

Stage 2

Community Asset Transfer (CAT) request

IMPORTANT NOTES:

This form must be used by a community controlled body wishing to formally request transfer of a Council-owned asset from South Ayrshire Council under Part 5 of the Community Empowerment (Scotland) Act 2015.

Before and during completion of this application you must refer to the [asset transfer guidance for Community Transfer Bodies provided under the Community Empowerment \(Scotland\) Act 2015](#). Throughout sections of the application, where applicable, relevant guidance page numbers have been provided to assist.

Council officers may require a number of follow-up meetings to discuss the proposal. This is with the aim of better understanding your proposal or to clarify information that has been submitted.

The sections in the form below are designed to inform the Council about the governance of your organisations, your detailed plans for the asset, support from the local community and other interested parties, financial plans and risk management. Information contained within the application form and any supporting documentation submitted will be shared with those involved within the decision-making process and data protection and commercial confidentiality arrangements will apply on such occasions.

If you are applying for a capital grant within your application then please read the Advancing Community Assets Fund guidance before making your request.

We also provide additional information on our website www.south-ayrshire.gov.uk/community-asset-transfer.

For assistance in completing this form or if you have any questions regarding a Community Asset Transfer and development grant, please contact:

Robin Jamieson, Community Asset Transfer Team Leader
South Ayrshire Council

E-mail: robin.jamieson@south-ayrshire.gov.uk **Telephone:** 01292 612 073

**THIS IS AN ASSET TRANSFER REQUEST MADE UNDER PART 5 OF THE
COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015**

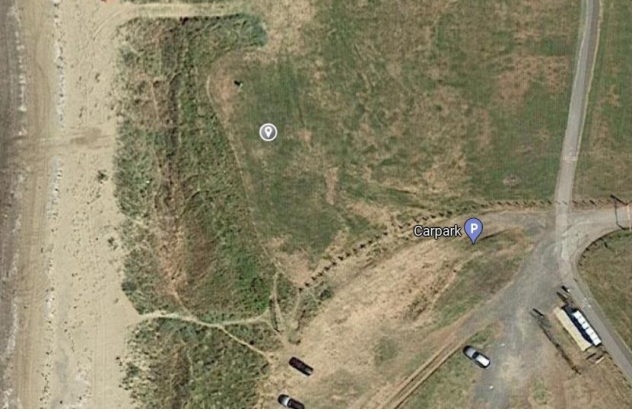
SECTION 1: ORGANISATION INFORMATION

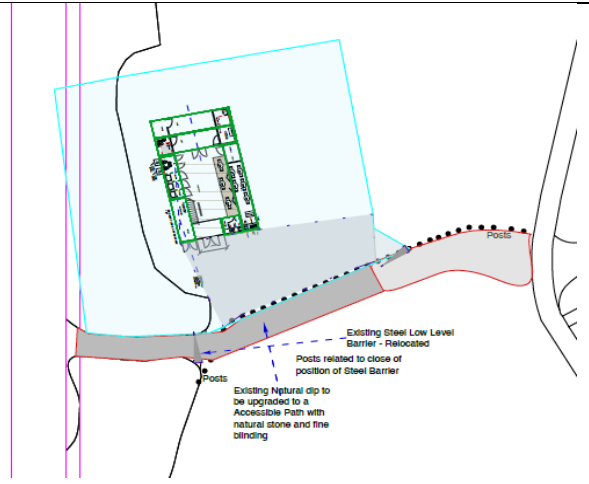
Please provide details of the Organisation making the request	
1.1 Name of Organisation (Community controlled body):	Troon Water Sports Centre (TWSC) SCIO
1.2 Address of Organisation (this should be the registered address, if you have one):	2 Golf Place, Troon, KA10 6LA
1.3 Contact Name:	Mr Frazer Wood
1.4 Position in Organisation:	Trustee
1.5 Correspondence address:	████████████████████
1.6 Postcode:	████████
1.7 Telephone Number:	██████████
1.8 Email address:	████████████████████
Do you agree that correspondence in relation to this asset transfer request may be sent by email to the email address given above?	<i>You can ask South Ayrshire Council to stop sending correspondence by e-mail, or change the e-mail address, by telling us at any time, by giving 5 working days' notice.</i>
1.9 Website address (if applicable):	http://www.troonwsc.org.uk/

1.10 Social media links e.g. Facebook, Twitter	Facebook – https://www.facebook.com/TroonWSC/ Instagram - @troon_water_sports_hub	
1.11 Please indicate what type of Organisation you are, along with the official number (if applicable): (see pages 11-15 of guidance)	Company Limited by Guarantee and its company number is:	
	Scottish Charitable Incorporated Organisation (SCIO) and its charity number is:	SCIO SC047691
	Community Benefit Society (BenCom) and its registered number is:	
	Voluntary or Unincorporated Organisation (no number)	
	Other: Please specify:	
1.12 Please indicate what type of Community controlled body you are (see pages 11-15 of guidance) Please tick only <u>one</u>		
Community Controlled Body (see pages 11-14 of guidance)	X	
Your Organisation is individually designated as a community controlled body by Scottish Ministers (see page 14-15 of guidance) <i>If yes, please give the title and date of the designation order:</i>		
Your Organisation falls within a class of bodies which has been designated as community transfer bodies by Scottish Ministers (See pages 14-15 of guidance). <i>If yes, what class of bodies does it fall within?</i>		

Please include a copy of the Organisation’s constitution, articles of association or registered rules with your application submission

SECTION 2: ASSET INFORMATION

<p>2.1 Provide the name (if it has one), address and postcode of the asset:</p>	<p>N/A</p>
<p>2.2 Provide the name of the landlord or owner of the asset:</p>	<p><i>Troon Town Council – Title Deeds No 1753</i></p>
<p>2.3 Is the asset for a building or land or both?</p>	<p><i>Land</i></p>
<p>2.4 Provide the UPRN (Unique Property Reference Number) if known (this will be given in the Council's register of land)</p>	<p>N/A</p>
<p>2.5 Map Reference /Boundary Plan</p> <p><i>Provide a map or boundary plan – this could be a google street view with the land and/or property you wish to enquire about indicated. This is to ensure all parties are clear on the nature of the request.</i></p>	<p>OS Grid Ref: NS 3241 3207</p> <p>Lat/Long 55°33'12"N 4°39'30"W</p> 



See Appendices A & B

2.6 If there are any restrictions on the use or development of the land, please explain how your project will comply with these:

Restrictions might include, amongst others, environmental designations such as a Site of Special Scientific Interest (SSSI), heritage designations such as listed building status, controls on contaminated land or planning restrictions.

Title Deeds have been obtained. The identified site was previously occupied by a Dinghy Sailing Club and Childcare facility in the 1980-90s.

SECTION 3: TYPE OF REQUEST, PAYMENT AND CONDITIONS

<p>3.1 Please indicate what type of request is being made (see pages 30-31 of guidance):</p>	<p>For ownership (under section 79(2)(a)) go to section 3.2A below</p>	
	<p>For lease (under section 79(2)(b)(i)) go to section 3.2B below</p>	<p>X</p>
	<p>For other rights (under section 79(2)(b)(ii)) go to section 3.2C below</p>	
<p>3.2A – Request for ownership</p> <p>What price are you prepared to pay for the land and/or building requested (see parts 11 & 12 of guidance)</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p> <p>Have you sought an independent financial assessment of the value for the land/property?</p> <p><i>If so, please identify the source and the estimated value</i></p>	<p>Proposed price: £</p> <p>Source:</p> <p>Estimated Value: £</p>	
<p>3.2B – Request for lease: What is the length of lease you are requesting?</p> <p>How much rent are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year (see parts 11 & 12 of guidance)</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p>	<p>50 year lease at £100.00 per annum.</p> <p><i>As part of the Hub’s operating model, we will require the Lease Heads of Terms to include the following:</i></p> <ol style="list-style-type: none"> <i>1. Ability to hire the Community Space to local groups and organisations.</i> <i>2. Ability to lease or long term hire a small proportion of the facility to local water sports or well-being business to operate from, including the ability for those companies to sell services or products. This will assist with the financial sustainability of the project as well as increase footfall.</i> <i>3. The ability to host public events such as Training Days, and Water Sports competitions.</i> <i>4. Right of access utilising existing road structure</i> 	

	<i>and across common good land from car park to site.</i>
<p>3.2C – Request for other rights: What are the rights you are requesting?</p> <p>Do you propose to make any payment for these rights?</p> <p>If yes, how much are you prepared to pay? Please make clear what period this would cover, for example per week, per month, per year.</p> <p><i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i></p>	No
	Proposed price: £

SECTION 4: COMMUNITY PROPOSAL

4.1 Detail the reasons for making this asset transfer request and how the land and/or building will be used (see pages 30-33 of [guidance](#))

This section should include:

- Describe the vision, aims and objectives of your proposal to take on the asset
- Why there is a need for the particular asset requested and why this specific building or land being requested is necessary or particularly suitable for your proposal
- Please set out how the land or building will be used and what activities (in general terms) will take place there
- Detail any development or changes you plan to make to the land or building
- Any other information you consider relevant

Mission – Enhance Communities, Provide Opportunities, and Increase Participation

Vision - To collaborate with local groups to have a positive impact on the community’s physical and mental wellbeing through the provision of a community water sports hub providing a safe, inclusive, space for people to meet and use as a changing facility, youth and adult training base, a hub for health

and wellbeing activities and a social centre for community groups.

Charitable Outcomes

- *Build a financially sustainable facility accessible to all members of the public.*
- *Promote Physical and Mental well-being through outdoor physical activity.*
- *Youth Development and potential realisation through opportunity.*
- *Community coherence through social inclusion.*
- *Promote and enhance Troon's tourism potential.*
- *Compliment any local business and leisure facility.*

Troon is an iconic town on the Ayrshire coast blessed with beautiful beaches and a micro-climate that makes it one of the best places for non-motorised water sports in Scotland. Although Troon and Barassie have vast shorefronts and are a haven for water sports enthusiasts they lack infrastructure to support such activities.

This area of Barassie Shorefront has been identified as the most suitable location for the following reasons:

- *Large predominantly rock free sand beach*
- *Safe prevailing on shore wind conditions*
- *Relatively shallow depths at all tidal ranges*
- *Already popular greenspace with large footfall*
- *Existing transportation links and parking*
- *Lack of existing facilities and community hub*

*The **target markets** for the Hub are:*

- *Existing users of Barassie and Troon South Beaches*
- *Water sports enthusiasts and new starters within 1-2 hrs of South Ayrshire*
- *Local Community Groups*
- *Local and visiting users of the Sustrans Cycle Network*
- *Schools, and Disadvantaged Groups*
- *Tourists*

Additionally, the Hub's training / community space and café will be open to the public and local community groups.

*The Hub will provide the following **facilities**:*

- *Heated indoor changing facilities including WC, shower and sink*
- *Outdoor Pay as you Go Showers*

- *Equipment Storage area*
- *Beachside Community Café*
- *Training Facility / Community Space for hire*
- *Dog Wash area*
- *Air Compressor*
- *Electric Bike charging and Cycle Maintenance*

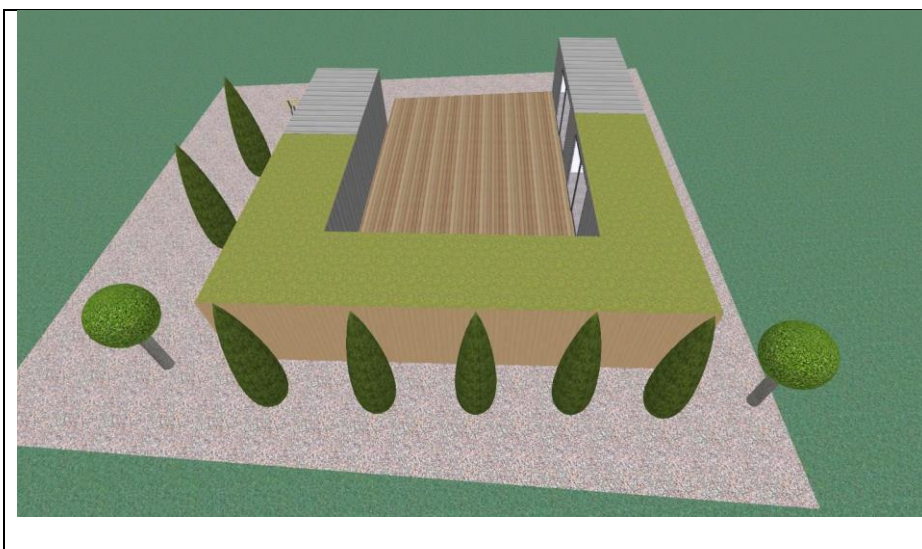
*These facilities in conjunction with 3rd parties will enable the Hub to provide the following **services:***

- *KiteSurf Instruction and Rental*
- *Stand Up Paddle Board Instruction and Rental*
- *Windsurf Instruction and Rental*
- *Team Building*
- *Wetsuit Rental*
- *Marine and Environmental Awareness*
- *Wellbeing Activities*
- *Open Water Swimming Sessions*
- *Water Safety Sessions*

Changes to Land and Building Development

Planning permission is being sought to construct a single-story facility made from metal shipping containers externally clad in Scottish Larch. Appropriate ground preparation and levelling of the natural mound on the southern edge of the plot will be required to allow pedestrian and vehicular access prior to installation of the facility. This will also require the relocation of some wooden posts that act as a boundary between the car park and grass area, as well as the low metal gate that was the old rescue vehicle access point. Further technical details will be available on request and are covered in the planning application. Example images below.





4.2 Set out the benefits that you consider will arise if the asset transfer request is approved (see pages 30-33,41-44 of [guidance](#))

This section should include:

- Describe the current use of the asset and detail the benefits that your proposal will bring that you consider will replace the benefits of its existing use
- How the project will benefit your community, and others including how it will promote or improve economic development, regeneration, public health, social wellbeing or environmental wellbeing and reduce inequalities
- Describe how your organisation intend to evidence the benefits arising from the proposal
- Any other information you consider relevant

The asset (land) is currently part of the open space that borders the shorefront and the National Cycle Network Route 7. It is segregated from the car park to the South by wooden posts and appears to be used for general recreational activities such as dog walking etc.

*The purpose of TWSC is the establishment of a new community beach hub that will be a well-used, high profile and connected facility that promotes **Community Cohesion, Inclusion and Togetherness**. Aligned with the **Physical Activity and Sport Strategy for South Ayrshire** a community hub that enables and facilitates local clubs and groups to encourage participation in outdoor sports and activities will have a positive impact on the community's physical and mental wellbeing.*

Driving Down Inequality

As the hub matures and the financial backing is in place, one of the aims is to provide water sports lessons for members of the community who otherwise may not be able to afford such activities, therefore,

helping reduce inequalities of outcome which results from socio-economic disadvantage in the community.

Scottish Index of Multiple Deprivation

According to the SIMD the proposed location ranks poorly for health, employment, and education. We feel that any form of community facility that may also provide local jobs, must contribute in a positive manner to the overall SIMD ranking. This is supported by the Pan European BlueHealth2020 survey into the links between blue spaces, climate and health.

Additionally, a study on **Benefits of Outdoor Sport for Society** published in the *Int. J. of Environmental Research and Public Health* by Eigenschenk et al, recently compiled an overview of the broad impacts of **Physical Activity in Nature** from 76 European studies. The study concluded that multiple benefits could be reached simultaneously in the six categories of physical health, mental health and wellbeing, education and life-long learning, active citizenship, **reduction in crime and anti-social behaviour as well as additional benefits.**

The 2020 SIMD data is now the baseline which, along with further Community Surveys, will allow TWSC to monitor the positive impact the hub is having on the lives of the local community.

Community Give Back and Wealth Building Venture

TWSC have a long term goal to give back to the local community by providing opportunities to all generations but specifically those from disadvantaged backgrounds. These opportunities will be in the form of water sports trials sessions, team building, and outdoor and environmental lessons. To enable provision of equipment and expertise required a proportion of café profits will be reinvested on a monthly basis.

The hub will also assist the South Ayrshire Council Community Wealth Building Venture by providing the opportunity to commercially rent areas of the hub to local businesses. Additionally, once cashflow allows there is an aspiration to establish several part time or permanent positions to provide local employment opportunities.

4.3 What negative consequences (if any) may occur if your request is agreed to and how would you propose to minimise these (see page 33 & 45 of [guidance](#))

This section should include:

- Detail any potential negative consequences identified for the local economy, environment, or any group of people and explain how you will reduce or remove these
- Any other information you consider relevant

This is unlike other asset transfers where an existing building or amenity that is already in use could be perceived as being withdrawn from public use. Where this can be divisive and create animosity, we

believe our project can only be an enhancement as we are providing extra facilities and amenities in an area that lacks anything of a similar nature. We aim to gather further public support through community engagement events.

4.4 Describe how your organisation will be able to manage the asset and achieve your objectives (see pages 32-33 of guidance)

This section should include:

- Provide detail of the structure of your organisation
- Evidence the strength of leadership, skills, experience and capacity to deliver of your Board and staff of your organisation to maximise the prospects of the asset. If the skills are not currently in place, describe how you intend to address this
- Detail the business fit between the core objectives of your organisation and the proposed use of the asset
- Describe how you operate your organisation including how often meetings are held, how you communicate with members and stakeholders etc.
- Evidence of track record of previous project delivery
- Whether you intend to use professional advisers, etc.
- Any other information you consider relevant

TWSC Governance Structure

Chairperson – Mr Vincent McWhirter BA, has a BA in Business and Marketing and HND in Leisure Management. Vince worked for South Ayrshire Council fulfilling roles such as Community School Development Officer, and Duke of Edinburgh Awards Development Manager for over 40 years. Vince now works as the Outdoor Activity Development Officer for the Outdoor Partnership where he develops, promotes, and delivers sustainable outdoor activity programmes across Ayrshire. Additionally, Vince is a longstanding member of the RNLI crew in Troon.

Treasurer – Mr Harry Risk, a time served Engineer who joined the Merchant Navy prior to a 30-year career involved as an Inspection Engineer both onshore at major construction sites and offshore on contract to Major Oil and Gas companies. Retired for 14 years, Harry has been chairman of Troon Coastal Rowing Club for 9 years and was involved in the building of three rowing skiffs. Harry is currently involved in the building of two skiffs for Ayr Coastal Rowing Club and serves as Secretary and Treasurer of the proposed Troon Water Sports Hub.

Additional Trustees –

Mr Frazer Wood BSC Hons RAF served 16 years as a Squadron Leader, senior manager and instructor fast jet pilot in the Royal Air Force and is now employed as a Commercial Airline Pilot. Frazer's time in the RAF regularly involved teamwork, instructional development, Operational and Strategic planning, and delivery of high-end projects such International Large Force Exercises. As a RAF Part Time Reservist, he now fulfils

the role of the Combat Air to Surface Weapons Requirements Manager coordinating capability upgrade programmes for the Ministry of Defence.

Mr Grant Clayton, is a local professional Kitesurfer sponsored by SHINN WORLD, and Airush Kitesurfing. Holding International KiteSurf Organization (IKO) Level 3 Instructors qualifications, Grant has experience running and leading KiteSurf schools in St Lucia, Australia and Fuerteventura. Since returning to the UK Grant is now owner and senior instructor with KiteSurf Scotland Ltd, Scotland's leading KiteSurf, Wingfoil, and Hydrofoil school. He is licenced to instruct school children and is an advocate for Water Sports Youth Development.

Mr David Ritson BSC Hons PGCE, is a Teacher of Design Technology with an Honours Degree in International Product Design and PGCE degree in Secondary Teaching. David has a keen interest in Kite Surfing and youth development and has supported several Youth Development taster sessions held by the Outdoor Partnership and TWSC on Barassie Beach during Summer 2021.

Technical Consultant

Mr Iain Kirkpatrick MRICS, is presently supporting a procurement exercise as a technical adviser for the Scottish Government's Fuel Poverty project, while applying his philanthropic professional support to this crucial project in Troon. Iain, a chartered surveyor with a wide range of experience in project delivery in both the private and public sector was, heavily involved with the successful procurement of the Warmer Homes Scotland Contract and advised the Welsh Government on their NEST and ARBED Fuel Poverty projects. Previous project and programme management delivery of strategic tourism facilities in Galloway and Lochaber for Forest Enterprise Scotland from where during COVID has become a PAS (Planning Aid Scotland) volunteer.

Operational Structure – The Organisational structure is yet to be finalised however it is anticipated that it will initially open with a volunteer workforce guided by the Committee Board. The Community Survey has shown a great amount of support with over 100 people indicating that they would be willing to volunteer to help run the facility from Administrative roles through to Instructor positions.

Key Positions:

- Café and Facilities Manager
- Bookings Manager
- Maintenance Manager

Third Party Organisations – Any third parties who choose to operate or run events from the Hub will be responsible for ensuring they have relevant staff / instructor numbers and safety protocols in place.

SECTION 5: SUPPORT

5.1 Provide evidence of how you know that your proposals are supported by and meet the needs of the wider community and South Ayrshire. You should describe the level and nature of support for the

asset transfer request from your community and, if relevant, from others (see page 33-34 of [guidance](#))

This section should include:

- Evidence from a range of activities undertaken to engage with your community, such as public meetings, community surveys, community action planning or charrette etc.
- Detail evidence of any support from local Councillors, Community Council, other community leaders and other relevant parties
- You are encouraged to include information on the total number of people in the community and how many of them are members of the organisation to provide context for the level of support.
- You may also wish to include other support you are receiving for example from another local community or organisations or national organisations.
- Details of any identified concerns or objections within your community in relation to the proposal that you are aware of and what steps have been taken to address and overcome these.
- Any other information you consider relevant

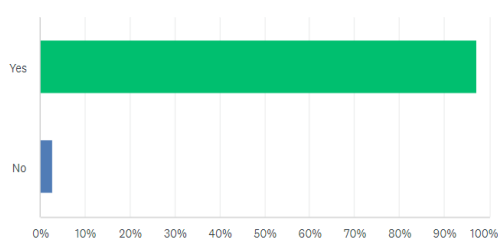
Provide copies of the evidence of support with your application

TWSC have conducted extensive market research utilising public engagement seminars, results of the 2018 South Ayrshire Council backed Troon Together Community consultation, and more recently a very successful online Community Survey.

The Community Survey that was published across Facebook and Instagram had 1201 respondents and showed tremendous support for the project with 97% of returns indicating they would use the Hub and Community Café.

Would you use a Community Hub and Beach side Cafe on Troon's North Shore?

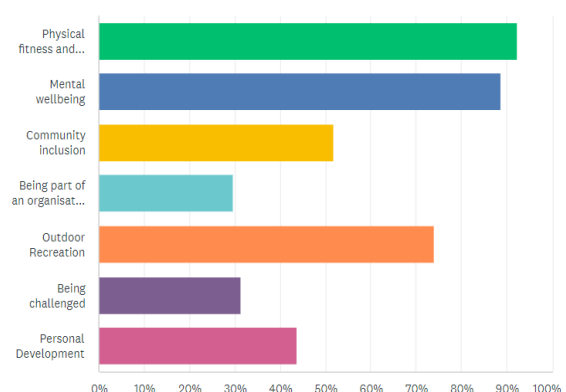
Answered: 1,179 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	97.29% 1,147
No	2.71% 32

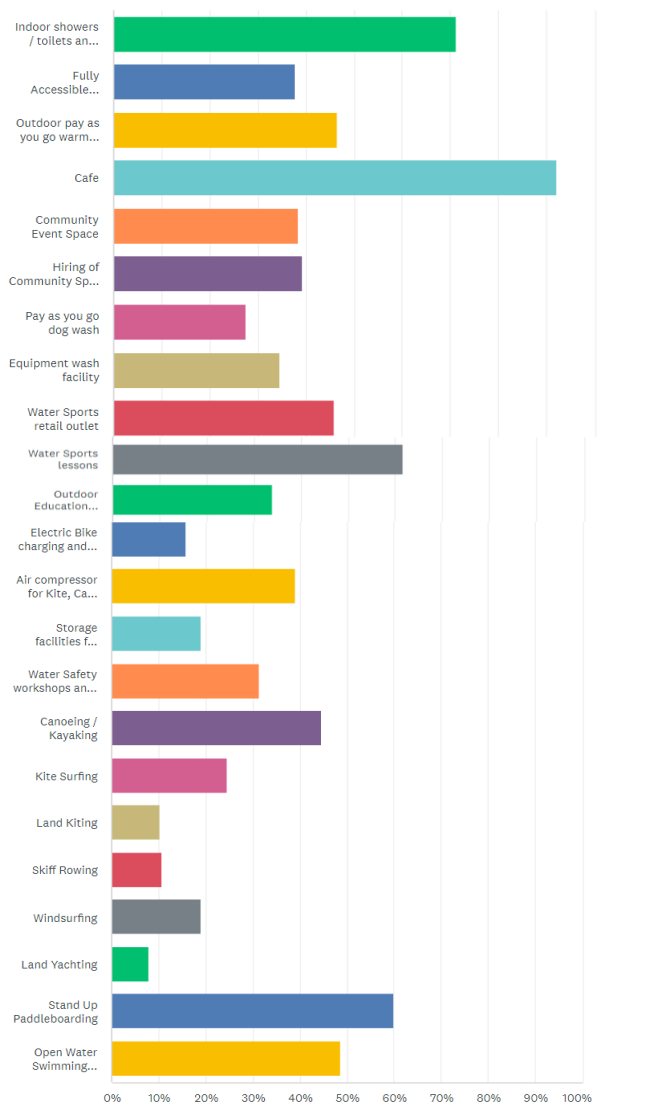
What health and wellbeing aims are important to you?

Answered: 1,168 Skipped: 13



The new Hub hopes to provide the following facilities and activities. If available please select one or more which you think you may use.

Answered: 1,162 Skipped: 19



Full results of the Troon Together survey can be found at Appendix D, and the TWSC Community Survey at the following link:

<https://www.surveymonkey.com/results/SM-83H73GZC9>

TWSC have also held several on site meetings with local Councillors who have all shown a very positive commitment to ensuring the Hub project succeeds. SNP Councillor Craig MacKay has been extremely supportive and assisted with securing funding. Additionally, the TWSC Chairperson has recently briefed the Troon Community Council who have also shown great support for the project. A recommendation from the Committee is being submitted to the Council Common Good fund for the Hub project to be awarded £15,000.

During our application to the Coastal Communities Fund we gathered numerous letters of support from local groups and supporters including Dr Phillipa Whitford MP. The letters can be found at Appendix E.

5.2 Provide details of any current or proposed partnership working arrangements with other organisations in developing and/or delivering your proposal

This section should include:

- Detail at what stage the partnership is
- Who are the partners
- Are there written agreements in place, if so please provide a copy with the application
- Any other information you consider relevant

We have an initial proposed working arrangement with KiteSurf Scotland Ltd. They have shown an interest in running their lessons from the Hub. This would allow unlimited access to the internal changing and training facilities. Additionally, utilising the expertise of KiteSurf Scotland Ltd and their professional sponsors future Water Sports events would be organised and run from the Hub. This would increase visitor numbers to the town and solidify Troon position on the map as one of the UK's best KiteSurfing locations.

Through Community Engagement events, and local publicity of the Hub we have expressions of interest from Yoga 71, and the Wellbeing Revolution. Two local companies that really show that there is a desire for a coastal beach Hub that supports the local populations mental and physical wellbeing through activities other than Water Sports. Their letters of support are at Appendix E.

TWSC have also been engaged with Mr Rory Tait, the Active Schools Coordinator for Marr College and the Troon Cluster Primary Schools. He supports the project and has committed to using our Hub for the Active Schools activities. He has agreed to circulate our Youth Community Survey around the local schools.

SECTION 6 : FINANCIAL INFORMATION

6.1 Please outline how you propose to fund the price or rent you are prepared to pay for the land and/or building, and your proposed use of the asset (see page 33 of [guidance](#))

This section should include:

- Your calculations of the costs associated with the transfer of the land or building and your future use of it, including any redevelopment, on-going maintenance and the costs of your activities.
- Provide an explanation how you have established the cost e.g. estimates, quotes etc.
- All proposed income and investment should be detailed, including volunteer hours and donations/fundraising activities.

- Are the sources of income sustainable, i.e. likely to persist over the next few years, or are short-term, or will there be a need for subsidy from another source for example public funds?
- If you intend to apply for grants or loans you should demonstrate that your proposals are eligible for the relevant scheme, according to the guidance available for applicants. Please indicate whether grant fund applications have been secured or are currently pending and the related dates.
- If your organisation has ever been investigated on the basis of poor financial management or failure to demonstrate good organisational governance please provide details.
- Any other information you consider relevant

Funding from South Ayrshire Council as detailed in section 6.4 has provided initial funds for the development of a Business Plan, Planning Applications and Technical Consultant fees. Once the lease has been finalised this will unlock our potential to apply for further national grants and funds. A funding strategy is in place, and TWSC have identified relevant funds that are aligned with the projects aims. Additionally, South Ayrshire Council's Thriving Places and Place Based Investment Programme has identified the Hub as a suitable project and have approved a £35,000 grant subject to planning approvals.

Total Costs for the project are yet to be finalised however a Rough Order of Magnitude (ROM) cost is circa £150,000.00 including ground preparation, regulatory and planning costs, consultation fees and the build. Initial quotes totalling approx. £35000.00 for the shipping containers have been obtained and can be supplied on request

Once the Hub is established overheads such as ground lease, gas/electricity and insurance will be covered by the sustainable Café revenue, Annual Membership fees, and day visitor charges using the indoor changing and showers, or the outdoor coin/card operated showers. A full 3 year financial cashflow projection has been generated utilising the recent Community Survey Market Research. Full details are at Appendix C. The following summarises the 3 year period.

	Year 1	Year 2	Year 3
Cash Inflow	- £49,326.00	£54,168.50	£59,465.35
Cash Outflow*	- £14,460.00	£16,506.00	£18,636.60
Overheads	- £22,300.00	£23,355.00	£24,462.75
Closing Balance	- £12,566.00	£26,873.50	£43,239.50[^]

** includes Community Give Back fund to enable equipment and lessons to be provided.*

[^] indicates possibility to generate paid employment opportunities meeting part of TWSC long term goals.

Assumptions

When calculating income from individual services / aspects the number of survey respondents has been reduced by a risk factor of 33% to cater for those who responded but may not end up using the Hub.

Cafe Turnover is based purely on Coffee sales at an average price of £2.75 and aiming for a turnover of £100 per day with 30% operating costs for ingredients, spills etc. The following seasonal opening times for the Cafe, and all staff initially volunteers:

- Jan - Mar = Fri/Sat/Sun/Mon = 17 days / month
- Apr - Sep = 7 days a week = 30 days / month
- Oct - Dec = Fri/Sat/Sun/Mon = 17 days / month

Community Space Event / Club Hire @£20/hr

- 454 people stated they would hire the space. Reduced by 33% this is 304.
Assuming 2 x 2 hr birthday per month and 1 x 1hr weekly hire.

Day Users Pay as You Go Indoor Changing/Showers

- Risk Factored = 578 users each using the hub 3 times a year = Avg 144 uses/month with seasonal variation @50% over winter months and 75% spring/autumn and 150% during summer months.

Pay as You Go Outdoor Shower

- Risk Factored = 361 users = Avg 30/month with average seasonal variation @50% over winter months and 75% spring/autumn and 150% during summer months.

Pay as You Go Dog Wash

- Risk Factored = 214 = Avg / 17 users per month with 4 walks per month.

Adult Annual Memberships

- Risk Factored = 190 annual memberships @£45/yr

Exemptions

In accordance with the Scottish Council for Voluntary Organisations (SCVO) as TWSC is a not for profit SCIO the hub may be eligible for Business Rates relief. Applications to SAC for discretionary rates relief will be progressed at an appropriate stage of the project.

Please provide a copy of your most recent account/income and expenditure with your application submission

6.2 ONLY for organisations formed within the last twelve months unable to submit accounts: N/A	
6.2a When was the organisation formed?	N/A
6.2b What is you projected annual income for 2020/2021?	N/A
6.2c What is your projected annual expenditure for 2020/2021?	N/A
6.3 Does the organisation hold a bank account? If so please provide full details (name of bank, address, sort code, account number etc.)	

Bank name:	<i>Santander</i>
Bank address:	<i>99 High Street, Ayr, KA7 1NE</i>
Sort code:	██████
Account number:	██████████

6.4 Is your organisation currently in receipt of funding from any public body, South Ayrshire Council, The National Lottery funding or similar organisations? If so, please list these here with the amounts awarded and dates (last three calendar years only)

<i>Funder</i>	<i>Amount of award</i>	<i>Period of award</i>
<i>South Ayrshire Council</i>	<i>£10,000</i>	<i>2021-2022</i>
<i>South Ayrshire Council - Thriving Places and Place Based Investment Programme</i>	<i>£35,000</i>	<i>Award subject to planning approval</i>
<i>Troon Common Good Funds</i>	<i>£15,000</i>	<i>Requested by Councillor Saxton pending SAC approval.</i>

6.5 How do you plan to finance any development or refurbishment costs, on-going repairs, caretaking, cleaning, maintenance, insurance, rates and other running costs?

This section should include:

- Details on any works you plan to undertake post-acquisition and information on your plan for sustaining the asset
- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- How you intend to continue to operate should any income related to the proposal not be generated as planned.
- What your plans for the proposed asset would be should your organisation incur operational difficulties or ceases trading.
- Any other information you consider relevant

See Section 6.1 and Appendix C

6.6 Please provide details of contingency plans that you have in place.

This section should include :

- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- How you intend to continue to operate should any income related to the proposal not be generated as planned.
- What your plans for the proposed asset would be should your organisation incur operational difficulties or ceases trading.
- Any other information you consider relevant

We have high confidence that the affordable pricing strategy of our showers, and changing facilities will provide sufficient usage to make the hub financially sustainable. Additionally, the Café is expected to provide a robust revenue as there is very little commercial competition on Barassie Shore. However, if the hub fails to generate the required cash-flow TWSC will explore several options such as applying for additional funding / grants, increase advertising and online promotion as well as the possibility of looking for private investors.

Should the TWSC Charity incur significant operational difficulties or cease trading then the modular design of the temporary structure means there is the ability to sell and transport the Hub off site should it become no longer viable. TWSC would then endeavour to return the land to its original state.

SECTION 7: ADVANCING COMMUNITY ASSETS FUND – CAPITAL GRANT REQUEST

APPLICANTS MAY APPLY TO THE ADVANCING COMMUNITY ASSETS FUND FOR CAPITAL WORKS, RELEVANT TO THE CONDITION OF THE ASSET BEING REQUESTED ONLY

7.1 Do you wish to apply for a capital grant?	N
--	---

7.2 How much capital grant are you applying for?	£
---	---

Item	Cost (£)	Have estimates/quotes been sought?
<i>Provide a <u>detailed</u> cost breakdown itemising expected expenditure that you require the development grant for:</i>	<i>Please advise if each cost is inclusive or exclusive of VAT</i>	<i>If yes please submit copies with the application</i>
		Y/N

		Y/N
		Y/N
		Y/N
		Y/N
		Y/N
		Y/N
		Y/N
	Total: £	

Please provide a copy of your business case/plan with your application submission

SECTION 8: RISK/SOCIAL IMPACT

8.1 Please outline whether any other organisation/business in your area will be affected by your proposals and what barriers or challenges to your project succeeding you have identified.

This section should include:

- Detail your plans for mitigation if negative issues arise concerning cash-flow, liquidity or financial capacity issues that may impact on delivery of the proposal.
- Any other information you consider relevant

The negative social impact is deemed to be minimal. Within a 1 mile radius the only small business is the Barassie Chip Shop. The Cafe aspect of the Hub may have a small impact however with the Cafe focussing on coffee, cakes and light meals TWSC feel these appeal to a different target market in a more localised area.

As mentioned in Section 4 TWSC feel the positive social impact far out ways any negative aspects. If required TWSC will engage with local businesses to discuss how to minimise negative impact and put in place suitable mitigations such as mutual advertising.

DECLARATION

We, the undersigned on behalf of the community controlled body as noted at section 1, make an asset transfer

request as specified in this form.

We confirm that we have read and understood the [Scottish Government Guidance for Community Transfer Bodies under the Community Empowerment \(Scotland\) Act 2105.](#)

We declare that the information provided in this form and any enclosed accompanying documents are correct.


I confirm that if there are any significant changes to the application or the proposal, South Ayrshire Council will be informed immediately.




Where the Organisation provides any personal data (as defined in the Data Protection Act 1998) to South Ayrshire Council in connection with this, the Council will use that personal data for such purposes as outlined here. It may share that personal data with other regulators (including the Council's and Organisation's external auditors, HMRC and law enforcement agencies) as well as with the Council's Elected Members and Senior Officers. The personal data may be checked with other Council Services for accuracy, to prevent or detect fraud or maximise the Council's revenues. It may be shared with other public bodies for the same purposes. The Organisation undertakes to ensure that all persons whose personal data are (or are to be) disclosed to the Council are duly notified of this fact.

Where the Organisation processes (or will process) personal data (as defined in the Data Protection Act 1998), it hereby confirms that it has (or will acquire) a valid Notification with the Information Commissioner covering its processing of personal data, including in that Notification the disclosure of personal data to the Council. This requirement shall not apply if the Organisation is, by virtue of the Data Protection (Notification and Notification Fees) Regulations 2000 as amended, exempt from the requirement to notify.

Two office-bearers (board members, charity trustees or committee members) of the community controlled body must sign the form. They must provide their full names and home addresses for the purposes of prevention and detection of fraud.

This form and all supporting documentation will be made available online for any interested person to read and comment on. Personal information will be redacted in line with data protection before the form is made available.

1st office bearer	
Name:	<i>Mr Frazer James Wood</i>
Address:	
Date:	<i>17 Feb 22</i>
Position:	<i>Trustee</i>

Signature:	
2nd office bearer	
Name:	<i>Mr Vincent McWhirter</i>
Address:	
Date:	<i>17 Feb 22</i>
Position:	<i>TWSC Chairperson</i>
Signature:	

CHECKLIST OF ACCOMPANYING DOCUMENTS

Please provide details of all documents which you are including with your proposal. All documents submitted electronically should be named clearly referencing the name of your organisation e.g. ABCorg/Business Plan2020, ABCorg/Constitution etc

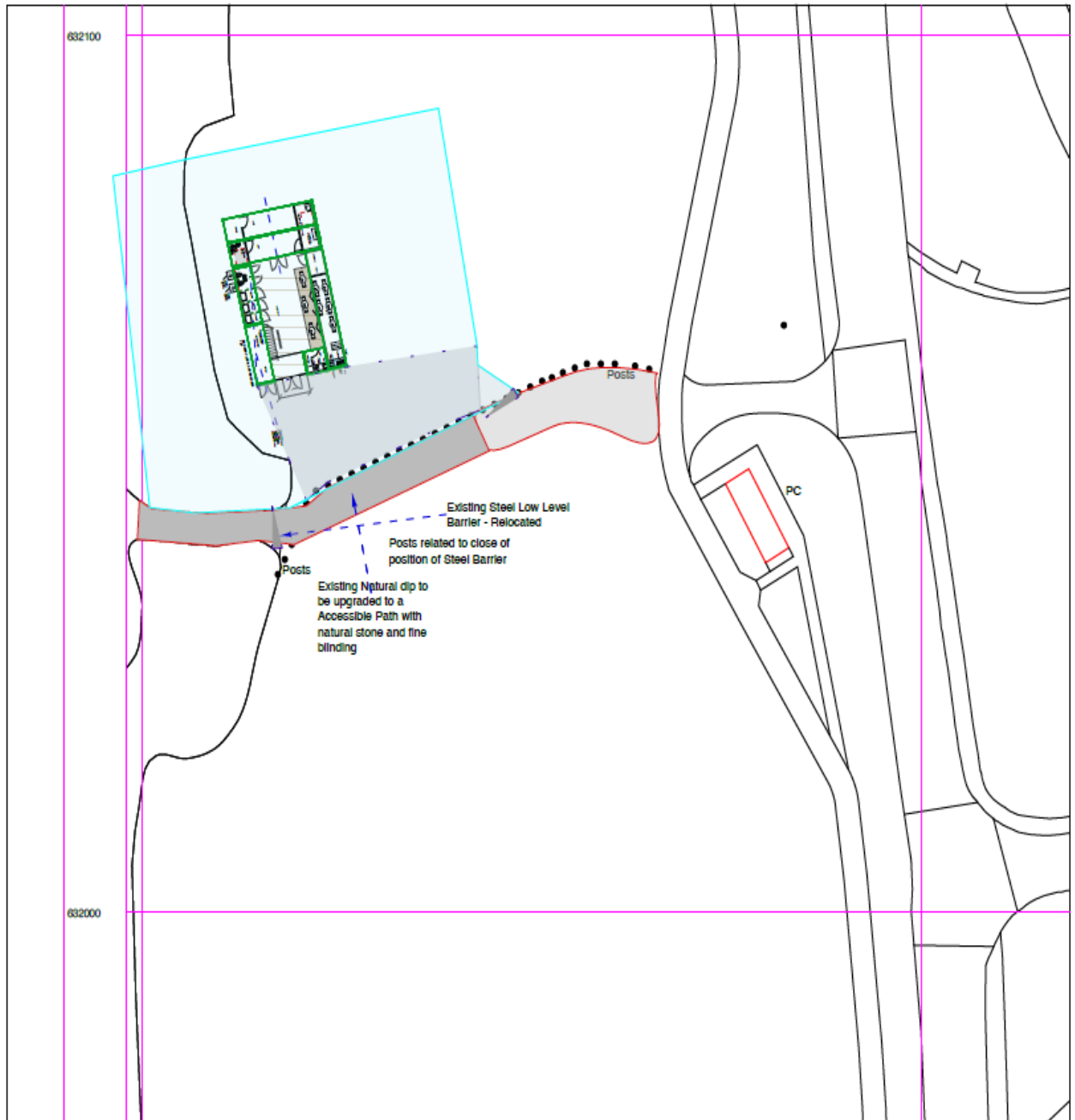
<p>Section 1 Organisation information</p> <ul style="list-style-type: none"> You must attach your organisation’s current constitution, articles of association or registered rules Any other information you consider relevant 	<p>Title of document/s attached:</p>
<p>Section 2 Asset information</p> <ul style="list-style-type: none"> Include any relevant maps, drawings or description of the land/building requested and any development or change you plan to do to the asset Any other information you consider relevant 	<p>Title of document/s attached</p>
<p>Section 3 Type of request, payment & conditions</p> <ul style="list-style-type: none"> Include specific details of any terms and conditions that you wish to be applied to the request Any other information you consider relevant 	<p>Title of document/s attached</p>
<p>Section 4 Community proposal</p> <ul style="list-style-type: none"> Include any documentation such as market research and analysis, feasibility study, options appraisal etc. You may wish to include examples of previous projects that you have successfully delivered and/or letters of support from partner/s that you are/will be working with. Any other information you consider relevant 	<p>Title of document/s attached</p>
<p>Section 5 Support</p> <ul style="list-style-type: none"> Include evidence of the level and nature of community support for the asset transfer, this may include letters of support, copies of surveys undertaken etc. Any other information you consider relevant 	<p>Title of document/s attached</p>
<p>Section 6 Financial information</p> <ul style="list-style-type: none"> Provide a copy of the current business plan, copies of the last 3 	<p>Title of document/s attached</p>

<p>months bank statements and any evidence of funding or loans secured to date</p> <ul style="list-style-type: none"> • . Any other information you consider relevant 	
<p>Section 8 – Risk/Social Impact</p> <ul style="list-style-type: none"> • Include any risk analysis/assessment undertaken and how you will counter any risk identified. • Any other information you consider relevant 	<p>Title of document/s attached :</p>

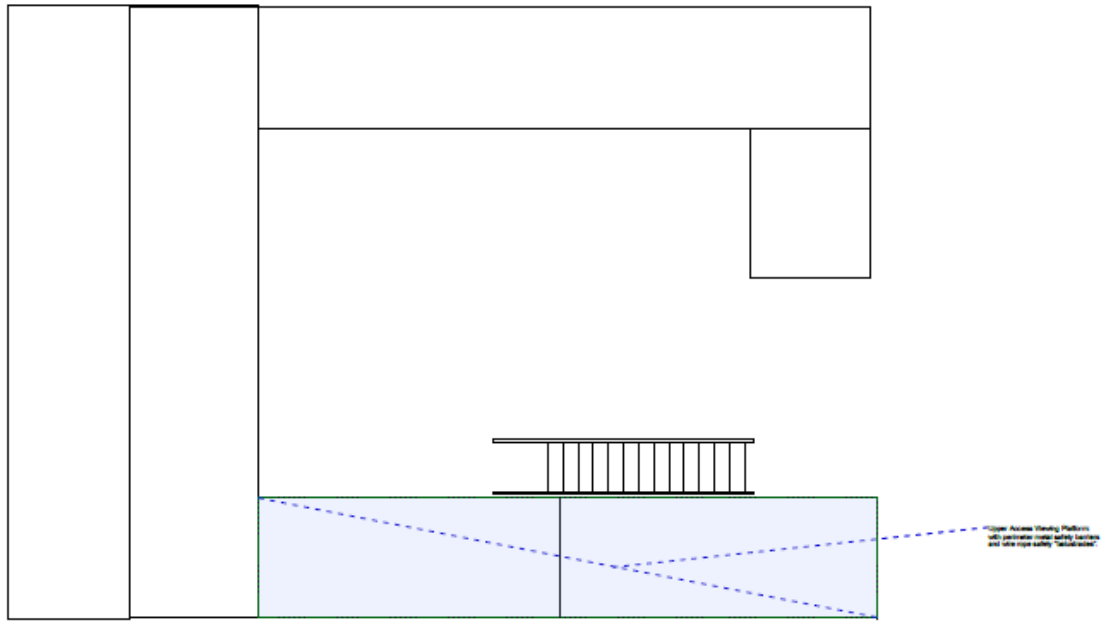
Appendix A – Site Block Plan

OS Grid Ref: NS 3241 3207

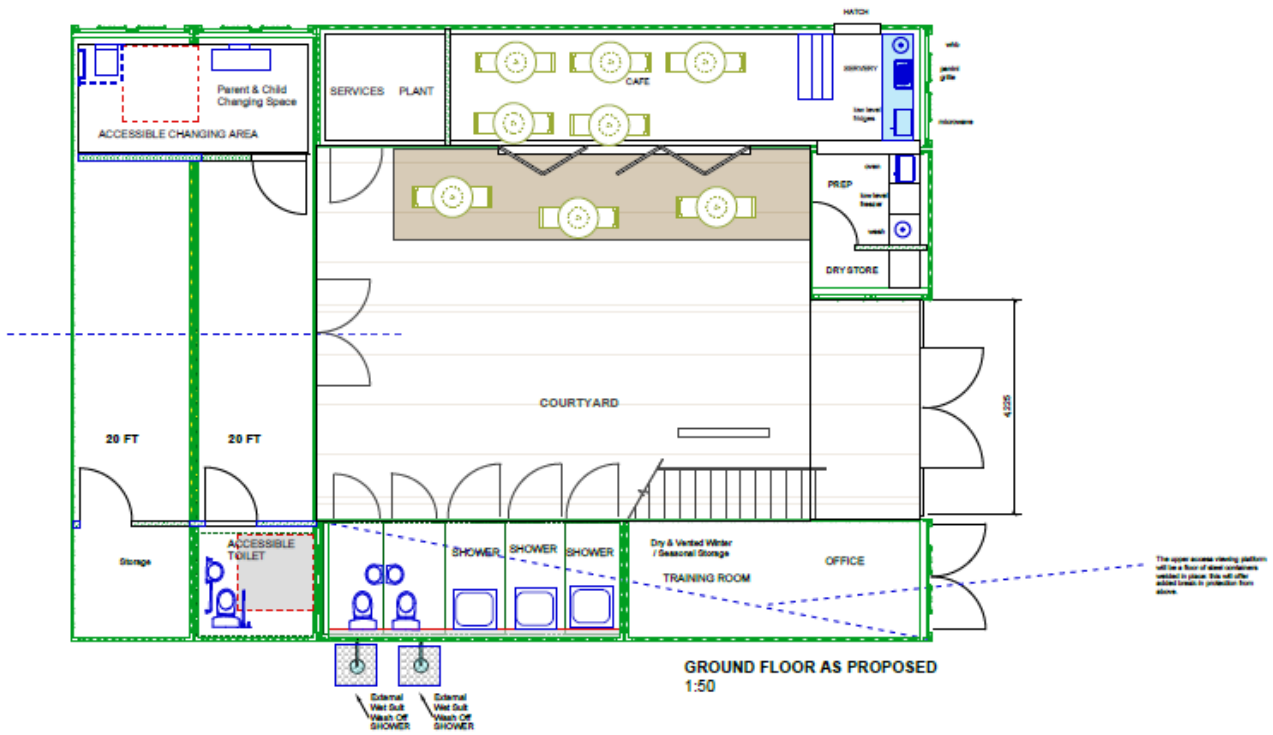
Lat/Long 55°33'12"N 4°39'30"W



Appendix B – Draft Hub Foot Print



ROOF PLAN AS PROPOSED
1:50



GROUND FLOOR AS PROPOSED
1:50

Appendix C – 3 Year Cashflow Projection

Year 1

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
	1	2	3	4	5	6	7	8	9	10	11	12	
Projected Turnover													
KiteSurf Scotland Lease	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Community Hub Hire £20/hr	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	160.00	1,920.00
Café	1,700.00	1,700.00	1,700.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	3,000.00	1,700.00	1,700.00	1,700.00	28,200.00
Day Visitors @£5/day - survey users avg 3 times a year.	361.25	361.25	541.00	541.00	1,083.75	1,083.75	1,083.75	1,083.75	541.00	541.00	361.25	361.25	7,944.00
Dog Wash @ £1	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	71.00	852.00
Outdoor Showers @£2/shower	30.00	30.00	45.00	45.00	90.00	90.00	90.00	90.00	45.00	45.00	30.00	30.00	660.00
Annual Membership @ £3.75/month (£45 adult / yr)	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	712.50	8,550.00
TOTAL CASH INFLOW	£3,134.75	£3,134.75	£3,329.50	£4,629.50	£5,217.25	£5,217.25	£5,217.25	£5,217.25	£4,629.50	£3,329.50	£3,134.75	£3,134.75	£ 49,326.00
CASH OUTFLOW													
Café@30%	510.00	510.00	510.00	900.00	900.00	900.00	900.00	900.00	900.00	510.00	510.00	510.00	
Community Give Back	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	
	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL CASH OUTFLOW	£ 1,010.00	£ 1,010.00	£ 1,010.00	£ 1,400.00	£ 1,400.00	£ 1,400.00	£ 1,400.00	£ 1,400.00	£ 1,400.00	£ 1,010.00	£ 1,010.00	£ 1,010.00	£ 14,460.00
OverHeads													
Salary	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
Employer NI/WP Pension	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	
Telephone/Broadband/Wifi	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
Electricity/Gas/Water	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	
Council Lease / Rates TBC	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
Refuse Collection	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
Postage & Stationary	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	15.00	
Maintenance / Cleaning	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	
Insurance	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	
Permits / Licences	1,000.00												
Alarm System / Fire Extinguisher	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	
General Expenses / Misc	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	
Overheads VAT													
TOTAL OVERHEADS	£ 2,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 1,775.00	£ 22,300.00
TOTAL CASH OUTFLOW	1,010.00	1,010.00	1,010.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,400.00	1,010.00	1,010.00	1,010.00	
OPENING BALANCE	-												
NET CASH MOVEMENT	- 650.25	349.75	544.50	1,454.50	2,042.25	2,042.25	2,042.25	2,042.25	1,454.50	544.50	349.75	349.75	
CLOSING BALANCE	-£ 650.25	-£ 300.50	£ 244.00	£ 1,698.50	£ 3,740.75	£ 5,783.00	£ 7,825.25	£ 9,867.50	£11,322.00	£11,866.50	£12,216.25	£ 12,566.00	



Year 2

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
	1	2	3	4	5	6	7	8	9	10	11	12	
Projected Turnover													
KiteSurf Scotland Lease	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Community Hub Hire £20/hr	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	176.00	£ 2,112.00
Café	1,870.00	1,870.00	1,870.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	3,300.00	1,870.00	1,870.00	1,870.00	£ 31,020.00
Day Visitors @£5/day	397.38	397.38	595.10	595.10	1,192.13	1,192.13	1,192.13	1,192.13	595.10	595.10	397.38	397.38	£ 8,738.40
Dog Wash @ £1	78.10	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	80.00	£ 958.10
Outdoor Showers @£2/shower	33.00	34.00	50.00	50.00	100.00	100.00	100.00	100.00	50.00	50.00	34.00	34.00	£ 735.00
Annual Membership @ £3.75/month (£45 adult / yr)	783.75	783.75	783.75	783.75	783.75	783.75	783.75	783.75	783.75	783.75	783.75	783.75	£ 9,405.00
TOTAL CASH INFLOW	£3,438.23	£3,441.13	£3,654.85	£5,084.85	£5,731.88	£5,731.88	£5,731.88	£5,731.88	£5,084.85	£3,654.85	£3,441.13	£3,441.13	£ 54,168.50
CASH OUTFLOW													
Café@30%	561.00	561.00	561.00	990.00	990.00	990.00	990.00	990.00	990.00	561.00	561.00	561.00	
Community Give Back	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	
	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL CASH OUTFLOW	£ 1,161.00	£ 1,161.00	£ 1,161.00	£ 1,590.00	£ 1,590.00	£ 1,590.00	£ 1,590.00	£ 1,590.00	£ 1,590.00	£ 1,161.00	£ 1,161.00	£ 1,161.00	£ 16,506.00
OverHeads													
Salary	-	-	-	-	-	-	-	-	-	-	-	-	
Employer NI/WP Pension	-	-	-	-	-	-	-	-	-	-	-	-	
Telephone/Broadband/Wifi	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	
Electricity/Gas/Water	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	630.00	
Council Lease / Rates TBC	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
Refuse Collection	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	105.00	
Postage & Stationary	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	15.75	
Maintenance / Cleaning	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	525.00	
Insurance	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	315.00	
Permits / Licences	1,050.00	-	-	-	-	-	-	-	-	-	-	-	
Alarm System / Fire Extinguisher	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	10.50	
General Expenses / Misc	52.50	52.50	52.50	52.50	52.50	52.50	52.50	52.50	52.50	52.50	52.50	52.50	
Overheads VAT													
TOTAL OVERHEADS	£ 2,908.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 1,858.75	£ 23,355.00
TOTAL CASH OUTFLOW	1,161.00	1,161.00	1,161.00	1,590.00	1,590.00	1,590.00	1,590.00	1,590.00	1,590.00	1,161.00	1,161.00	1,161.00	
OPENING BALANCE	12,566.00												
NET CASH MOVEMENT	- 631.53	421.38	635.10	1,636.10	2,283.13	2,283.13	2,283.13	2,283.13	1,636.10	635.10	421.38	421.38	
CLOSING BALANCE	£11,934.48	£12,355.85	£12,990.95	£14,627.05	£16,910.18	£19,193.30	£ 21,476.43	£23,759.55	£25,395.65	£26,030.75	£ 26,452.13	£ 26,873.50	

Year 3

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Totals
	1	2	3	4	5	6	7	8	9	10	11	12	
Projected Turnover													
KiteSurf Scotland Lease	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
Community Hub Hire £20/hr	193.60	193.60	193.60	193.60	193.60	193.60	193.60	193.60	193.60	193.60	193.60	193.60	£ 2,323.20
Café	2,057.00	2,057.00	2,057.00	3,630.00	3,630.00	3,630.00	3,630.00	3,630.00	3,630.00	2,057.00	2,057.00	2,057.00	£ 34,122.00
Day Visitors @£5/day	437.11	437.11	654.61	654.61	1,311.34	1,311.34	1,311.34	1,311.34	654.61	654.61	437.11	437.11	£ 9,612.24
Dog Wash @ £1	85.91	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	88.00	£ 1,053.91
Outdoor Showers @£2/shower	36.30	37.40	55.00	55.00	110.00	110.00	110.00	110.00	55.00	55.00	37.40	37.40	£ 808.50
Annual Membership @ £3.75/month (£45 adult / yr)	862.13	862.13	862.13	862.13	862.13	862.13	862.13	862.13	862.13	862.13	862.13	862.13	£ 10,345.50
TOTAL CASH INFLOW	£3,772.05	£3,775.24	£4,010.34	£5,583.34	£6,295.06	£6,295.06	£6,295.06	£6,295.06	£5,583.34	£4,010.34	£3,775.24	£3,775.24	£ 59,465.35
CASH OUTFLOW													
Café@30%	617.10	617.10	617.10	1,089.00	1,089.00	1,089.00	1,089.00	1,089.00	1,089.00	617.10	617.10	617.10	
Community Give Back	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	
	-	-	-	-	-	-	-	-	-	-	-	-	
TOTAL CASH OUTFLOW	1,317.10	1,317.10	1,317.10	1,789.00	1,789.00	1,789.00	1,789.00	1,789.00	1,789.00	1,317.10	1,317.10	1,317.10	£ 18,636.60
OverHeads													
Salary	-	-	-	-	-	-	-	-	-	-	-	-	
Employer NI/WP Pension	-	-	-	-	-	-	-	-	-	-	-	-	
Telephone/Broadband/Wifi	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	
Electricity/Gas/Water	661.50	661.50	661.50	661.50	661.50	661.50	661.50	661.50	661.50	661.50	661.50	661.50	
Council Lease / Rates TBC	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	
Refuse Collection	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	110.25	
Postage & Stationary	16.54	16.54	16.54	16.54	16.54	16.54	16.54	16.54	16.54	16.54	16.54	16.54	
Maintenance / Cleaning	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	551.25	
Insurance	330.75	330.75	330.75	330.75	330.75	330.75	330.75	330.75	330.75	330.75	330.75	330.75	
Permits / Licences	1,102.50	-	-	-	-	-	-	-	-	-	-	-	
Alarm System / Fire Extinguisher	11.03	11.03	11.03	11.03	11.03	11.03	11.03	11.03	11.03	11.03	11.03	11.03	
General Expenses / Misc	55.13	55.13	55.13	55.13	55.13	55.13	55.13	55.13	55.13	55.13	55.13	55.13	
Overheads VAT													
TOTAL OVERHEADS	£ 3,049.19	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 1,946.69	£ 24,462.75
TOTAL CASH OUTFLOW	1,317.10	1,317.10	1,317.10	1,789.00	1,789.00	1,789.00	1,789.00	1,789.00	1,789.00	1,317.10	1,317.10	1,317.10	
OPENING BALANCE	26,873.50												
NET CASH MOVEMENT	- 594.24	511.45	746.55	1,847.65	2,559.38	2,559.38	2,559.38	2,559.38	1,847.65	746.55	511.45	511.45	
CLOSING BALANCE	£ 26,279.26	£26,790.71	£27,537.26	£ 29,384.91	£ 31,944.28	£34,503.66	£ 37,063.03	£39,622.41	£ 41,470.05	£ 42,216.60	£42,728.05	£ 43,239.50	

Appendix D – Troon Together Consultation Results

TROON TOGETHER	<p>OPEN DAY Welcome to the TROON TOGETHER COMMUNITY EVENT.</p> <p>Over the last few months we have been carrying out community consultation to find out what people think of Troon and what should be done to make it a better place to live, work in and visit. This display reports on the findings so far.....</p> <p>COMMUNITY VIEWS SURVEY – find out the results today – it was a great response. Survey forms were distributed to a quota sample of 1000 houses across the community and were also available online and promoted in Going Out and with the help of local groups, schools and businesses. 870 survey forms were returned which is a fantastic response. Thanks to a great team of volunteers for distributing and collecting back the survey forms from the houses. and thanks to everyone that took time to fill it in.....the return would not have been so good without you!</p> <p>STAKEHOLDER INTERVIEWS – see what they all said! We have also been out listening to a wide range of views from different groups and interests within the community.</p> <p>WHAT ARE THE PRIORITIES – make your choice! Today is a chance for the community to VOTE for our own priority projects and actions – and to confirm what needs to be done to make Troon a better place to live in, work in and visit over the next 5 years.</p> <p>COMMUNITY ACTION PLAN The results of this Open Day, as well as the other consultation, will help us to prepare a 5 year Community Action Plan for Troon. The Action Plan will be used to help support the development and funding of priority projects and to make representation on behalf of our community.</p> <p>WORKING TOGETHER AND OUR SUPPORTERS The Action Plan is being prepared by a steering group of local organisations. The Troon Together Steering Group includes representatives from Troon Community Council, Troon Development Trust, Troon Rotary Club, Troon Business Club, Troon Sports Hub, Troon Churches Together, Muirhead Tenants and Residents Association, and Troon and Villages Locality Planning Group</p> <p>Funding for our work has come from South Ayrshire Council and the Scottish Government.</p> <p> </p>
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Appendix E – Letters of Support



Dr Philippa Whitford
Member of Parliament for Central Ayrshire
House of Commons, London SW1A 0AA
Tel: 020 7219 8158

South Ayrshire Council,
Coastal Communities Fund.

Our Reference PW/IW
26 May, 2021

TO WHOM IT MAY CONCERN

Troon Water Sports Centre (TWSC) - SC047691

I am delighted to write in support of Troon Water Sports Centre, in their application to South Ayrshire Council for funding from the Coastal Communities Fund.

In 2016, I was first made aware of the proposal to build a Water Sports Centre in Troon and therefore attended the Public Consultation on 9 April, 2017. It was clear at that time, that the proposals were well considered and would provide Troon with a venue for water sports for locals and tourists alike. Troon is already attracting water sports enthusiasts and a purpose-built facility is urgently required to retain this interest and encourage local groups and individuals to participate.

The services to be provided would be of great benefit to users, including indoor and outdoor showers, equipment storage, launch site and, of course, the coffee shop would appeal to many local people. Equipment hire and instruction on Kite-Surfing, Paddle Boarding and Windsurfing would be exciting attractions and hopefully also enhance our town's tourism potential

With funding, I am certain the Centre will meet their objectives by providing affordable access to such activities for local young people, who are often excluded on the basis of cost and availability. This offers the opportunity to promote the development of young people, and help realise their potential, as well as promoting physical and mental health and well-being through outdoor physical activity.

I have no doubt that this project will increase physical activity, civic engagement and tourism as well as providing employment and I therefore wholeheartedly support Troon Water Sports Centre in their endeavour to obtain funding to progress this project.

I hope you will give serious consideration to their application which I trust will be successful.

Please do not hesitate to contact me if you require any further information.

Yours faithfully,



Dr Philippa Whitford
Member for Central Ayrshire
SNP Westminster Health Spokesperson
SNP Westminster Spokesperson on Europe

Councillor Craig Mackay
Scottish National Party - Pàrtaidh Nàiseanta Na h-Alba
Electoral Ward 1: Troon

Office: County Buildings, Wellington Square, Ayr KA7 1DR
Tel: (01292) 612174
Email: craig.mackay@south-ayrshire.gov.uk

Web: www.craigmackay.scot Facebook: MackaySNP



cm/1678 Date: 27th May 2021

For the Attention of:

Coastal Community Fund
County Buildings
Wellington Square
Ayr KA7 1DR

Coastal Communities Funding Application – Troon Water Sports Centre Hub

I fully support Troon Water Sports Centre project and wish to support this application for Coastal Communities funding.

I have since even before becoming an elected member supported the development of a water sports facility in the town, and would be keen to see this project come to fruition. I fully expect it to have tangible benefits to the health and wellbeing, economic and water safety of our community.

The public response from the Troon Together Consultation in 2019 has shown a big support for a community space for water sports and a general recreational hub. Barassie beach is an ideal natural location with perfect conditions for water sports and coastal recreation.

Troon's geographical coastal location on the Firth of Clyde combines a unique open grass space at Barassie, beautiful sandy beaches and a place for families and young people to enjoy organised, structured outdoor learning and training opportunities on the water and the coast. This facility will bring in much needed visitors to the area and revitalise our local community and town centre.

A Community Coastal Sports Hub is the favoured response from all local surveys of residents and visitors and this project will fulfil all that criteria.

Covid-19 has had a huge effect on people with illness and lockdowns as well as a dramatic increase on social isolation, mental health problems and increased stresses. The Scottish Index of Multiply Deprivation (SIMD) already shows that this area of Troon has a higher category of deprivation within the housing population with High Decile 1-3 families identified. The proposed water sports hub sits in a central location which can be best utilised to work towards reducing barriers to opportunity, skills development and improving health and wellbeing issues.

Working with partners and communities to make life better

Councillor Philip Saxton

Electoral Ward No 1 Troon 10 Earn Rd Troon KA10 7DS

Tel fax 01292 314729

Email Philip.saxton@south-ayrshire.gov.uk

Office County Buildings Wellington Sq Ayr KA7 1DR

Tel 01292 612177 or fax 01292 612387

27/05/2021

Ref Funding application Troon Water Sports Centre Hub

Supporting letter:

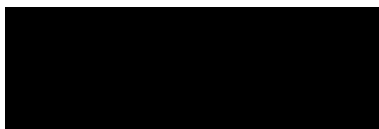
To:

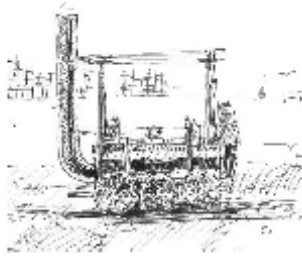
Funding organisers for Coastal Communities:

I would like to support the application from the above Water Sports Hub, I believe all Troon Councillors are very supportive, as members we have had discussions with the organisation over a few years, they have worked tirelessly and have showed us a fully robust business case and a development plan for this project, if this was to progress it would be beneficial to a number of people interested in water sports, it would assist Schools to programme events to get younger ones out and try something new, it would cater for people of all walks of life and be a positive step for the people of Troon, having two beaches but lack facilities in Troon this is something that would transform the Barassie beach and bring visitors to the Town, it would attract national events for water sports and increase the footfall in the Town Centre with much needed support for our small businesses.

The organisation is well represented with knowledge of the sport and the proposed development, I hope you will give this application your much-needed attention.

Kind regards Councillor Philip Saxton Ward 1 Troon





TROON COMMUNITY COUNCIL

Chairperson: Mrs Helen Duff

e-mail: [REDACTED]

Vice Chairperson: Mr Douglas Graham

e-mail: [REDACTED]

27 May 2021

Coastal Community Fund
County Buildings
Wellington Square
AYR KA7 1DR

COASTAL COMMUNITIES FUNDING APPLICATION – TROON WATER SPORTS CENTRE HUB

We, as a committed community-based body, enthusiastically support Troon Water Sports Centre project and fully endorse this application for Coastal Communities funding.

The approval of the members of Troon Community Council for this project and funding application hopefully will assist in the support and development of a facility in Troon which will have tangible benefits to the health and wellbeing, economic and water safety of the area and general public.

Public response from the Troon Together Consultation in 2019 has shown a big support, one which we are happy to reinforce, for a community space for water sports and a general recreational hub.

Since 2019, COVID-19 has had a huge effect on people with illness and lockdowns, as well as a dramatic increase on social isolation, mental health problems and increased stresses. The Scottish Index of Multiple Deprivation (SIMD) already shows that this area of Troon has a higher category of deprivation within the housing population with High Decile 1-3 families identified. The proposed water sports hub sits in a central location which can be best utilised to work towards reducing barriers to opportunity, skills development and improving health and wellbeing issues.

Barassie beach is an ideal natural location with perfect conditions for water sports and coastal recreation. Troon's geographical coastal location on the Firth of Clyde combines a unique open grass space at Barassie, beautiful sandy beaches and a place for families and young people to enjoy organised, structured outdoor learning and training opportunities on the water and the coast.

This facility will bring in much needed visitors to the area and revitalise our local community and town centre.

A Community Coastal Sports Hub is the favoured response from all local surveys of residents and visitors, and this Project will fulfil all that criteria.

We, as TROON COMMUNITY COUNCIL, sincerely hope that our letter of endorsement will be regarded most favourably in support of the grant application intention to create an unique coastal space for Ayrshire and Troon.

Helen Duff
Chairperson
TROON COMMUNITY COUNCIL

Via email 31- May, 2021

Dear Vincent McQuirter,
TWSC

Troon Water Sports Centre Project

Thank you for seeking my support over the previous months and I look forward to developing this project over future months with you and enjoying some water time too.

I have worked with the TWSC Group to review appraise and development a Mini-Project MasterPlan for the project which was a little at sea when I came onboard some four months ago to assist. AN intensive review of lessons learns across the sector in the UK focussing on market sector locations that are in Scotland in North Wales – PTS Surf School Rhyl – creates succinct Built and Business Plans models that are robust, resilient and in 8-years have proven sustainable.

These Conceptual Projects commence with a VW Van, surfers on the beach, moving into an empty Council Toilet Block and with 3-years progress to a mix of existing, new and annex facilities that are progressively connected to public services. The evolving facilities grow with the business – they are not provided, and the business expands into them – this mimics the Business Plan model and fosters security for the group, club or business; while continuing to sustain the kite surfing and coastal activity users along with their Key Stakeholder Users to create a Unified Community Facility that remains viable, vibrant and self-sustaining 8 years on.

The Community and Social Inclusive nature while embedded from the outset, indeed it is what creates the demand in the first instance, is nurtured and fostered through the early life as agencies, authorities work together to put in place the specialist training, certification and approvals in a professional, planned manner to blend into a Strategic Step-Up for the Local and wider Community.



Attn:
Coastal Community Fund,
c/o County Buildings,
Wellington Square,
Ayr, KA7 1DR

Coastal Communities Funding Application – Troon Water Sports Centre Hub

To whom it may concern,

I am writing as a resident of Troon since the early 1980s to express my support for the Troon Water Sports Centre project and the application for monies from the Coastal Communities fund.

I am a regular visitor to Troon's beaches both at North Shore and South Beach and have watched the numbers of wind- and kite-surfers (and now paddle-boarders and wild-swimmers) grow significantly over the years. A changing/storage facility for those using Troon's coastal waters is long overdue and I am delighted to see this initiative moving forward, particularly in the proposed location at Barassie which has for so long been a site crying out for development.

The Watersports Centre, combined with the natural beauty of the location, views from our shores, and the nearby town-centre facilities, will make Troon the destination of choice for these enthusiasts. Word spreads quickly amongst such tight communities of interest and I would be surprised and disappointed if this endeavour did not result in attracting many new visitors who in turn will contribute to the post-pandemic recovery of our town.

The Covid pandemic has impacted negatively on a great number of people as increases in social isolation and loneliness exacerbate mental health problems and magnify personal stress. My understanding – and experience – is that getting out and about and interacting with the environment around us does much to alleviate this effect; a Watersports Centre will provide a much-needed facility for those whose outdoors interests are focussed on the sea.

I can see no 'down-side' to this initiative and have no hesitation in giving it my whole-hearted support.

Yours faithfully,
Jas. Cooper

For the Attention of:

Coastal Community Fund,
County Buildings,
Wellington Square,
Ayr, KA7 1DR

Troon Community Council

Coastal Communities Funding Application – Troon Water Sports Centre Hub

My name is Grant Clayton and I am the owner of **Kitesurf Scotland** based here in Troon/ Barassie. Our school is the biggest Kitesurfing water-sports school in the country and we are in full support of the Troon Water Sports Centre Project and wish to endorse this application for Coastal Communities funding.

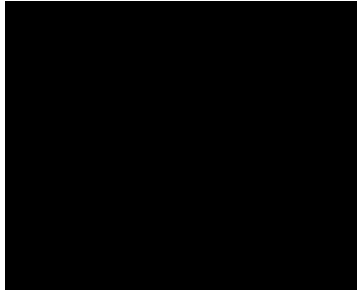
Having a water sport facility on Barassie North Shore is well and truly overdue. Troon/ Barassie is used by various water-sports users and is ranked by Red Bull as the 4th best Kitesurf location in the UK; this is due to the fact the wind is reliable, safe and not to also mention our very safe bay/shallow bay which make it great for learning ALL types of water-sports.

Since 2019, COVID-19 has had a huge effect on people with various illness. The multiple lockdowns have caused a dramatic increase in mental health problems and it has been proven through numerous studies that outdoor water-sports help mental well-being as they promote a healthy and positive lifestyle. All water-sports have seen a massive boom in development since ease of lockdown.

Our team at Kitesurf Scotland would greatly benefit from a water-sports centre. Our goal this year, and the foreseeable future, is to start incorporating engagement with the primary schools and high schools throughout South Ayrshire. Engaging and delivering beach style activities such as: trainer kite flying on the beach, kitesurfing lessons, wind winging lessons and also stand up paddle boarding. We would also like to have the return of the Scottish Windfest and also the British Kitesurfing Championships, all this is possible with the utilisation of a Hub.

We have a simply stunning coastline here in Troon which is extremely under developed with regards to a lack of facilities. If you were to travel to South Coast England, to the likes of Devon or Cornwall, all locations are thriving in water-sports - like Troon is - yet, all have fantastic facilities which are a huge asset to the area.

Barassie Beach is an ideal natural location with perfect conditions for water sports and coastal recreation. Troon's geographical coastal location on the Firth of Clyde provides large



To whom it may concern,

Reference – Water sports/Paddling Hub at Barrasie Beach – Grant application

I am writing in support of the current grant application that has been submitted to South Ayrshire Coastal Communities Fund, for the funding, purchase and refit of shipping containers which will act as the Hub's headquarters and operational base.

As a Troon resident, Paddle-boarder and regular user of the Troon and Barrasie coastal area this Hub is going to be transformational for not only the water sports community within the area, which extends beyond Stand Up Paddle-boarding (SUP) and into sea kayaking, Kite Surfing and Scuba clubs, to name just four. Given my full support of this application, I wish to provide you with more details on the positive impact that this grant will have.

The effect of COVID-19 and the lockdowns that were imposed, has been dramatic on all communities. Social isolation issues have risen, as have adults that have battled to cope with increasing stresses, leading to mental health issues that could be contributed in part to a breakdown in the feeling of a community. A lack of people on the streets and beaches, shops closed, community groups unable to meet indoors, relationship breakdowns, job losses, et al.

In spite of these challenges, the water sports and outward bound community has exploded in numbers as people search for a more balanced life. This has also been brought about by the realisation from employers that many people can in fact work from home effectively and productively and that a normal 9-5 hourly day wasn't always the only link to success – both in business and from a staff wellbeing perspective. Many people now have a varied working pattern and make their work operate around their own needs, in order to maintain the correct and healthy balance. In light of this, a Hub located where it is would be potentially be accessed and used throughout the working day and into the evening. The beauty of the area and the respect that the community has for the beach, seas and waterways, would allow the Hub to grow and become an integral part of the positive well-being and collaborative feeling within the local and wider community.

The SUP community on just one Social Media Facebook group itself, just since December 2020, has grown from 600 to over 1000 in 5 months. The age range of the SUP community is from 5 to 85, so this figure of 1000 + will be higher in reality given a good percentage of over 65's and children are not 100% active on social media outlets such as Facebook. I cannot talk with confidence in relation to the Kite Surfing community, but having been a resident in Troon I have personally seen the numbers of



Contact – John Irvine, Chairman

07478507750

Troon Community Sport Hub fully support Troon Water Sports Centre with the development of a facility in the town. We have no doubt that it would be fully utilised by members of the Troon community and surrounding district.

As Chairman of the local community Sports Hub, I can speak confidently in support of our entire committee and members of our support for this initiative.

Troon and Barassie beach in particular is an ideal location for a water sports centre hub. A centre that can utilise the perfect conditions that exist naturally for water sports and coastal recreation. Very few locations exist on the Firth of Clyde combining, open grass space, winds, tides, sandy beaches, sheltered teaching areas for novices and young people and close to town centre location. The surfing and kiting community and general water and beach sport user groups have long advocated for a water sports facility to base activities and develop community maritime recreational opportunities.

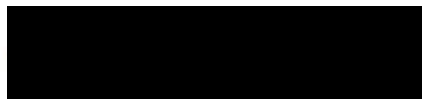
The effect of COVID-19 and the lockdowns has seen a been dramatic increase on Social isolation mental health problems and increased stresses related issues.

Coastal Communities funding for this project will kick start this project and galvanise the strong experienced team behind it to fulfil their long ambition of creating a bespoke innovative community water sports facility.

Troon Sports Hub members will work in partnership with the project team to fully maximise the potential of a water sports Centre Hub.

I hope our letter of support will help with the grant application to create a unique community space for Troon and all of Ayrshire.

Best regards



John Irvine - Chairman



21 Jan 22

Attn:
Mr Robin Jamieson,
Team Leader Community Asset Transfer
Asset Management
c/o County Buildings,
Wellington Square,
Ayr, KA7 1DR

Troon Water Sports Hub and Community Cafe

Dear Sir,

I am writing to express my support for the Troon Water Sports Hub and Community Café project and the application for Community Asset Transfer.

I am a regular visitor to Troon's beaches both at North Shore and South Beach and have watched the numbers of wind- and kite-surfers (and now paddle-boarders and wild-swimmers) grow significantly over the years. A changing/storage facility for those using Troon's coastal waters is long overdue and I am delighted to see this initiative moving forward, particularly in the proposed location at Barassie which has for so long been a site crying out for development.

The Hub, combined with the natural beauty of the location, views from our shores, and the nearby town-centre facilities, will make Troon the destination of choice for these enthusiasts. Word spreads quickly amongst such tight communities of interest and I would be surprised and disappointed if this endeavour did not result in attracting many new visitors who in turn will contribute to the post-pandemic recovery of our town.

The Covid pandemic has impacted negatively on a great number of people as increases in social isolation and loneliness exacerbate mental health problems and magnify personal stress. My understanding – and experience – is that getting out and about and interacting with the environment around us does much to alleviate this effect; a Water Sports Hub with Community Café and event space will provide a much-needed facility for those whose outdoors interests are focussed on the sea.

This facility will be greatly welcomed by people with long term conditions and disabilities, who often find that a lack of changing/toilet and other facilities as described above, can be a barrier to them getting involved in something new that is positive for their wellbeing.



19th January 2022

Attn:
Mr Robin Jamieson,
Team Leader Community Asset Transfer
Asset Management
c/o County Buildings,
Wellington Square,
Ayr, KA7 1DR

Troon Water Sports Hub and Community Cafe

Dear Sir,

I am writing to express my support for the Troon Water Sports Hub and Community Café project and the application for Community Asset Transfer.

This development opportunity would offer a wonderful community resource for local people. I am an established Yoga teacher in Troon and know that the potential community space at the proposed Water Sports Hub would be a haven for my existing and new students. It would be fantastic to be able to be part of the community using such a facility and I am confident I could bring people to the centre, not just for regular Yoga classes but to use the café and other activities on offer.

The Hub, combined with the natural beauty of the location, views from our shores, and the nearby town-centre facilities, will make Troon the destination of choice for these enthusiasts. Word spreads quickly amongst such tight communities of interest and I would be surprised and disappointed if this endeavour did not result in attracting many new visitors who in turn will contribute to the post-pandemic recovery of our town.

The Covid pandemic has impacted negatively on a great number of people as increases in social isolation and loneliness exacerbate mental health problems and magnify personal stress. My understanding – and experience – is that getting out and about and interacting with the environment around us does much to alleviate this effect; a Water Sports Hub with Community Café and event space will provide a much-needed facility for those whose outdoors interests are focussed on the sea.

Yours faithfully,

Ange Dickson