.4.3 above), it is further proposed that the relevant insurance costs are also charged to the appropriate Council service.

- 4.11 Aside from the costs identified at paragraph 4.9 above, the following table identifies the significant costs that should continue to be charged by the Council to Common Good Funds:

| <i>Description</i>     | <i>Ayr<br/>Common<br/>Good Fund</i> | <i>Prestwick<br/>Common<br/>Good Fund</i> | <i>Girvan<br/>Common<br/>Good Fund</i> |
|------------------------|-------------------------------------|---|--|
| Grounds maintenance    | £161,000                            | £29,000                                   | £43,000                                |
| Central Support charge | £15,000                             | -   | -                                      |
|                        | <b>£176,000</b>                     | <b>£29,000</b>                            | <b>£43,000</b>                         |

- 4.12 Charges for grounds maintenance services provided by the Council to Common Good Funds have not increased in value for at least ten years and therefore are no longer representative of the actual cost of providing the service. Accordingly, in advance of the implementation of the proposals in this report, a review of grounds maintenance charges between the Council and Common Good Funds will be undertaken to ensure that the charges accurately reflect the cost of providing the service. This exercise is likely to have future financial implications for Ayr, Prestwick and Girvan Common Good Funds which will be reported to Elected Members in due course.
- 4.13 The effectiveness and impact of the proposals both operationally and financially will be reviewed every three years and reported to Council accordingly.

## **5. Legal and Procurement Implications**

- 5.1 The recommendations in this report are consistent with legal requirements. The implementation of new management arrangements will require the legal advice and assistance of Legal Services, in respect of the drafting, and entering into of formal management agreements for the relevant Common Good Funds.
- 5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

- 6.1 The adoption of the proposals detailed in section 4 above are designed to improve the financial sustainability of Common Good Funds in the short, medium and long term and also improve the consistency of management arrangements across all Common Good Funds.
- 6.2 The financial implications of the proposals to move arrangements for the existing property rental agreements between the Council and Common Good Funds as to a Full Repairing and Insuring (FRI) basis are as follows:
- 6.2.1 No immediate change to the current levels of annual rental income, with an independent review to take place in due course to ensure that those levels reflect current market conditions.
- 6.2.2 Property costs estimated at approximately £472,000 (comprising £415,000 for repairs, maintenance and utilities and a further £57,000 for insurance) previously funded by Common Good Funds (predominantly Ayr) would instead be borne by the Council. As no budgets can transfer

between the Council and the Common Good Funds, this would be an additional expense to be funded from Council resources and would require to be built into future budget considerations. The financial impact of this change from October 2025 on the 2025-26 financial year will be reported as part of the Budget Management reporting arrangements for Common Good and the Council during 2025-26.

- 6.3 The financial implications of the proposal to review and update the basis for grounds maintenance charges in respect of Common Good assets will be assessed and also reported as part of the Budget Monitoring arrangements for Common Good and the Council during 2025-26.

## **7. Human Resources Implications**

- 7.1 Not applicable.

## **8. Risk**

### **8.1 *Risk Implications of Adopting the Recommendations***

- 8.1.1 Impact as described in 6.1.

### **8.2 *Risk Implications of Rejecting the Recommendations***

- 8.2.1 That Common Good Funds may become financially depleted to the point of exhausting all revenue and capital reserves.

## **9. Equalities**

- 9.1 The proposals in this report have been assessed through the Integrated Impact Assessment and a summary is provided at Appendix 6.

## **10. Sustainable Development Implications**

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** - This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

## **11. Options Appraisal**

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

## **12. Link to Council Plan**

- 12.1 The matters referred to in this report contribute to Priority 1, 2 and 3 of the Council Plan.

## **13. Results of Consultation**

- 13.1 There has been no public consultation on the contents of this report.



13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

#### 14. Next Steps for Decision Tracking Purposes

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

| <i>Implementation</i>   | <i>Due date</i>  | <i>Managed by</i>  |
|---|------------------|--|
| Revised South Ayrshire Council Management of Common Good Funds: Statement of Objectives, Management Principles and Governance Arrangements in force from 1 October 2025 | 1 October 2025   | Service Lead - Asset Management and community Asset Transfer |
| Report back to Council with a detailed proposals regarding charging for Common Good car parks   | 31 October 2025  | Service Lead - Asset Management and Community Asset Transfer |
| Include the 2025-26 financial impact of the changed arrangements within the Budget Monitoring reports for the Common Good and Council                                   | 30 November 2025 | Chief Financial Officer                                      |

**Background Papers** [Report to Leadership Panel of 24 November 2020 – Performance Review of Common Good Funds](#)

[Report to Leadership Panel of 8 March 2022 – Strategic Review of Assets held in the Common Good Funds](#)

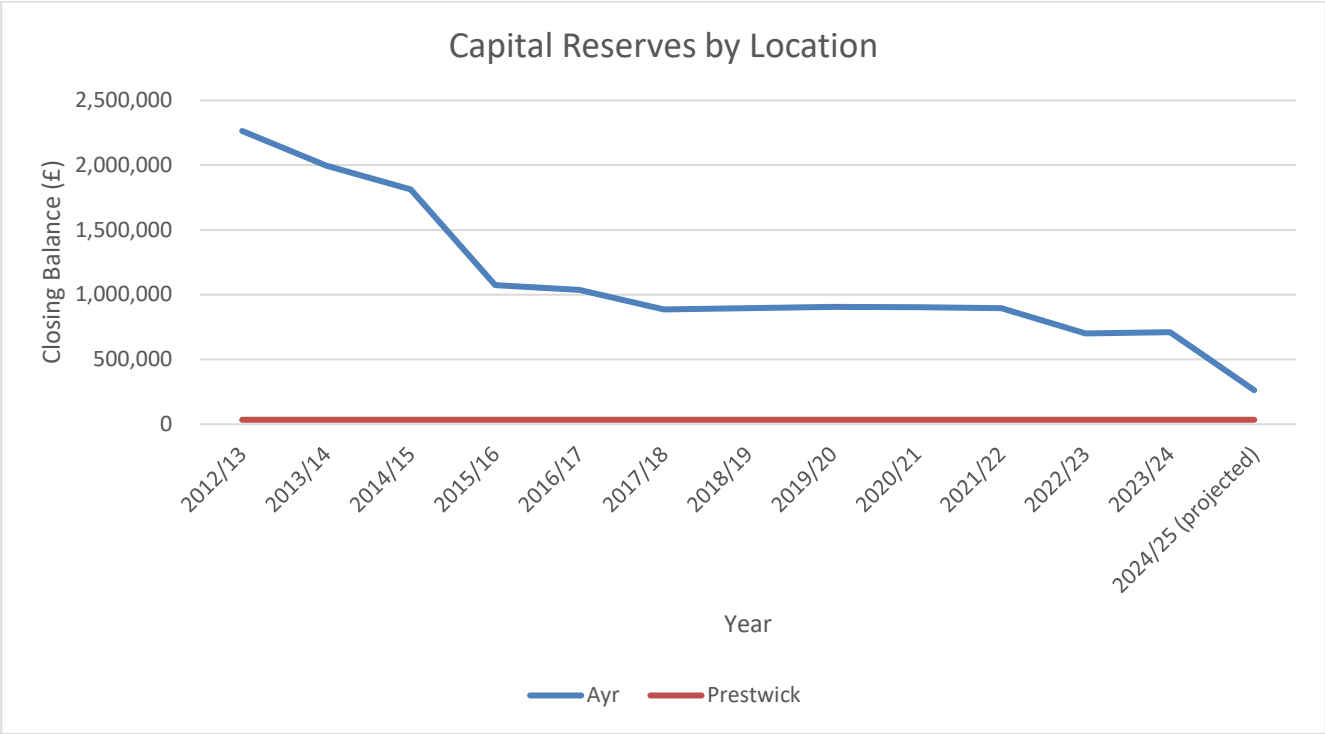
[Report to Service and Partnerships Performance Panel of 19 November 2024 - Common Good Fund Update](#)

**Person to Contact** Tom Burns, Service Lead, Asset Management and Community Asset Transfer  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292  
Email [tom.burns@south-ayrshire.gov.uk](mailto:tom.burns@south-ayrshire.gov.uk)

**Date:** 28 February 2025

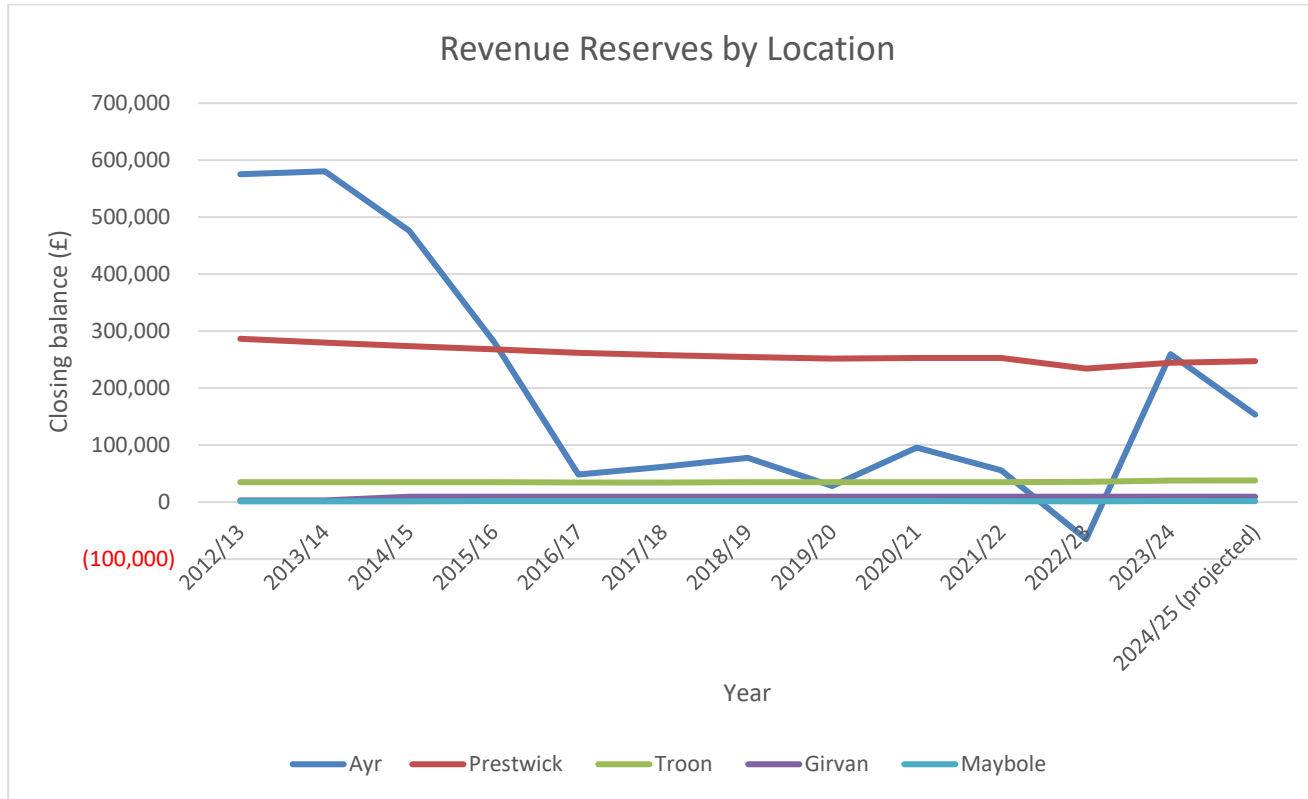
Common Good Fund Trends – Capital and Revenue by location

Capital Reserves



| <b>Capital Reserves</b> |                |                      |
|-------------------------|----------------|----------------------|
| <b>Year</b>             | <b>Ayr (£)</b> | <b>Prestwick (£)</b> |
| 2012/13                 | 2,264,269      | 34,699               |
| 2013/14                 | 1,996,872      | 34,699               |
| 2014/15                 | 1,813,221      | 34,699               |
| 2015/16                 | 1,074,385      | 34,699               |
| 2016/17                 | 1,036,533      | 34,699               |
| 2017/18                 | 885,305        | 34,699               |
| 2018/19                 | 895,305        | 34,699               |
| 2019/20                 | 905,305        | 34,699               |
| 2020/21                 | 903,958        | 34,699               |
| 2021/22                 | 897,448        | 34,699               |
| 2022/23                 | 701,063        | 34,699               |
| 2023/24                 | 711,063        | 34,699               |
| 2024/25 (projected)     | 262,619        | 34,699               |

## Revenue Reserves



| Revenue Reserves by Location |          |               |           |            |             |
|------------------------------|----------|---------------|-----------|------------|-------------|
| Year                         | Ayr (£)  | Prestwick (£) | Troon (£) | Girvan (£) | Maybole (£) |
| 2012/13                      | 575,157  | 286,601       | 34,757    | 2,984      | 1,543       |
| 2013/14                      | 580,461  | 280,031       | 35,041    | 3,015      | 1,560       |
| 2014/15                      | 475,693  | 273,583       | 35,222    | 9,490      | 1,573       |
| 2015/16                      | 281,598  | 267,867       | 34,902    | 9,490      | 1,586       |
| 2016/17                      | 48,674   | 262,075       | 34,512    | 9,490      | 1,597       |
| 2017/18                      | 62,049   | 258,116       | 34,324    | 9,490      | 1,608       |
| 2018/19                      | 77,462   | 254,571       | 34,872    | 9,490      | 1,624       |
| 2019/20                      | 28,295   | 252,061       | 34,800    | 9,490      | 1,640       |
| 2020/21                      | 95,687   | 253,161       | 34,835    | 9,490      | 1,651       |
| 2021/22                      | 55,794   | 252,716       | 35,128    | 9,490      | 1,522       |
| 2022/23                      | (65,062) | 234,309       | 35,779    | 9,490      | 1,549       |
| 2023/24                      | 259,866  | 244,589       | 37,537    | 9,490      | 1,639       |
| 2024/25 (projected)          | 153,685  | 247,589       | 38,016    | 9,490      | 1,677       |

## Common Good Fund Options Appraisal

| Proposal  | Benefits  | Drawbacks   | Recommendation  |
|---|---|---|-----------------|
| <p>a) Maintain the current arrangement whereby all expenditure is met from annual income or reserves of a given Common Good Fund.</p>                           | <p>Maintains clear link between Common Good property and Common Good Fund and clear distinction between General Services and Common Good Funds</p>  | <p>Risk that Common Good Fund reserves become exhausted and unable to meet maintenance and repair obligations. This may result in reputational damage to the Council and failure to meet statutory compliance obligations.</p> <p>Common Good property may be treated inconsistently with other Council property.</p>   | <p>Discount</p> |
| <p>b) Increase all property incomes (i.e. those paid by General Services to Common Good, private tenants, events income/lets) to balance forecast outgoings</p> | <p>Aims to strengthen Common Good Fund reserves over medium to long term.</p> <p>Maintains clear link between Common Good property and Common Good Fund and clear distinction between General Services and Common Good Funds.</p> | <p>Opportunities to increase revenue exist (and are worth doing) but are small in scale relative to property costs.</p> <p>Renegotiation of commercial lets unfeasible and likely to result in void units and/or outside of terms of existing lease agreements.</p> <p>Unilaterally increasing the fees paid by the General Services Fund for the use and occupation of Common Good Fund would fail to meet both estates and accounting good practice and may be challenged by Internal Audit.</p> <p>Effectively option c) with less clarity and transparency.</p> | <p>Discount</p> |

| Proposal   | Benefits  | Drawbacks  | Recommendation |
|--|---|--|----------------|
|  |   | Significant pressure applied to General Services Fund/service delivery budgets.  |                |
| <p>c) Regularise all Common Good Funds on the following basis:</p> <ul style="list-style-type: none"> <li>• management agreements are 'Full Repairing and Insuring' basis whereby all maintenance and running costs are met by General Services Fund.</li> <li>• Property requirements will be considered alongside other Council properties to ensure overall best value is achieved. Should works be approved resources will be drawn from the Council's General Services fund. This process shall be managed by the Capital Asset Management group and through the usual property management processes as defined in the Council's adopted Asset Management Plan. Such decisions shall be subject to strategic prioritisation, best value considerations and alongside all other Council property.</li> </ul> | <p>Protects and may lead to future growth of Common Good Funds.</p> <p>All Common Good Funds on equal footing.</p> <p>Transparent arrangement with clear lines of accountability and management.</p> <p>All Council property managed on an equal footing.</p> | <p>Will require resource demands to be made of General Services budget as a result of increased property costs falling on the General Services Account. In particular there will be increased pressure on the CRA and property user service budgets.</p> | <p>Adopt</p>   |

Common Good Funds by location, by property

Ayr

| Category          | Asset Ref | Address   | Retain/Dispose | Description: Use/proposed use | Options  |             |     |
|-------------------|-----------|---|----------------|-------------------------------|--|-------------|-----|
|                   |           |   |                |                               | Possible future solution to be explored  | In progress | n/a |
| Bandstand         | B109      | St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT      | Retain         | Explore use for future events | Improvement plans in progress  |             |     |
| Shed/hut          | B404      | Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ                 | Retain         | Continue service delivery     |  |             |     |
| Car Park          | L174      | Car Park 1 Millbrae Ayr South Ayrshire KA7 4PJ                        | Retain         | Car park                      | Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks. |             |     |
| Car Park          | L283      | Car Park Castlehill Road Ayr South Ayrshire KA7 2HT                   | Retain         | Car park                      | Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks  |             |     |
| Car Park          | L489      | Car Park Cromwell Road Ayr South Ayrshire KA7 1DY                     | Retain         | Car park                      | Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks  |             |     |
| Car Parking Space | L120      | Ayr Town Hall - relating to 13 Sandgate Ayr South Ayrshire KA7 1BG    | Retain         | Car park                      |  |             |     |
| Car Parking Space | L120      | Ayr Town Hall - relating to 17 High Street Ayr South Ayrshire KA7 1LU | Retain         | Car park                      |  |             |     |
| Clubroom          | B126      | 8 Green Street Lane Ayr South Ayrshire KA8 8BL                        | Retain         | Tenanted unit                 |  |             |     |



| Category                          | Asset Ref | Address   | Retain/Dispose | Description: Use/proposed use                             | Options   |             |     |
|-----------------------------------|-----------|---|----------------|---|---|-------------|-----|
|                                   |           |   |                |   | Possible future solution to be explored                                       | In progress | n/a |
| Community Park                    | L188      | Low Green, Esplanade Ayr South Ayrshire KA7 1DT                               | Retain         | Expand events offer on site                               | In progress   |             |     |
| Former Crazy Golf site            | L161      | Crazy Golf Queen's Terrace Lane West Ayr South Ayrshire KA7 1DX               | Retain         | Market for reinstatement on commercial basis              | To be marketed  |             |     |
| Customer Service Centre           | B315      | Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ                      | Retain         | Continue service delivery                                 |   |             |     |
| Derelict Property                 | L555      | Afflecks Sandgate Ayr South Ayrshire KA7 1BG                                  | Retain         | Derelict site possible long term development opportunity. | Declared surplus by Cabinet on 18 <sup>th</sup> February 2025. To be marketed |             |     |
| Estate                            | L24       | Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ                         | Retain         | Explore use for future events                             | Introduce fee for certain events/activities as appropriate                    |             |     |
| Farm                              | L90       | Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4LD | Retain         | Leased land   |   |             |     |
| Gardens                           | L552      | St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT              | Retain         | Explore use for future events                             | In progress   |             |     |
| Part site of Hall & Swimming Pool | B3003     | The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB                   | Retain         | Continue service delivery                                 |   |             |     |
| Kiosk                             | B191      | Kiosk 1 Low Green Esplanade Ayr South Ayrshire KA7 1EQ                        | Retain         | Tenanted unit   | New Lease agreed by Cabinet on 18 <sup>th</sup> February                      |             |     |

| Category                  | Asset Ref | Address  | Retain/Dispose | Description: Use/proposed use   | Options   |             |     |
|---------------------------|-----------|--|----------------|---|---|-------------|-----|
|                           |           |  |                |   | Possible future solution to be explored   | In progress | n/a |
|                           |           |  |                |   | 2025. Being put out for consultation  |             |     |
| Kiosk                     | B192      | Kiosk 2 Low Green Esplanade Ayr South Ayrshire KA7 1EQ   | Retain         | Tenanted unit   | New Lease agreed by Cabinet on 18 <sup>th</sup> February 2025. Being put out for consultation |             |     |
| Monument Built or Plaqued | B434      | Hill Of Barnweill Craigie South Ayrshire KA1 5NE   | Retain         | Historic property   |   |             |     |
| Monument Built or Plaqued | B205      | Newton Tower Main Street Ayr South Ayrshire KA8 8BU  | Retain         | Historic property   |   |             |     |
| Monument Built or Plaqued | B110      | St John The Baptist's Tower Bruce Crescent Ayr South Ayrshire KA7 1JH                                      | Retain         | Historic property   |   |             |     |
| Monument Built or Plaqued | B13       | Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ   | Retain         | Historic property   |   |             |     |
| Museum                    | B403      | Rozelle House Museum (inc McLaurin Gallery), Tearoom & West Wing, Monument Road Ayr South Ayrshire KA7 4NQ | Retain         | Historic property, of historical interest, locally prominent, important for local identity/sense of place | Explore investment opportunities/income generation/future events                              |             |     |

| Category                          | Asset Ref | Address   | Retain/Dispose | Description: Use/proposed use                             | Options   |             |     |
|-----------------------------------|-----------|---|----------------|---|---|-------------|-----|
|                                   |           |   |                |   | Possible future solution to be explored                                       | In progress | n/a |
| Non Housing Revenue Accommodation | B149      | 29A New Bridge Street Ayr South Ayrshire KA7 1JX                                    | Retain         | Refurbishment required thereafter explore future options. | In progress   |             |     |
| Non Housing Revenue Accommodation | B482      | 29D New Bridge Street Ayr South Ayrshire KA7 1JX                                    | Retain         | Refurbishment required thereafter explore future options. | In progress   |             |     |
| Non Housing Revenue Accommodation | B155      | Rozelle Lodge House 149 Monument Road Ayr South Ayrshire KA7 4NQ                    | Dispose        | Proposed market disposal                                  | Declared surplus by Cabinet on 18 <sup>th</sup> February 2025. To be marketed |             |     |
| Non Housing Revenue Accommodation | B3523     | House, View House, Old Racecourse 1 Doonfoot Road Ayr South Ayrshire KA7 4DP        | Retain         | Tenanted residential property                             |   |             |     |
| Storage site                      | L198      | Site At Overmills Off A77 Whitletts-Holmston Roundabouts Ayr South Ayrshire KA6 5JJ | Retain         | Continued service delivery                                |   |             |     |
| Pavilion                          | B407      | Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ                               | Retain         | Continued service delivery                                |   |             |     |
| Pavilion                          | B43       | Sport Pavilion, View House, Old Racecourse Doonfoot Road Ayr South Ayrshire KA7 4DP | Retain         | Continued service delivery                                |   |             |     |

| Category             | Asset Ref | Address  | Retain/Dispose | Description: Use/proposed use | Options                                 |             |     |
|----------------------|-----------|--|----------------|-------------------------------|---|-------------|-----|
|                      |           |  |                |                               | Possible future solution to be explored | In progress | n/a |
| Public House         | B178      | 230-234 High Street Ayr South Ayrshire KA7 1RQ                             | Retain         | Tenanted unit                 |   |             |     |
| Former Putting Green | L200      | Putting Green Queens Terrace Lane Bath Place Ayr South Ayrshire KA7 1DU    | Retain         | Explore for redevelopment     | In progress                             |             |     |
| Recreation Ground    | L25       | Old Racecourse Playing Fields, 1 Doonfoot Road Ayr South Ayrshire KA7 4DN  | Retain         | Public Good                   |   |             |     |
| Recreation Ground    | L441      | Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ                      | Retain         | Public Good                   |   |             |     |
| Restaurant           | B210      | 4 River Terrace Ayr South Ayrshire KA8 0BJ                                 | Retain         | Vacant unit to be let         | Marketing in progress                   |             |     |
| Shed/Hut             | B44       | Nr. Pavilion Old Racecourse Playing Field Doonfoot Road Ayr South Ayrshire | Retain         | Continued service delivery    |   |             |     |
| Shed/Hut             | B402      | Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ                      | Retain         | Continued service delivery    |   |             |     |
| Kiosk                | B4751     | Kiosk 3, Low Green, Esplanade, Ayr, KA7 2XH                                | Retain         | Tenanted Unit                 |   |             |     |

| Category | Asset Ref | Address  | Retain/Dispose  | Description: Use/proposed use    | Options                                 |             |     |
|----------|-----------|--|-----------------|----------------------------------|---|-------------|-----|
|          |           |  |                 |                                  | Possible future solution to be explored | In progress | n/a |
| Shop     | B168      | Heritage Hub, 1/3 High Street Ayr South Ayrshire KA7 1LU | Retain          | Continued service delivery       |   |             |     |
| Shop     | B169      | 11 High Street Ayr South Ayrshire KA7 1LU                | Retain          | Vacant unit to be let            | Marketing in progress                   |             |     |
| Shop     | B83       | 11 Sandgate Ayr South Ayrshire KA7 1BG                   | Retain          | Tenanted unit                    |   |             |     |
| Shop     | B84       | 13 Sandgate Ayr South Ayrshire KA7 1BG                   | Retain          | Tenanted unit                    |   |             |     |
| Shop     | B170      | 15 High Street Ayr South Ayrshire KA7 1LU                | Retain          | Refurbish and let                |   |             |     |
| Shop     | B526      | 15 Sandgate Ayr South Ayrshire KA7 1BG                   | Market disposal | To be let                        | Under offer                             |             |     |
| Shop     | B171      | 17 High Street Ayr South Ayrshire KA7 1LU                | Retain          | Refurbish and let (fire damaged) | In progress                             |             |     |
| Shop     | B174      | 19 High Street Ayr South Ayrshire KA7 1LU                | Retain          | Refurbish and let (fire damaged) | In progress                             |             |     |
| Shop     | B176      | 23 High Street Ayr South Ayrshire KA7 1LU                | Retain          | Tenanted unit                    |   |             |     |

| Category       | Asset Ref | Address  | Retain/Dispose | Description: Use/proposed use               | Options                                     |             |     |
|----------------|-----------|--|----------------|---|---|-------------|-----|
|                |           |  |                |   | Possible future solution to be explored     | In progress | n/a |
| Shop           | B81       | 3 Sandgate Ayr South Ayrshire KA7 1BG  | Retain         | Tenanted unit                               |   |             |     |
| Shop           | B82       | 7 Sandgate Ayr South Ayrshire KA7 1BG  | Retain         | Tenanted unit                               |   |             |     |
| Site           | L538      | Slipway, Citadel Development Site South Harbour Street Ayr South Ayrshire KA7 1JB        | Retain         | Explore use for future events/redevelopment | Explore use for future events/redevelopment |             |     |
| Site           | L583      | 'Amphitheatre', Citadel Development Site South Harbour Street Ayr South Ayrshire KA7 1JB | Retain         | Explore use for future events/redevelopment | Explore use for future events/redevelopment |             |     |
| Site           | L143      | Beer Garden - Rear Of Tam O'Shanter -  | Retain         | Tenanted unit                               |   |             |     |
| Steading       | B130      | Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4HX            | Retain         | Leased land                                 |   |             |     |
| Store/Workshop | B175      | 21 High Street Ayr South Ayrshire KA7 1LU  | Retain         | Tenanted unit                               |   |             |     |
| Cleared site   | B333      | 8A Alderston Avenue Ayr South Ayrshire KA8 9BD   | Retain         | Explore for redevelopment                   |   |             |     |
| Store/Workshop | B405      | Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ                                    | Retain         | Continued service delivery                  |   |             |     |

| Category  | Asset Ref     | Address  | Retain/Dispose | Description: Use/proposed use | Options                                 |             |     |
|-----------|---------------|--|----------------|-------------------------------|---|-------------|-----|
|           |               |  |                |                               | Possible future solution to be explored | In progress | n/a |
| Town Hall | B167          | Town Hall New Bridge Street Ayr<br>South Ayrshire KA7 1JX  | Retain         | Continued service delivery    |   |             |     |
| Walkway   | L105          | River Ayr Walk Holmston Road Ayr<br>South Ayrshire KA7 3LP | Retain         | Public Good                   |   |             |     |
| WC/PC     | B188/<br>B187 | Esplanade Public Convenience<br>(Male/Female)              | Retain         | Continued service delivery    |   |             |     |
| WC/PC     | B27           | Rozelle Park Monument Road Ayr<br>South Ayrshire KA7 4NJ   | Retain         | Continued service delivery    |   |             |     |

**Prestwick**

| Category                | Asset Ref | Address  | Retain/Dispose | Use/proposed use  | Options   |             |     |
|-------------------------|-----------|--|----------------|---|---|-------------|-----|
|                         |           |  |                |   | Possible future solution to be explored   | In progress | n/a |
| Car Park                | L369      | Car Park Links Road Prestwick South Ayrshire KA9 1QL             | Retain         | Car park  | Assess merit of charge for overnight stay   |             |     |
| Car Park                | L372      | Grangemuir Road Car Park Prestwick South Ayrshire                | Retain         | Car park  | Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks |             |     |
| Ground Let              | L356      | Kidz Play Ground Links Road Prestwick South Ayrshire KA9 1QG     | Retain         | Leased land   |   |             |     |
| Ground Let              | L3807     | Putting Green, Links Road Prestwick South Ayrshire KA9 1QG       | Retain         | Market to Support visitor offer   | Currently marketed  |             |     |
| Ground Let              | L344      | Sailing Club Grangemuir Road Prestwick South Ayrshire KA9 1SN    | Retain         | Potential community asset transfer  |   |             |     |
| Kiosk                   | B3564     | Kiosk Links Road Prestwick South Ayrshire KA9 1QG                | Retain         | Tenanted unit   |   |             |     |
| Office (Freeman's Hall) | B258      | 2 The Cross Prestwick South Ayrshire KA9 1AN                     | Retain         | Continued service delivery. Licence to occupy with NHS for ground floor being finalised | In progress   |             |     |
| Open Space              | L357      | Former Go Kart Track Links Road Prestwick South Ayrshire KA9 1QL | Retain         | Explore use for future events/commercial/investment                                     | In progress   |             |     |



|           |       |   |        |                            |  |
|-----------|-------|---|--------|----------------------------|--|
| Park      | L3789 | Boyd Street Gardens Boyd Street Prestwick South Ayrshire          | Retain | Public Good                |  |
| Play area | L3621 | Play Area Burgh Road Prestwick South Ayrshire                     | Retain | Public Good                |  |
| WC/PC     | B359  | Links Road Public Convenience Links Road Prestwick South Ayrshire | Retain | Continued service delivery |  |

;[]

## Troon

| Category     | Asset Ref | Address  | Retain/Dispose | Use/proposed use | Options                                 |             |  |
|--------------|-----------|--|----------------|------------------|---|-------------|--|
|              |           |  |                |                  | Possible future solution to be explored | In progress |  |
| Former WC/PC | B355      | Former Public Convenience Templehill Troon South Ayrshire KA10 6BE     | Retain         | Tenanted unit    |   |             |  |
| Ground Let   | L3876     | Site of Troon Water Sports Centre Beach Road Troon South Ayrshire KA10 | Retain         | Leased land      |   |             |  |
|              |           |  |                |                  |   |             |  |
|              |           |  |                |                  |   |             |  |

## Girvan

| Category | Asset Ref | Address | Retain/dispose | Use/proposed use | Options |
|----------|-----------|---------|----------------|------------------|---------|
|----------|-----------|---------|----------------|------------------|---------|

|                                  |       |   |                 |   | Possible future solution to be explored | In progress | n/a |
|----------------------------------|-------|---|-----------------|---|---|-------------|-----|
| Girvan Bandstand/Clubroom        | B241  | Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH                  | Market disposal | Disposal in process   | Under offer                             |             |     |
| Gardens                          | L581  | Victory Park Gardens Victory Park Road Girvan South Ayrshire KA26 9DQ       | Retain          | Public Good   |   |             |     |
| Monument Built or Plaques        | B3826 | Stumpy Corner Knockcushan Street Girvan South Ayrshire KA26 9AG             | Retain          | Public space  | Explore use for future events           |             |     |
| Park                             | L263  | Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH                  | Retain          | License to occupy in place for community use and lease of concession. |   |             |     |
| Pavilion                         | B375  | Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ | Retain          | Tenanted Unit   |   |             |     |
| Recreation Ground/football pitch | L405  | Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ | Retain          | Public Good   |   |             |     |

**Existing South Ayrshire Council Management of Common Good Funds  
Statement of Objectives, Management Principles and Governance Arrangements**

**Objectives**

1. Deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned.
2. Maximise income from Common Good Fund assets to ensure the financial sustainability of the Funds.
3. Where appropriate, use Common Good Fund assets and resources to finance strategic investment in Council priorities that have been agreed as addressing (1) above in respect of the relevant area.

**Principles**

1. Property assets should be retained if the return from the rental exceeds that which could be achieved by investing the capital at a bank, or if the property is being held to support an adopted strategy. Assets can be disposed of, however, in order to finance strategic investment in support of agreed Council priorities, and on the basis of a detailed business case.
2. Potential commercial use of all investment assets should be maximised.
3. Assets should only be acquired if it can be clearly demonstrated that they will provide an acceptable level of return, or that they will contribute to Common Good Fund objectives.
4. Common Good Fund assets will be maintained. This is subject to the appropriate level of funding within each common good fund.
5. Common Good Fund assets will be suitable and sufficient for purpose.
6. Common Good Fund assets will comply with applicable legislation and regulation and will be safe and secure.
7. The Council will be open to innovation in its development and deployment of Common Good Fund assets and resources.
8. Income from Common Good Fund assets will be sustained at as high a level as possible.
9. Routine revenue expenditure will be minimised whilst also satisfying the need to comply with principles 4, 5, and 6 above.
10. The return on capital funds invested internally through the Council's Loans Fund and potentially through the active management of a proportion of the funds available by an external funds manager, will be maximised.

**Governance**

1. Decisions relating to the management of Common Good Funds within South Ayrshire will be made by the Cabinet, or the Council.
2. Consultation on use of Fund revenue surpluses, on acquisitions and disposals, and on specific Council priorities that should receive support, will be undertaken prior to such decisions being sought, with the results of such consultation being reported to Council/Leadership Panel for their consideration.
3. This consultation will be conducted with all members elected for all wards which cover the area of the Common Good Fund concerned. Reports on the financial status, compliance with Common Good Fund objectives, principles and intended Asset Management outcomes will be reported within the Council's Land and Buildings Asset Management Plan and submitted to the Leadership Panel, or the Council for its consideration.

**Proposed South Ayrshire Council Management of Common Good Funds  
Statement of Objectives, Management Principles and Governance Arrangements**

**Objectives**

1. Deploy Common Good Fund assets and resources for the public benefit and enrichment of the inhabitants of the former burgh area concerned.
2. Maximise income from Common Good Fund assets to ensure the financial sustainability of the Funds.
- ~~3. Where appropriate, use Common Good Fund assets and resources to finance strategic investment in Council priorities that have been agreed as addressing (1) above in respect of the relevant area.~~
3. Manage Common Good Funds in such a way that they are financially sustainable.

**Principles**

1. Property assets should be retained if the return from the rental exceeds that which could be achieved by investing the capital at a bank, or if the property is being held to support an adopted strategy. Subject to legal and governance requirements assets can be disposed of, however, to meet Objective 1, 2 and 3 as specified above. ~~finance strategic investment in support of agreed Council priorities, and on the basis of a detailed business case.~~
2. Potential commercial use of all investment assets should be maximised.
3. Assets should only be acquired if it can be clearly demonstrated that they will provide an acceptable level of return, or that they will contribute to Common Good Fund objectives.
4. Common Good Fund assets will be maintained. ~~This is subject to the appropriate level of funding within each common good fund.~~ Where funding in a given Common Good Fund is insufficient to meet these costs, resources shall be found from within the Council's General Fund to the extent such investment is deemed good value in relation to other Council property requirements and other competing priorities. This will be undertaken through the Council's Capital Asset Management process, and through established routes for property management, maintenance and prioritisation, as defined in the South Ayrshire Council Asset Management Plan.
5. Common Good Fund assets will be suitable and sufficient for purpose.
6. Common Good Fund assets will comply with applicable legislation and regulation and will be safe and secure.
7. The Council will be open to innovation in its development and deployment of Common Good Fund assets and resources.
8. Income from Common Good Fund assets will be sustained at as high a level as possible.
9. Routine revenue expenditure will be minimised whilst also satisfying the need to comply with principles 4, 5, and 6 above.

10. The return on capital funds invested internally through the Council's Loans Fund and potentially through the active management of a proportion of the funds available by an external funds manager, will be maximised.

11. Where a Council Service uses a Common Good asset to deliver services funded by the General Fund or Housing Revenue Account it shall do so on a notional 'Full Repairing and Insuring' basis (i.e. the maintenance and upkeep costs shall fall to the General Fund rather than the respective Common Good fund) and where a Common Good property is occupied by an outside body it shall be at market rate of rent to be determined by an independent RICS chartered surveyor and registered valuer.

## **Governance**

1. Decisions relating to the management of Common Good Funds within South Ayrshire will be made by the Cabinet, or the Council.
2. Consultation on use of Fund revenue surpluses, on acquisitions and disposals, and on specific Council priorities that should receive support, will be undertaken prior to such decisions being sought, with the results of such consultation being reported to Council/Leadership Panel for their consideration.
3. This consultation will be conducted with all members elected for all wards which cover the area of the Common Good Fund concerned. Reports on the financial status, compliance with Common Good Fund objectives, principles and intended Asset Management outcomes will be reported within the Council's Land and Buildings Asset Management Plan and submitted to the Leadership Panel, or the Council for its consideration.

# Integrated Impact Assessment Summary Report

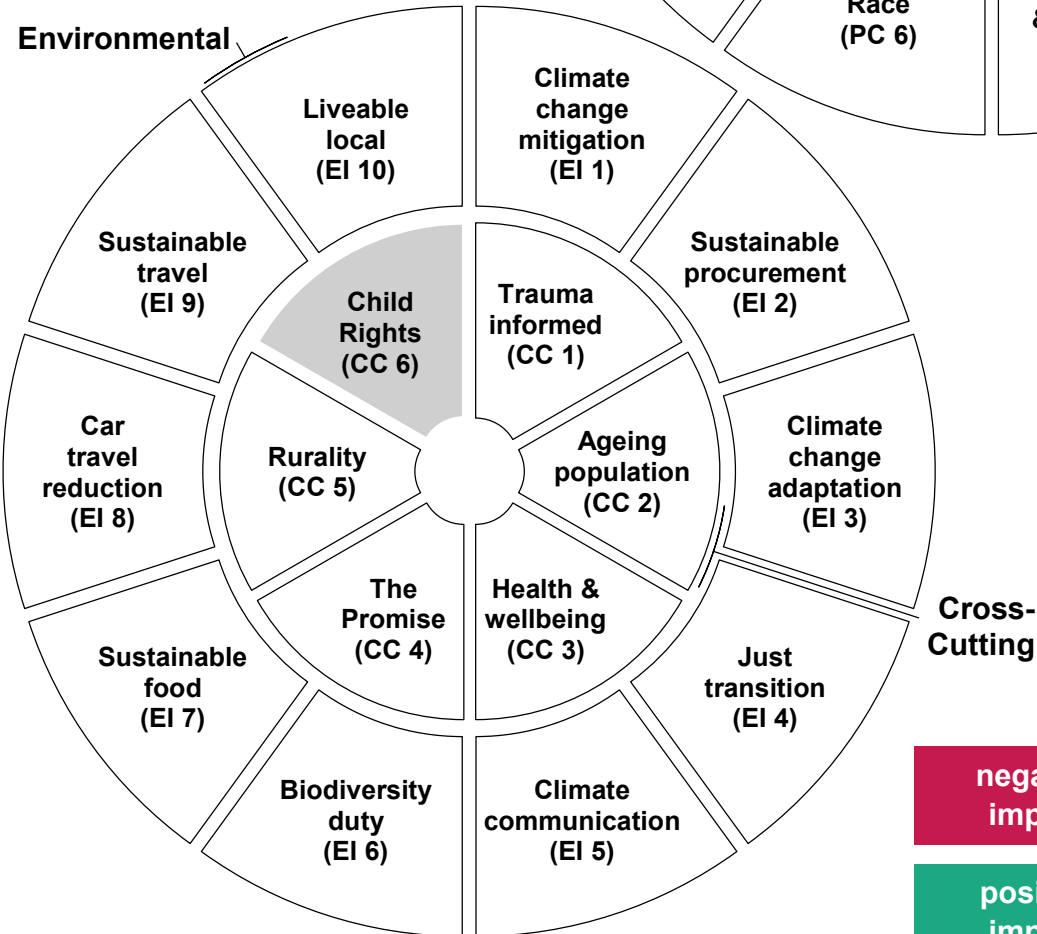
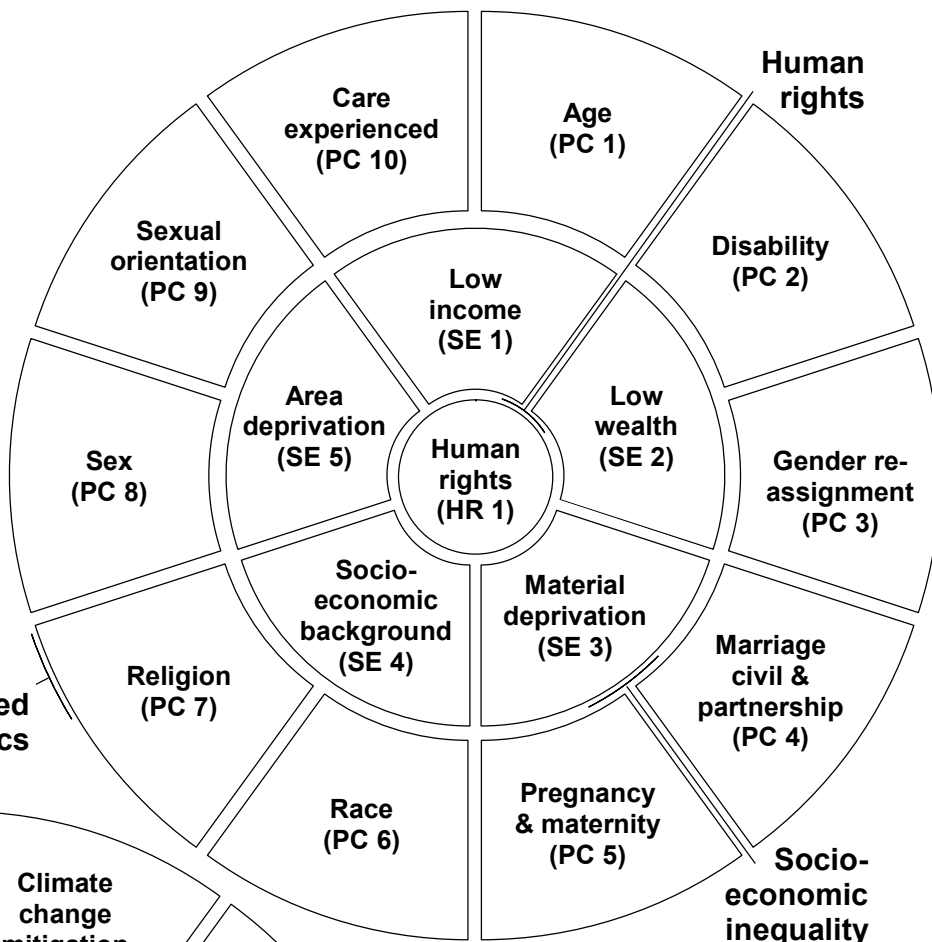


South Ayrshire Council Common Good -  
Report to Council 12th December 2024

Completed by:

Tom Burns,  
Service Lead ,  
Asset Management and  
Community Asset Transfer

Date started: 13.11.2024



To be implemented on:

01/04/25

Review date:

01/12/25

Oversight Panel:

South Ayrshire Council

|                 |                            |
|-----------------|----------------------------|
| negative impact | uncertain / not clear      |
| positive impact | no impact / not applicable |

**Public sector equality duty**

Eliminating unlawful discrimination, harassment, and victimisation?

The paper seeks to increase income to Common Good Funds and alters management and governance arrangements to ensure a secure footing. From the perspective of this aspect there will be no impact.

Advancing equality of opportunity?

The paper seeks to increase income to Common Good Funds and alters management and governance arrangements to ensure a secure footing. From the perspective of this aspect there will be no impact.

Fostering good relations?

The paper seeks to increase income to Common Good Funds and alters management and governance arrangements to ensure a secure footing. From the perspective of this aspect there will be no impact.

**Consultation declaration**

We confirm consultation has NOT been carried out as part of this process.

**Mitigating Actions Required (re negative / unclear impacts)**

**CROSS-CUTTING IMPACTS**

|             |                                     |                    |
|-------------|-------------------------------------|--------------------|
| <b>CC 6</b> | Child Rights & Wellbeing Assessment | Please detail here |
|-------------|-------------------------------------|--------------------|