

County Buildings  
Wellington Square  
AYR KA7 1DR  
Tel. No. 01292 612169

25 April 2025

Dear Councillor

## **SOUTH AYRSHIRE COUNCIL**

You are requested to participate in a meeting of South Ayrshire Council to be held **on Thursday 1 May 2025 at 10.00 a.m.** for the purpose of considering the undernoted business.

This meeting will be held in the County Hall, County Buildings, Ayr on a hybrid basis for Elected Members, will be live-streamed and available to view at <https://south-ayrshire.public-i.tv/>

**Yours sincerely**

**CATRIONA CAVES**  
Chief Governance Officer

### **B U S I N E S S**

1. Provost.
2. Sederunt and Declarations of Interest.
3. Minutes of meetings of the Council and Panels.

(a) Minutes of previous meetings.

Submit for approval as a correct record and authorise to be signed: -

- (i) 27 February 2025; and
- (ii) 6 March 2025  
(copies herewith)

(b) Minutes of Panels.

The minutes (copies previously issued) of the undernoted meetings are for noting:-

- (i) Audit and Governance Panel of [26 February 2025](#)
- (ii) Cabinet of [18 February 2025](#)
- (iii) Regulatory Panel – Licensing of [6 February 2025 \(Special\)](#) and [20 February 2025](#)
- (iv) Regulatory Panel – Planning of [11 December 2024](#), [6 February 2025](#) and [5 March 2025](#).
- (v) Service and Partnerships Performance Panel of [14 January 2025](#) and [11 March 2025](#).

4. Appointments to Panel – Submit report by Chief Governance Officer (copy herewith).
5. Representation on Working Groups – Submit report by Chief Governance Officer (copy herewith).

6. Common Good Funds: Finance, Governance and Property Review – Submit report by the Director of Housing, Operations and Development (copy herewith).
7. Formal Questions.
8. **Redevelopment of Y – Submit report by the Director of Housing, Operations and Development (Members only).**
9. Consideration of Disclosure of the Above Confidential Report.

For more information on any of the items on this agenda, please telephone Janice McClure, Committee Services on at 01292 612169, at Wellington Square, Ayr or  
 e-mail: [janice.mcclure@south-ayrshire.gov.uk](mailto:janice.mcclure@south-ayrshire.gov.uk)  
[www.south-ayrshire.gov.uk](http://www.south-ayrshire.gov.uk)

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**SOUTH AYRSHIRE COUNCIL.**

Minutes of a hybrid webcast meeting  
on 27 February 2025 at 10.00 a.m.

Present in County Buildings: Councillors Iain Campbell (Provost), Laura Brennan-Whitefield, Ian Cavana, Alec Clark, Chris Cullen, Brian Connolly, Ian Davis, Julie Dettbarn, Mark Dixon, Martin Dowe, Stephen Ferry, William Grant, Hugh Hunter, Martin Kilbride, Mary Kilpatrick, Alan Lamont, Craig Mackay, Brian McGinley, Bob Pollock, Cameron Ramsay, Philip Saxton, Gavin Scott, Bob Shields, Duncan Townson and George Weir.

Present Remotely: Councillors Kenneth Bell, Ian Cochrane and Lee Lyons.

Attending in County Buildings: L. McRoberts, Depute Chief Executive and Director of Education; J. Bradley, Director of Strategic Change and Communities; K. Braidwood, Director of Housing; T. Eltringham, Director of Health and Social Care; C. Caves, Chief Governance Officer; T. Baulk, Chief Financial Officer; J. McClure, Committee Services Lead Officer; A. Gibson, Committee Services Officer; J. Chapman, Committee Services Officer; and C. McCallum, Clerical Assistant.

Attending Remotely: C. Cox, Assistant Director – Planning, Development and Regulation; C. McGhee, Chief Internal Auditor.

**1. Provost.**

The Provost

- (1) welcomed everyone to the meeting, outlined the procedures for conducting this meeting and advised that this meeting would be broadcast live; and
- (2) intimated that no apologies had been received;

**2. Sederunt and Declarations of Interest.**

The Depute Chief Executive and Director of Education called the Sederunt for the meeting and having called the roll, confirmed that there were no declarations of interest by Members of the Council in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

**Section 112 of the Local Government Finance Act 1992**

The Depute Chief Executive and Director of Education

- (1) referred to the note on the agenda calling the meeting, to the effect that Members were subject to the provisions of Section 112 of the Local Government Finance Act 1992 which provided that a Member of the Council could not vote on a range of Council Tax issues, including setting or adjusting the rate of Council Tax, if he or she was three months or more in arrears with payment of Community Charge (Poll Tax) or two months in arrears with Council Tax;
- (2) indicated that if Section 112 applied to any Member, he or she was required to disclose that fact; and

- (3) gave the opportunity to any Member to disclose the fact that Section 112 applied to him or her and indicated that failure to disclose was also an offence.

No Members so declared.

### 3. **Revenue Estimates 2025/26, Capital Estimates 2025/26 to 2036/37 and Carbon Budget 2025/26**

There was submitted a [report](#) (issued) of 18 February 2025 by the Chief Financial Officer advising of the issues to be considered in setting revenue budgets for 2025/26, setting capital budgets for 2025/26 to 2036/37 and setting a Carbon Budget for 2025/26; and recommending that the Council

- (1) notes the funding proposal as outlined by the Cabinet Secretary for Finance and Local Government's letter of 4 December 2024 (attached as Appendix 1 to the report);
- (2) notes the funding levels included within Finance Circular 10/2024 remain provisional until the Finance Order is approved in March 2025;
- (3) presents and approves budget proposals for revenue and capital for 2025/26 taking account of the conditions of the settlement that required to be met and incorporating:
  - (a) planned net revenue expenditure on services for 2025/26;
  - (b) the level of reserves and fund balances held and contributions to/ from these;
  - (c) the appropriate Band D Council tax levy for 2025/26 and associated level of bad debt provision for non-collection of Council tax;
  - (d) the proposed capital programme for 2025/26 and beyond and associated debt charge implications; and
  - (e) consideration of the financial projections for 2026/27 to 2029/30;
- (4) notes the required remuneration for Councillors, as determined by The Local Governance (Scotland) Act 2004 (Remuneration) Amendment Regulations 2025/8, and include appropriate budget provision for all Elected Member remuneration for 2025/26;
- (5) presents and approves proposals for Common Good budgets for 2025/26; and
- (6) presents a Carbon Budget for the period 2025/26 in support of the Council's policies on Climate Change.

The Chief Financial Officer introduced the report and advised that all Councils required to set the Council Tax by 11 March each year; that, at the time of writing the report, funding from the Scottish Government had been provisional and was still to be confirmed following publication of the Finance Order 2025 which was expected shortly; and that, once again, Councils had been offered a financial settlement predicated on delivering a number of commitments and requirements outlined in the letter from the Cabinet Secretary for Finance and Local Government, attached as Appendix 1 to the report.

Councillor Ian Davis, seconded by Councillor Martin Dowey, moved that the Council approve the General Services Revenue Budget 2025-26 and Capital Investment Programme 2025-26 to 2036-37 proposals of the [Administration](#) (issued) and accept the recommendations at (1) to (6) above.

Provost then made reference to an addition to the Motion by Councillor Chris Cullen, seconded by Councillor Mark Dixon which Councillors Davis and Dowey, as Mover and Seconded of the Motion agreed to accept into the terms of the Motion provided the Chief Financial Officer confirmed that this was a competent addition. The Chief Financial Officer outlined that this was indeed a competent addition to the Motion which would reduce the contribution to reserves by £125,000.

The addition to the Motion read as follows:

"it is proposed that the budget be amended to include: a sum of £125,000 per annum shall be allocated to directly contribute to tackle poverty and inequality in South Ayrshire. This is to be met by reducing the planned 2025/26 general uncommitted reserves contribution. This funding shall be administered and monitored by the Financial Inclusion and Growth Strategic Delivery Partnership (SDP)".

By way of Amendment, Councillor Julie Dettbarn, seconded by Councillor George Weir, moved that the Council approve the Capital Investment Programme 2025-26 to 2036-37 proposals of the [SNP Group](#) and accept the recommendations at (1) to (6) above. Councillor Brennan-Whitefield, on behalf of the SNP Group advised that she was happy to accept Councillor Cullen's addition into the terms of the SNP Group budget; and requesting that, with the inequality and poverty in Ayr North, Wallacetown Initiative receive a proportion of these monies; and that the Working Group be reflective of the make-up of the Council.

By way of Counter Amendment, Councillor Duncan Townson, seconded by Councillor Brian McGinley, moved that the Council approve the Revenue Budget 2025-26 and Capital Investment Programme 2025-26 to 2036-37 proposals of the [Labour Group](#) and accept the recommendations at (1) to (6) above. Councillor Towson, on behalf of the Labour Group, advised that he was also happy to accept Councillor Cullen's addition into the terms of their budget.

Questions were raised by Members and comments made in relation to:-

- (1) thanking all Members who had attended the Budget Working Group; thanking the senior officers who had assisted members when setting the budget by providing the options available; and thanking the Chief Financial Officer for his assistance when setting the budget as this process would have been much more difficult without his advice and assistance;
- (2) the Administration budget for financial year 2025/26 setting out measures to ensure that this was a balanced budget in the upcoming financial year but was also to reduce forecast deficits in the coming years; that, in recent years, this Council like other Scottish Local Authorities had to make millions of pounds of savings by making difficult choices in the face of demographic pressures, increased service demands and recent high levels of inflation; and that, as representatives of South Ayrshire, it was the duty of Members to set a budget to deliver the best services with the resources available for the people across the authority;
- (3) that the coming financial year should be thought of as a transitional one and that whilst the Council benefited from substantial temporary savings brought about by a reduction in pension contributions, current estimates of the gap for 2026/27 were around £17.5m which would be one of the biggest single year gaps the Council had ever faced;
- (4) that, in setting the budget, the 703 respondents to the budget survey should be thanked with many of the results of the survey broadly aligning with the approach taken in the Administration budget; and that many respondents provided suggestions for further cost saving measure which would be discussed when setting future budgets;

- (5) that, despite additional money being announced for local government, South Ayrshire Council still faced a challenge to address budget gaps with new pressures also being faced in addition to knock on issues from past Council Tax freezes and the substantial ring fencing of this Council's budget restricting where savings could be considered, however, measures to address this were set out in the medium term financial plan and through the Council's ongoing transformation work seeking to save money and improve the service the Council could provide;
- (6) that the proposed Council Tax rates for the next three years in the Administration budget would be reviewed in future budget considerations depending on received settlements;
- (7) that, whilst the budget challenges must be acknowledged, the many positives in the Financial Plans must also be emphasised;
- (8) that the Administration budget acknowledged the pressures the Council faced and set an approach to address them and best deliver the aims of the Council plan and the best services possible for the people of South Ayrshire;
- (9) that in March 2024 Cabinet had agreed to the Financial Inclusion Fund being supported by unspent Covid-19 funding which was due to finish at the end of this year, however, the need for targeted financial support was as pressing as ever; that the statistics for child poverty were unacceptable with this authority currently the eleventh highest in the country; that regular update reports should be submitted to the Service and Partnerships Performance Panel on this matter for scrutiny; and that a Member/Officer Working Group should be established to ensure the funding was being utilised effectively to address poverty and inequality;
- (10) which Independent Councillors were included in submitting the Administration budget; and Councillor Dowey advised that this would be apparent when the vote was concluded;
- (11) that, as the three proposed budgets were very similar, it made a case for re-examining the prospect of having one Council budget with all parties contributing;
- (12) that the SNP budget was a simple and straightforward budget which focussed on the people's priorities, protected vital frontline services and attempted to keep Council Tax increases to within manageable limits; and outlining the SNP's spending plans for this year;
- (13) that this Council was facing another very challenging financial period; that the funding from the Scottish Government which was not ring fenced was welcomed for 2025/26; that this funding made up approximately 80% of the Council's income and the remaining 20% was obtained through Council Tax, and while more money from the Scottish Government this year meant service reductions were kept to a minimum, Council Tax still required to be raised; that the raise in Council Tax would be used to cover the increase in employer's National Insurance contributions which in turn protected jobs and vital frontline services; that the pressure on local authorities would continue to build unless the Westminster Government was persuaded to reimburse the National Insurance contributions in full;
- (14) that a significant amount of work went into setting the budget annually; that the increased funding from the Scottish Government was welcomed, however fell short of allowing Councils to operate fully under increased costs; that in this time of constant cuts, the priority was to protect vital services; and outlining the Labour Group's spending plans for this financial year;



- (15) that on reading the SNP and Labour Group budgets, it was disappointing to note the proposed closure of Maybole Golf Course and lack of funding for Dunure Heritage Project and seeking clarification on the reduction of £300,000 in the Neighbourhood Services Redesign Service Model; and the Assistant Director – Housing and Operations advised that this was a full service redesign of Neighbourhood Services examining digitalisation, statutory and non-statutory functions, delivery of services, etc; that the service had been filling posts on a temporary basis for over a year to assess which posts were required; that this review was now at the mid-point and was going into greater detail and, as part of that, Maybole and the Southern villages of South Ayrshire had been examined and all of the premises and projects within these villages. The Member then expressed concerns that this review would lead to job losses;
- (16) that having a budget from each party was advantageous as dialogue was healthy; that, as a Council, decisions had been put off and not tackled and the Council was not fastidious enough with regard to the transformation projects; that the Council's fundamental responsibility was to keep the Council Tax as low as possible for the people of South Ayrshire; that Members required to be satisfied that the savings proposed in their budget could be achieved; that the brown bin charge should be reduced; that the Council should not be returning to diesel vehicles from electric; and that, due to the proposed increase in bereavement prices in the Administration budget, people could not afford to live and now could not afford to die;
- (17) that the Administration had examined every line in its budget; that the Labour Group budget was proposing the loss of 7.5 FTE staff and the closure of the Maybole Recycling Centre and, due to the proposed 6% Council Tax raise in the Labour Group budget, there would be a shortfall of £14.5m next year;
- (18) that, as this was the best settlement the Council had seen in years from the Scottish Government, had the Administration ever had a shortfall of this level previously; and Councillor Dowe responded that it was a shortfall of £11.4m in the Administration budget for next year and not £14.5m as there would be in the Labour Group budget;
- (19) that next year's settlement was unknown and hopefully may increase; that the settlement from the Scottish Government did not meet requirements for this year; that the Labour Group felt that a 6% Council Tax rise was affordable for the public in the present climate; and that, following earlier discussions, the closure of Maybole Golf Course was not proposed in the Labour Group budget;
- (20) that consideration should be given to producing one Council budget which could be approved with amendments to cover any slight differences; and that it was welcomed that Councillor Dettbarn, as Leader of the SNP Group had attended the Budget Working Group meetings; and that this was a positive way forward;
- (21) questions on the various savings outlined in the SNP budget; and Councillor Dettbarn advised that, if the Member submit these questions in writing she would respond to any questions on the savings within the SNP budget in writing;
- (22) that had the increase in national insurance contributions not been imposed, the Council Tax increase would not have been so substantial and also for forthcoming years;
- (23) that the Administration budget did not show a move from electric vehicles to diesel in the vehicle fleet as previously suggested but was in fact changing from bio fuel which was more expensive than diesel; and that the increase in burial charges was to balance the disparity with cremation charges;

- (24) questions on the various savings in the Labour Group budget; and Councillor Townson advised that, if the Member submit these questions in writing, he would respond to these in writing;
- (25) whether works on the Newton Steeple were being stopped now that works on Prestwick Steeple were due to progress or if both projects were progressing, as outlined in the Administration budget; and Councillor Davis advised that this was clearly explained within the Administration budget and that the Prestwick Steeple works were not progressing at the expense of the Newton Steeple works;
- (26) whether there was a business case for the Dunure Heritage Project; and the Director of Housing, Operations and Development advised that, as an expression of interest has been submitted to the Heritage Lottery Fund, a business case had not been completed at this time;
- (27) why the replacement of the Prestwick Steeple was part of the Administration Budget when a public consultation had been carried out and the results outlined that the people of Prestwick did not want the steeple replaced; and Councillor Dowey responded that the Administration budget was a competent one, that he was happy that the replacement of the steeple was within the budget and that it was for each Member to vote for whichever budget they wished;
- (28) why the people of Prestwick had been ignored following the consultation and the replacement of the steeple was still going ahead and this made no sense to keep this in the budget; and Councillor Dowey added that this was the Member's opinion;
- (29) why the Administration budget was prioritising new projects instead of maintaining existing Council buildings; and Councillor Davis advised that the Capital Plan outlined various buildings being upgraded and invested in, therefore, there was investment in the Council's assets and the maintenance of them within the Administration budget;
- (30) the recent investments within South Ayrshire for the benefit of all residents as the investments would bring visitors to the area and generate the economy; and the lack of investment through regeneration funding for Girvan and South Carrick within the proposed SNP and Labour Group budgets; and Councillor Dettbarn advised that, in relation to the SNP budget, there was ongoing investment through the ward capital programme which was significant for every ward; and that the SNP budget only included items that had been approved by CAMG;
- (31) how much money was secured from the World Bowling Championships; and the Director of Communities and Transformation advised that this event was run by Bowls Scotland who did not provide the Council with an Equalities Impact Assessment, therefore a figure was not known, however, this event had less of an impact on the town centre than other events as visitors tended to drive to the event and drive home following it;
- (32) that, during the national tournaments at Northfield Bowling Club, the local hotels and bed and breakfast premises were all fully occupied;
- (33) commending all members involved in compiling the three budgets; and highlighting that all members should be working together for the benefit of the public; that, with regards to the replacement of the steeple in Prestwick, it was something that the indigenous people of Prestwick were in favour of and the Member supported this;
- (34) that the regeneration funding for the Girvan ward was £2m more than other wards; that Dalmling Golf Course reducing to 9 holes was a saving; and the increase in golf fees for season ticket holders was a 3% or 4% increase; and the Chief Financial Officer advised that the Ayr ward received the most regeneration funding and Girvan received the second highest amount;



- (35) whether visitor fees could be increased for golf courses and a modest ticket price be charged for accessing the Low Green at the Ayr Show; and the Director of Communities and Transformation advised that there were modest proposals in the administration budget for visitors' fees at golf courses, however, two primary courses would be undergoing significant works which would have an impact on the playability of the courses, therefore, the fees could not be increased greatly; and that officers had been attempting to reduce costs for running the Ayr Show but running a ticketed event would be challenging as the costs of fencing the Low Green would be significant;
- (36) whether it was normal for £2.5m to be allocated for Dunure Heritage Project without a business case; and the Director of Housing, Operations and Development advised that an allocation had been put in the Capital Programme for this project; and that an expression of interest had been submitted to the Heritage Lottery Fund and a paper presented to Members on the development of this project which would require to be resubmitted to Council;
- (37) where the Christmas lights would be placed; and the Director of Housing, Operations and Development advised that the funding for Christmas lights would be used across all South Ayrshire communities;
- (38) how much the two hours free parking was costing the Council and was it adding to the regeneration of the town centre; and the Director of Housing, Operations and Development advised that the two hours free parking had an impact on the revenue income for Ayrshire Roads Alliance and that there was a reduction in the budget line to accommodate this;
- (39) all opposition members being invited to the Budget Working Group, however, on setting the budget, many members did not engage and then did not attend the Group, however, invitations would be issued for the setting of the 2026/27 budget and it was hoped there would be a more collegiate approach to budget setting;
- (40) that, whilst Members had indeed been invited to the Budget Working Group, upon the decision making of setting the budget, a Member advised that he had been excluded from the room, therefore, he had only viewed the administration budget on the morning of this meeting; that in relation to Councillor Cullen's addition to the Motion, the 8% increase in Council Tax in the administration budget was counter-intuitive to his proposals;
- (41) whether there was a business case for Dunure Heritage Project; and Provost advised that a comprehensive business plan had been submitted by Dynamic Dunure which was the amalgamation of all groups in Dunure;
- (42) welcoming the investments in sports and leisure in all three of the proposed budgets; and the investment in Belleisle Park and the Golf Development Centre within the Administration budget;
- (43) that the Budget Working Group required to be more collegiate; that the sharing of the three budgets on the morning of the budget setting Council meeting was not sufficient time to peruse each budget; and that the Administration budget was a robust budget with investments for the future;
- (44) in response to comments on the Labour Group and SNP budgets, Councillor Townson advised that the Labour Group budget was a competent budget; and Councillor Dettbarn advised that the Council Tax in the SNP budget was fixed over a three year period to avoid the rate being raised substantially in the next financial period;

- (45) that the three proposed budgets all had investment in the school estate which was welcomed as all Members were in agreement that they wished to see the school estate being the best it could be; and
- (46) that it was important to debate the merits of each budget submitted; that other local authorities worked together to create one budget and it was hoped that political differences could be put aside and this could be possible in South Ayrshire; that the Administration was willing to listen to the opposition in adapting Motions to include the views of other members where required; that all local authorities across Scotland were facing similar pressures as this Council; and that the budget gap required to be addressed timeously.

A Member requested a roll-call vote.

In accordance with the terms of the Council's Standing Orders, the Council then firstly proceeded to vote on the terms of the Counter-Amendment moved by Councillor Townson and seconded by Councillor McGinley and the Amendment moved by Councillor Dettbarn and seconded by Councillor Weir.

The Chief Governance Officer took the vote by calling the roll as follows:-

Iain Campbell	Abstain
Mary Kilpatrick	Abstain
Kenneth Bell	Abstain
Laura Brennan-Whitefield	Amendment
Ian Cavana	Counter Amendment
Alec Clark	Abstain
Ian Cochrane	Amendment
Brian Connolly	Abstain
Chris Cullen	Amendment
Ian Davis	Abstain
Julie Dettbarn	Amendment
Mark Dixon	Abstain
Martin Dowey	Abstain
Stephen Ferry	Counter Amendment
William Grant	Amendment
Hugh Hunter	Abstain
Martin Kilbride	Abstain
Alan Lamont	Abstain
Lee Lyons	Abstain
Craig Mackay	Amendment
Brian McGinley	Counter Amendment
Bob Pollock	Abstain
Cameron Ramsay	Counter Amendment
Philip Saxton	Counter Amendment
Gavin Scott	Abstain
Bob Shields	Abstain
Duncan Townson	Counter Amendment
George Weir	Amendment

Six Members voted for the Counter-Amendment and seven Members voted for the Amendment with fifteen Members abstaining. The Amendment was accordingly declared to be carried and became the substantive Amendment.

The Council then proceeded to vote on the terms of the Motion moved by Councillor Davis and seconded by Councillor Dowey and the substantive Amendment moved by Councillor Dettbarn and seconded by Councillor Weir.

The Chief Governance Officer then took the vote by calling the roll as follows:-

Iain Campbell	Motion
Mary Kilpatrick	Motion
Kenneth Bell	Motion
Laura Brennan-Whitefield	Amendment
Ian Cavana	Amendment
Alec Clark	Motion
Ian Cochrane	Amendment
Brian Connolly	Motion
Chris Cullen	Motion
Ian Davis	Motion
Julie Dettbarn	Amendment
Mark Dixon	Motion
Martin Dowe	Motion
Stephen Ferry	Amendment
William Grant	Motion
Hugh Hunter	Motion
Martin Kilbride	Motion
Alan Lamont	Motion
Lee Lyons	Motion
Craig Mackay	Amendment
Brian McGinley	Amendment
Bob Pollock	Motion
Cameron Ramsay	Amendment
Philip Saxton	Amendment
Gavin Scott	Motion
Bob Shields	Motion
Duncan Townson	Amendment
George Weir	Amendment

Eleven Members voted for the Amendment, seventeen voted for the Motion and the Council, having thanked all officers involved in the budget setting process,

**Decided:** to accept the recommendations in the report by the Chief Financial Officer; and to approve the proposals of the Administration.

#### 4. **Closing Remarks.**

The Provost thanked all in attendance for their attendance and contribution.

The meeting ended at 11.50 a.m.

**SOUTH AYRSHIRE COUNCIL.**

Minutes of a hybrid webcast meeting  
on 6 March 2025 at 10.00 a.m.

Present in County Buildings: Councillors Iain Campbell (Provost), Laura Brennan-Whitefield, Ian Cavana, Alec Clark, Ian Davis, Brian Connolly, Mark Dixon, Martin Dowey, William Grant, Hugh Hunter, Martin Kilbride, Mary Kilpatrick, Alan Lamont, Craig Mackay, Brian McGinley, Bob Pollock, Cameron Ramsay, Philip Saxton, Gavin Scott, Bob Shields and Duncan Townson.

Present Remotely: Councillors Kenneth Bell, Ian Cochrane, Chris Cullen, Julie Dettbarn, Stephen Ferry, Lee Lyons and George Weir.

Attending in County Buildings: M. Newall, Chief Executive; K. Braidwood, Director of Housing, Operations and Development; J. Bradley, Director of Strategic Change and Communities; C. Caves, Chief Governance Officer; K. Dalrymple, Assistant Director – Housing and Operations; W. Wesson, Chief HR Officer; T. Simpson, Service Lead – Corporate Accounting; D. Alexander, Service Lead – Procurement; M. Alexander, Service Lead – Housing Services; C. Iles, Service Lead – Planning and Building Standards; J. Hall, Co-ordinator (Planning Strategy); J. McClure, Committee Services Lead Officer; A. Gibson, Committee Services Officer; R. Anderson, Committee Services Assistant; E. Moore, Clerical Assistant; and C. McCallum, Clerical Assistant.

Attending Remotely: G. Hunter, Assistant Director – Communities; C. McGhee, Chief Internal Auditor; and T. Burns, Service Lead - Asset Management and Community Asset Transfer.

**1. Provost.**

The Provost

- (1) welcomed everyone to the meeting, outlined the procedures for conducting this meeting and advised that this meeting would be broadcast live; and
- (2) intimated that no apologies had been received.

**2. Sederunt and Declarations of Interest.**

The Chief Executive called the Sederunt for the meeting and having called the roll, confirmed that there were no declarations of interest by Members of the Council in terms of Council Standing Order No. 17 and the Councillors' Code of Conduct.

### 3. **Minutes of previous meetings**

#### (1) **Minutes of Previous Meetings of the Council.**

The Chief Governance Officer referred to an amendment to the Minutes of [12 December 2024](#), namely that Councillor Stephen Ferry was present in County Hall and not remotely.

- (a) Provost Iain Campbell, seconded by Councillor Mary Kilpatrick, moved the Minutes of South Ayrshire Council of 12 December 2024 as a correct record subject to the above amendment.

The Council

**Decided:** to approve the Minutes of 12 December 2024 and authorise these minutes to be signed as a correct record, subject to the above amendment

- (b) Provost Iain Campbell, seconded by Councillor Mary Kilpatrick, moved the Minutes of South Ayrshire Council (Special) of [6 February 2025](#) as a correct record.

The Council

**Decided:** to approve the Minutes of 6 February 2025 and authorise these minutes to be signed as a correct record.

#### (2) **Minutes of previous meetings of Panels.**

The Minutes of the undernoted Panels were submitted for information:-

- (i) Audit and Governance Panel of [4 December 2024](#) and [29 January 2025](#).
- (ii) Cabinet of [26 November 2024](#) and [21 January 2025](#).
- (iii) Chief Officers' Appointments/Appraisal Panel of [24 April 2024](#).
- (iv) Local Review Body of [3 December 2024](#) and [28 January 2025](#).
- (v) Regulatory Panel – Licensing of [28 November 2024](#) and [23 January 2025](#).
- (vi) Regulatory Panel – Planning of [14 November 2024](#).
- (vii) Service and Partnerships Performance Panel of [19 November 2024](#).

### **Variation in Order of Business**

In terms of Standing Order No. 13.3, Provost, seconded by Councillor William Grant, moved to vary the order of business to consider item 5 on the agenda "Framework for Managing Workforce Change" before item 4 entitled "Flexible Retirement".

In terms of Standing Order No. 19.9, there was no general agreement to the unopposed motion, therefore, the Council moved to a vote undertaken for or against the Motion. Twenty Members voted for the Motion, seven voted against the Motion and one Member abstained and the Council agreed to vary the order of business as hereinafter minuted.

#### 4. **Framework for Managing Workforce Change.**

There was submitted a report ([issued](#)) of 26 February 2025 by the Chief HR Officer seeking approval of revisions to the Framework for Managing Workforce Change.

The Chief HR Officer introduced the report and advised that it was proposed that the "No Compulsory Redundancy" pledge be removed and replaced with a new provision entitled "Alternative Employment" meaning that, if an employee was displaced, they would be offered, where possible, an alternative role comparable with their original position; that the pledge did not provide a guarantee against compulsory redundancies in future; that the redeployment processes had been streamlined; and that it was important to emphasise that the Council remained steadfast in its commitment to the underlying principles of the pledge with compulsory redundancy continuing to be regarded as a last resort.

Councillor Ian Davis, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report.

Comments were made and questions raised by Members in relation to:

- (1) Compulsory Redundancies always being a last resort and that every measure would be taken to avoid this; and noting the additional provisions in the Policy on Alternative Employment;
- (2) why this Policy was being introduced at this time; and the Chief HR Officer advised that she had benchmarked with other local authorities and it had been felt that the terminology in terms of "no compulsory redundancy" was outdated, therefore the appropriate section in the framework had been updated with regards to Alternative Employment;
- (3) whether the Trade Unions were consulted on this matter and whether minutes of meetings were available; and the Chief HR Officer advised that the Trade Union consultation summary was attached as Appendix 1 to the report; and that a number of meetings had taken place with the Trade Unions, the last meeting being a Trade Union Liaison meeting in January 2025 where the Unions were afforded the opportunity to put forward any further comments for consideration;
- (4) the purpose of removing the no compulsory redundancy agreement; and the Chief HR Officer advised that the previous pledge had been a cumbersome process which could lead to concerns from employees regarding the delays in supporting them through the process if they were displaced; and that this revision was to streamline the process to ensure that employees were supported and to find them alternative work as soon as reasonably practicable;
- (5) whether the process of providing a similar job for employees who had been displaced would create a skill drain across the Council; and whether it was currently proving difficult to fill essential posts within the Council; and the Chief HR Officer advised that, in relation to redeployment, attempts were made to find a position with the least detriment to the employee in the first instance and that, where this could not be achieved, positions lower than the employee's current post were examined and that there was a salary preservation for the employee; and that it was currently proving difficult to fill Social Work, ICT and Finance posts, however, the next item on the agenda entitled "Flexible Retirement" would assist with some of these issues;



- (6) having a policy with no compulsory redundancies being important to staff as this provided job security and assisted with job retention and that the impact of the removal of this policy was worrying; and was this factored into this policy; and the Chief HR Officer advised that there were robust processes in place to support any employee who was displaced as a result of a service review or budget changes; that an employee assistance programme had been introduced to provide support to employees; and that the Trauma Informed Officer was developing a wellbeing strategy and the maximising attendance policy is being reviewed with a focus on Employee Wellbeing;
- (7) it being correct to refresh the scheme, however, in an organisation the size of South Ayrshire Council, there was sufficient turnover of staff to manage service redesign without compulsory redundancies and, as the Council moved into a major programme of transformation, it was imperative that the loyal and hardworking workforce remained motivated with employees not fearing for their livelihood as a result of this change; and it was hoped that this was not a regressive step; and the Chief HR Officer advised that the terminology in the current policy was outdated and could cause alarm to employees, therefore this change was from a supportive stance to provide security;
- (8) removing the no compulsory redundancy policy would put fear across the organisation as staff would believe jobs were at risk; and asking why this paper was brought forward; and Councillor Dowey advised that this was scaremongering by the Labour Group; that the no compulsory redundancy policy did not preclude anyone from being made redundant; that since the present administration was in power, no employees had been made redundant; that the proposed Labour Group budget had 7.5 FTE staff being made redundant; that the language used within the policy was being updated; and that the Council Tax raise was to protect staff; and the Chief HR Officer further advised that where reductions in staff were required, voluntary trawls would be carried out initially to ascertain where staff voluntarily wished to leave the authority; that criteria would only come in where there were compulsory redundancies; and that the policy was being revised to update the terminology and to make the policy more appropriate in terms of modern workforce practices going forward;

#### **Point of Order**

Councillor Ian Cavana raised a Point of Order that Councillor Dowey had made an unnecessary personal comment; and Councillor Dowey apologised.

- (9) that, in these difficult times, the Council should be adhering to the pledge; and the Chief HR Officer advised that since the pledge had been put in place in 2018 only five employees had gone through the process and, during that process, had opted to take voluntary early retirement, therefore no employees had been made redundant, they had chosen to leave;

- (10) that the staff who had left the authority voluntarily were not part of the compulsory redundancy policy; that the removal of the no compulsory redundancy policy removed a fundamental safeguard for staff and was altering the conditions of service; if there was no requirement for removing the pledge then this should not be done; that, with regard to consultation, the process should be robust, participative and developmental, however, it was apparent that the Trade Unions were outlining that they had not been fully consulted and they did not agree with the change; that changes to policies should be to the benefit of staff and the people of South Ayrshire, however, this change to policy was not necessary; that following the accusation that the proposed Labour Group budget had included making 7.5 FTE staff redundant, if any staff had been made redundant, it would have gone through the current process; that there were no tangible benefits to removing this pledge in the policy; that the Council should get back to its commitment to staff and convince staff that this was an organisation of choice as at the moment the Council was haemorrhaging staff as this authority was not seen as a good employer; and that staff required to be reassured that this Council was an organisation of choice and a good employer;

### **Point of Order**

Councillor Dowe raised a point of order that Councillor McGinley stated that this authority was not a good employer and lost a large number of staff annually; and Provost agreed that these statements were not founded in fact as there was natural wastage in every organisation.

Councillor McGinley outlined that when a Point of Order was raised by a Member, the Standing Order Number it related to should be provided; and Provost advised that this would be requested from every Member.

- (11) that, in response to the points made at item (10) above, the Chief HR Officer outlined her disappointment if the Trade Unions were stating that they had insufficient consultation on this matter as she prided herself on the partnership working with Trade Union colleagues and ample consultation had been carried out; and that, in terms of altering the terminology, the process was also being streamlined;
- (12) how consultation was carried out with the Trade Unions; and the Chief HR Officer advised that the proposals were presented to the Unions and they were asked for their comments on these and, as a result of their comments, amendments and updates had been made;

### **Point of Order**

Councillor McGinley raised a Point of Order regarding Councillor Dowe requesting to speak when he had already made comments; Councillor Dowe advised that he was posing a question; and Provost advised that Members could raise as many questions as they wished.

- (13) whether the five staff members who had left the employment of the Council voluntarily when the no compulsory redundancy pledge was in place would have been made redundant at that time; and the Chief HR Officer advised that they would have been if it had not been possible to find an alternative position for them;
- (14) whether the position had changed or if the position remained the same under the pledge; and the Chief HR Officer confirmed that the position had not changed; and
- (15) that the amendments and the rationale for these were outlined within the report; that numerous protections for staff were still in place; and that consultation had been carried out and subsequent amendments made following feedback.

A Member requested a roll-call vote and the Chief Governance Officer took the vote by calling the roll as follows:-

Iain Campbell	For
Mary Kilpatrick	For
Kenneth Bell	For
Laura Brennan-Whitefield	Against
Ian Cavana	Against
Alec Clark	For
Ian Cochrane	Against
Brian Connolly	For
Chris Cullen	Against
Ian Davis	For
Julie Dettbarn	Against
Mark Dixon	For
Martin Dowe	For
Stephen Ferry	Against
William Grant	For
Hugh Hunter	For
Martin Kilbride	For
Alan Lamont	For
Lee Lyons	For
Craig Mackay	Against
Brian McGinley	Against
Bob Pollock	For
Cameron Ramsay	Against
Philip Saxton	Against
Gavin Scott	For
Bob Shields	Abstain
Duncan Townson	Against
George Weir	Against

Twelve Members voted for the Amendment, fifteen for the Motion and one Member abstained. The Motion was accordingly declared to be carried and the Council

**Decided:**

- (a) to approve the removal of the No Compulsory Redundancy Pledge; and
- (b) to approve the Framework for Managing Workforce Changes (as contained in Appendix 1 to the report).

## 5. **Flexible Retirement**

There was submitted a report ([issued](#)) of 26 February 2025 by the Chief HR Officer seeking approval to implement the new Flexible Retirement Policy.

The Chief HR Officer introduced the report and advised that the proposed policy sought to provide local government employees with a structured and equitable opportunity similar to the scheme for teachers to transition into retirement; that the policy would also facilitate effective succession planning particularly for positions requiring specialised skills and expertise that were challenging to replace such as professional, technical and hard to recruit positions by funding a trainee.

Councillor Ian Davis, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report.

Comments were made and questions raised by Members in relation to:

- (1) thanking the Chief HR Officer for the briefings to all groups on the three HR papers on the agenda; welcoming the re-introduction of this Policy; and advising that succession planning required to be considered when considering flexible retirement; and
- (2) that the re-introduction of this policy was a fundamental change; that the posts required to be directly related to a saving by the deletion of part of the post which took away the rights of the individual in terms of what best suited them, which was a poor development; and that employees coming to the end of their working life would be prevented from taking flexible retirement if there was no financial saving to the Council; and the Chief HR Officer advised that the implementation of this policy was not about a financial saving but was to support the Council in being able to recruit into positions which were currently difficult to recruit and to retain expertise in these particular specialist posts and allow the employee to transition into retirement whilst retaining their skills and expertise to train future employees and save the Council money as there would be no requirement to recruit externally as the succession pipeline would be in place and there would be no time delays when the employee retired.

In terms of Standing Order No. 19.9, there was no general agreement to the unopposed motion, therefore, the Panel moved to a vote undertaken for or against the Motion. Seventeen Members voted for the Motion and eleven voted against the Motion and the Council

**Decided:** to approve the re-introduction of the Flexible Retirement Policy (as contained in Appendix 1 to the report).

## 6. **Employee Retirement Framework.**

There was submitted a report ([issued](#)) of 26 February 2025 by the Chief HR Officer seeking approval for the proposed application of discretionary provisions in respect of Flexible Retirement and Compensatory Added Years plus the consequential change to the Council's Employee Retirement Framework.

The Chief HR Officer introduced the report and advised that the Employee Retirement Framework detailed the discretionary provision of the local government pension scheme as exercised by the Council; that the scheme offered Councils the option to allow pension fund members aged 55 and over the right to access their pension benefits while continuing in employment; that this provision was linked to the Flexible Retirement Policy discussed and agreed at Item (5) of this Minute; that the Local Government Pension Scheme also permitted Councils to exercise discretion in awarding compensatory added years to employees retiring on the grounds of redundancy; that the options available to employees under the Council's current scheme were outlined in 3.4 of the report; highlighting that compensatory added years amounts constituted a continuing financial commitment to the Council presently at £2m pa; that in response to the substantial financial challenges and to reduce ongoing annual expenditure it was proposed that the compensatory added years be discontinued and be replaced solely with a severance payment of up to 30 weeks which was currently within the provision; that the Council's current payback period for severance costs where savings offset expenses was capped at two years; and that it was known that the Strathclyde Pension Fund strain on the fund costs was rising and, in light of these increases, it was proposed that the Council's payback period be extended to three years.

Councillor Ian Davis, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report.

Comments were made and questions raised in relation to:

- (1) this policy would remove the choice from employees leaving the organisation by not giving them the option to take a cash settlement or the pension provisions; that the opportunity to plan for retirement was being removed from staff and they were being stopped from attaining the most appropriate termination conditions; and that this gave the impression that the pension was a benefit but it was part of employees' conditions of service; and the Chief HR Officer advised that, on examining these proposals, benchmarking had been carried out across other local authorities and it was found that most other authorities had removed the compensatory added years for financial reasons and others who still had these were currently reviewing this; and that experience showed that those employees who had left this organisation through voluntary early retirement over the past few years had taken the severance payment rather than the compensatory added years;
- (2) whether the Trade Unions were in favour of these proposals; and the Chief HR Officer advised that the Trade Unions had raised concerns regarding the removal of the compensatory added years and that it had been explained that these proposals were for financial reasons to reduce the ongoing financial commitment to the Council; and that although the Unions were not in favour of some of the proposals, they understood the rationale behind the proposals; and
- (3) paragraph 3.2 of the report regarding the provision of allowing pension fund members aged 55 and over to access their pension benefits while remaining in employment provided they reduced their working hours by at least 20% and whether this would reduce the payment employees would receive if they reduced their hours; and the Chief HR Officer advised that employees would receive payment of their pension accrued until the date of their flexible retirement and then would receive their salary for continuing to work, therefore, would receive pension benefits and options accrued at that date.

In terms of Standing Order No. 19.9, there was no general agreement to the unopposed motion, therefore, the Panel moved to a vote undertaken for or against the Motion. Sixteen Members voted for the Motion, eleven Members voted against the Motion and one Member abstained and the Council

**Decided:**

- (a) to approve the application of discretionary provisions;
- (b) to approve the consequential revision to the Employee Retirement Framework (as contained in Appendix 1 to the report); and
- (c) to approve the Council's payback period to be extended to three years.

**7. Standing Orders Relating to Meetings.**

There was submitted a report ([issued](#)) of 27 February 2025 by the Chief Governance Officer seeking approval to amend the Standing Orders Relating to Meetings following review.

The Chief Governance Officer introduced the report and advised that, due to members' concerns following briefings on this report, paragraph 4.4 of the report "inclusion of provision for withdrawal of agenda items" was being removed and was not now being considered.

Councillor Martin Dowey, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report subject to the deletion of paragraph 4.4.

Comments were made and questions raised by Members in relation to:

- (1) whether it was within the Standing Orders that all business should be conducted through the Provost/Chair or whether this was just good practice; and the Chief Governance Officer advised that she would hold a members' briefing on the provisions of the Standing Orders, however, Provost took all of the decisions at the Council and all business should be directed through him/her;
- (2) welcoming the removal of the Standing Order regarding the withdrawal of agenda items; and that all business should be conducted through the Provost or Chair; and
- (3) agreeing that all business should be conducted through the Provost or Chair as good manners were imperative during a meeting.

The Council

**Decided:** that the Council approve the revised Standing Orders Relating to Meetings (attached as Appendix 1 to the report) with effect from 7 March 2025, with the exception of paragraph 4.4 of the report.

**Councillor Lee Lyons left the meeting at this point.**



## 8. **Appointments to Panel.**

There was submitted a report ([issued](#)) of 25 February 2025 by the Chief Governance Officer seeking approval to make alterations to the membership of Panels.

The Chief Governance Officer introduced the report.

Councillor Martin Dowey, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report.

The Council, having considered any other amendments which might be required to membership of Panels

### **Decided:**

- (1) to note that Councillor Brian McGinley would replace Councillor Philip Saxton as the Labour member on the Service and Partnerships Performance Panel; and
- (2) to request that officers make the required amendments to the list of Panels to reflect these changes.

## 9. **Revised Schedule of Meetings.**

There was submitted a report ([issued](#)) of 27 February 2025 by the Chief Governance Officer seeking approval of revisions to the timetables of Council and Panel meetings for the period April 2025 to June 2026.

The Chief Governance Officer introduced the report and advised that this report was submitted for Members' consideration as a result of comments made by Members regarding the requirement for additional Council meetings due to the length of agendas of recent Council meetings resulting in meetings continuing beyond 2.00 p.m.

Councillor Martin Dowey, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report.

Comments were made and questions raised in relation to:

- (1) whether a scheduled meeting would be cancelled should there be little or no business for the agenda; and Provost confirmed that this would be the case;
- (2) welcoming the increase in Council meetings as it would lead to shorter agendas and meetings;
- (3) welcoming the revised schedule of meetings and more regular Council meetings as it allowed members to respond better to topical issues.

The Council

**Decided:** that the Council approve revisions to the timetables of Council and Panel meetings for the period April 2025 to June 2026.

## **Adjournment**

The time being 11.05 a.m., the Council adjourned.

## **Resumption of Meeting**

The Council resumed at 11.20 a.m.

### **10. Procurement Strategy Update 2025/26.**

There was submitted a report ([issued](#)) of 25 February 2025 by the Chief Financial Officer seeking approval of minor updates to the Council's Procurement Strategy covering 2025 - 2026.

The Service Lead – Procurement introduced the report and advised that the Council was obliged by the Procurement Reform (Scotland) Act 2014 to prepare a strategy; that the updated Strategy would be submitted to the Scottish Government and published on the Council's website; and that only minor updates had been required this year to ensure a continued integrated approach in achieving best value and in delivering services.

Councillor Ian Davis, seconded by Councillor Bob Pollock, moved the recommendations as outlined in the report.

Comments were made and questions raised by Members in relation to:

- (1) the work on community benefits outlined within the strategy and how it would be beneficial for all Members to receive a briefing on this, particularly in relation to local businesses and local benefits; and the Service Lead – Procurement advised that he would provide a detailed briefing on the complete process including additions to the Strategy in the last few years;
- (2) welcoming the use of more local suppliers;
- (3) how could local communities access the community benefits; and the Service Lead - Procurement advised that a portal had been established on the Council website and contact had been made with each community group advising them of this; and that an overwhelming response had been received from community groups on this.

The Council, having thanked the Service Lead – Procurement and his Team for their work on this matter,

**Decided:** that the Council approve the updated Procurement Strategy for 2025 - 2026 attached as Appendix 1.

### **11. Treasury Management and Investment Strategy 2025/26.**

There was submitted a report ([issued](#)) of 25 February 2025 by the Chief Financial Officer seeking approval of the proposed Treasury Management and Investment Strategy for financial year 2025/26

The Service Lead – Corporate Accounting introduced the report and advised that the Strategy set the framework within which the Council's treasury function would operate for the year and set out the planned activities that the Council would undertake; that the Strategy at Appendix 1 to the report set out the basis for the Council's decision making in relation to managing cashflow and ensuring that appropriate funding was in place for agreed capital investment plans.

Councillor Ian Davis, seconded by Councillor Martin Dowey, moved the recommendations as outlined in the report.

The Council, having thanked the Chief Financial Officer, his officers and advisers for the work undertaken on this Strategy,

**Decided:** that the Council approve the draft Treasury Management and Investment Strategy for 2025/26 (attached as Appendix 1).

## **12. Treasury Management and Investment Strategy Mid-Year Report 2024/25.**

There was submitted a report ([issued](#)) of 25 February 2025 by the Chief Financial Officer providing Members with a mid-year treasury management update for the financial year 2024/25.

The Service Lead – Corporate Finance introduced the report and advised that this report had been prepared in compliance with CIPFA's Code and Practice on Treasury Management and was one of a series of reports compiled for consideration at Council and Audit and Governance Panel throughout the year.

Councillor Ian Davis, seconded by Councillor Martin Dowey, moved the recommendations as outlined in the report.

The Council, having thanked the Members of the Audit and Governance Panel for scrutinising this report,

**Decided:** that the Council approve the contents of this report.

## **13. Housing Revenue Account (HRA) – Revenue Budget 2025/26 and Capital Budget 2025/26 to 2029/30**

There was submitted a joint report ([issued](#)) of 27 February 2025 by the Director of Housing, Operations and Development and Chief Financial Officer seeking approval of the proposed Housing Revenue Account (HRA) Revenue Budget for 2025/26 and the proposed 5-year Capital Budget for 2025/26 – 2029/30.

The Service Lead – Housing Services introduced the report and referred to the background to these Budgets and the proposals, as outlined in the report.

Councillor Martin Kilbride, seconded by Councillor Ian Davis, moved the recommendations as outlined in the report.

Comments were made and questions raised by Members in relation to:

- (1) these proposals maintaining and improving the housing stock across South Ayrshire; and the extensive consultation with tenants regarding the rental charges;

- (2) the importance of this provision for the people of South Ayrshire; that the Council's relationship with tenants was very good and officers had worked hard in maintaining this and ensuring that residents bought into the Council's philosophy of decent homes for a decent rent; and that the housing officers worked diligently to assist people to access affordable housing;
- (3) that 'Structural and Environment' within Appendix 2 of the report was double the amount this year as opposed to other years going forward and what was the reason for this; and the Service Lead – Housing Services advised that the works within that budget covered external works including roof replacement, rendering and supporting energy efficient programmes and that some projects would be carried forward into the next financial year so the budget outlined in the report took account of projects which would be completed early next year and the costs covered out of next year's budget;
- (4) whether footpaths would be upgraded through the capital budget; and the Service Lead – Housing Services advised that £2.051m had been allocated in the 2025/26 budget for environmental improvements and that this included footpaths;
- (5) whether the term of the kitchen refit programme could be extended as tenants had advised some Members that their kitchen was being replaced and it was still in good condition; and the Service Lead – Housing Services advised that, in the previous review of the HRA Business Plan the Council had been working towards achieving the Scottish Housing Quality Standard and that, following 2015 the Council had extensive consultation with tenants and the Business Plan had been built on the premise of fifteen and thirty year cyclical replacement kitchens, therefore they were replaced every fifteen years; that as part of the Capital Programme it was being found that some tenants did not want the upheaval of works being carried out, therefore, there was a higher rate of omissions, however, this could be re-examined as part of the next review of the Business Plan next year; and
- (6) whether information on new builds could also include the numbers of housing association new builds; and the Service Lead – Housing Services advised that he would liaise with the Service Lead – Housing Strategy and Regeneration and would provide this information to Members.

The Council, having thanked the Service Lead – Housing Services and his staff for their work in assisting the people of South Ayrshire

**Decided:**

- (a) to note the decision taken by South Ayrshire Council on 17 January 2024 which approved a 4.5% increase each year for the three year period from 2024/25 – 2026/27 for council house rents, and for other rents and charges recovered through the HRA (including:- lock-up rents, garage site rents, garden maintenance charges, communal heating and amenity charges) and that tenants had already been notified of their 2025/26 rental charge in accordance with the statutory requirements; and
- (b) to approve the proposed 2025/26 HRA Revenue Budget outlined in section 4.3 of the report and Appendix 1 and the proposed 5 year capital budget as outlined in section 4.4 of the report and Appendix 2.

#### 14. **Development Plan Scheme 2025 and LDP2 Delivery Programme 2025.**

There was submitted a report ([issued](#)) of 25 February 2025 by the Director of Housing, Operations and Development seeking approval to publish and consult on the Development Plan Scheme 2025 for Local Development Plan 3; and to publish to the updated Delivery Programme 2025 for Local Development Plan 2.

The Service Lead – Planning and Building Standards introduced the report and advised that the first meeting of the LDP3 Member/Officer Working Group had now taken place which was a very positive meeting and was well attended.

Councillor Bob Pollock, seconded by Councillor Alan Lamont, moved the recommendations as outlined in the report.

Comments were made and questions raised by Members in relation to:

- (1) whether the timescales for LDP3 could be met; and the Service Lead – Planning and Building Standards advised that the processes for the LDP3 were very resource intensive and that certain stages were set out in legislation; that this was challenging for all planning authorities in terms of meeting the timescales as there was a national shortage of Planners, however, him and his team would endeavour to meet all timescales; that there was a portal on the Council's website for members of the public to view the work undertaken to date; and that the Scottish Government had set a deadline of May 2028 for this matter, however many Councils had now stated that they would not be able to meet this deadline, therefore, the Scottish Government was now reviewing this deadline;
- (2) the wording within the report regarding potential sites for Gypsy/Travellers being inappropriate; and the Service Lead – Planning and Building Standards advised that the phraseology used in the report was the standard wording used for all potential development sites, however, he would take note of the Members' concerns; and
- (3) the significant changes brought in under the LDP3 process which were very resource intensive, particularly with the level of public engagement required; that the public engagement was welcomed as the Plan was for the whole of South Ayrshire; that the wording regarding the potential sites for Gypsy/Travellers could be addressed by a preface highlighting that this was similar to all planning applications; and that the public should be encouraged to access the portal as a source of information and a means of contributing feedback.

The Council, having thanked the Service Lead – Planning and Building Standards and his staff for the work undertaken on this Plan,

#### **Decided:**

- (a) to approve the Development Plan Scheme 2025 (Appendix 1) for publication, and consultation, including the proposed Participation Scheme for public and stakeholder consultation; and
- (b) to approve the Delivery Programme 2025 for Local Development Plan 2 (Appendix 2).

## 15. **Notice of Motion**

In accordance with Council Standing Order No. 18, a Notice of Motion was submitted by Councillor Laura Brennan-Whitefield and seconded by Councillor Julie Dettbarn, as follows:

"South Ayrshire Council believes that commercial sexual exploitation (CSE) is a form of gender-based violence which is caused and perpetuated by gender inequality in society and is therefore harmful to all involved.

We reject in the strongest terms that CSE, including prostitution, is a valid form of work which should be legalised and regulated.

We advocate that those involved require appropriate support to reduce the harm they have experienced and increase their options for exiting CSE.

We will seek to provide appropriate support to all those involved to mitigate harm and provide alternatives for those who want to exit commercial sexual exploitation, including prostitution. We will achieve this through working with existing mainstream and specialist services to raise the awareness of CSE and provide employees with the necessary skills to support women involved.

Any work undertaken by South Ayrshire Violence Against Women Partnership (SAVAWP) recognises that any form of commercial sexual exploitation is an abuse of women's and girls' rights which impacts their safety, health, and wellbeing.

SAVAWP takes a gendered approach to addressing the harms caused by commercial sexual exploitation, recognising victims are overwhelmingly women and girls, while those benefiting or profiting from commercial sexual exploitation are overwhelmingly men. We will undertake a trauma informed approach when supporting women in engaged in CSE."

A full debate took place regarding the terms of the Motion and questions were raised which were responded to by the Service Lead – Corporate Accounting and Councillor Brennan-Whitefield.

Councillor Brian McGinley proposed an addition to the Notice of Motion that "officers review the existing services provided by the Council and bring a report back to Council for consideration" and Councillors Brennan-Whitefield and Dettbarn, as the Mover and Seconded of the Motion agreed to accept this into the terms of their Motion.

In terms of Standing Order No. 19.9, there was no general agreement to the unopposed motion, therefore, the Panel moved to a vote undertaken for or against the Motion. Twenty five Members voted for the Motion and two Members voted against the Motion and the Council

**Decided:** to agree the Notice of Motion as outlined on the agenda with the addition of "that officers review the existing services provided by the Council and bring a report back to Council for consideration".

## 16. **Formal Questions.**

In terms of Council Standing Order No. 26.2, there were submitted [Formal Questions](#) from Councillor Philip Saxton.



**Exclusion of press and public.**

Councillor Martin Dowey, seconded by Councillor Bob Pollock, moved that the remaining item of business on the agenda be considered in private.

In terms of Standing Order No. 19.9, there was no general agreement to the unopposed motion, therefore, the Council moved to a vote undertaken for or against the Motion. Twenty five Members voted for the Motion and two Members voted against the Motion and the Council

**Decided:** to agree to consider the following item of business in private.

The Council resolved, in terms of Section 50A(4) of the Local Government (Scotland) Act 1973, that the press and public be excluded during consideration of the remaining item of business on the grounds that it involved the likely disclosure of exempt information in terms of paragraphs 6, 9 and 13 of Part 1 of Schedule 7A of the Act.

**17. Affordable Housing Proposals, Riverside Place, Ayr**

There was submitted a report (Members only) of 25 February 2025 advising of the conclusion of negotiations for the removal of the telecommunications mast from Block 1 Riverside Place, Ayr and the timescales associated with the removal of the mast.

The Assistant Director – Housing and Operations introduced the report.

Councillor Martin Kilbride, seconded by Councillor Ian Davis moved the recommendations as outlined in the report.

Following a full discussion and questions responded to by the Assistant Director – Housing and Operations and the Chief Governance Officer, the Council

**Decided:** to note the content of the report and the conclusion of negotiations.

**18. Consideration of Disclosure of the above Confidential Reports.**

The Council

**Decided:** to authorise the disclosure of this report under Standing Order 32.4 subject to redaction of commercially sensitive information:

- Affordable Housing Proposals, Riverside Place, Ayr

**Provost**

Provost thanked everyone in attendance for their contribution.

The meeting ended at 12.35 p.m.

**South Ayrshire Council**

**Report by Chief Governance Officer  
to South Ayrshire Council  
of 1 May 2025**

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**Subject:      Appointments to Panels**

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**1.      Purpose**

- 1.1      The purpose of this report is to seek approval to make alterations to the membership of Panels.

**2.      Recommendation**

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

- 2.1.1      **agrees the request by the Conservative Group and Independent Members on Cabinet to remove Councillor Bob Pollock as the Deputy Leader of the Council and appoint Councillor Brian Connolly;**
- 2.1.2      **notes the request for the change in the representative intimated by the Conservative Group and Independent Members on Cabinet as set out in para 4.4;**
- 2.1.3      **requests that officers make the required amendments to the list of Panels to reflect these changes; and**
- 2.1.4      **considers any other amendments which might be required to membership of Panels.**

**3.      Background**

- 3.1      In terms of para 11.1 of the Council's Scheme of Delegation, amendment of the membership of the Cabinet and other Panels, Committees and Sub-Committees is reserved to Council.

**4.      Proposals**

- 4.1      At a special meeting on 26 May 2022, the Council approved a number of appointments.
- 4.2      At a special meeting on 19 August 2024, the Council agreed that Councillor Bob Pollock replace Councillor Lee Lyons as Deputy Leader of the Council.

***Depute/***

### ***Depute Leader of the Council***

- 4.3 The Conservative Group and Independent Members on Cabinet have requested that the Council removes Councillor Bob Pollock as the Depute Leader of the Council and appoints Councillor Brian Connolly.

### ***South Ayrshire Integration Joint Board***

- 4.4 The Conservative Group and Independent Members on Cabinet have requested that Councillor Lee Lyons is replaced by Councillor Mark Dixon on the South Ayrshire Integration Joint Board.
- 4.5 Members may wish to consider any other amendments which might be required to membership of Panels.

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

- 5.1 There are no legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

- 6.1 Not applicable.

## **7. Human Resources Implications**

- 7.1 Not applicable.

## **8. Risk**

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

- 8.1.1 There are no risks associated with adopting the recommendations.

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

- 8.2.1 There are no risks associated with rejecting the recommendations.

## **9. Equalities**

- 9.1 The proposals in this report do not require to be assessed through an Integrated Impact Assessment.

## **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 4 of the Council Plan: Efficient and effective enabling services.

## 13. Link to Shaping Our Future Council Yes ☐ No ☒

- 13.1 Not applicable.

## 14. Results of Consultation

- 14.1 There has been no public consultation on the contents of this report.
- 14.2 Consultation has taken place with Councillor Martin Dowey, Portfolio Holder for Corporate and Strategic, and the contents of this report reflect any feedback provided.

## 15. Next Steps for Decision Tracking Purposes

- 15.1 If the recommendations above are approved by Members, the Chief Governance Officer 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:

Implementation	Due date	Managed by
Publish details of membership of Panels	9 May 2025	Service Lead – Democratic Governance

**Background Papers**     **Report to South Ayrshire Council (Special) of 26 May 2022 – [Appointments to Panel](#)**

**Report to South Ayrshire Council (Special) of 19 August 2024 – [Appointments to Panel](#)**

**[Scheme of Delegation](#)**

**Person to Contact**     **Catriona Caves, Chief Governance Officer**  
**County Buildings, Wellington Square, Ayr, KA7 1DR**  
**Phone 01292 612556**  
**E-mail [catriona.caves@south-ayrshire.gov.uk](mailto:catriona.caves@south-ayrshire.gov.uk)**

**Date: 25 April 2025**

**South Ayrshire Council**

**Report by Chief Governance Officer  
to South Ayrshire Council  
of 1 May 2025**

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**Subject: Representation on Working Groups**

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**1. Purpose**

- 1.1 The purpose of this report is to seek approval to make alterations to the list of Working Groups.

**2. Recommendation**

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

**2.1.1 notes the change in the representative nominated by the Independent Members identified in 4.1; and**

**2.1.2 considers any other amendments which might be required to representation on Working Groups.**

**3. Background**

- 3.1 The Council is currently represented on a number of external Working Groups and has previously agreed to the formation of a number of internal Member/ Officer Working Groups.

**4. Proposals**

- 4.1 The Independent Members have requested an amendment to representation to replace Councillor Alec Clark as outlined below:

<b><i>Working Group</i></b>	<b><i>Proposed Member</i></b>
Community Planning Board	Councillor Mark Dixon

- 4.2 Members may wish to consider any other amendments which might be required to representation on Working Groups.

**5. Legal and Procurement Implications**

- 5.1 There are no legal implications arising from this report.

- 5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

6.1 There are no financial implications arising from this report.

## **7. Human Resources Implications**

7.1 Not applicable.

## **8. Risk**

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

8.1.1 There are no risks associated with adopting the recommendations.

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

8.2.1 Rejecting the recommendations may in some cases hinder the efficient operation of Council business.

## **9. Integrated Impact Assessment (incorporating Equalities)**

9.1 The proposals in this report do not require to be assessed through an Integrated Impact Assessment.

## **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 4 of the Council Plan: Efficient and effective enabling services.

## **13. Link to Shaping Our Future Council** Yes ☐ No ☒

13.1 Not applicable.

## **14. Results of Consultation**

14.1 There has been no consultation on the contents of this report.

14.2 Consultation has taken place with Councillor Martin Dowey, Portfolio Holder for Corporate and Strategic, and the contents of this report reflect any feedback provided.

**15/**



## 15. Next Steps for Decision Tracking Purposes

- 15.1 If the recommendations above are approved by Members, the Chief Governance Officer 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:

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
Publish updated details of representation on Working Groups	9 May 2025	Service Lead – Democratic Governance

**Background Papers**    **None**

**Person to Contact**    **Catriona Caves, Chief Governance Officer**  
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**Date:**    **22 April 2025**

**South Ayrshire Council**

**Report by Director of Housing, Operations and Development  
to South Ayrshire Council  
of 1 May 2025**

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

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**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><b>Fund</b></i>	<i><b>Property</b></i>	<i><b>Annual Rental</b></i>	<i><b>Latest Valuation</b></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><i>Ayr sub-total</i></b>		<b><i>£395,000</i></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:

<b><i>Property</i></b>	<b><i>Estimated Annual Cost</i></b>	<b><i>Costs Funded By</i></b>
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><i>Ayr CGF sub-total</i></b>	<b><i>£415,000</i></b>	
<b><i>Council sub-total</i></b>	<b><i>£1,045,000</i></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 Common Good Fund</i>	<i>Prestwick Common Good Fund</i>	<i>Girvan Common 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. Integrated Impact Assessment (incorporating 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 been carried out and is shown in Appendix 2.

## **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/**

**13. Link to Shaping Our Future Council** Yes ☒ No ☐

- 13.1 The matters referred to in this report contribute to the Council's transformation priority area(s): our assets; our delivery model and will deliver cashable/ qualitative/ quantitative benefits .

**14. Results of Consultation**

- 14.1 There has been no public consultation on the contents of this report.
- 14.2 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.

**15. Next Steps for Decision Tracking Purposes**

- 15.1 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:

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
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](#)**

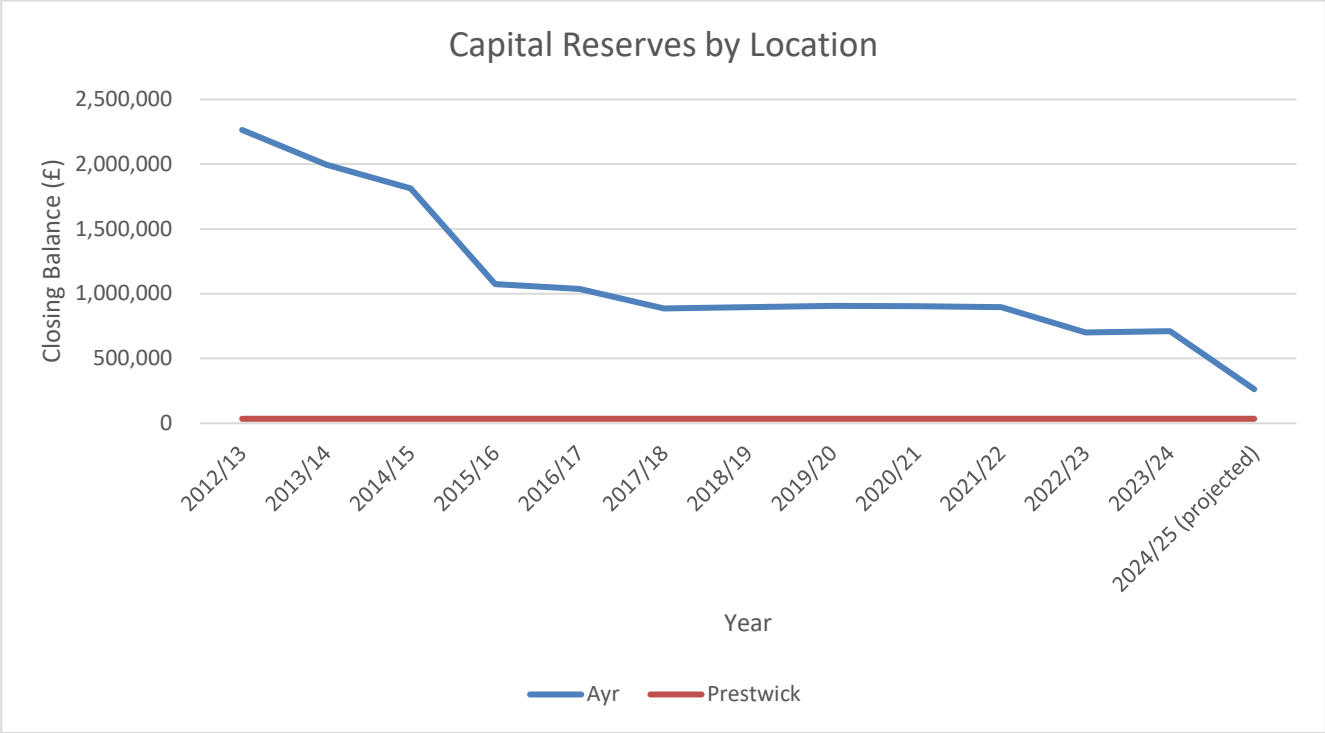
**Report to Service and Partnerships Performance Panel of 19 November 2024 - [Common Good Fund Update](#)**

**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: 22 April 2025**

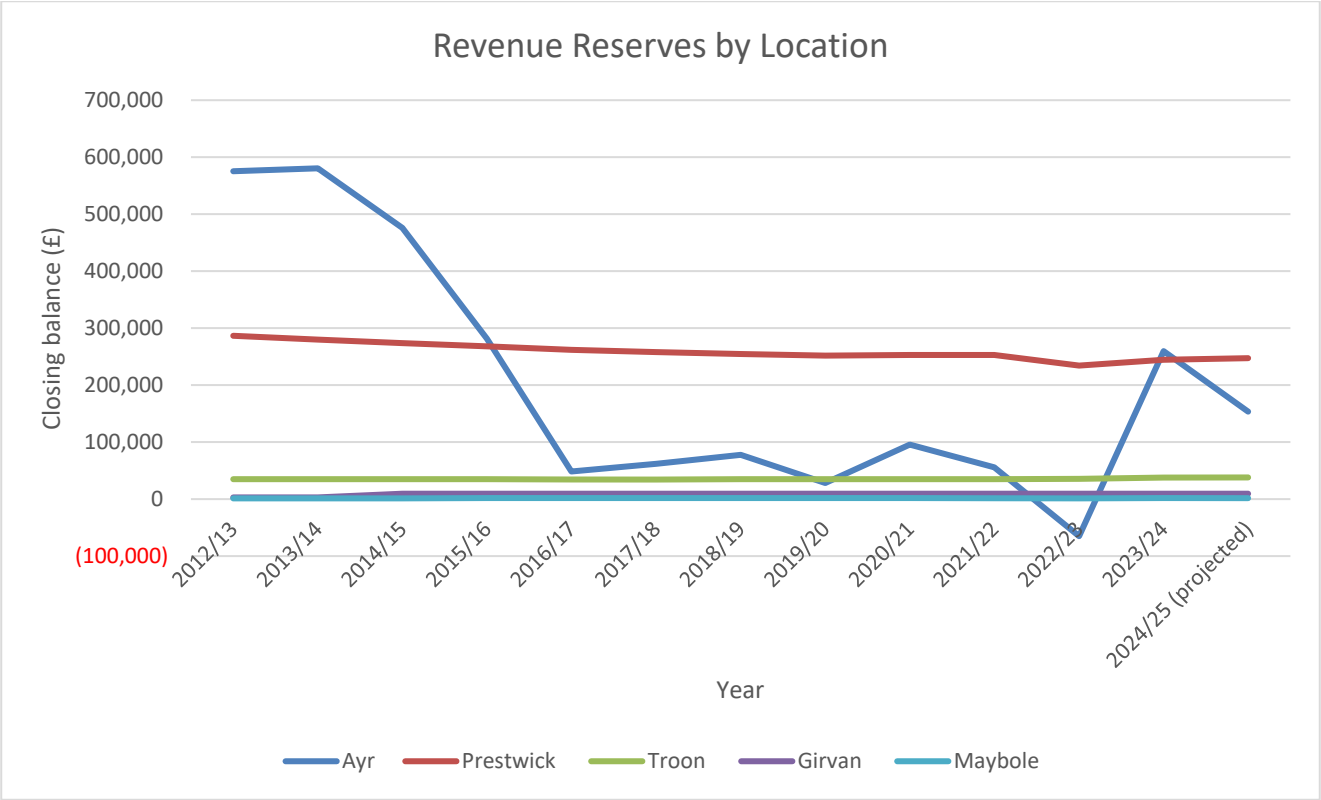
Common Good Fund Trends – Capital and Revenue by location

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
a) Maintain the current arrangement whereby all expenditure is met from annual income or reserves of a given Common Good Fund.	Maintains clear link between Common Good property and Common Good Fund and clear distinction between General Services and Common Good Funds	<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>	Discount
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>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>	Discount



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>	Adopt

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 Plaques	B434	Hill Of Barnweill Craigie South Ayrshire KA1 5NE	Retain	Historic property			
Monument Built or Plaques	B205	Newton Tower Main Street Ayr South Ayrshire KA8 8BU	Retain	Historic property			
Monument Built or Plaques	B110	St John The Baptist's Tower Bruce Crescent Ayr South Ayrshire KA7 1JH	Retain	Historic property			
Monument Built or Plaques	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, '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			
Town Hall	B167	Town Hall New Bridge Street Ayr South Ayrshire KA7 1JX	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
Walkway	L105	River Ayr Walk Holmston Road Ayr South Ayrshire KA7 3LP	Retain	Public Good			
WC/PC	B188/ B187	Esplanade Public Convenience (Male/Female)	Retain	Continued service delivery			
WC/PC	B27	Rozelle Park Monument Road Ayr 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	

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## 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
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					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

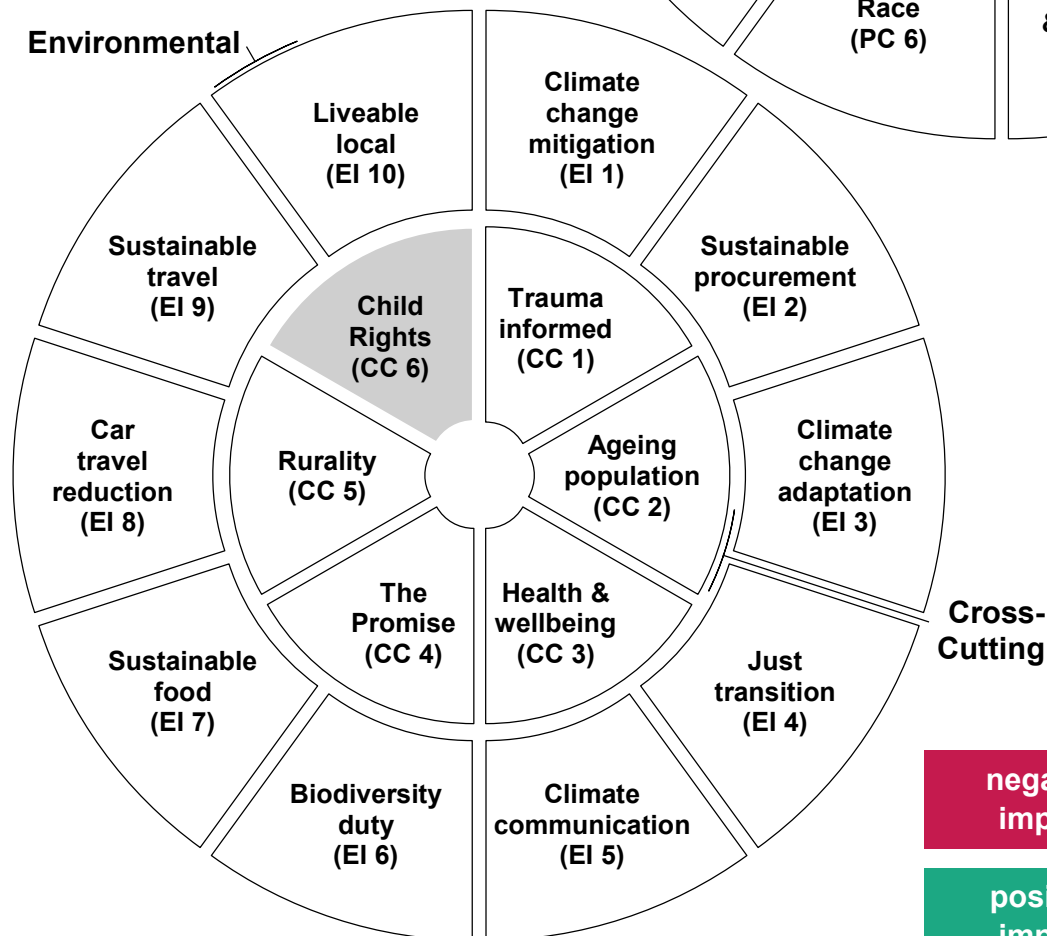
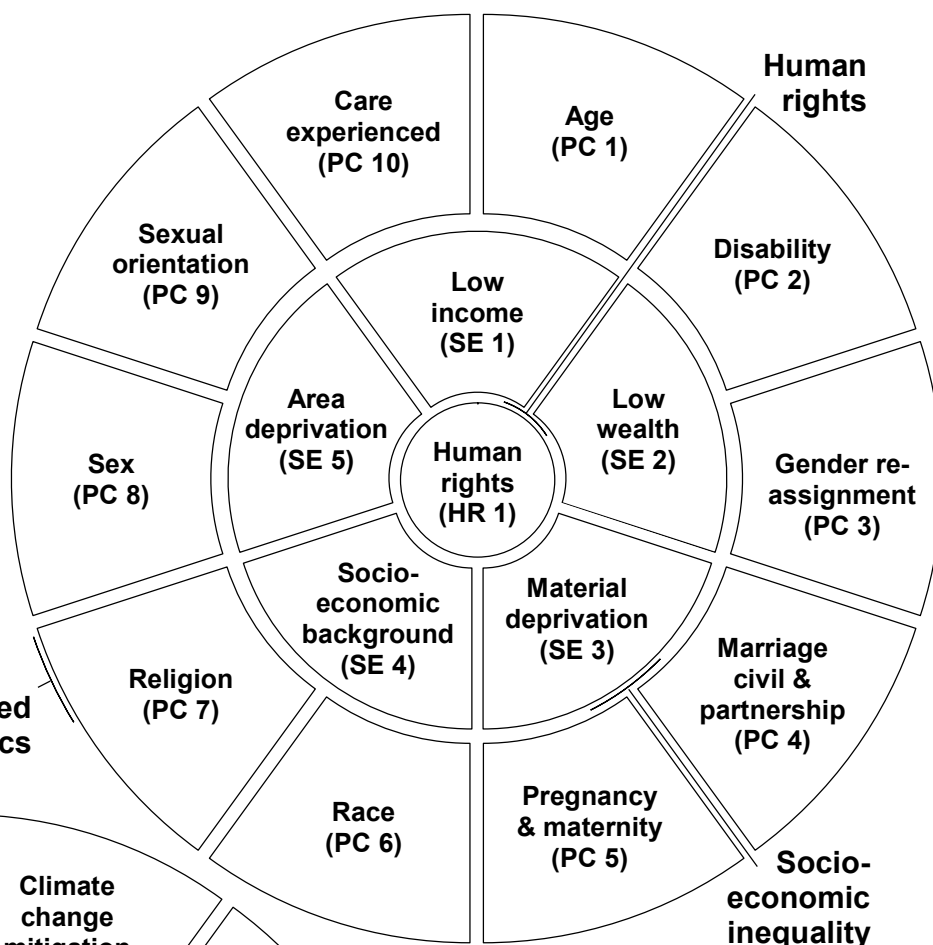
South Ayrshire Council Common Good -  
Report to Council 12th December 2024



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**

CC 6	Child Rights & Wellbeing Assessment	Please detail here
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