

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 17 January 2023**

**Subject: Troon Water Sports Club Community Asset Transfer
Under Part 5 of the Community Empowerment
(Scotland) Act 2015**

1. Purpose

- 1.1 The purpose of this report is to present the Cabinet with the proposed Community Asset Transfer of land at Barassie shore (near Barassie public conveniences) by 50 year lease to Troon Water Sports Club (TWSC).

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 approves the 50 year lease of land at Barassie shore (nr. Barassie public conveniences) as shown in the plan forming Appendix 1, under Part 5 of the Community Empowerment (Scotland) Act 2015 to Troon Water Sports Club SCIO for the initial sum of £100 (One Hundred Pounds) Sterling per annum for the first 5 years and subject to review thereafter for the reasons detailed in Appendix 2 and subject to the conditions detailed in Appendix 3;

2.1.2 requests that a Common Good consultation is carried out in terms of the Community Empowerment (Scotland) Act 2015 Section 104 on the proposed lease to Troon Water Sports Club SCIO; and

2.1.3 notes that, if there are no responses to the consultation or if the responses are neutral or wholly in favour of the proposals, the Head of Legal and Regulatory Services will thereafter petition the court under section 75(2) of the Local Government (Scotland) Act 1973 for authority to lease the ground to Troon Water Sports Club SCIO.

3. Background

- 3.1 Section 82 of the Community Empowerment (Scotland) Act 2015 ('the Act') states that where an asset transfer request is made by a community transfer body (CTB) to the Council, the Council must decide to agree to or refuse the request. Under subsection (5), the Council must agree to the request unless there are reasonable grounds for refusing it.

- 3.2 Troon Water Sports Centre SCIO SC047691 (TWSC) have requested a 50 year lease of the asset outlined in Appendix 1, located near to Barassie Public Conveniences, which is presently open/green space for the purposes of erecting a 'water sports hub'. TWSC have made this request through the Community Asset Transfer (CAT) process in accordance with the Act.
- 3.3 The proposed water sports hub building is for the purposes of: equipment storage; showers, WC, and changing facilities; café; education spaces; equipment wash down etc. Drawings are shown in Appendix 4 p27-28, p140-143 . Planning Permission was granted at South Ayrshire Council's Regulatory Panel of 15 September 2022 Appendix 4 p118.
- 3.4 TWSC is a Scottish Charitable Incorporated Organisation (SCIO) as required by Section 80 of the Act and an eligible community transfer body as defined in section 77 of the Act and a community-controlled body as defined in section 16 of the Act. In terms of their Constitution (Appendix 4, p76 clause 110), on winding up of TWSC, any surplus property or assets are to be transferred to charitable bodies or groups with purposes closely resembling the purposes of TWSC. TWSC has been a registered charity since 31 August 2017.
- 3.5 The site is owned by South Ayrshire Council.

4. Proposals

- 4.1 TWSC has submitted a formal community asset transfer request for a 50-year lease of the asset in accordance with the Act and the application form, business plan and supporting documentation submitted to support the application can be viewed on pages 3-43 in Appendix 4. The request was validated by the Council on 31st July 2022.
- 4.2 An independent valuation of the asset was undertaken on 26 August 2022 by Valuation Office Agency and the opinion of the valuer is that the market value of the requested asset is £9,500 (Nine Thousand Five Hundred Pounds) [page 54 of Appendix 4] and market rent £500 (Five Hundred Pounds) per annum. Whilst more than 6 months have elapsed since the valuation, given prevailing planning policy, the small scale of the site, the relatively low valuation, and the cost of commissioning a 2nd valuation, the Council is of the opinion that there is no need, nor would it represent best use of Council funds, to undertake a 2nd valuation.
- 4.3 TWSC have offered rent of £100 per annum (pa) (Appendix 4, p8) for the lease, which represents a £400 per annum discount from market rent. As the land has been valued at £9,500, it falls below the threshold (£10,000) for the application of the Disposal of Land by Local Authorities (Scotland) Regulations 2010. However, in terms of Best Value requirements, the Council is required to consider whether the discount requested is justified, reasonable and proportionate. Having regard to the likely benefits to economic development, public health and social well-being (see paragraph 4.6 below), the Community Asset Transfer Advisory Group recommend the Council offer the lease at £100 pa for the initial 5 years followed by a rent review at year 5, and every subsequent 5 years, to open market rent, and subject to conditions to protect the discount as detailed in conditions 3, 4, 5 6 and 8 contained in Appendix 3.

- 4.4 TWSC has also requested a right of access to the site as outlined in Appendix 1. A 'hard pack' 2 metre, wide publicly accessible, pedestrian path (Appendix 4, p27) meeting the all abilities standard as per the 'Countryside for All Good Practice Guide' compiled by the Fieldfare Trust. This path is to be made up and maintained by TWSC along the right of access. The general public will retain all existing rights of way and access to the existing paths crossed by this right of access. The foregoing forms condition 7 in Appendix 3.
- 4.5 TWSC's reasons for making the request and intended use are summarised below and further detail is provided in the request in pages 3-43 of Appendix 4.
- 4.5.1 To use the site to develop and run a 'water sports hub', drawings of which are shown in Appendix 4 p140-143 The building will be constructed from shipping containers in order to manage costs and expedite the construction process.
- 4.5.2 In acquiring and developing the facility, it is anticipated that TWSC will provide the following core facilities: Heated indoor changing facilities including WC, shower and sink; outdoor Pay as you Go Showers Equipment Storage area; beachside café; training facility/community space for hire; dog wash area; air compressor; electric bike charging and bicycle maintenance. Services provided, in conjunction with 3rd parties include: kitesurf, stand up paddle board, windsurf instruction and rental; team building; wetsuit rental; marine and environmental awareness; wellbeing activities; open water swimming sessions; water safety sessions.
- 4.5.3 TWSC propose a membership fee of £45 per year Appendix 4 p20. TWSC have recently delivered activities through Active Schools and Thriving Communities under the 'Get into Summer' campaign. Local young people from across South Ayrshire and Ukrainian refugees were involved in coastal rowing, stand up paddle boarding, rock climbing, land based kite instruction and rigging sessions as well as water safety lessons with the RNLI. TWSC have engaged Active Schools Outdoor Learning who wish to regularly use the Water Sports Hub to deliver outdoor education opportunities (Appendix 4 p148-153)..TWSC plan to work in partnership with The Outdoor Partnership (Ayrshire) who will help fund and organise activities and are a member of the South Ayrshire Sports Hub Network. Over the last two years TWSC have engaged with youth organisations in Ayr, Troon, Dundonald, Barassie, Symington and Prestwick and have worked with Thriving Communities to do so on themes of outdoor learning, beach and water based health and wellbeing. TWSC project a community benefit fund of £500 per month in year 1; £600 per month in year 2; and £700 per month in year 3 (Appendix 4 p29-31). These resources will be used by TWSC to provide activities to people and communities who may otherwise struggle to access outdoor activities (Appendix 4 p151)
- 4.6 TWSC has outlined how they consider the proposal will promote or improve the following:
- 4.6.1 Economic Development – the proposal would be likely to benefit the visitor economy and would be complementary to South Ayrshire Council Events and Tourism Strategy.

- 4.6.2 Public Health and Social Wellbeing – the facility will be likely to increase capacity and accessibility of water sports facilities to members and the general public thus improving participants health and wellbeing and offering social opportunities for participants.
- 4.7 TWSC have outlined evidence of community support in pages 33-43, 78-90 of Appendix 4.
- 4.8 In accordance with Regulation 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016 – publication of asset transfer requests, the asset transfer request and documents accompanying it were published on the Council’s website and a copy of the notice of the asset transfer request was put up at the site. The public consultation period was undertaken between 22 August 2022 and Friday 23 September 2022 (Appendix 4, p135). No representations were received.
- 4.9 In accordance with the Town and Country Planning (Scotland) Act 1959 Section 27 (2A) (as amended details of the proposed disposal by way of lease were published in local newspapers for two consecutive weeks (18 October 2022 to 1 November 2022) (Appendix 4, p136). No representations were received.
- 4.10 An assessment of Subsidy Control has been undertaken and any discount on market value would not constitute Subsidy Control as the proposal and its activities will serve only a distinct, very local market, with minimal possibility of intra-community trade and without competition, so is not considered to involve a subsidy which is capable of having an effect on competition or investment within the UK, or trade or investment between the UK and another country or territory.
- 4.11 The Council has investigated the title to the land and has obtained an Opinion from King’s Counsel that the land is considered to have Common Good status. It forms part of pre-1973 Burgh property, having been acquired by the Burgh of Troon in 1938. No evidence has been found to date that the land was acquired for a statutory purpose. The land is used as general open space for public recreation and for access to the beach. Although the property is not currently listed in the Common Good account, this is not determinative of Common Good status.
- 4.12 The Council would be required to carry out a public consultation on the proposed lease under section 104 of the Community Empowerment (Scotland) Act 2015 (Disposal and use of common good property: consultation). As a question could be said to arise under section 75 (2) of the Local Government (Scotland) Act 1973 as to the right of the Council to grant the lease, court authority would be required. These requirements have been included as conditions in Appendix 3.
- 4.13 Following on the consultation exercise, if objections are received to the proposed Lease, a further report will be brought back to Cabinet to allow Cabinet to consider the objections. If, however, there are no responses to the consultation or if the responses are neutral or wholly in favour of the proposals, the Head of Legal and Regulatory Services will petition the court under section 75(2) of the Local Government (Scotland) Act 1973 for authority to grant the lease.
- 4.14 There are title restrictions which require the Council to obtain the consent of the Trustees of the Duke of Portland to the development of the land. The sole Trustee, the Welbeck Estates Company (Title) Limited, has been contacted and has indicated it will consent to the proposals.

- 4.15 The Council's Community Asset Transfer Advisory Group has undertaken a robust evaluation of the request and recommended that the request be granted. The analysis is detailed in Appendix 5.
- 4.16 In accordance with best practice the Council undertakes a parallel analysis of possible 'alternative proposals' to the asset transfer. The Community Asset Transfer Advisory Group has undertaken a robust evaluation of alternative proposals and considers that TWSC's proposal is stronger than the alternatives. This assessment is detailed in Appendix 5 – Annex 1.
- 4.17 TWSC propose to fund the rental costs from their operating income and that the project will be self-sustaining from membership fees, facility lets, and café income. Appendix 4 p29-31
- 4.18 TWSC estimate full build costs at £150,000. TWSC have been awarded £45,000 by South Ayrshire Council under the 'Place Based Investment Programme' towards the project. TWSC have identified the following prospective funders: Robertson Trust, Big Lottery, Mikel Fund, Foundation Scotland, Henry Smith Foundation, Esmee Fairbairn Foundation (Appendix 4, p148).
- 4.19 TWSC are not eligible for, and have not requested, a capital grant from the Advancing Community Assets Fund.
- 4.20 It will be a condition of the lease that TWSC shall develop the subjects within 2 years of the date of entry and the Council shall have the option to terminate the lease should the subjects not be developed and in beneficial use within this timescale (condition 5 in Appendix 3). Once developed, TWSC shall be obliged to occupy and use the subjects for the approved community use during the period of the lease and should they fail to do so the Council will have the right to enforce the terms of the lease or to terminate the lease (condition 6 in Appendix 3). On winding up of TWSC, the Council will have the option of terminating the lease and resuming possession of the subjects, in terms of condition 8 in Appendix 3.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements. If no responses are received to the Common Good consultation, or if the responses are neutral or wholly in favour of the proposals, the Head of Legal and Regulatory Services will petition the court under section 75(2) of the Local Government (Scotland) Act 1973 for authority to grant the lease. Thereafter if TWSC wish to proceed with the 50- year lease, they have a period of 12 months from the date of the decision notice within which to submit to the Council an offer to lease the property.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 A revenue receipt of £100 pa will be received by the Council's Troon Common Good account in the first five years of the lease, followed by 5 yearly rent reviews to open market rent.

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 The risk associated with adopting the recommendations is the risk of project failure, and/or of TWSC being wound up or dissolved. However, the development and use of the land as a water sports hub within 2 years of the date of entry will be a condition of the Lease and should this condition be breached, or if at any time during the currency of the lease, TWSC is to be wound up or dissolved, the Council would have the option to declare the lease to be at an end and recover possession of the subjects.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 The risks of rejecting the recommendations emerge from the necessary adoption of an alternative proposal. Alternative proposals and the risks associated with each of these are outlined in Appendix 5 – Annex 1.

9. Equalities

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 6.

10. Sustainable Development Implications

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

11. Options Appraisal

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

12. Link to Council Plan

12.1 The matters referred to in this report contribute to Commitment 6 of the Council Plan: A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

13.1 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.

13.2 In accordance with Regulation 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016 – publication of asset transfer requests, the opportunity was made available to make representation on the application and for the applicant to respond. The public consultation period was undertaken between Wednesday 24 November and Wednesday 22 December and no representations were received.

14. Next Steps for Decision Tracking Purposes

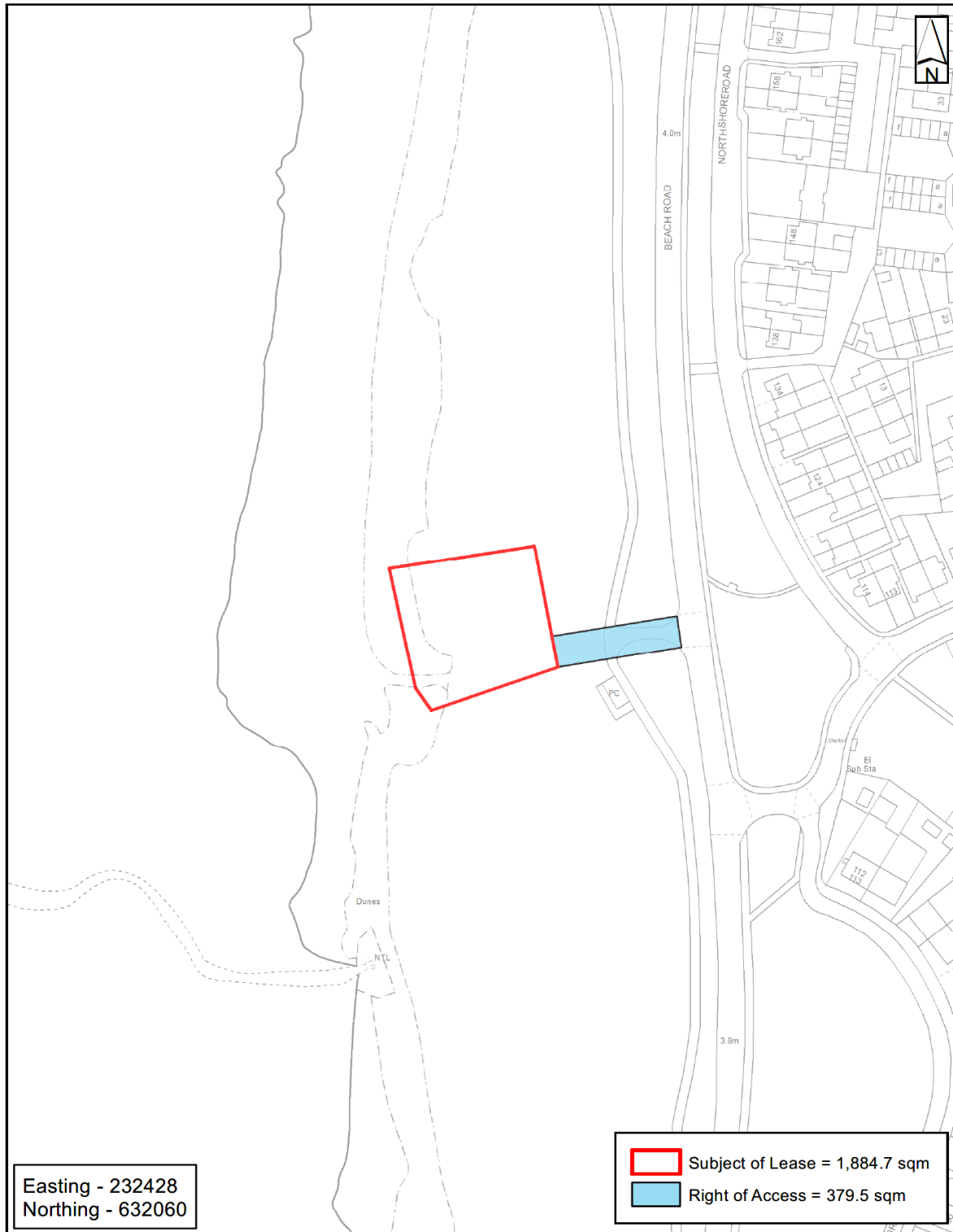
14.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to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

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Issue Decision notice	28 January 2023	Head of Legal and Regulatory Services
Conclude the lease in the event of an offer being received and in accordance with the recommendations of the report	28 July 2024	Head of Legal and Regulatory Services/ Service Lead – Asset Management and Community Asset Transfer

Background Papers **None**

Person to Contact **Tom Burns, Service Lead, Asset Management and Community Asset Transfer**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 612 845
E-mail: tom.burns@south-ayrshire.gov.uk

Date: 5 January 2023



Proposed Water Sports Hub, North Shore Road, Troon.

Scale 1:1500



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Reasons for Agreeing to the Request

1. The proposal is likely to promote or improve public health, through the provision and greater accessibility of a sports facility; social well-being, through the provision of organised sporting and recreational activity facilities for the local community; and economic development, through benefitting the visitor economy; the proposal is likely to reduce inequalities of outcome through socio-economic disadvantage by way of the engagement of the Community Transfer Body (“CTB”) with schools and community bodies in disadvantaged areas.
2. The Council has no current proposals in relation to the site beyond its existing recreational use as public open space adjacent to Barassie foreshore and is not aware of any alternative proposals. The Council has considered the benefits that might arise from alternative proposals – continuation of the status quo - and compared them to the benefits of the CTB’s current proposals. The Council considers that the CTB’s proposals offer enhanced benefits for the community as outlined above and continuation of a recreational function corresponding to the existing general usage.
3. The CTB has identified community support for the proposal from Troon Together survey results and an online consultation survey. The local MP, councillors and Troon community council also support the proposal. The CTB’s planning application was granted subject to conditions 15th December 2022 and 168 representations have been received to the development proposals; 163 supporting the proposal, 2 neutral comments and 3 objections. Neither the Public Notice under Part 5 of the 2015 Community Empowerment (Scotland) Act nor the Public Notice under the Town and Country Planning (Scotland) Act 1959 S.27 (2A) received any representations of any kind.
4. The CTB has suitable governance structures in place for decision- making to manage the asset and deliver the project in terms of its Constitution. Projected income and expenditure have been identified along with potential sources of funding. The CTB has put forward an adequate business plan and cashflow forecast relative to the scale of the project and the risk involved.
5. The projected benefits will contribute to the Scottish Government’s National Outcomes on Health and Communities: “We are healthy and active”. They will also contribute to the Council’s local outcomes in terms of the Council Plan 2018-2022: “3.1 We will enhance collaborative working to maximise support and ensure all residents have the opportunity to be healthy, supported and safe.”; “5.2a Support local community-controlled organisations to develop thriving places by empowering them to make better use of local community assets.” and “6.1 We will create a greener, healthier South Ayrshire and enhance it for future generations”. Finally, they will contribute to achieving the Council’s local outcomes in its South Ayrshire Physical Activity and Sport

Strategy, Strategic Goal 2: “There will be opportunities for everyone, at every life stage, to become involved, and remain involved, in sport and recreation.”.

6. The proposal will not have an adverse impact on the Council’s ability to deliver its functions.
7. There are obligations or restrictions which prevent, restrict or otherwise affect the ability of the Council to agree to the request. However, the Council considers that the relevant restrictions can be removed and therefore agrees to grant the request conditional on the removal of the restrictions as follows:
 - 7.1 The Council will require, under Section 104, Subsection 2, of the 2015 Community Empowerment (Scotland) Act, to publish details about the proposed disposal of Common Good property and have regard to any representations received. The Council will subsequently require to petition the court for authority to lease the Common Good property in terms of the Local Government (Scotland) Act 1973 Section 75(2).
 - 7.2 The Council will require the consent of the Duke of Portland’s Estate to the erection of buildings on the site, in terms of title conditions.
8. There are no reasonable grounds for refusing the request.

Appendix 3

Terms and Conditions

1. The lease shall be for a period of 50 years.
2. The rent shall be £100 (ONE HUNDRED POUNDS STERLING) per annum for the first five years from the date of entry, followed by a rent review at year 5, and every subsequent 5 years, to open market rent.
3. The subjects shall be developed and used for community use by the Troon Water Sports Centre (SCIO) Ayr ("TWSC"), for the advancement of public participation in sport through provision of a water sports hub facility for non-motorised water sports activities comprising changing rooms, showers (indoor and outdoor), toilets (all accessible/ parent/ child friendly), a training room/community space; an office; dry store; an ancillary community café (with kitchen and preparation area), all in accordance with planning permission granted under reference 22/00417/APP dated 22 September 2022 and any variations thereof to enhance communities, provide opportunities and increase participation in non-motorised water sports activities, as outlined in their asset transfer request and accompanying documentation lodged in support of the request. TWSC shall be permitted to host public events related to non-motorised water sports such as training days and water sports competitions. Any change in use will require the prior written consent of the Council which shall not be unreasonably withheld in the case of a proposed use which is consistent with the terms of the asset transfer request and accompanying documentation.
4. TWSC shall not assign the lease or sub-let to any third party without the prior written consent of the Council; Without prejudice to the generality of the foregoing, the Council consents to the sub-let or hiring of the community space to local groups and organisations.
5. If the proposed water sports hub has not been completed and in beneficial use within 2 years of the date of entry in the lease to TWSC, the Council will have the option (but no obligation) to terminate the lease agreement without compensation being due to or by either party by giving written notice of not less than 2 months to TWSC to that effect and to resume occupation of the subjects.
6. Once the subjects have been developed, TWSC shall occupy and use the subjects for the approved community use during the period of the lease and should they fail to do so, the Council will have the right to enforce the terms of the lease or to terminate the lease.
7. TWSC will make up and maintain a 'hard pack', 2 metre-wide footpath on the area of ground shown shaded blue on the plan forming Appendix 1, the footpath to be made up to the sight and reasonable satisfaction of the Council and to meet the 'all-abilities' standard detailed in the 'Countryside for All Good Practice Guide' compiled by the Fieldfare Trust; and members of the general public will retain all existing public rights of way and public access rights over the said footpath.

8. If at any time during the currency of the lease, TWSC is to be wound up or dissolved, the Council shall have the option in terms of the lease to declare the lease to be at an end and resume possession of the subjects on service of written notice to that effect on TWSC.
9. The grant of the Lease shall be subject to the following conditions precedent-(
 - i) a public consultation exercise shall be carried out by the Council on the proposed lease of Common Good property under the Community Empowerment (Scotland) Act 2015 section 104(2) and if objections are received, a report will be brought to the Cabinet of the Council for consideration; if no responses are received or if responses are neutral or wholly in favour of the proposals, the Council will proceed to petition the court as laid out in paragraph (ii) ;
 - ii) a successful petition made to the court for authority to lease the Common Good property under the Local Government (Scotland) Act 1972 section 75(2); and
 - iii) the grant of consent by the Duke of Portland's estate to the erection of buildings on the site, in compliance with title conditions.
10. Except where inconsistent with the above terms and conditions, the Lease will be granted subject to the terms of the Council's standard Ground lease.
11. The lease will be granted subject to such other terms and conditions as the Council's Head of Legal and Regulatory Services and Service Lead- Asset Management and Community Asset Transfer consider appropriate to protect the best interests of the Council.

Appendix 4

TWSC Community Asset Transfer Request Binder

December 2022

CAT Stage 2 Application

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

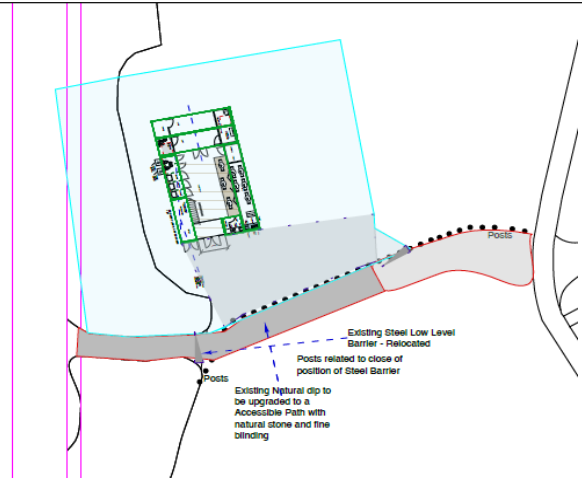
Please provide details of the Organisation making the request	
1.1 Name of Organisation (Community controlled body):	Troon Water Sports Centre (TWSC) SCIO
1.2 Address of Organisation (this should be the registered address, if you have one):	2 Golf Place, Troon, KA10 6LA
1.3 Contact Name:	Mr Frazer Wood
1.4 Position in Organisation:	Trustee
1.5 Correspondence address:	████████████████████
1.6 Postcode:	████████
1.7 Telephone Number:	████████ 5
1.8 Email address:	YES – ██████████
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>As part of the Hub's operating model, we will require the Lease Heads of Terms to include the following:</p> <ol style="list-style-type: none"> 1. Ability to hire the Community Space to local groups and organisations. 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. 3. The ability to host public events such as Training Days, and Water Sports competitions. 4. Right of access utilising existing road structure 	

	<i>and across common good land from car park to site.</i>
3.2C – Request for other rights: What are the rights you are requesting? Do you propose to make any payment for these rights? 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. <i>Please attach a note setting out any other terms and conditions you wish to apply to the request with the application submission.</i>	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**

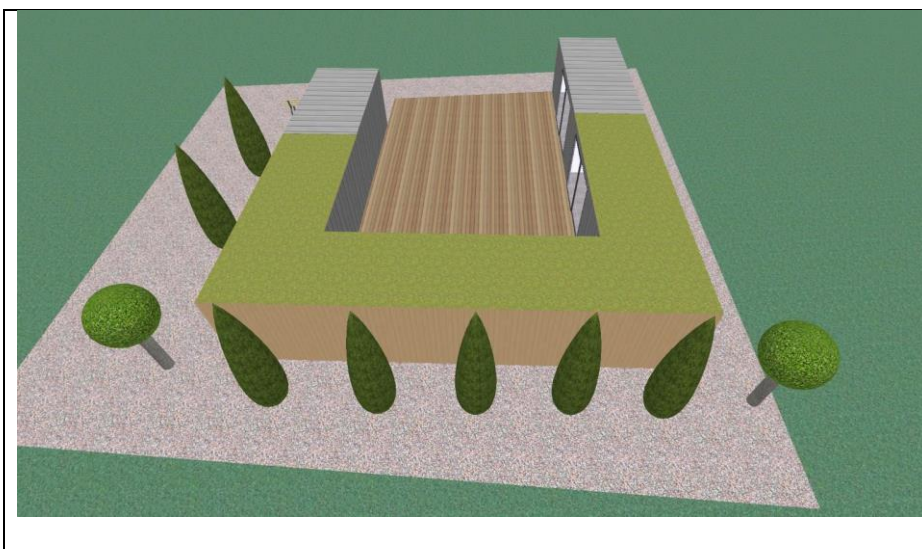
These facilities in conjunction with 3rd parties will enable the Hub to provide the following services:

- **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

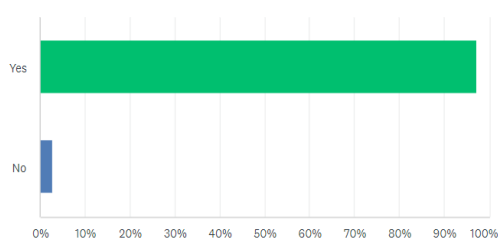
Provide copies of the evidence of support with your application

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.

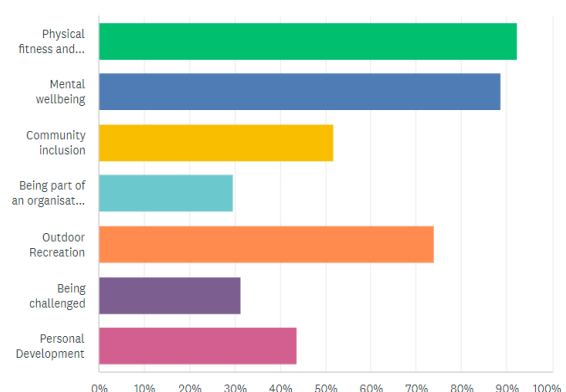
Would you use a Community Hub and Beach side Cafe on Troon's North Shore?

Answered: 1,179 Skipped: 2



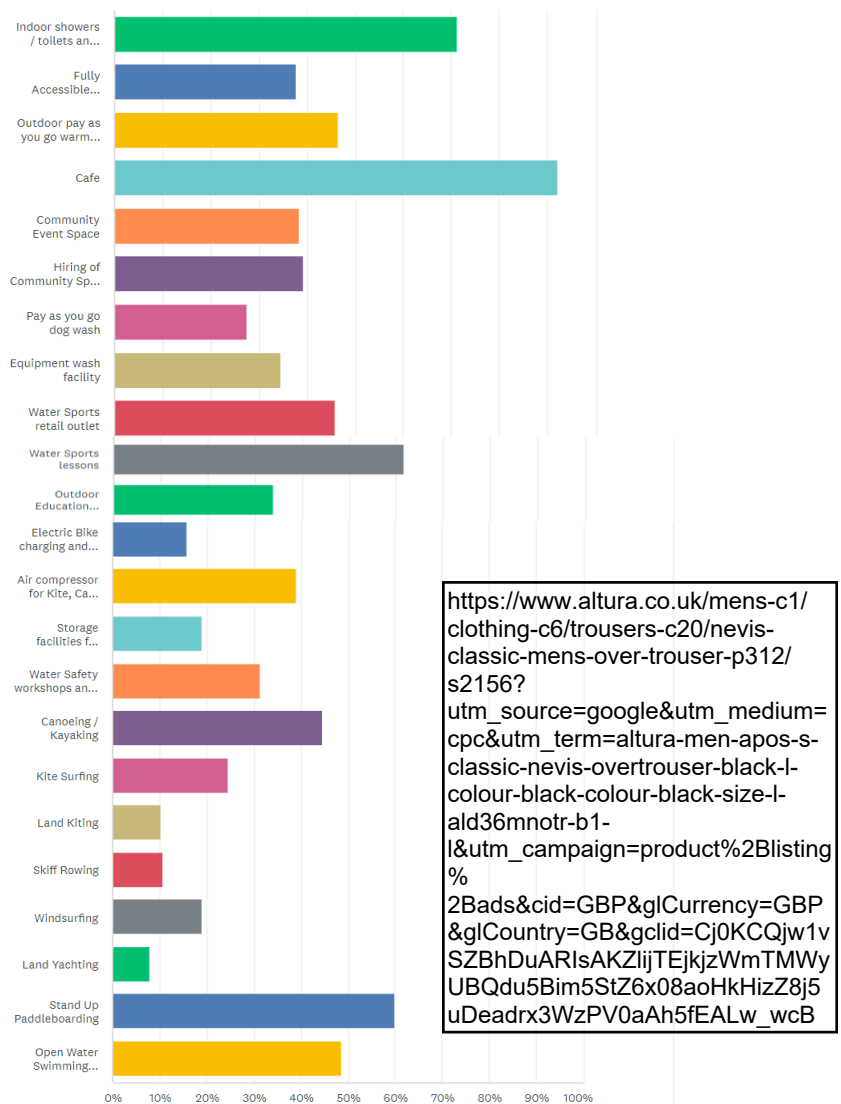
What health and wellbeing aims are important to you?

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:	Santander
Bank address:	99 High Street, Ayr, KA7 1NE
Sort code:	090129
Account number:	20537447

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)

Funder	Amount of award	Period of award
<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
	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:	<i><signed electronically></i>
2nd office bearer	
Name:	<i>Mr Vincent McWhirter</i>
Address:	
Date:	<i>17 Feb 22</i>
Position:	<i>TWSC Chairperson</i>
Signature:	<i><signed electronically></i>

CHECKLIST OF ACCOMPANYING DOCUMENTS

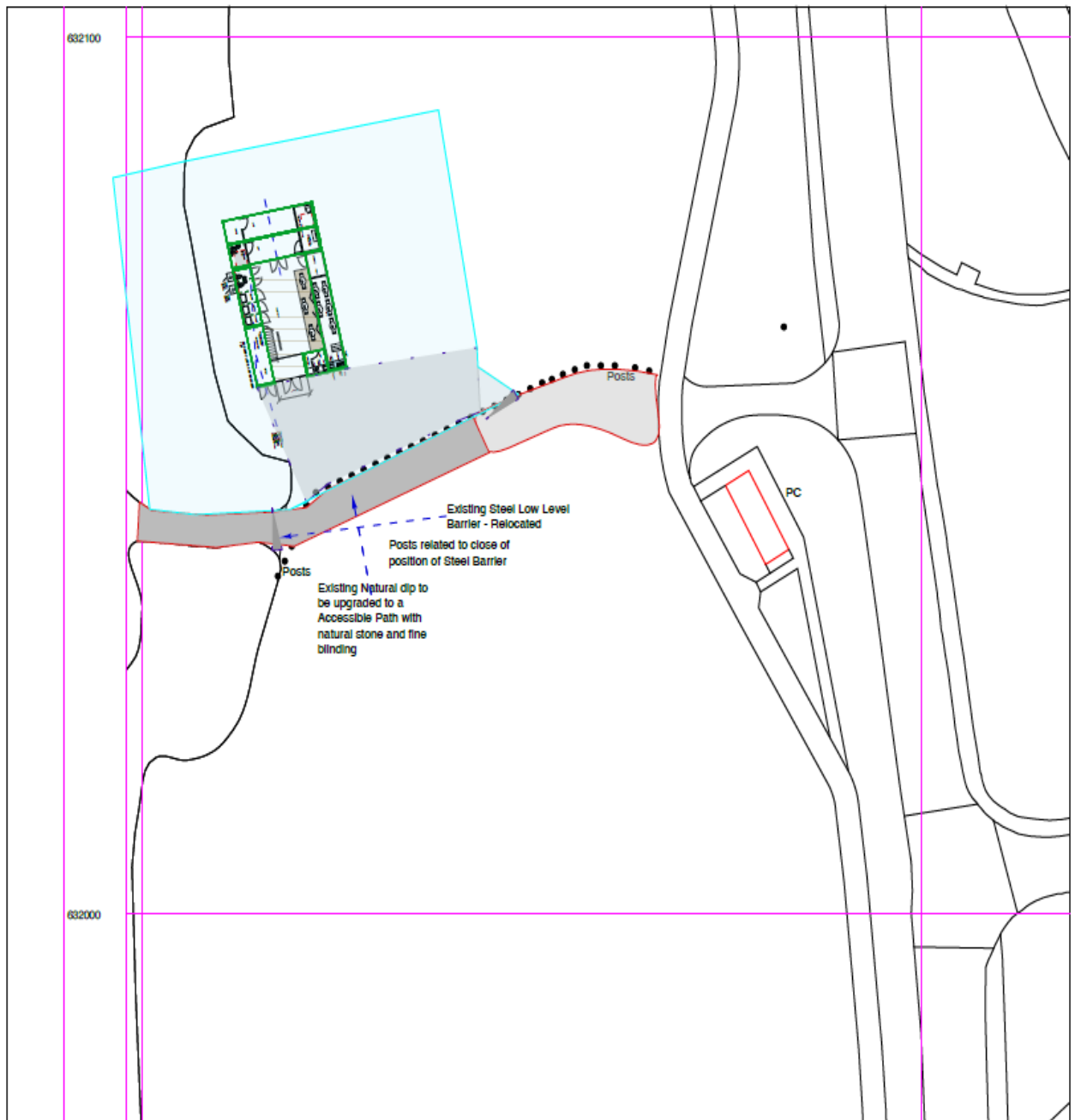
Please provide details of all documents which you are including with your proposal. All documents submitted electronically should be named clearly referencing the name of your organisation e.g. ABCorg/Business Plan2020, ABCorg/Constitution etc

<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>

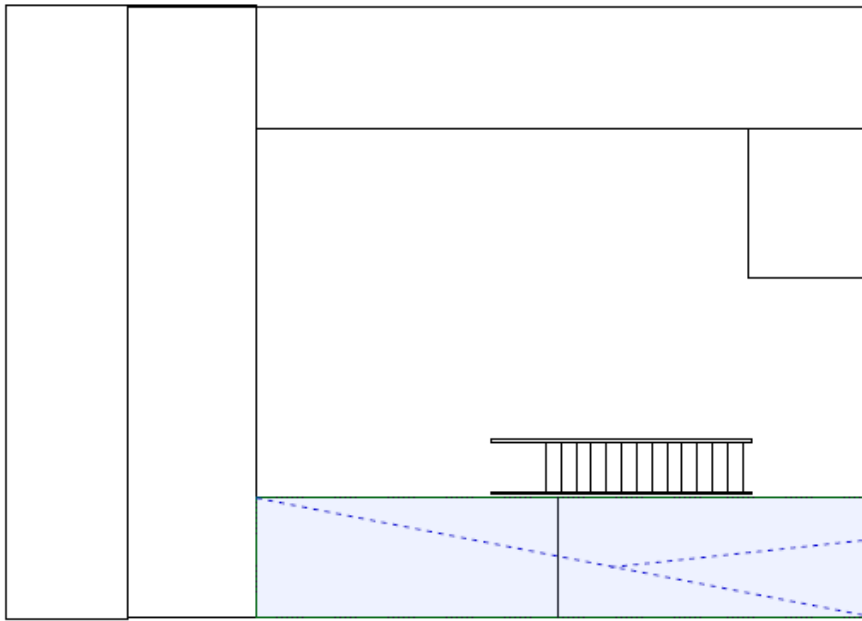
Appendix A – Site Block Plan

OS Grid Ref: NS 3241 3207

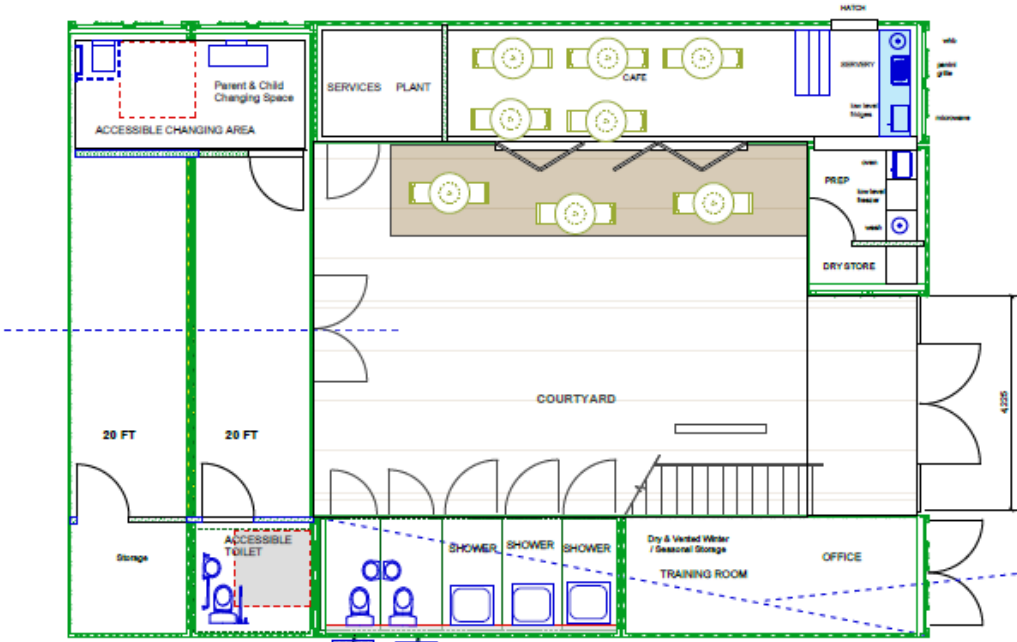
Lat/Long 55°33'12"N 4°39'30"W



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> <div style="display: flex; justify-content: space-around; align-items: center;">   </div>
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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:

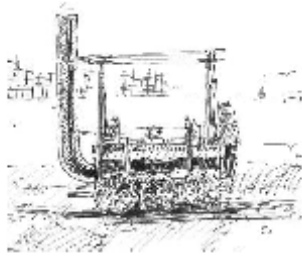
Funding organisers for Coastal Communities:

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: helen_duff@live.co.uk

Vice Chairperson: Mr Douglas Graham
e-mail: dougiekate@gmail.com

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.

I would therefore suggest that costings for this Conceptual Business Plan driven model are set out in broad scoping terms as:

Planning Consent and Building Warrant say £ 5000

Temporary – protected Connection to Public Services – Water and Drainage – Say £ 10,000
Including Hire of Generator and Portaloo as required
Acquisition and Setting Down of Two Second-hand Portacabins Say £ 10,000

Price procurement and Design contingency included within a narrow Post-Covid Setting.

[REDACTED]
Troon
[REDACTED]

28.5.21

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

Mr Peter D Yetton RN (Rtd)



Troon

South Ayrshire



25th May 2021

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 Barassie 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

62 Barassie Street
Troon
KA10 6LY



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

A handwritten signature in blue ink, appearing to read "John Irvine".

John Irvine - Chairman

Melanie McLean
The Wellbeing Revolution
4 Burn O'Need Way
Catrine
Mauchline
KA5 6EP

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.



Ange Dickson
Yoga71 with Ange
124 Bank Street
Irvine KA12 0NF
yogawithange@outlook.com
0781 4487281

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

Site Valuation



Valuation Office
Agency

DVS Property Specialists
for the Public Sector

Valuation Report for
Land at North Shore
Road,
Troon
KA10 6RA



Report for:
Robin Jamieson
South Ayrshire Council

Prepared by:
Craig W Murray MRICS
Senior Surveyor
RICS Registered Valuer
DVS

Tel: 03000 502 762

craig.w.murray@voa.gov.uk

Case Number: 1801180

Client Reference: PON 5737538

Date: 26 August 2022

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1. Introduction

I refer to our correspondence dating from 28 April 2022 and my Terms of Engagement dated 22 July 2022.

I have inspected and valued the property and I am pleased to report to you as follows.

2. Valuation Parameters

2.1 Identification of Client

This report has been produced at the instruction of South Ayrshire Council.

2.2 Purpose of Valuation

The valuations are required to assist with either the creation of a lease or a proposed off market disposal. I understand that the interested party intend to develop a water sports hub on the site.

2.3 Subject of the Valuation

The property to be valued comprises an area of land at North Shore Road, Troon. It is outlined in red in the plan attached in the appendix.

2.4 Date of Valuation

The date of valuation is 26 August 2022.

Please note that values change over time and that a valuation given on a particular date may not be valid on an earlier or later date.

2.5 Confirmation of Standards

The valuation has been prepared in accordance with the professional standards of the Royal Institution of Chartered Surveyors: RICS Valuation – Global Standards and RICS UK National Supplement, commonly known together as the Red Book.

Compliance with the RICS professional standards and valuation practice statements gives assurance also of compliance with the International Valuations Standards (IVS).

Measurements stated are in accordance with the RICS Professional Statement '**RICS Property Measurement' (2nd Edition)** and, where relevant, the **RICS Code of Measuring Practice (6th Edition)**.

2.6 Agreed Departures from the RICS Professional Standards

There are no departures beyond those restrictions on the extent of investigations and survey, and the assumptions, stated below.

2.7 Basis of Value

The basis of value adopted is Market Value which is defined at VPS 4, para 4 as:

'The estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'

The basis of value adopted is Market Rent which is defined at VPS 4, para 5 as:

'The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.'

2.8 Special Assumptions

The following agreed special assumptions have been applied:

- The valuations assume that planning permission for the proposed use has been granted and that access and servicing is available.

2.9 Nature and Source of Information Relied Upon

In addition to relying upon VOA held records and information, I have assumed that all information provided by, or on behalf of you, in connection with this instruction is correct without further verification – for example, details of tenure, tenancies, planning consents, etc.

My advice is dependent upon the accuracy of this information and should it prove to be incorrect or inadequate, the accuracy of my valuation may be affected.

- Land disposition plan
- Troon Water Sports Centre Scheme Action Plan
- Scottish Water Consultation - Project Design Statement
- Hub Footprint Plans
- Draft Block Plan
- Roads Consultation – Project Design Statement

2.10 Date of Inspection

The property was inspected on 27 July 2022 in dry, sunny weather.

2.11 Extent of Investigations, Survey Restrictions and Assumptions

An assumption in this context is a limitation on the extent of the investigations or enquiries undertaken by the valuer. The following agreed assumptions have been applied in respect of your instruction, reflecting restrictions to the extent of our investigations.

- Such inspection of the property and investigations as the Valuer considered professionally adequate and possible in the particular circumstance was undertaken. This comprised undertaking a walk across the subject land.
- No detailed site survey, building survey or inspection of covered, unexposed or inaccessible parts of the property was undertaken. The Valuer has had regard to the apparent state of repair and condition and assumed that inspection of those parts not inspected would neither reveal defects nor cause material alteration to the valuation, unless aware of indication to the contrary. The building services have not been tested and it is assumed that they are in working order and free from defect. No responsibility can therefore be accepted for identification or notification of property or services' defects that would only be apparent following such a detailed survey, testing or inspection.
- It has been assumed that good title can be shown and that the property is not subject to any unusual or onerous restrictions, encumbrances or outgoing.
- It has been assumed that the property and its value are unaffected by any statutory notice or proposal or by any matters that would be revealed by a local search and replies to the usual enquiries, and that neither the construction of the property nor its condition, use or intended use was, is or will be unlawful or in breach of any covenant.
- Valuations include that plant that is usually considered to be an integral part of the building or structure and essential for its effective use (for example building services installations), but exclude all machinery and business assets that comprise process plant, machinery and equipment unless otherwise stated and required.
- It has been assumed that no deleterious or hazardous materials or techniques were used in the construction of the property or have since been incorporated. However where an inspection was made and obvious signs of such materials or techniques were observed, this will be drawn to your attention and captured in this report.
- No access audit has been undertaken to ascertain compliance with the Equality Act 2010 and it has been assumed that the premises are compliant unless stated otherwise in this report.
- No environmental assessment of the property (including its site) and neighbouring properties has been provided to or by the VOA, nor is the VOA instructed to arrange consultants to investigate any matters with regard to flooding, contamination or the presence of radon gas or other hazardous substances. No search of contaminated land registers has been made.

However, where an inspection was made and obvious signs of contamination or other adverse environmental impact were visible this will have been advised to you, further instructions requested, and the observations captured in the report. Where such signs were not evident during any inspection made, it has been assumed that the property (including its site) and neighbouring properties are not contaminated and are free of radon gas, hazardous substances and other adverse environmental impacts. Where a risk of flooding is identified during any inspection made, or from knowledge of the locality, this will be reported to you. The absence of any such indication should not be taken as implying a guarantee that flooding can never occur.

3. Property Information

3.1 Location

Troon is a South Ayrshire town situated on the west coast of Scotland. It is approximately eight miles north of Ayr and three miles north west of Prestwick Airport. It is approximately thirty five miles south of Glasgow with the M77 providing motorway access to the wider central belt. The subjects are situated in the Barassie area to the north of Troon town centre. This is a predominantly residential area and is very close to the train station and local amenities that the town provides.

3.2 Description

The subjects comprise an area of sand dunes and landscaping/amenity land situated between the foreshore and Beach Road.

Adjacent to the subject land there is a vehicle access from Beach Road which has a two-metre height barrier. There is a gravel road/track which allows car parking on part of the site. An area of sand dune is included however the majority of the site is flat and grass covered. There are a number of wooden posts spread across the width of the site which separate the parking area from the grass land. There is a metal barrier at the edge of the dune which I assume, in the past, has provided access to the beach. However, the dune behind this barrier is covered in vegetation and there is no obvious pathway for pedestrians or vehicles.

3.3 Tenure

Owner's heritable interest with vacant possession.

3.4 Title Restrictions

I have not been informed of any title restrictions affecting the property.

3.5 Site Area

In the absence of a confirmed site area in the instruction I have measured the site using an Ordnance Survey based digital mapping tool and have calculated that the area extends to approximately 1,900m² (0.4695 acres).

3.6 Services

As agreed I have assumed that the usual services of water, drainage, gas and electricity are available at the subject site.

3.7 Access and Highways

As agreed I have assumed access is available to the site and I have assumed the responsibility for maintenance of relevant roads and footpaths lies with the local authority.

3.8 Planning

The South Ayrshire Local Development Plan adopted by the Council in 2014 has zoned the subject land as open space.

The policy states that the Council may accept development that provides facilities on recreational open space, and which is related to that open space if it meets the following conditions.

- a. Where its scale, use and design is appropriate to the existing character of the open space and there is no individual or cumulative effect on the amenity or recreational value of that site.
- b. If development would result in the loss of a facility associated with the open space, the developer must replace it with a facility or facilities of a suitable type, quantity and quality, which is accessible and in a suitable location.
- c. Any replacement facility must be within the same catchment area as the existing open space, unless we decide otherwise.

As agreed, for the purposes of the valuation I have assumed that the proposed water sports hub development would be permitted.

3.9 Mineral Stability

The property is not in an underground mining area and a Mining Subsidence Report has not been obtained.

3.10 Environmental Factors Observed or Identified

Within the limited scope of inspection, information provided and subject to the statement regarding the limitations on the extent of our investigations, survey restrictions and assumptions, as expressed at 2.11 above, we are unable to comment on the presence or risk of the following environmental factors. We have assumed that for the purposes of valuation, the site is not at risk of such factors that could impact on value such as: flooding, abnormal ground conditions; historic mining; quarrying; landfill; proximity to high voltage equipment / cables / pylons / telecommunications; pipelines; invasive vegetation; presence of contamination on site [e.g. absorption by property of poisons or pollutants requiring invasive treatment works or presence of Radon gas etc.]; presence on site of hazardous or deleterious materials.

4. Valuation

4.1 Valuation Methodology / Approach and Reasoning

I have considered the value of this land on a comparable basis whilst reflecting the particular characteristics of the subject property. Sites for community/recreational use are rarely advertised for sale or let largely because their planning status prevents the development of a use which will allow substantial financial gain. Where sales are available it can be very difficult to establish the background behind them, with there often being special circumstances which are not always immediately apparent. Details of lease agreements are very rarely available in the public domain.

Market Value:

Historically sales of land for community/recreation/leisure use have ranged from £20,000 - £60,000 per acre with the upper end of that range achieved for developments by commercial, profit generating businesses.

Sales of land restricted to community /recreational use are very limited but a sale of interest, which is now dated, occurred back in July 2019 when a site of 0.25 acres in a residential area of Stevenston was sold by North Ayrshire Council for £15,000. This was a cleared and vacant site in a residential area which had previously been occupied by a community centre before it fell out of use.

In November 2019 planning permission was obtained for the development of lock-up garages for domestic use and storage. The sale price equates to £60,000 per acre and while this rate reflects the alternative development potential of the site it suggests that perhaps a lower rate would apply if there was a restriction to community use.

Another transaction which dates back to August 2016 is the sale of a 0.5 acre site in Scone. It sold at auction for £20,000 reflecting a rate of £40,000 per acre. The land comprises an area of grass land at the centre of a residential cul-de-sac. Planning permission for residential development had been refused on previous occasions due to the presence of mature Oak Trees with Tree Preservation Orders. The land has since been subject to an application for Community Right to Buy with the local residents looking to maintain it as a green space.

There is evidence of areas of verge, woodland and landscaping which appear to have very limited development potential selling in the region of £2,000 to £10,000 per acre.

In Livingston, West Lothian a very narrow 0.3 acre strip of vacant, wooded amenity land located between two areas of residential development sold at auction in May 2021 for £3,500 equating to approximately £11,500 per acre. The size and shape of the site probably offers no prospect of development.

In Renton, West Dunbartonshire a long narrow stretch of land stretching along the banks of the River Leven and comprising 1.44 acres sold in March 2020 for £4,000 equating to approximately £2,750 per acre. Again, the shape of this site along a river bank suggests there is very limited prospect of development.

In Paisley, Renfrewshire 0.6 acres of amenity land and trees, screening a residential estate from a main road sold at auction in February 2020 for £2,000. This equates to approximately £3,300 per acre.

In Linlithgow, West Lothian a 5.38 acre site sold for £35,000 in September 2016 and £45,000 in September 2018 equating to approximately £6,500 per acre and £8,500 per acre respectively. This land acts as a green barrier between a residential cul-de-sac and a nursing home with a footpath running through the site.

The subject land is designated as open space in the local development plan and on that basis I would have applied a rate in the region of £10,000 per acre. However, as agreed I have assumed planning permission would be obtained for the proposed recreational use and to reflect this I have applied a rate of £20,000 per acre which equates to a value of approximately £9,500.

Market Rent:

Proposed ventures such as the Water Sports Hub often involve local authorities. In general, they are loss making operations, often let to trusts, clubs and community groups at low or peppercorn rents to reflect the fact that running and maintenance costs are very high in relation to income.

There are cleared brownfield sites in locations across the central belt advertised for let at prices ranging from £1,500 per acre per annum - £15,000 per acre per annum. These tend to be situated in industrial or commercial locations and would be attractive for businesses or individuals looking for areas of open storage. The asking price appears to be determined by the quality of the access, ground surface, boundary fencing and future development potential of the sites.

Sites of open space suitable for storage are of superior commercial value to the subjects and I would argue the rate applied to the subjects should be below this range.

The most direct comparison can be drawn with coastal ground let to the north of Turnberry by South Ayrshire Council to the Carrick Coastal Rowing Club on a similar 25 year ground lease. The area let extends to only 200m² (0.049 acres), smaller than the subjects, and I understand it comprises the footprint of a boathouse constructed by the Club. The rent paid is £75 p.a. which equates to approximately £1,500 per acre p.a.

Another notable comparison is 30 acres of recreational playing fields at a park on the south side of Glasgow which is occupied on a lease which is due to expire in the early 2030's. The passing rent is currently £25,000 p.a. which equates to £833 per acre p.a.

Applying a rate of £1,000 per acre p.a. sits comfortably with the evidence above and produces a rent of approximately £500 p.a. for the subjects.

4.2 Opinion of Value

I am of the opinion that the Market Value of the owner's heritable interest in the Land at North Shore Road, Troon with vacant possession is **£9,500 (Nine Thousand Five Hundred Pounds)** as at 26 August 2022.

I am of the opinion that the Market Rent of the owner's heritable interest subject to a 25 year ground lease in the Land at North Shore Road, Troon with vacant possession is **£500 (Five Hundred Pounds)** per annum as at 26 August 2022.

4.3 Currency

All prices or values are stated in pounds sterling.

4.4 VAT

I understand that VAT does not apply to this transaction and my opinion of value reflects this. In the event that my understanding is found to be inaccurate, my valuation should be referred back for reconsideration.

4.5 Costs of Sale or Acquisition and Taxation

I have assumed that each party to any proposed transaction would bear their own proper legal costs and surveyor's fees.

5. **General Information**

5.1 Status of Valuer

It is confirmed that the valuation has been carried out by Craig Murray, a RICS Registered Valuer, acting in the capacity of an external valuer, who has the appropriate knowledge and skills and understanding necessary to undertake the valuation competently, and is in a position to provide an objective and unbiased valuation. The valuation and report have been reviewed by Frances Hay MRICS in her role as Principal Surveyor.

5.2 Conflict of Interest

Checks have been undertaken in accordance with the requirements of the RICS standards and have revealed no conflict of interest. DVS has had no previous material involvement with the property.

5.3 Restrictions on Disclosure and Publication

The client will neither make available to any third party or reproduce the whole or any part of the report, nor make reference to it, in any publication without our prior written approval of the form and context in which such disclosure may be made.

You may wish to consider whether this report contains Exempt Information within the terms of paragraph 9 of Schedule 7A to the Local Government (Scotland) Act 1973 (see section 2 and Part II of Schedule 1 to the Local Government (Access to Information Act 1985) and your Council can treat it accordingly.

5.4 Limits or Exclusions of Liability

Our valuation is provided for your benefit alone and solely for the purposes of the instruction to which it relates. Our valuation may not, without our specific written consent, be used or relied upon by any third party, even if that third party pays all or part of our fees, directly or indirectly, or is permitted to see a copy of our valuation report. If we do provide written consent to a third party relying on our valuation, any such third party is deemed to have accepted the terms of our engagement.

None of our employees individually has a contract with you or owes you a duty of care or personal responsibility. You agree that you will not bring any claim against any such individuals personally in connection with our services.

5.5 Validity

This report remains valid for 3 (three) months from its date unless market circumstances change or further or better information comes to light, which would cause me to revise my opinion.

I trust that the above report is satisfactory for your purposes. However, should you require clarification of any point do not hesitate to contact me further.



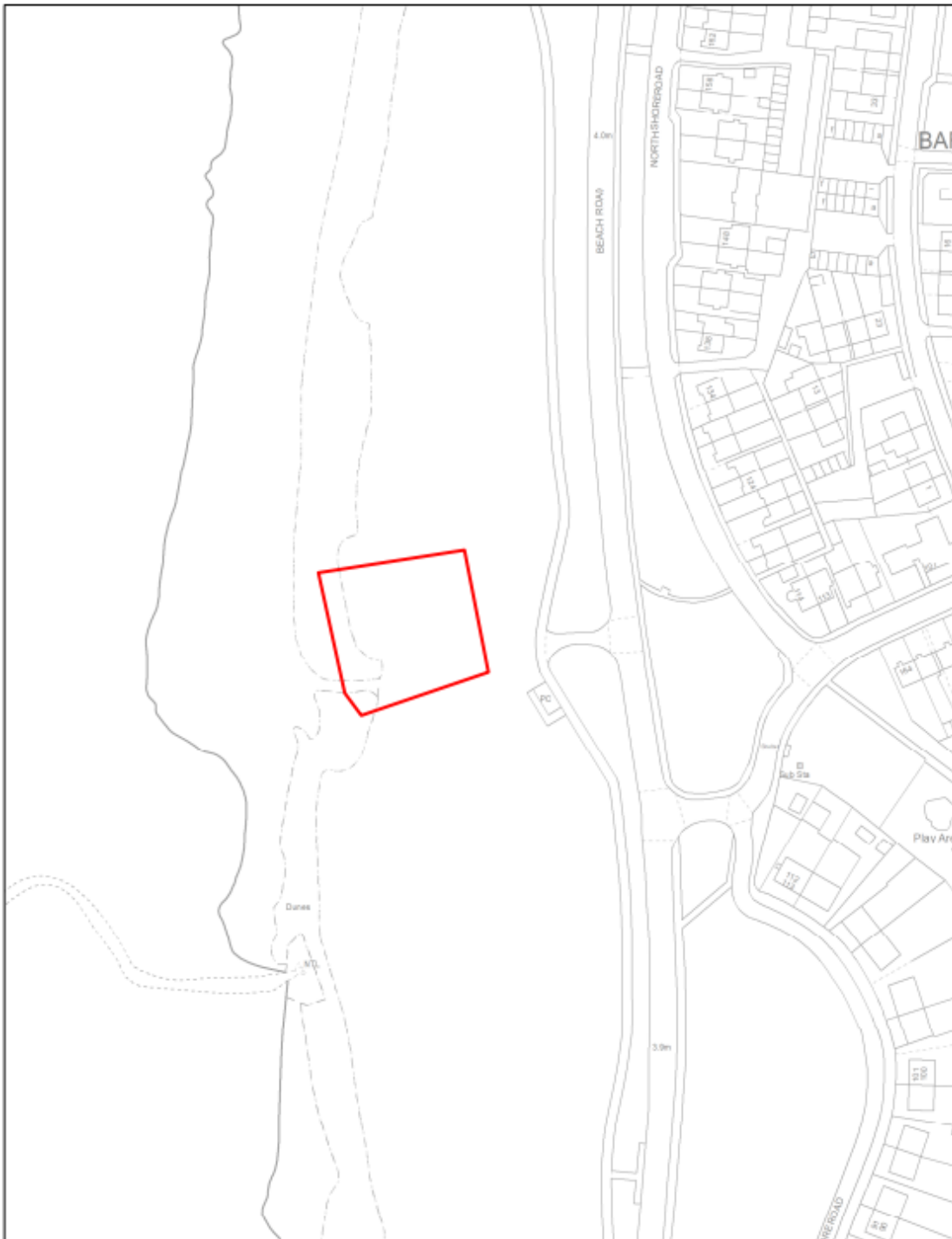
Craig Murray MRICS
Senior Surveyor
RICS Registered Valuer
DVS

6. Appendices

6.1 Photographs



6.2 Plan



Proposed Water Sports Hub, North Shore Road, Troon.

Scale 1:1500



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TWSC Constitution

CONSTITUTION OF Troon Water Sports Centre (SCIO)

Amended 31.07.2022

CONSTITUTION

of

Troon Water Sports Centre (SCIO)

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GENERAL

Type of organisation

1 The organisation will, upon registration, be a Scottish Charitable Incorporated Organisation (SCIO).

TWSC is a SCIO since 31st August 2017

Scottish principal office

2 The principal office of the organisation will be in Scotland (and must remain in Scotland).

Name

3 The name of the organisation is Troon Water Sports Centre (SCIO).

Purposes

4 To establish and oversee the management of a community based water sports centre

4.1 The advancement of public participation in sports through provision of a Water Sports Hub located on Barassie North Shore to promote, encourage and facilitate water sports.

4.2 To advance education by facilitating the provision of training, enabling participants to develop their skills and knowledge.

4.3 To promote, sustain and develop the activities of existing not for profit member organisations. e.g. Troon Coastal Rowing Club, Ayr & District Sea Cadets, all uniform organisations, youth organisations and schools. Encourage and support new clubs to develop e.g. Wind Surfing, Kiting, canoeing and dinghy sailing clubs.

4.4 The advancement of health. To promote regular outdoor participation by all cohorts of the community in water sports activities throughout the year.

4.5 The saving of lives through seamanship and water skill courses in partnership with the RYA and RNLI waters safety programme.

4.6 The advancement of citizenship and Community Development. To promote participation and open community involvement in the development of this community project and its subsequent management and usage.

4.7 The provision of recreational facilities with the object of improving the conditions of life for the persons for whom the facilities are intended.

4.8 The promotion of equality and diversity. To advance equal opportunities for all members of the community by reaching out to minority groups.

4.9 The advancement of environmental protection or improvement. The advancement and education of local marine ecology and protection.

4.10 The organisation has been formed to benefit the community of Troon and the wider area of South Ayrshire.

4.11 Minimum membership will be 20. In the event that the number of members falls below 20 the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number.

Powers

5 The organisation has power to purchase, take on lease, hire or otherwise acquire any property suitable for the organisation.

5.1 Employ and pay any person or persons to supervise, organise and carry out the work of the organisation.

5.2 Enter into contracts with and pay fees to outside parties such as lawyers, accountants or other professional services providers; technical consultants; contractors or other trades-people as necessary to carry out work for the organisation.

5.3 Bring together and work with representatives of voluntary organisations, government departments, local and other statutory authorities and individuals.

5.4 Take out membership of such organisations as are considered to be in the interests of, and compatible with, the objectives of the organisation.

5.5 Arrange and provide for or join in arranging and providing for the holding of exhibitions, meetings, lectures, training classes, seminars and any other relevant events.

6 No part of the income or property of the organisation may be paid or transferred (directly or indirectly) to the members - either in the course of the organisation's existence or on dissolution - except where this is done in direct furtherance of the organisation's charitable purposes.

Liability of members

7 The members of the organisation have no liability to pay any sums to help to meet the debts (or other liabilities) of the organisation if it is wound up; accordingly, if the organisation is unable to meet its debts, the members will not be held responsible.

8 The members and charity trustees have certain legal duties under the Charities and Trustee Investment (Scotland) Act 2005; and clause 7 does not exclude (or limit) any personal liabilities they might incur if

they are in breach of those duties or in breach of other legal obligations or duties that apply to them personally.

General structure

9 The structure of the organisation consists of:-

9.1 The Individual MEMBERS - who have the right to attend members' meetings (including any annual general meeting) and have important powers under the constitution; in particular, the members appoint people to serve on the board and take decisions on changes to the constitution itself;

9.2 The BOARD - who hold regular meetings, and generally control the activities of the organisation; for example, the board is responsible for monitoring and controlling the financial position of the organisation.

10 The people serving on the board are referred to in this constitution as CHARITY TRUSTEES.

MEMBERS

Qualifications for membership

11 Individual Membership is open to individuals of 16 years and over who
Individual Membership is open to individuals who have shown themselves to be sympathetic to and are interested in furthering the work of the Troon Water Sports Centre.

11.1 Associate Membership may be granted to organisations that are sympathetic to and are interested in furthering the work of the Troon Water Sports Centre. Associate Membership does not include voting rights at meetings of the organisation.

11.2 The secretary of the organisation to the CHARITY TRUST shall be responsible for setting up and keeping a list of current members of the organisation.

12 Employees of the organisation are not eligible for membership, unless by express approval of the Charity trust.

Application for membership

13 Any person or organisation who wishes to become a member must sign a written application for membership; the application will then be considered by the board at its next board meeting.

14 The Charity Trustees shall consider applications for membership promptly. The Charity Trustees shall assess each application to determine whether the applicant meets the criteria for becoming an Individual Member or a Junior Member..

15 The board must notify each applicant promptly (in writing or by e-mail) of its decision on whether or not to admit him/her/them to membership.

Membership subscription

16 Individual (voting) and Associate members shall be required to pay annual membership subscriptions. The amounts of the subscriptions shall be set, and reviewed from time to time, by the board. Junior and Family membership will be available and the Junior rate will be reduced up to the age of 18. Associate subscription rate may be linked to the size of the Associate. The amounts of the subscriptions shall be set and reviewed from time to time, by the board. The Associate organisation subscription rate may be linked to the size of the Associate organisation.

16.1 The annual membership subscription shall be payable on or before 1st March in each year.

16.2 If the membership subscription payable by any member remains outstanding more than 8 weeks after the date on which it fell due and providing he/she/they has been given at least one written reminder the board may by resolution to that effect expel him/her from membership.

16.3 Individuals aged between 12 and 15 who are members of the Community ("Junior Members") (such Members not being eligible to serve as Charity Trustees).

16.4 If an individual or group ceases to fulfil the criteria within clause 9.1 or 9.2 that individual or group must inform the Organisation, The Organisation may choose to reclassify a Junior Member as an Ordinary Member.

Register of members

17 The board must keep a register of members, setting out

17.1 for each current member:

17.1.1 his/her full name and address; and

17.1.2 the date on which he/she was registered as a member of the organisation;

17.2 for each former member - for at least six years from the date on he/she ceased to be a member:

17.2.1 his/her name; and

17.2.2 the date on which he/she ceased to be a member.

18 The board must ensure that the register of members is updated within 28 days of any change:

18.1 which arises from a resolution of the board or a resolution passed by the members of the organisation; or

18.2 which is notified to the organisation.

19 If a member or charity trustee of the organisation requests a copy of the register of members, the board must ensure that a copy is supplied to him/her within 28 days, providing the request is reasonable; if the request is made by a member (rather than a charity trustee), the board may provide a copy which has the addresses blanked out.

Withdrawal from membership

20 Any person who wants to withdraw from membership must give a written notice of withdrawal to the organisation, signed by him/her; he/she will cease to be a member as from the time when the notice is received by the organisation.

Transfer of membership

21 Membership of the organisation may not be transferred by a member.

Re-registration of members

22 The board may, at any time, issue notices to the members requiring them to confirm that they wish to remain as members of the organisation, and allowing them a period of 28 days (running from the date of issue of the notice) to provide that confirmation to the board.

23 If a member fails to provide confirmation to the board (in writing or by e-mail) that he/she wishes to remain as a member of the organisation before the expiry of the 28-day period referred to in clause 22, the board may expel him/her from membership.

24 A notice under clause 22 will not be valid unless it refers specifically to the consequences (under clause 23) of failing to provide confirmation within the 28-day period.

Expulsion from membership

25 Any person may be expelled from membership by way of a resolution passed by not less than two thirds of those present and voting at a members' meeting, providing the following procedures have been observed:-

25.1 at least 21 days' notice of the intention to propose the resolution must be given to the member concerned, specifying the grounds for the proposed expulsion;

25.2 the member concerned will be entitled to be heard on the resolution at the members' meeting at which the resolution is proposed.

Termination

26 Individual Membership of the organisation will terminate on death.

DECISION-MAKING BY THE MEMBERS

Members' meetings

27 The board must arrange a meeting of members (an annual general meeting or "AGM") in each calendar year.

28 The gap between one AGM and the next must not be longer than 15 months.

29 Notwithstanding clause 27, an AGM does not need to be held during the calendar year in which the organisation is formed; but the first AGM must still be held within 15 months of the date on which the organisation is formed.

30 The business of each AGM must include:-

30.1 a report by the chair on the activities of the organisation;

30.2 consideration of the annual accounts of the organisation;

30.3 the election/re-election of charity trustees, as referred to in clauses 59 to 62.

31 The board may arrange a special members' meeting at any time.

Power to request the board to arrange a special members' meeting

32 The board must arrange a special members' meeting if they are requested to do so by a notice (which may take the form of two or more documents in the same terms, each signed by one or more members) by members who amount to 5% or more of the total membership of the organisation at the time, providing:

32.1 the notice states the purposes for which the meeting is to be held; and

32.2 those purposes are not inconsistent with the terms of this constitution, the Charities and Trustee (Investment) Scotland Act 2005 or any other statutory provision.

33 If the board receive a notice under clause 32, the date for the meeting which they arrange in accordance with the notice must not be later than 28 days from the date on which they received the notice.

Notice of members' meetings

34 At least 14 clear days' notice must be given of any AGM or any special members' meeting.

35 The notice calling a members' meeting must specify in general terms what business is to be dealt with at the meeting; and

35.1 in the case of a resolution to alter the constitution, must set out the exact terms of the proposed alteration(s); or

35.2 in the case of any other resolution falling within clause 45 (requirement for two-thirds majority) must set out the exact terms of the resolution.

36 The reference to "clear days" in clause 34 shall be taken to mean that, in calculating the period of notice,

36.1 the day after the notices are posted (or sent by e-mail) should be excluded; and

36.2 the day of the meeting itself should also be excluded.

37 Notice of every members' meeting must be given to all the members of the organisation, and to all the charity trustees; but the accidental omission to give notice to one or more members will not invalidate the proceedings at the meeting.

38 Any notice which requires to be given to a member under this constitution must be: -

38.1 sent by post to the member, at the address last notified by him/her to the organisation; *or*

38.2 sent by e-mail to the member, at the e-mail address last notified by him/her to the organisation.

Procedure at members' meetings

39 No valid decisions can be taken at any members' meeting unless a quorum is present.

40 Quorum for Board Meetings should not be less than 50% of whom are Elected Trustees. No business shall be dealt with at a Board Meeting unless a quorum is present.

41 If a quorum is not present within 15 minutes after the time at which a members' meeting was due to start - or if a quorum ceases to be present during a members' meeting - the meeting cannot proceed; and fresh notices of meeting will require to be sent out, to deal with the business (or remaining business) which was intended to be conducted.

42 The chair of the organisation should act as chairperson of each members' meeting.

43 If the chair of the organisation is not present within 15 minutes after the time at which the meeting was due to start (or is not willing to act as

chairperson), the charity trustees present at the meeting must elect (from among themselves) the person who will act as chairperson of that meeting.

Voting at members' meetings

44 Every individual member has one vote, which must be given personally.

45 All decisions at members' meetings will be made by majority vote - with the exception of the types of resolution listed in clause 46.

46 The following resolutions will be valid only if passed by not less than two thirds of those voting on the resolution at a members' meeting (or if passed by way of a written resolution under clause 50):

46.1 a resolution amending the constitution;

46.2 a resolution expelling a person from membership under clause 25;

46.3 a resolution directing the board to take any particular step (or directing the board not to take any particular step);

46.4 a resolution approving the amalgamation of the organisation with another SCIO (or approving the constitution of the new SCIO to be constituted as the successor pursuant to that amalgamation.

46.5 a resolution to the effect that all of the organisation's property, rights and liabilities should be transferred to another SCIO (or agreeing to the transfer from another SCIO of all of its property, rights and liabilities);

46.6 a resolution for the winding up or dissolution of the organisation.

47 If there is an equal number of votes for and against any resolution, the chairperson of the meeting will be entitled to a second (casting) vote.

48 A resolution put to the vote at a members' meeting will be decided on a show of hands - unless the chairperson (or at least two other members present at the meeting) ask for a secret ballot.

49 The chairperson will decide how any secret ballot is to be conducted, and he/she will declare the result of the ballot at the meeting.

Written resolutions by members

50 A resolution agreed to in writing (or by e-mail) by all the members will be as valid as if it had been passed at a members' meeting; the date of the resolution will be taken to be the date on which the last member agreed to it.

Minutes

51 The board must ensure that proper minutes are kept in relation to all members' meetings.

52 Minutes of members' meetings must include the names of those present; and (so far as possible) should be signed by the chairperson of the meeting.

53 The board shall make available copies of the minutes referred to in clause 51 to any member of the public requesting them; but on the basis that the board may exclude confidential material to the extent permitted under clause 99.

BOARD

Number of charity trustees

54 The maximum number of charity trustees is ten; out of that:

54.1 no more than six shall be charity trustees who were elected/appointed under clauses 59 and 60 (or deemed to have been appointed under clause 58); and

54.2 no more than four shall be charity trustees who were co-opted under the provisions of clauses 63 and 64.

54.3 A majority of charity trustees must always be individual members.

55 The minimum number of charity trustees is four.

Eligibility

56 A person shall not be eligible for election/appointment to the board under clauses 58 to 61 unless he/she is a member of the organisation; a person appointed to the board under clause 63 need not, however, be a member of the organisation.

57 A person will not be eligible for election or appointment to the board if he/she is: -

57.1 disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005; or

57.2 an employee of the organisation.

Initial charity trustees

58 The individuals who signed the charity trustee declaration forms which accompanied the application for incorporation of the organisation shall be deemed to have been appointed by the members as charity trustees with effect from the date of incorporation of the organisation.

Election, retirement, re-election

59 At each AGM, the members may elect any member (unless he/she is debarred from membership under clause 57) to be a charity trustee.

60 The board may at any time appoint any member (unless he/she is debarred from membership under clause 57) to be a charity trustee.

61 At each AGM, all of the charity trustees elected/appointed under clauses 59 and 60 (and, in the case of the first AGM, those deemed to have been appointed under clause 58) shall retire from office – but shall then be eligible for re-election under clause 59.

62 A charity trustee retiring at an AGM will be deemed to have been re-elected unless: -

62.1 he/she advises the board prior to the conclusion of the AGM that he/she does not wish to be re-appointed as a charity trustee; or

62.2 an election process was held at the AGM and he/she was not among those elected/re-elected through that process; or

62.3 a resolution for the re-election of that charity trustee was put to the AGM and was not carried.

Appointment/re-appointment of co-opted charity trustees

63 In addition to their powers under clause 60, the board may at any time appoint any non-member of the organisation to be a charity trustee (subject to clause 54, and providing he/she is not debarred from membership under clause 57) either on the basis that he/she has been nominated by *a body with which the organisation has close contact in the course of its activities* or on the basis that he/she has specialist experience and/or skills which could be of assistance to the board.

64 At each AGM, all of the charity trustees appointed under clause 63 shall retire from office – but shall then be eligible for re-appointment under that clause.

Termination of office

65 A charity trustee will automatically cease to hold office if: -

65.1 he/she becomes disqualified from being a charity trustee under the Charities and Trustee Investment (Scotland) Act 2005;

65.2 he/she becomes incapable for medical reasons of carrying out his/her duties as a charity trustee - but only if that has continued (or is expected to continue) for a period of more than six months;

65.3 (in the case of a charity trustee elected/appointed under

clauses 58 to 62) he/she ceases to be a member of the organisation;

65.4 he/she becomes an employee of the organisation;

65.5 he/she gives the organisation a notice of resignation, signed by him/her;

65.6 he/she is absent (without good reason, in the opinion of the board) from more than three consecutive meetings of the board - but only if the board resolves to remove him/her from office;

65.7 he/she is removed from office by resolution of the board on the grounds that he/she is considered to have committed a material breach of the code of conduct for charity trustees (as referred to in clause 82);

65.8 he/she is removed from office by resolution of the board on the grounds that he/she is considered to have been in serious or persistent breach of his/her duties under section 66(1) or (2) of the Charities and Trustee Investment (Scotland) Act 2005; or

65.9 he/she is removed from office by a resolution of the members passed at a members' meeting.

66 A resolution under paragraph 65.7, 65.8 or 65.9 shall be valid only if: -

66.1 the charity trustee who is the subject of the resolution is given reasonable prior written notice of the grounds upon which the resolution for his/her removal is to be proposed;

66.2 the charity trustee concerned is given the opportunity to address the meeting at which the resolution is proposed, prior to the resolution being put to the vote; and

66.3 (in the case of a resolution under paragraph 65.7 or 65.8) at least two thirds (to the nearest round number) of the charity trustees then in office vote in favour of the resolution.

Register of charity trustees

67 The board must keep a register of charity trustees, setting out

67.1 for each current charity trustee:

67.1.1 his/her full name and address;

67.1.2 the date on which he/she was appointed as a charity trustee; and

67.1.3 any office held by him/her in the organisation;

67.2 for each former charity trustee - for at least 6 years from the date on which he/she ceased to be a charity trustee:

67.2.1 the name of the charity trustee;

67.2.2 any office held by him/her in the organisation; and

67.2.3 the date on which he/she ceased to be a charity trustee.

68 The board must ensure that the register of charity trustees is updated within 28 days of any change:

68.1 which arises from a resolution of the board or a resolution passed by the members of the organisation; or

68.2 which is notified to the organisation.

69 If any person requests a copy of the register of charity trustees, the board must ensure that a copy is supplied to him/her within 28 days, providing the request is reasonable; if the request is made by a person who is not a charity trustee of the organisation, the board may provide a copy which has the addresses blanked out - if the SCIO is satisfied that including that information is likely to jeopardise the safety or security of any person or premises.

Office-bearers

70 Election of the Chair- The Chairperson and Vice Chairperson must be Ordinary/Individual Members so as to ensure a majority and control by your community where a casting vote at a meeting of the Board is relevant.

71 In addition to the office-bearers required under clause 70, the charity trustees may elect (from among themselves) further office-bearers if they consider that appropriate.

72 All of the office-bearers will cease to hold office at the conclusion of each AGM, but may then be re-elected under clause 70 or 71.

73 A person elected to any office will automatically cease to hold that office: -

73.1 if he/she ceases to be a charity trustee; *or*

73.2 if he/she gives to the organisation a notice of resignation from that office, signed by him/her.

Powers of board

74 Except where this constitution states otherwise, the organisation (and its assets and operations) will be managed by the board; and the board may

exercise all the powers of the organisation.

75 A meeting of the board at which a quorum is present may exercise all powers exercisable by the board.

76 The members may, by way of a resolution passed in compliance with clause 46 (requirement for two-thirds majority), direct the board to take any particular step or direct the board not to take any particular step; and the board shall give effect to any such direction accordingly.

Charity trustees - general duties

77 Each of the charity trustees has a duty, in exercising functions as a charity trustee, to act in the interests of the organisation; and, in particular, must:-

77.1 seek, in good faith, to ensure that the organisation acts in a manner which is in accordance with its purposes;

77.2 act with the care and diligence which it is reasonable to expect of a person who is managing the affairs of another person;

77.3 in circumstances giving rise to the possibility of a conflict of interest between the organisation and any other party:

77.3.1 put the interests of the organisation before that of the other party;

77.3.2 where any other duty prevents him/her from doing so, disclose the conflicting interest to the organisation and refrain from participating in any deliberation or decision of the other charity trustees with regard to the matter in question;

77.4 ensure that the organisation complies with any direction, requirement, notice or duty imposed under or by virtue of the Charities and Trustee Investment (Scotland) Act 2005.

78 In addition to the duties outlined in clause 77, all of the charity trustees must take such steps as are reasonably practicable for the purpose of ensuring: -

78.1 that any breach of any of those duties by a charity trustee is corrected by the charity trustee concerned and not repeated;
and

78.2 that any trustee who has been in serious and persistent breach of those duties is removed as a trustee.

79 Provided he/she has declared his/her interest - and has not voted on the question of whether or not the organisation should enter into the arrangement - a charity trustee will not be debarred from entering into an arrangement with the organisation in which he/she has a personal

interest; and (subject to clause 80 and to the provisions relating to remuneration for services contained in the Charities and Trustee Investment (Scotland) Act 2005), he/she may retain any personal benefit which arises from that arrangement.

80 No charity trustee may serve as an employee (full time or part time) of the organisation; and no charity trustee may be given any remuneration by the organisation for carrying out his/her duties as a charity trustee.

81 The charity trustees may be paid all travelling and other expenses reasonably incurred by them in connection with carrying out their duties; this may include expenses relating to their attendance at meetings.

Code of conduct for charity trustees

82 Each of the charity trustees shall comply with the code of conduct (incorporating detailed rules on conflict of interest) prescribed by the board from time to time.

83 The code of conduct referred to in clause 82 shall be supplemental to the provisions relating to the conduct of charity trustees contained in this constitution and the duties imposed on charity trustees under the Charities and Trustee Investment (Scotland) Act 2005; and all relevant provisions of this constitution shall be interpreted and applied in accordance with the provisions of the code of conduct in force from time to time

DECISION-MAKING BY THE CHARITY TRUSTEES

Notice of board meetings

84 Any charity trustee may call a meeting of the board *or* ask the secretary to call a meeting of the board.

85 At least 7 days' notice must be given of each board meeting, unless (in the opinion of the person calling the meeting) there is a degree of urgency which makes that inappropriate.

Procedure at board meetings

86 No valid decisions can be taken at a board meeting unless a quorum is present; the quorum for board meetings is 50% charity trustees, present in person.

87 If at any time the number of charity trustees in office falls below the number stated as the quorum in clause 86, the remaining charity trustee(s) will have power to fill the vacancies or call a members' meeting - but will not be able to take any other valid decisions.

88 The chair of the organisation should act as chairperson of each board meeting.

89 If the chair is not present within 15 minutes after the time at which the meeting was due to start (or is not willing to act as chairperson), the charity trustees present at the meeting must elect (from among themselves) the person who will act as chairperson of that meeting.

90 Every charity trustee has one vote, which must be given personally. 91

All decisions at board meetings will be made by majority vote.

92 If there is an equal number of votes for and against any resolution, the chairperson of the meeting will be entitled to a second (casting) vote.

93 The board may, at its discretion, allow any person to attend and speak at a board meeting notwithstanding that he/she is not a charity trustee - but on the basis that he/she must not participate in decision-making.

94 A charity trustee must not vote at a board meeting (or at a meeting of a sub-committee) on any resolution which relates to a matter in which he/she has a personal interest or duty which conflicts (or may conflict) with the interests of the organisation; he/she must withdraw from the meeting while an item of that nature is being dealt with.

95 For the purposes of clause 94: -

95.1 an interest held by an individual who is "connected" with the charity trustee under section 68(2) of the Charities and Trustee Investment (Scotland) Act 2005 (husband/wife, partner, child, parent, brother/sister etc) shall be deemed to be held by that charity trustee;

95.2 a charity trustee will be deemed to have a personal interest in relation to a particular matter if a body in relation to which he/she is an employee, director, member of the management committee, officer or elected representative has an interest in that matter.

Minutes

96 The board must ensure that proper minutes are kept in relation to all board meetings and meetings of sub-committees.

97 The minutes to be kept under clause 96 must include the names of those present; and (so far as possible) should be signed by the chairperson of the meeting.

98 The board shall (subject to clause 99) make available copies of the minutes referred to in clause 96 to any member of the public requesting them.

99 The board may exclude from any copy minutes made available to a member of the public under clause 98 any material which the board considers ought properly to be kept confidential - on the grounds that allowing access to such material could cause significant prejudice to the interests of the organisation or on the basis that the material contains reference to employee or other matters which it would be inappropriate to divulge.

ADMINISTRATION

Delegation to sub-committees

- 100 The board may delegate any of their powers to sub-committees; a sub-committee must include at least one charity trustee, but other members of a sub-committee need not be charity trustees.
- 101 The board may also delegate to the chair of the organisation (or the holder of any other post) such of their powers as they may consider appropriate.
- 102 When delegating powers under clause 100 or 101, the board must set out appropriate conditions (which must include an obligation to report regularly to the board).
- 103 Any delegation of powers under clause 100 or 101 may be revoked or altered by the board at any time.
- 104 The rules of procedure for each sub-committee, and the provisions relating to membership of each sub-committee, shall be set by the board.

Operation of accounts

- 105 Subject to clause 106, the signatures of two out of three signatories appointed by the board will be required in relation to all operations (other than the lodging of funds) on the bank and building society accounts held by the organisation; at least one out of the two signatures must be the signature of a charity trustee.
- 106 Where the organisation uses electronic facilities for the operation of any bank or building society account, the authorisations required for operations on that account must be consistent with the approach reflected in clause 105.

Accounting records and annual accounts

- 107 The board must ensure that proper accounting records are kept, in accordance with all applicable statutory requirements.
- 108 The board must prepare annual accounts, complying with all relevant statutory requirements; if an audit is required under any statutory provisions (or if the board consider that an audit would be appropriate for some other reason), the board should ensure that an audit of the accounts is carried out by a qualified auditor.

MISCELLANEOUS

Winding-up

- 109 If the organisation is to be wound up or dissolved, the winding-up or

dissolution process will be carried out in accordance with the procedures set out under the Charities and Trustee Investment (Scotland) Act 2005.

110 Any surplus assets available to the organisation immediately preceding its winding up or dissolution must be used for purposes which are the same as - or which closely resemble - the purposes of the organisation as set out in this constitution.

Alterations to the constitution

111 This constitution may (subject to clause 112) be altered by resolution of the members passed at a members' meeting (subject to achieving the two thirds majority referred to in clause 46) or by way of a written resolution of the members.

112 The Charities and Trustee Investment (Scotland) Act 2005 prohibits taking certain steps (eg change of name, an alteration to the purposes, amalgamation, winding-up) without the consent of the Office of the Scottish Charity Regulator (OSCR).

Interpretation

113 References in this constitution to the Charities and Trustee Investment (Scotland) Act 2005 should be taken to include: -

113.1 any statutory provision which adds to, modifies or replaces that Act; and

113.2 any statutory instrument issued in pursuance of that Act or in pursuance of any statutory provision falling under paragraph 113.1 above.

114 In this constitution: -

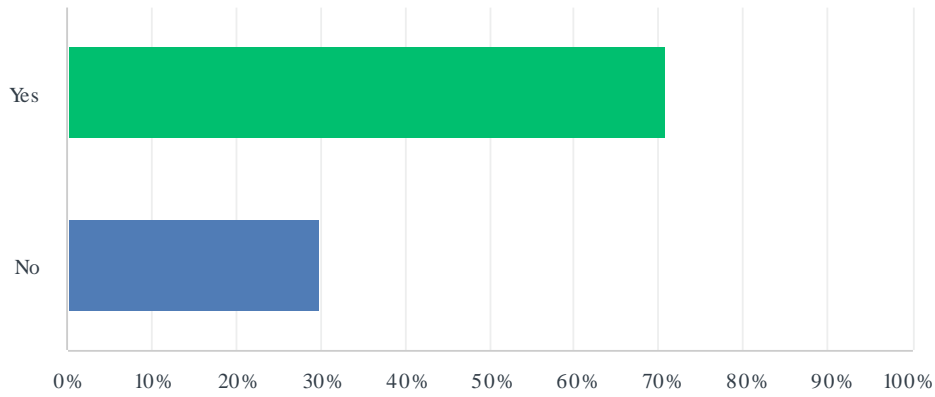
114.1 "charity" means a body which is either a "Scottish charity" within the meaning of section 13 of the Charities and Trustee Investment (Scotland) Act 2005 or a "charity" within the meaning of section 1 of the Charities Act 2011, providing (in either case) that its objects are limited to charitable purposes;

114.2 "charitable purpose" means a charitable purpose under section 7 of the Charities and Trustee Investment (Scotland) Act 2005 which is also regarded as a charitable purpose in relation to the application of the Taxes Acts.

TWSC Consultation (online)

Q1 Have you heard about the proposed Troon Community Water Sports Hub?

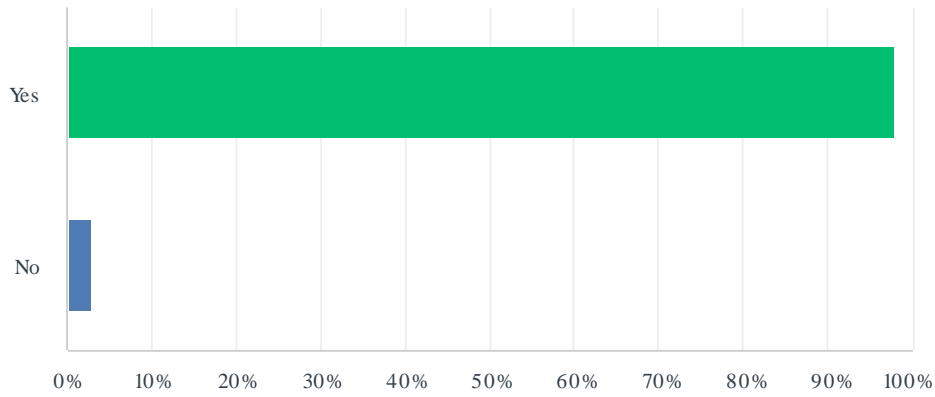
Answered: 1,097 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	70.37%	772
No	29.63%	325
TOTAL		1,097

Q2 Would you use a Community Hub and Beach side Cafe on Troon's North Shore?

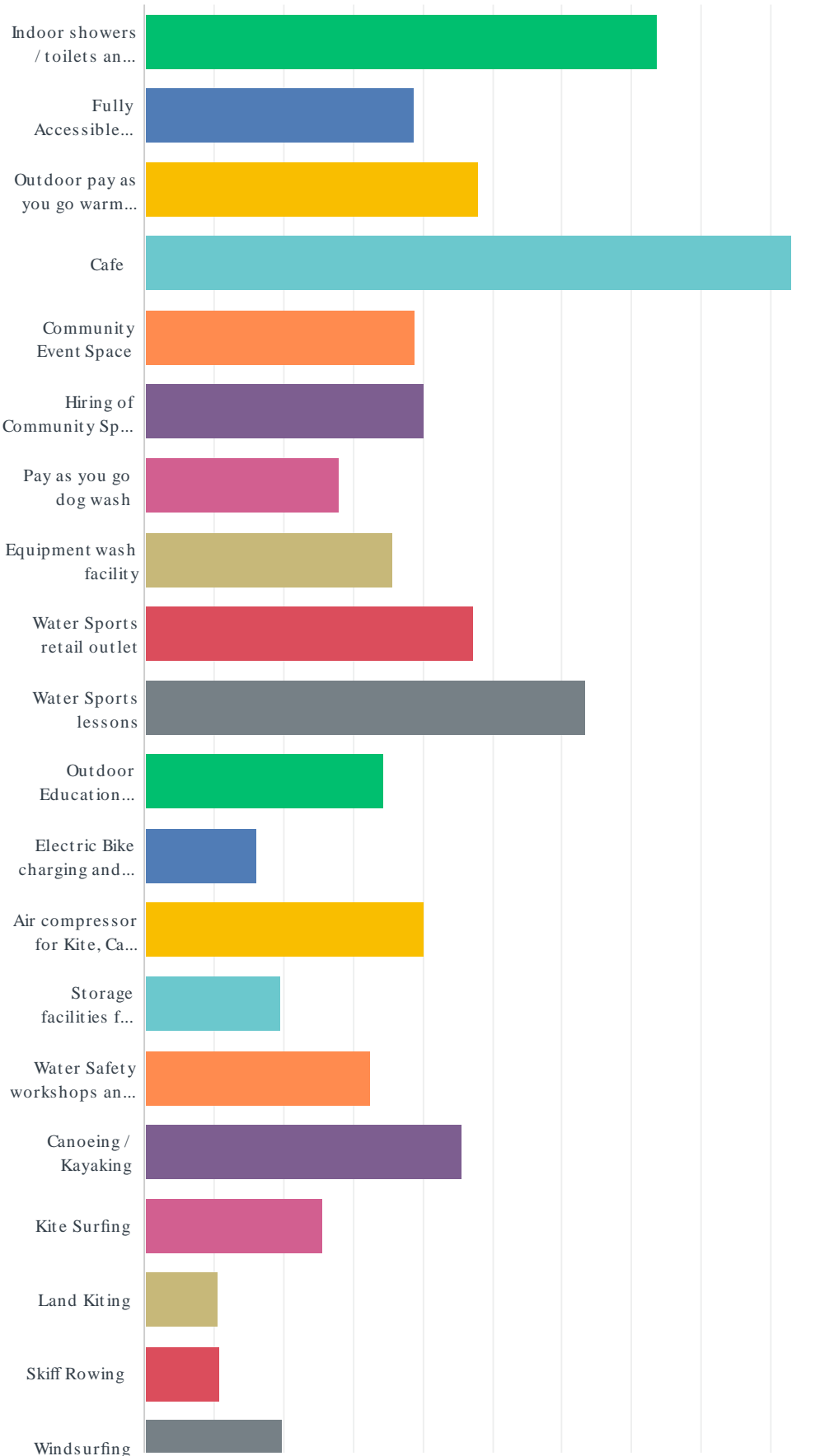
Answered: 1,098 Skipped: 2

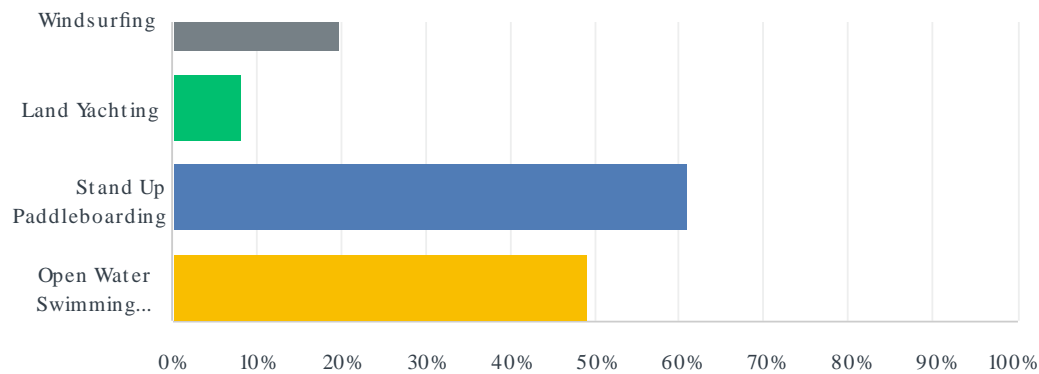


ANSWER CHOICES	RESPONSES	
Yes	97.27%	1,068
No	2.73%	30
TOTAL		1,098

Q3 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: 1,082 Skipped: 18

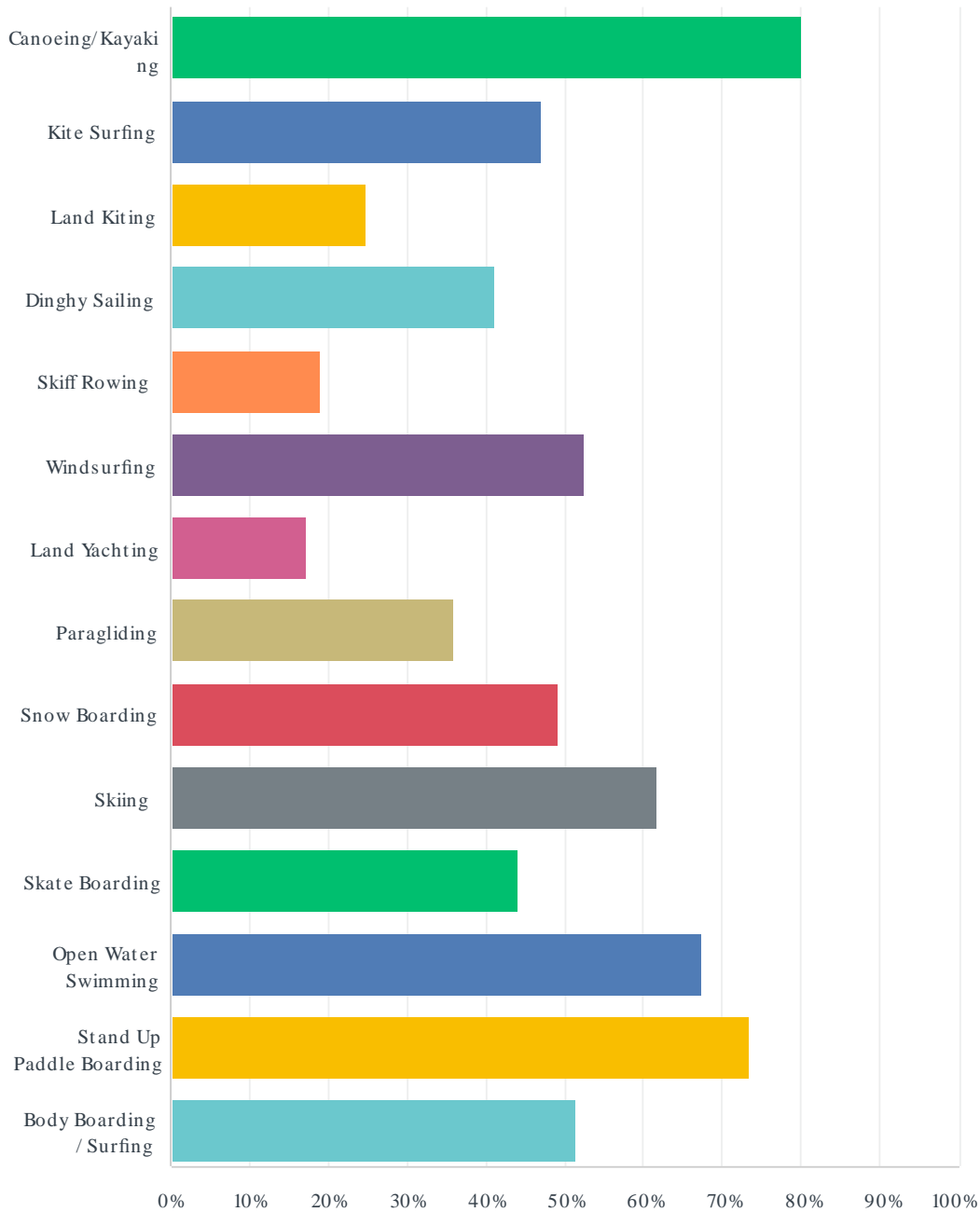




ANSWER CHOICES	RESPONSES
Indoor showers / toilets and changing facilities	73.11% 791
Fully Accessible changing places	38.35% 415
Outdoor pay as you go warm showers	47.60% 515
Cafe	92.42% 1,000
Community Event Space	38.54% 417
Hiring of Community Space for Birthdays, Parent & Child groups, Outdoor Nursery meeting point, Club meetings etc	39.93% 432
Pay as you go dog wash	27.63% 299
Equipment wash facility	35.30% 382
Water Sports retail outlet	46.86% 507
Water Sports lessons	62.94% 681
Outdoor Education lessons	34.10% 369
Electric Bike charging and basic maintenance facilities	15.90% 172
Air compressor for Kite, Canoe and SUP inflating	39.93% 432
Storage facilities for sports equipment	19.41% 210
Water Safety workshops and talks	32.26% 349
Canoeing / Kayaking	45.19% 489
Kite Surfing	25.32% 274
Land Kiting	10.44% 113
Skiff Rowing	10.63% 115
Windsurfing	19.69% 213
Land Yachting	8.13% 88
Stand Up Paddleboarding	60.54% 655
Open Water Swimming sessions	48.80% 528
Total Respondents: 1,082	

Q4 Have you ever heard of or participated in the following sports/activities?

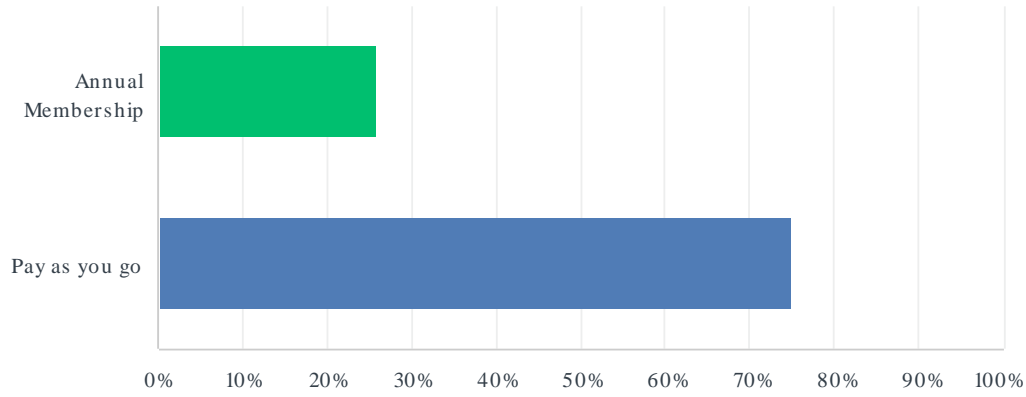
Answered: 1,026 Skipped: 74



ANSWER CHOICES	RESPONSES	
Canoeing/Kayaking	79.63%	817
Kite Surfing	46.78%	480
Land Kiting	24.56%	252
Dinghy Sailing	40.64%	417
Skiff Rowing	18.71%	192
Windsurfing	52.05%	534
Land Yachting	16.96%	174
Paragliding	35.67%	366
Snow Boarding	48.83%	501
Skiing	61.21%	628
Skate Boarding	43.66%	448
Open Water Swimming	67.06%	688
Stand Up Paddle Boarding	73.00%	749
Body Boarding / Surfing	50.88%	522
Total Respondents: 1,026		

Q5 Would you prefer an annual membership scheme that includes access to all services such as indoor changing or would you prefer pay as you go access for more infrequent use?

Answered: 1,071 Skipped: 29

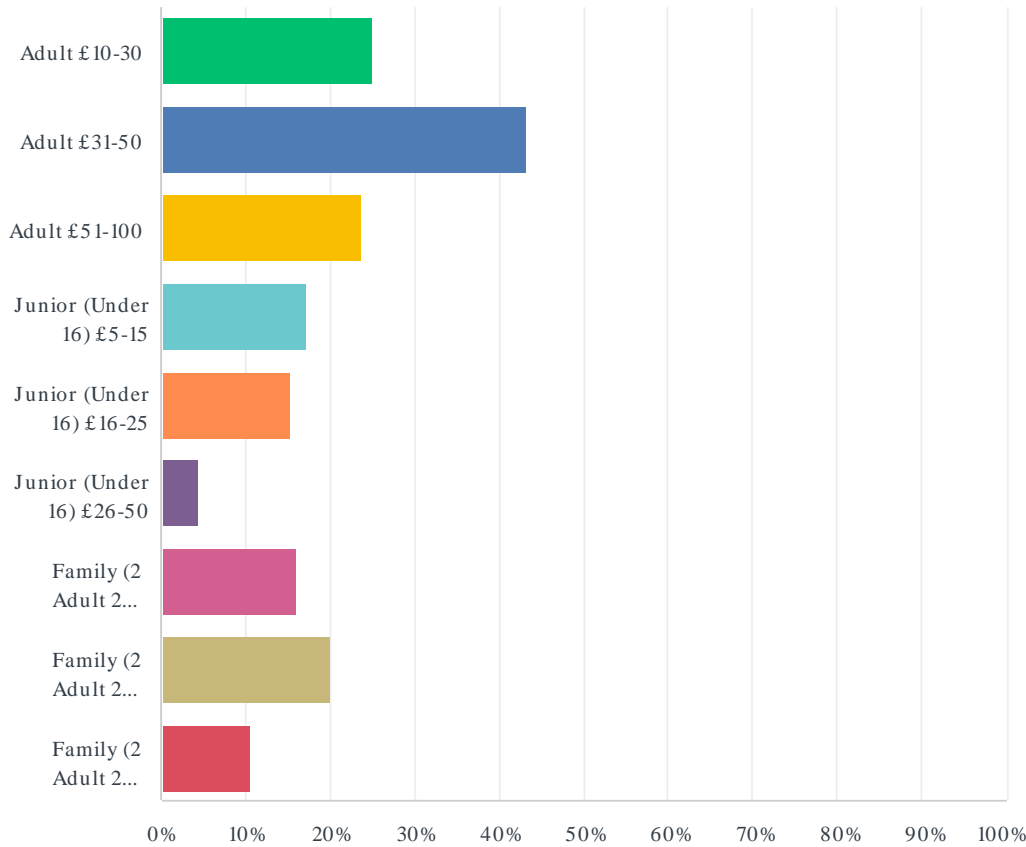


ANSWER CHOICES	RESPONSES	
Annual Membership	25.49%	273
Pay as you go	74.51%	798
TOTAL		1,071

Q6

How much would you expect to pay for the following Annual Membership that would provide unlimited access to indoor hot showers and changing facilities, and possible discounts on food/drinks and other services.

Answered: 1,003 Skipped: 97

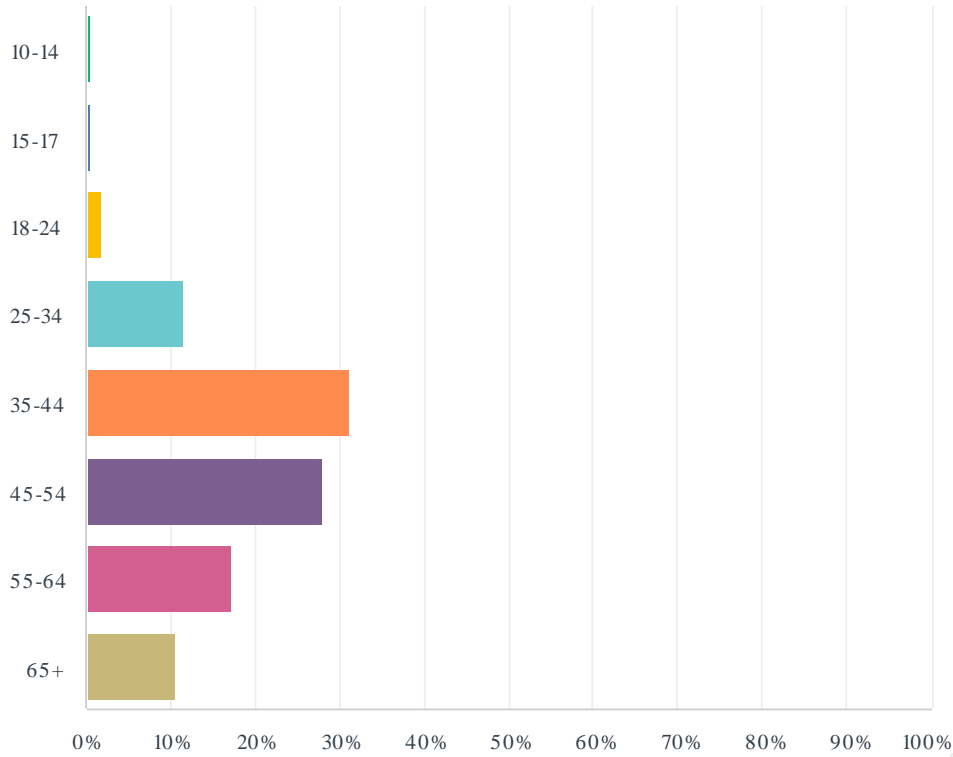


ANSWER CHOICES	RESPONSES	Count
Adult £10-30	42.77%	429
Adult £31-50	23.43%	235
Adult £51-100	17.05%	171
Junior (Under 16) £5-15	15.05%	151
Junior (Under 16) £16-25	4.19%	42
Junior (Under 16) £26-50	15.85%	159
Family (2 Adult 2 Children) £25-60	19.84%	199
Family (2 Adult 2 Children) £61-90	10.47%	105
Family (2 Adult 2 Children) £91-120		

Total Respondents: 1,003

Q7 What age are you?

Answered: 1,091 Skipped: 9

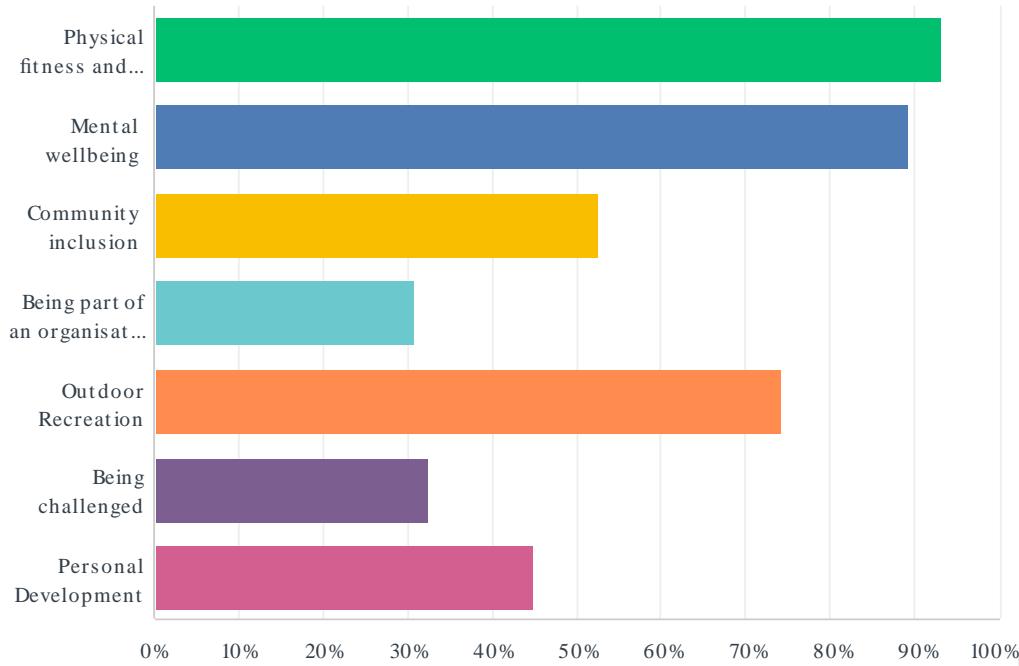


ANSWER CHOICES	PERCENTAGE	RESPONSES
10-14	0.46%	5
15-17	1.74%	19
18-24	11.27%	123
25-34	30.89%	337
35-44	27.68%	302
45-54	17.05%	186
55-64	10.54%	115
65+		
TOTAL		1,091

Q8

What health and wellbeing aims are important to you?

Answered: 1,088 Skipped: 12



ANSWER CHOICES	PERCENTAGE	RESPONSES
Physical fitness and wellbeing	88.69%	965
Mental wellbeing	52.30%	569
Community inclusion	30.42%	331
Being part of an organisation or team	73.81%	803
Outdoor Recreation	32.26%	351
Being challenged	44.58%	485

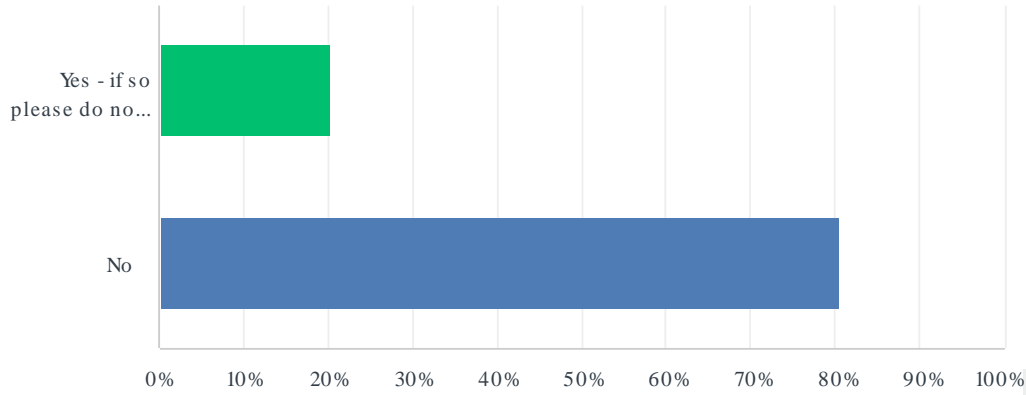
Personal Development

Total Respondents: 1,088

Q9

Are you a member of a club or organisation that would be interested in using a community space on Troon's North Shorefront?

Answered: 1,063 Skipped: 37



ANSWER CHOICES

RESPONSES 213

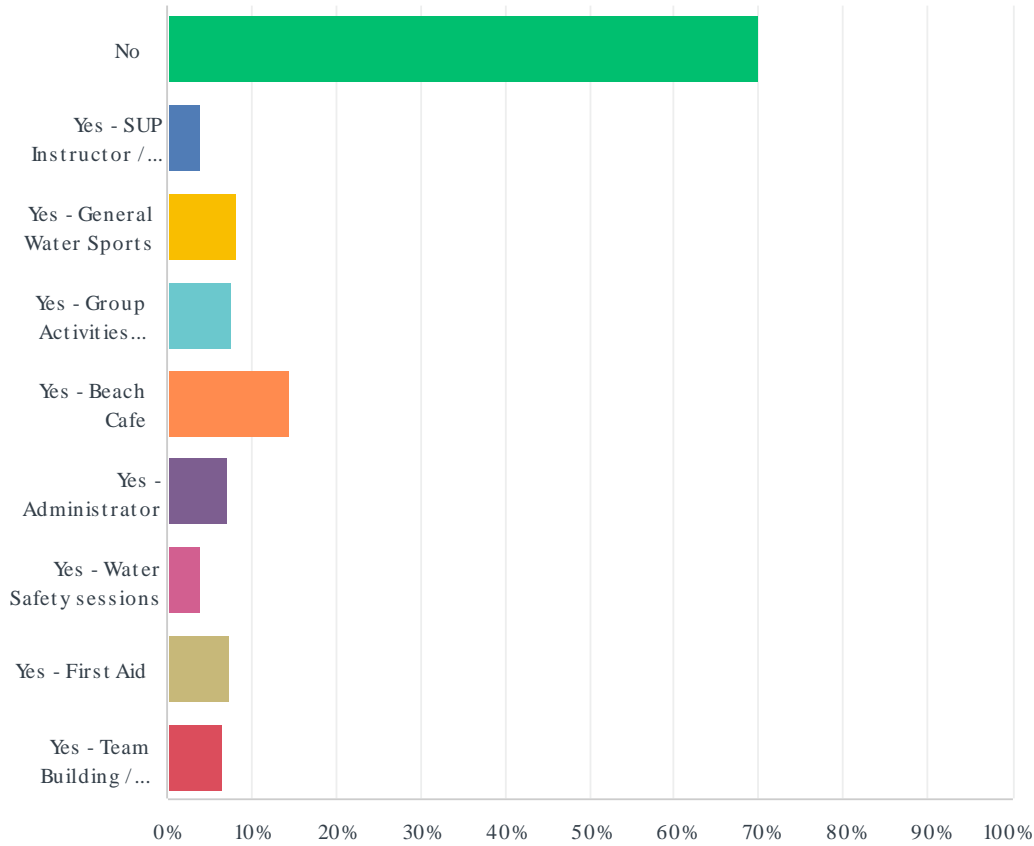
Yes - if so please do not hesitate to get in touch via our facebook page. 79.96% 850

No

TOTAL 1,063

Q10 Would you be interested in volunteering to support the Water Sports Hub?

Answered: 990 Skipped: 110



ANSWER CHOICES	RESPONSES	
No	69.60%	689
Yes - SUP Instructor / Assistant	3.94%	39
Yes - General Water Sports	8.18%	81
Yes - Group Activities Support	7.47%	74
Yes - Beach Cafe	14.24%	141
Yes - Administrator	7.07%	70
Yes - Water Safety sessions	3.74%	37
Yes - First Aid	7.17%	71
Yes - Team Building / Games	6.36%	63
Total Respondents: 990		

TWSC Business Plan

TROON WATER SPORTS HUB

MARCH 20, 2022

Business Plan

Authored by: Frazer Wood

Troon Water Sports Centre (SCIO) SC047691

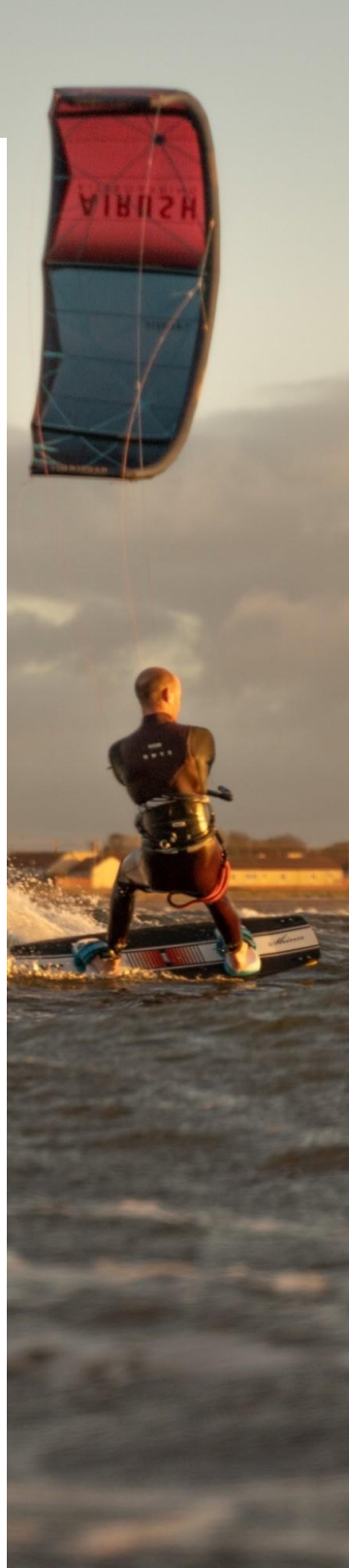


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Version Control

Version	Date	Author	Changes
V0.1	18 Feb 21	FW	Initial Document
V0.2	10 Jun 21	FW	Organisational Structure Removal of Income/Expenditure
V1.0	17 Feb 22	FW	Name Change Funding Update Inclusion of Market Research, LoS. Inclusion of Income/Expenditure. Operating Model update.
V1.1	7 Mar 22	FW	Social Impact and Cashflow updates

Executive Summary

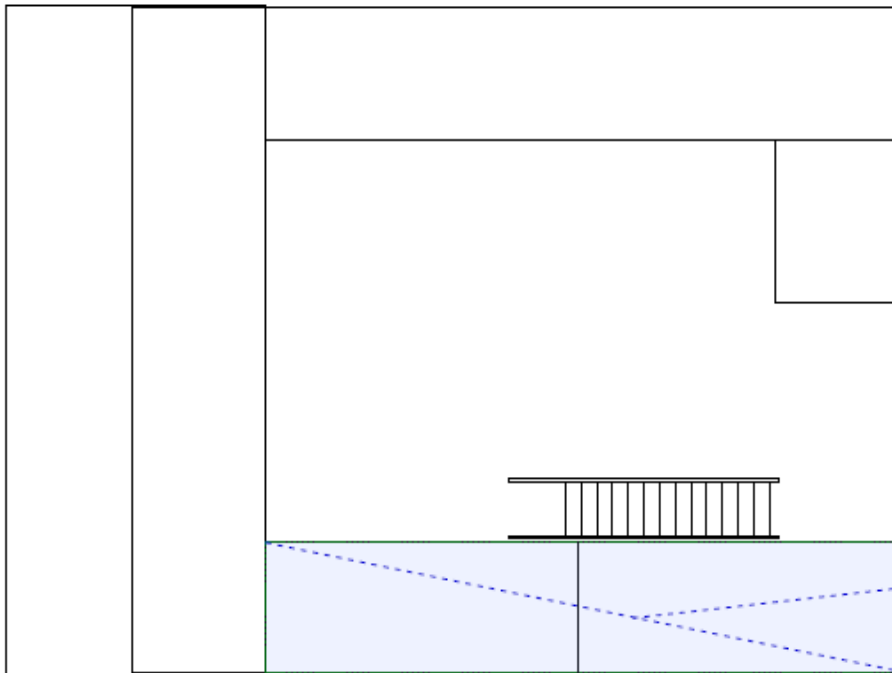
Troon Water Sports Centre (TWSC) is a locally based, not-for-profit SCIO Charity formed in September 2017 and has 5 local residents on its Trustee Board. The purpose of TWSC is the establishment of a new **community beach hub** that will be a well-used, high profile and connected facility that promotes **Community Cohesion, Inclusion and Togetherness** as well as supporting activities that have a **positive impact on physical and mental wellbeing**.

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.

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**. The Beach Hub long term strategic goal is to provide 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.

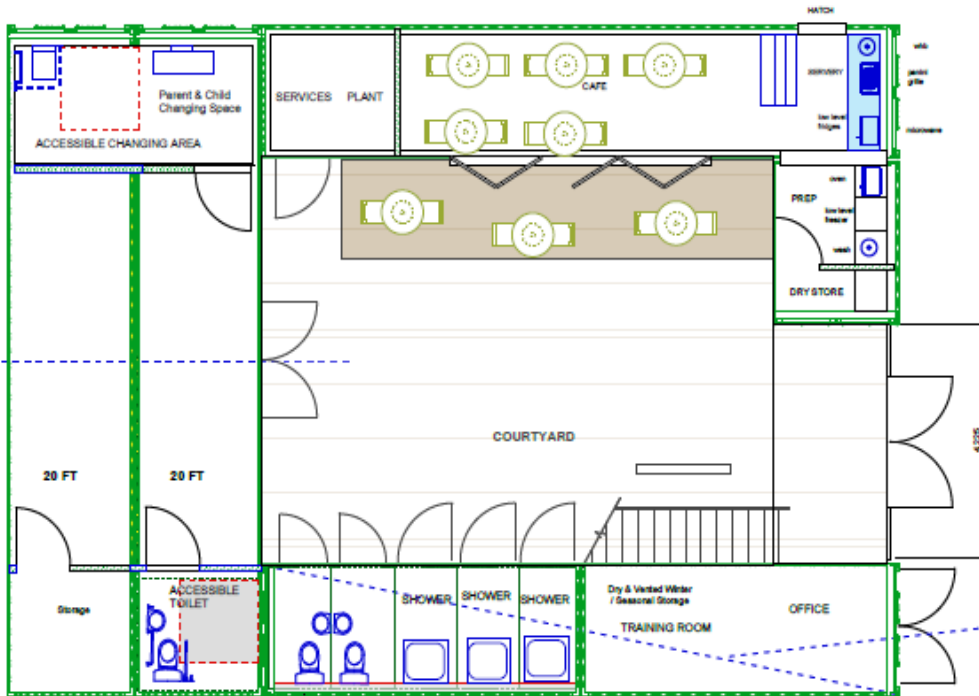
When implemented this community hub will help **impede the trending decline within the SIMD**, as evidenced from the Barassie SIMD data zones reported in 2012, 2016 and 2020.

This three-year business plan has been prepared to ensure that the awarded funds towards the new facilities build are supported with a robust plan including services, staff, marketing, and income / expenditure.



Open Access Viewing Platform with perimeter metal safety barriers and ultra rope safety "handrails"

ROOF PLAN AS PROPOSED
1:50



The open access viewing platform will be a floor of metal containers mounted to concrete floor with ultra safety cables in perimeter for protection from above.

GROUND FLOOR AS PROPOSED
1:50

External Wash Out Wash Of SHOWER
External Wash Out Wash Of SHOWER

Business Details

This Business Plan has been prepared to assist the Hub progress and develop into a viable and sustainable asset to Troon and the surrounding area.

Funding

TWSC have been awarded a South Ayrshire Council (SAC) Grant of £10,000 to provide initial funding for the generation of a Business Plan and associated works as well as £35,000 from the Thriving Places and Place Based Investment Programme.

Additionally, TWSC have received £1000 from the Arnold Clark Community fund as well as submitted funding applications to numerous other funds such as COOP and Poundland Communities Funds, SAC Coastal Communities Fund and Bank of Scotland Fund.

Following finalisation of a ground lease TWSC will be able to apply for additional funding through voluntary donations and larger funds, grants and foundations such as Sport Scotland, and Awards for All.

Continued sustainability is a critical component of the business model and will be achieved through an on-site Community Hub Café and rental of the community space to local groups and for training and social events. Several local businesses and individuals have submitted expressions of interest and support; indicating they want to utilise the Hub on a long-term basis therefore increasing the financial sustainability of the project.

Facilities and Services

The Hub will be a facility for the whole of Troon, Barassie and the surrounding Ayrshire Council areas. A location at 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 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 let**

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**
- **BloKarts**
- **Wetsuit Rental**
- **Equipment Storage**
- **Marine and Environmental Awareness**
- **Wellbeing Activities**
- **Electric Bike charging**
- **Water Safety Sessions**

Mission

Increase participation

Enhance communities

Provide opportunity

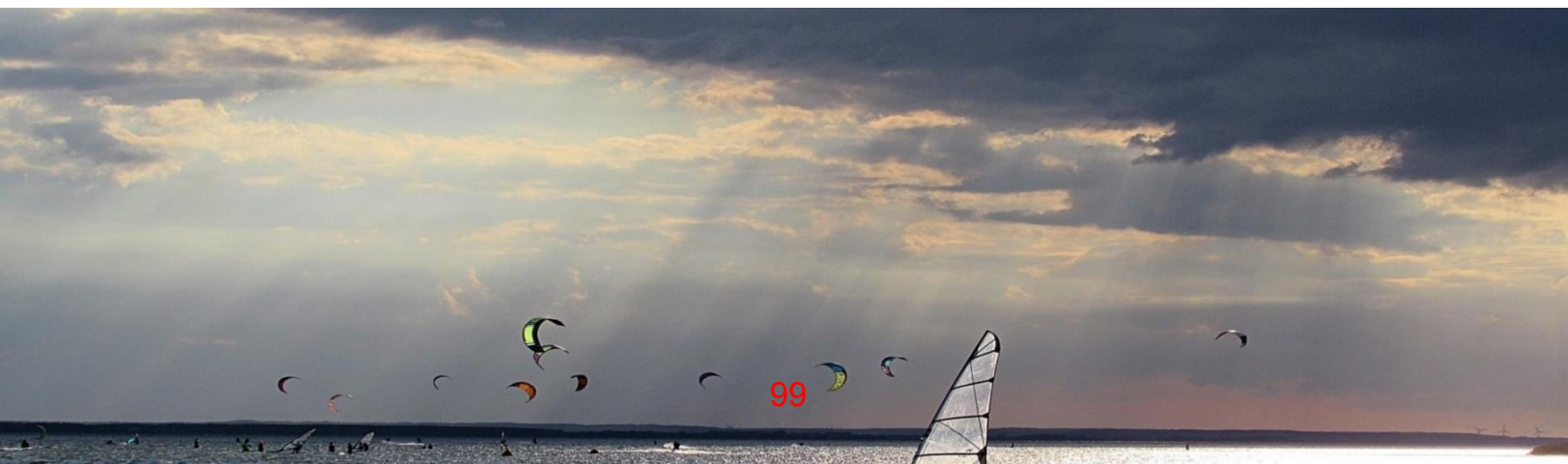
Vision

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.

Core Values

- Proactive and Professional
- Open and Honest
- Inclusive and Diverse
- Trustworthy and Responsible
- Collaborative and Innovative

The principle by which we operate and carry out our business will be driven by a desire to do what is best for the community.



Social Impact

TWSC was registered as a Scottish Charitable Incorporated Organisation (SCIO) in September 2017 with 5 trustees. The Trustees are all members of the local community and everyone lives, works or plays a part in the community. They are best placed to deliver this project as they live, have roots and solid firm foundations (family) in the community.

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.

Figure 1 details the 2020 SIMD rankings for Barassie S01012559 datazone. Since 2016 the Barassie shorefront area is reported to be Decile 1 (549) which places it in one of

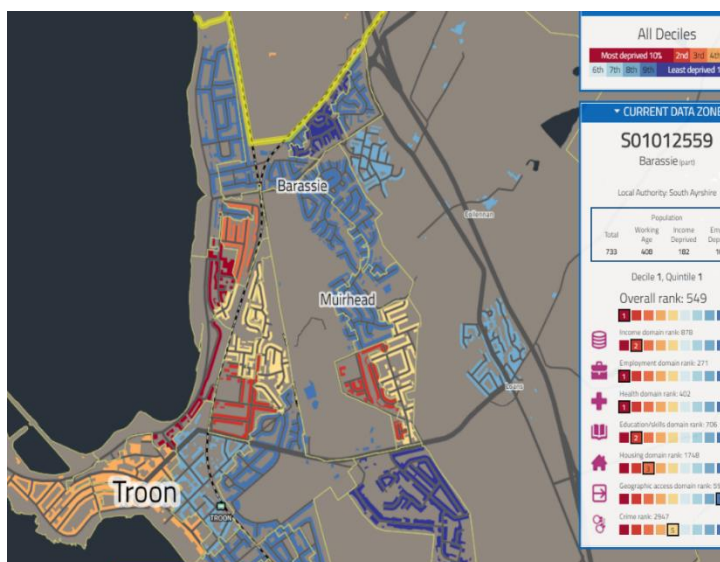


Figure 1 - 2020 SIMD Data Barassie

the 10% most deprived areas of Scotland. Table 1 depicts the SIMD domains and ranking - notably poor are Health, Employment and Education.

Domain Ranks	Barassie
Income	1
Employment	1
Health	1
Education	2
Housing	3
Geographical Access	9
Crime Rank	5

Table 1 - 2020 SIMD Domain Rankings

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 Nature¹*** 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-reduction and anti-social behavior*** as well as additional benefits.

The 2020 SIMD data is now a baseline allowing TWSC to monitor the positive impact 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.

¹ Activities such as Canoeing/Kayaking, Rowing, Sailing, (Wind)Surfing, and Kite surfing.

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.

Environmental Impact

The Hub will be designed to current Building Standards utilising new or upcycled shipping containers designed to withstand a harsh maritime environment. An environmentally sympathetic design will be incorporated to minimise visual disturbance within the shorefront area.

In support of this approach, included within the proposals is an array of eco-friendly energy sources including photovoltaic panels which form part of the building's sustainable strategy and compliance with energy standards. Robust fittings are proposed throughout the design, maximising the lifetime performance of the building through seeking to reduce future maintenance and repairs.

The Hub will support local business as much as possible and the café will source its produce locally.

As the Hub is located adjacent to the Sustrans Cycle Network we aim to provide a charging and maintenance point for electric and conventional bicycles.



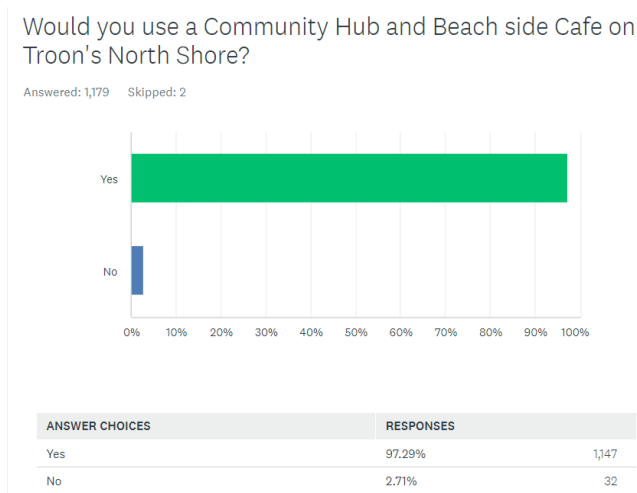
Market Research

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

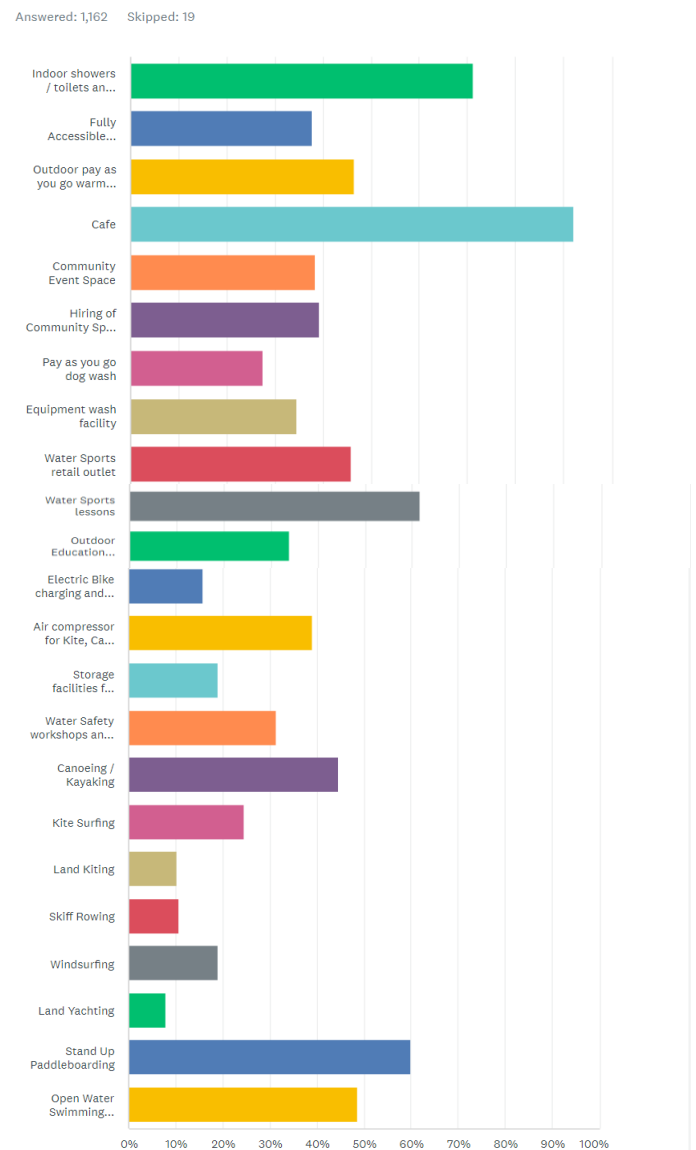
The **Community Survey** that was published across Facebook and Instagram had **1201 respondents** and show tremendous support for the project with **97% of returns indicating they would use the Hub and Community Café.**

Full results of the survey can be found at the following link:

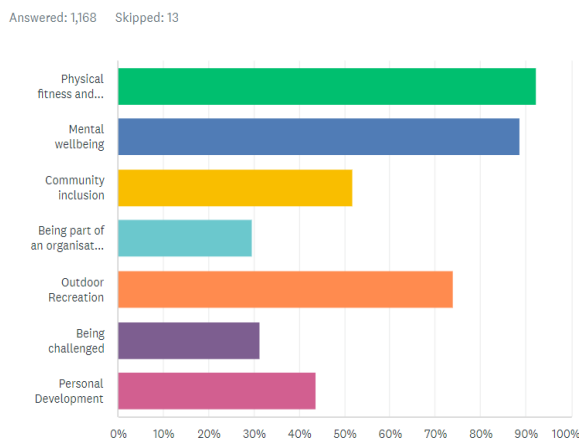
<https://www.surveymonkey.com/results/SM-83H73GZC9>



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



What health and wellbeing aims are important to you?



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.

Cashflow Projection

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 totaling 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.*

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.

Delivery

Target Market

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 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 general public and local community groups.

Services

- KiteSurf Instruction and Rental
- Stand Up Paddle Board Instruction and Rental
- Windsurf Instruction and Rental
- Dinghy Sailing
- BloKarts
- Wetsuit Rental
- Equipment Storage
- Marine and Environmental Awareness
- Wellbeing Activities
- Electric Bike charging
- Water Safety Sessions

Operation

The Hub will operate all year round with seasonal opening times initially staffed by a small team of volunteers and paid instructors. This will protect existing jobs and

promote local employment opportunities as well as bolstering community spirit and cohesion through volunteering opportunities.

Promotion and Advertising

TWSC place a great importance on communication with the community using both traditional and non-traditional methods. This will include local media outlets such as Troon Going Out and our current Facebook Page as well as a new website.

We will always encourage opinion, views and ideas from the wider community, and we do this by both formal and informal means i.e. open public meetings and online Community surveys or face-to-face discussions within the Hub.

There will be a robust data collection process in that all visitors will be asked for address, mobile, home number and e-mail address which will be recorded. This will develop the TWSC main marketing strategy assisted with editorial in the local press, social media and radio. Paid advertising will be used only when it benefits the TWSC.

Every event we host will be widely promoted using the new Hub web site, social media, and mailing lists as well as advertising in local newspapers when appropriate. Social media is utilised at present to advertise any upcoming events and it is envisioned that this will continue when the new Hub is complete.

The TWSC Facebook page presently has 860 followers and the trustees also share important posts from this page with the local 'Troon....the small town with the big heart' Facebook group which has 10.5k members.

SWOT Analysis

- Capabilities
- Assets – People
- Infrastructure
- Experience
- Price, value, quality
- Support
- Location
- Community



- Gap in Capability
- Cash Flow
- Suppliers
- Experience
- Areas to improve
- Competition

- Competitor Weakness
- New Products
- New Partnerships
- Expansion
- New innovations

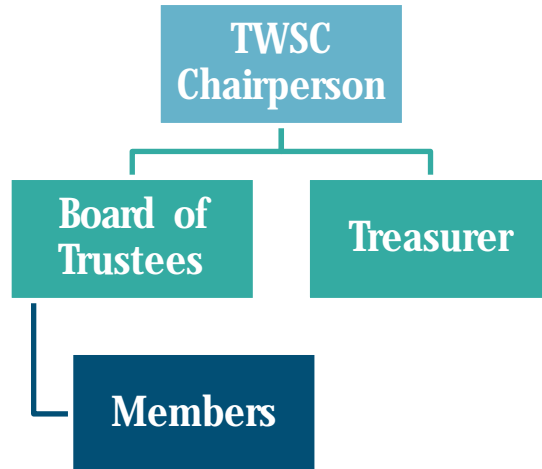
- Economic Climate
- Competition
- Political Impact
- Environmental effects
- Loss of Key Personnel
- Market Demand
- Funding
- SAC Policy Changes

Risk

Place holder for Risk Register.

Structure

Governance



Operational



Appendix 1 – 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	

Planning Documents

REGULATORY PANEL: 15 SEPTEMBER 2022

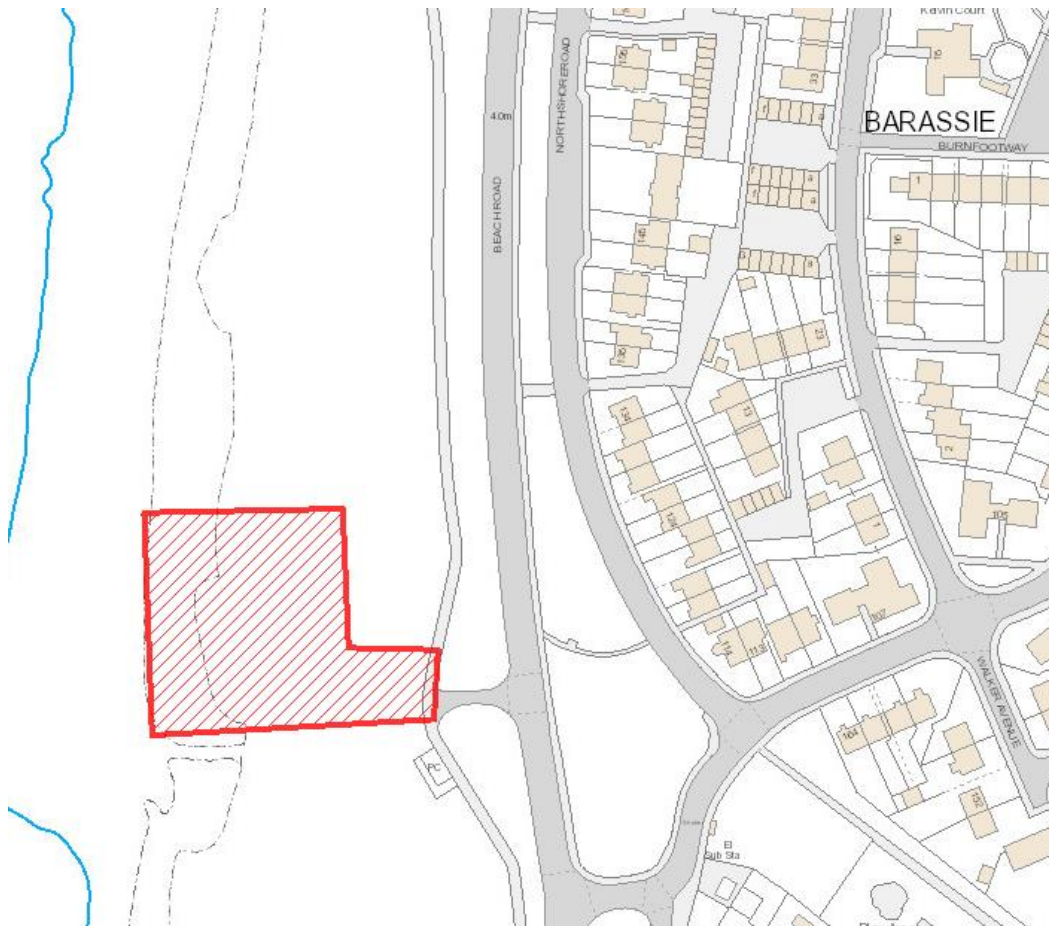
REPORT BY PLACE DIRECTORATE

22/00417/APP

LAND ADJACENT TO NORTH SHORE ROAD TROON SOUTH AYRSHIRE

Location Plan

APPLICATION SITE 



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Summary

The application site is Council owned land and comprises an area of 1.7ha of grassed/ sand covered open space at North Shore Road, Troon. Part of the site was previously the former Troon Sailing Club. Planning permission is sought by the Troon Water Sports Centre Committee, (a Scottish Charitable Incorporated Organisation), for the erection of a water sports hub facility. The proposal incorporates a 'U shape' single storey building formed from shipping containers which reaches a height of approximately 2.6 metres with a low- profile, almost flat roof (slightly angled for rainwater run-off) and shall have a footprint of 204sqm (12 metres wide by 17 metres length). The main entrance to the building is shown on the southern elevation, with the building predominantly having an aspect to the south. The finishing material proposed for the building is larch timber cladding. The galvanised steel entrance gates are also proposed to be clad in larch timber to match the building. An internal courtyard from where access will be taken is proposed within the centre of the 'U' shaped building; a staircase within the courtyard leads to a proposed viewing deck on the roof of the west facing 'wing' of the building with views out towards the beach and Firth of Clyde.

The facility comprises changing rooms, showers (indoor and outdoor), toilets (all accessible/ parent/ child friendly), a training room/community space; an office; dry store; an ancillary community café (with kitchen and preparation area).

The principle of the proposed development complies with the development plan. The proposal is considered to have an acceptable relationship to surrounding land and buildings, with minimal impact on the locality. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by condition. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application. Overall, there are no policy objections and it is considered that the resultant development will not have an adverse impact on the character, appearance or amenity of the locality or the environment. On this basis, it is recommended that the application be approved subject to conditions.

168 representations have been received to the development proposals; 163 supporting the proposal, 2 neutral comments and 3 objections.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Council has a financial and ownership interest in the site, and more than one competent written objection has been received.

REPORT BY PLACE DIRECTORATE

REGULATORY PANEL: 15 SEPTEMBER 2022

SUBJECT:	PLANNING APPLICATION REPORT
APPLICATION REF:	22/00417/APP
SITE ADDRESS:	LAND ADJACENT TO NORTH SHORE ROAD TROON SOUTH AYRSHIRE
DESCRIPTION:	ERECTION OF WATER SPORTS HUB
RECOMMENDATION:	APPROVAL WITH CONDITIONS

APPLICATION REPORT

This report fulfils the requirements of Regulation 16, Schedule 2, paragraphs 3 (c) and 4 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013. The application is considered in accordance with the Council's Scheme of Delegation as well as the Procedures for the Handling of Planning Applications.

1. Proposal:

The application site comprises an area of 1.7ha of grassed/ sand covered open space at North Shore Road, Troon. The site, which is generally flat, is under the ownership of the Council, and is utilised as public amenity open space. The application site forms part of the former Troon Sailing Club premises and is part of a much larger strip of public open space which extends along a large portion of the coastline at the locale. The site is mainly bound by grassed/ sand covered open space and sand dunes/ beach to the west. Also, in close proximity to the site, are public conveniences, public car parks, a cycle path/ footpath and an existing vehicular access from the B746 is located to the east of the site.

Planning permission is sought by the Troon Water Sports Centre Committee, (a Scottish Charitable Incorporated Organisation (SCIO) SC047691), for the erection of a water sports hub facility. The proposal incorporates a 'U shape' single storey building which reaches a height of approximately 2.6 metres with a low - profile flat roof (slightly angled for rainwater run-off) and shall have a total footprint of 204sqm (12 metres wide by 17 metres length). The building will sit between 100mm to 250mm above ground level. The main entrance to the building is shown on the southern elevation, with the building predominantly having an aspect to the south. The main structure of the building comprises steel shipping containers which shall be fully clad with locally sourced timber larch and galvanised steel entrance gates, which are also to be clad with larch. The proposed upper floor viewing balcony on the west wing of the building shall have a 0.9m slim wire balustrade and an internal courtyard area shall also comprise larch decking boards.

The facility comprises changing rooms, showers (indoor and outdoor), toilets (all accessible/ parent/ child friendly), a training room/community space; an office; dry store; an ancillary community café (with kitchen and preparation area); and an internal courtyard area with upper floor viewing deck.

It is intended that the hub shall offer:

- KiteSurf instruction and rental;
- Stand Up Paddle Board Instruction and Rental;
- Windsurf Instruction and Rental;
- Team Building opportunities;
- BloKarts;

- Wetsuit Rental;
- Equipment Storage;
- Marine and Environmental Awareness;
- Wellbeing Activities; and
- Electric Bike charging.

It is indicated that the hub will operate Spring to Autumn 7-days a week, 10am to 4pm on weekdays and 10am to 6pm at weekends. In the Winter season; it is anticipated that the facility will operate Wednesday to Sunday 9:30am / 10:00 am to 3pm. It is further indicated through the proposal that there will be no less than 3 staff/ volunteers at core times.

The application requires to be reported to the Council's Regulatory Panel, in accordance with the Council's approved procedures for handling planning applications and Scheme of Delegation, as the Council has a financial and ownership interest in the site, and one or more written objections have been received.

2. Consultations:

The Ayrshire Roads Alliance - offer no objection to the development proposals from a traffic and transportation perspective and advise that 'the proposed development is located immediately adjacent to an existing public parking facility, is well served by existing pedestrian and cycling linkages in the immediate vicinity and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road.

The Ayrshire Roads Alliance, acting as the Flood Risk Management Authority on behalf of South Ayrshire Council have reviewed the Evans River and Coastal, Flood Risk Assessment Reference No 2841/RE/12-21/01 which was submitted in support of the application and have no objection to this development on the grounds of flooding, providing that all the coastal flood risk mitigation and evacuation measures detailed in the Flood Risk Assessment are designed into the development including, the following:

- Water entry strategy established up to the 1 in 200 year + climate change flood extent + 600mm freeboard;
- Development of a Business Flood Plan including actions required in the event of a flood warning

A condition is recommended to ensure the above measures are implemented and to ensure compliance with SEPA's standing Land Use Vulnerability Guidance.

Scottish Environment Protection Agency - advises that the proposal is a 'water compatible use' as per SEPA Land Use Vulnerability Guidance. As such, it does not meet the flood risk trigger for consultation set out in the SEPA Triage Framework. SEPA Standing Advice for developers is available online.

NatureScot - advise that the development does not meet the criteria for consultation. Standing Advice for developers is available online;

West Of Scotland Archaeology Service - advise that the proposals raise no substantive archaeological issues.

Scottish Water - offer no objections

Environmental Health - offer no objections to the proposal and have suggested a general condition regarding noise levels and advisory notes, that the premises require to fully comply with the Health and Safety at Work etc Act 1974 and the Food Safety Act 1990 and any Regulations and requirements therein and thereto.

Property & Asset Management - offer no response.

Sustainable Development (Biodiversity) - offer no objections.

3. Submitted Assessments/Reports:

In assessing and reporting on a planning application the Council is required to provide details of any report or assessment submitted as set out in Regulation 16, Schedule 2, para. 4 (c) (i) to (iv) of the Development Management Regulations.

The following documents accompany the application submission:-

Flood Risk Assessment (FRA); A FRA concludes that the site is classified as 'least vulnerable' (SEPA Flood Risk and Land Use Vulnerability Guidance dated 2018). The SEPA Flood Map shows that the site is defined within Low, Medium and High Likelihood of coastal flooding and surface water flooding; and the site is located within Little or No Risk Areas (i.e. <0.1% AP) when considering river flooding from Darley Burn. The FRA recommends flood risk mitigation and evacuation measures; a water entry strategy and a warning and evacuation strategy.

Preliminary Ecological Assessment (PEA); The PEA concludes that the area of the application site is of low ecological value, with no species/habitats of designated value being present. However, recommends some mitigation measures be considered, such as fixing bat boxes to the proposed structure, and notes that the proposed finishing materials (larch cladding) could potentially increase the ecological value of the site by attracting arthropods and small bats.

Supporting Statement; A statement by the applicants' agent also accompanies the submission and outlines the background of the project, aims and objectives, the application site including its history, flood risk, climate change, accessibility, and considers the proposed buildings finishing materials, design ethos and relevant applicable national and local planning policies.

Troon Water Sports Centre Business Plan; The business plan outlines the applicant, TWSC, who a locally based not-for-profit SCIO Charity, comprising a Board of Trustees who are 5 local residents. The premise of the charity is to enhance the community facilities in Troon. The plan outlines the funding for the proposals, its intended operation, the benefits to the local community and environmental impact of the development.

4. S75 Obligations:

None.

5. Scottish Ministers Directions:

None.

6. Representations:

168 representations have been received in total; 163 supporting the proposal, 2 neutral comments and 3 objections to the proposed development. All representations can be viewed online at www.south-ayrshire.gov.uk/planning

The objections raised by Representees can be summarised as follows.

- Increased traffic to the area/ car parking could be impeded;
- Concerns with overcrowding and noise from the facility;
- Concerns with the proposed siting, design, construction and finishing materials and deterioration;
- Concerns with flooding;
- Other brownfield sites nearby could have been chosen;
- The area has wildlife could be impacted by the development;

The supporting comments are summarised, below:

- Great tourist attraction which enhances the area;
- Promotes physical and mental wellbeing;
- The area lacks facilities;
- Promotes water sports which are popular in the area;
- The facility will encourage visitors to the area which will benefit the local economy/ town centre;
- Other coastal areas in Scotland have such facilities and this raised Troon's profile as a destination;

- Great for dog walkers and local residents;
- Great location which is easily accessible;
- Long awaited asset to our coast;
- The facility will encourage people to engage with water sports, as it offers a safe environment to learn;
- Great resource for local groups/ associations;

A response to these representations is included within the assessment section of this report.

In accordance with the Council's procedures for the handling of planning applications the opportunity exists for Representees to make further submissions upon the issue of this Panel Report, either by addressing the Panel directly or by making a further written submission. Members can view any further written submissions in advance of the Panel meeting at www.south-ayrshire.gov.uk/planning.

7. Assessment:

The material considerations in the assessment of this planning application are the provisions of the development plan, other policy considerations (including government guidance), objector concerns and the impact of the proposal on the amenity of the locality.

(i) Development Plan

Section 25 of the Town and Country Planning (Scotland) Act 1997 (as amended) indicates that in making any determination under the Planning Acts, regard is to be had to the development plan; the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

The statutory Local Development Plan for the area currently comprises the South Ayrshire Local Development Plan 2 (LDP2) adopted on 31st August 2022 and its associated Supplementary Guidance.

The following provisions of the development plan are considered relevant to the consideration of this application:

- Core Principle B1 sustainable economic development;
- Core Principle B2 community focused development;
- Core Principle C1 promotes the sustainable use of natural, built and cultural heritage resources;
- Strategic Policy 1; Sustainable Development;
- Strategic Policy 2; Development Management;
- Open Space;
- The Coast;
- Land Use and Transport;
- Tourism;
- Flooding and Development;
- Town Centre First Principle;
- Leisure Development.

The provisions of the Adopted South Ayrshire Local Development Plan 2 must be read and applied as a whole, and as such, no single policy should be read in isolation. The application has been considered in this context.

LDP Core Principle B1 states that the Council will prioritise sustainable travel and development, direct development to settlements and prioritise brownfield over greenfield sites. LDP Core Principle B2 states that the Council will support community focused development which support community- based projects provided they have no significant adverse environmental impact; facilitate the development of sports and leisure facilities and safeguard existing community facilities. LDP Core Principle C1 states the council will promote the sustainable use of natural resources by ensuring development safeguards these resources and protects and enhances existing green networks.

Strategic Policy 1: Sustainable Development and Strategic Policy 2: Development Management seek to ensure that development is appropriate in terms of its impacts on local amenity and that its layout, scale, massing, design and materials are acceptable in relation to its surroundings. In addition, development should be suitable in terms of its bearing on residential amenity, infrastructure implications and contribute to the efficient use of public services and facilities.

The development proposal is sited within the settlement of Troon, on previously developed land (Troon Sailing Club) and offers the opportunity to sensitively improve the scenic and environmental quality of the area, whilst protecting the foreshore. The development proposal is considered appropriate to the local area in terms of its appearance, character and amenity impact. The proposed layout, scale, massing, design and materials are considered acceptable in relation to its surroundings, and importantly, by being appropriate to the local area in terms of road safety and effect on the transport network. Furthermore, the proposal is a community lead project which is considered to enhance the existing sport and leisure facilities at the locale without any significant impact on the environmental quality of the area. In this regard, the proposal is considered to accord with the principle policies of LDP2.

The site is designated as Open Space within the Local Development Plan. This policy requires consideration of the value of open spaces, in order that locally significant green spaces which are valued and valuable to the wider environment are afforded appropriate safeguarding. As such, consideration is required of the individual site-specific factors relating to this site, and the area in which it is set. Development proposals also require to be considered based on the merits of the proposal and any individual site-specific circumstances arising. The application has been considered in this context, and the following is noted;

Part of the key value and function of this open space is its visual amenity and contribution to the coastal character of Troon. In quantitative terms, the open space which would be lost as a result of the proposal represents a very small proportion of land in the context of the wider open space and shore area, and under the proposals a significant portion of open space will be retained immediately adjacent to the site. In this context, the area of open space to be lost is relatively small in size. More importantly, it is considered that its loss will not undermine the integrity of or alter the established character of the wider area of adjacent public open space. It is proposed to erect a modestly scaled building for the purposes of providing and enhancing community facilities at the locale; There is a locational need for the building as its primary purpose is to encourage and enhance the existing water sports activity within the area.

Given the location of the site, the provisions of the coastal policy are also considered to be relevant in the consideration of the proposal. The LDP coastal policy requires development within the coastal areas to be in accordance with the coastal strategy, and to protect or improve the scenic and environmental quality of the area. The coastal strategy map defines the coastal area to the north of Troon as being 'partly developed' and characterised by unobtrusive formal visitor activities and informal recreation. In this context, the site is considered to be typical of the partly developed landscape referred to in the coastal strategy. The Local Development Plan (Appendix B) presumes in favour of very small-scale developments which integrate well with existing land uses and which complement the surrounding environment. The term 'very small scale' is taken to mean facilities that would not require substantial building works. In this instance, a new modestly sized building comprising mainly of timber clad shipping containers is proposed. It is also noted that the building works, which are considered minimal, are concentrated on the built envelope of the site which comprised the former Troon Sailing Club site. Therefore, as a consequence represents previously developed land. As such, the principle of the erection of a new building is considered to be broadly in accordance with the provisions of the coastal strategy. The proposed buildings are single storey in height and have a simple design and form so as to retain the generally open characteristics of the wider area and which are considered to complement the existing land uses.

LDP Land Use and Transport policy requires for development to provide parking which reflects the role of the development and which keeps any negative effects of road traffic on the environment to a minimum. The Ayrshire Roads Alliance has offered no objection to the development proposal from a traffic and transportation perspective. It is recognised that the proposed development is located immediately adjacent to an existing public parking facility, is well served by existing pedestrian and cycling linkages, and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road. On this basis, it is considered that the proposal can satisfy the requirements of the LDP policy in relation to land use and transport.

The LDP Tourism policy states that the council will look favourable on proposals that will provide or improve tourism or leisure services in South Ayrshire. The council states it will allow new sites and accommodation to be developed providing that the new development is intended for holiday use only and the proposed development has suitable screening and is appropriate in terms of landscape setting, scale and design. It is noted that the proposed water sports facility will enhance facilities for tourists visiting the locale, as well as the locale community. The proposed building is also considered small-scale and, although shall be sited in a prominent locale, shall integrate well with existing land uses and which complements the surrounding environment. Therefore, the proposal is considered to align with the LDP Tourism policy.

LDP Flooding and Development; advises that development should avoid areas which are likely to be affected by flooding or if the development would increase flooding elsewhere. In terms of the nature of the proposed development, it is noted that it requires to be sited in reasonable proximity to the shore. A Flood Risk Assessment accompanies the application submission which recommends mitigation measures for the development. Additionally, the Ayrshire Roads Alliance, acting as the Flood Risk Management Authority, on behalf of South Ayrshire Council do not object to the proposal, subject to a condition with regards to the mitigation measures as set out in the FRA are adhered to. This aspect of the proposal is conditioned accordingly. On this basis, the development is considered to accord with the provisions of the LDP policy Flooding and Development.

LDP Town Centre First Principle states that the Council will put the health of town centres at the forefront of decision making and will encourage public and private development proposals and investments to the town centre and promote a 'sequential approach' to ensure all appropriate uses are directed to town centres. LDP Leisure Development also refers to a 'sequential approach' when choosing locations for all leisure uses. While it is recognised that the proposal is not located in a town centre, it is sited in close proximity to the town centre and has a locational need which requires access to the waterfront. Furthermore, the proposal includes a café which is considered ancillary to and complements the proposed primary function of the building as a water sports facility. The indicative opening hours of the sports hub (including café) are; Spring to Autumn 7-days a week, 10am to 4pm on weekdays and 10am to 6pm at weekends. In the Winter season; Wednesday to Sunday 9:30am / 10:00 am to 3pm) The cafe will primarily serve patrons of the water sports hub but will also benefit the wider community utilising the locale, such as dog walkers and cyclists, for example. On this basis, the ancillary small -scale nature of the café operating a day-time economy is such that it will not have an adverse impact on the viability or vitality of Troon town centre and therefore raises no policy concerns.

(ii) Other Policy Considerations (including Government Guidance)

- **Scottish Planning Policy (SPP);**

The policy principles of the SPP seek to create high quality places by taking a holistic design-led approach which responds to and enhances the existing place while balancing the costs and benefits of potential opportunities over the longer term. This means considering the relationships between; a successful sustainable place, a natural resilient place, a connected place and a low carbon place.

SPP also emphasises the need to make efficient use of existing buildings, land and infrastructure. The protection and enhancement of landscapes and the environment, and linkages to infrastructure are also key considerations.

SPP advises that Planning Authorities should support, protect and enhance open space and opportunities for sport and recreation.

SPP sets out the policy position for managing flood risk and drainage. The overarching policy principles state that the planning system should promote a precautionary approach to flood risk from all sources, flood avoidance, flood reduction and avoidance of increased surface water flooding. To achieve this, the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere.

It is considered that the proposals align with SPP for the reasons captured in part (i) above.

- **South Ayrshire Open Space Strategy 2012;**

The Council has an Open Space Strategy. The Strategy, which is based on a quantitative and qualitative audit of open space in South Ayrshire, sets out a vision for the provision, management and maintenance of open spaces within the Council's area. It is intended to improve the quality, management, accessibility and usage of parks and other open spaces and identify the need for new or improved facilities where there are deficits in provision. The Open Space Strategy estimates the provision of Council owned open space within the ward in which the application site is set to be approximately 236 ha. A large amount of this open space provision is formed by the areas of open space which extend along the coastline to the north and south of the town. Whilst generally seeking to protect and improve open spaces, the Strategy does not preclude them from being developed. However, development proposals also require to be considered based on the provisions of the development plan, merits of the proposal and any individual site -specific circumstances arising.

The development proposal seeks to enhance the facilities within the area, ensures the continued leisure and recreational use of the site by the wider community; is within the settlement of Troon where various modes of transport (bus, cycling and walking) are available, and large areas of open space remains at the locality. Accordingly, and considering part (i) above, the development proposal, as conditioned, is considered to be in accordance with the aims of the Open Space Strategy.

(iii) Planning History of the Site;

There is no relevant planning history in the assessment of the application.

(iii) Objector Concerns

- **Concerns with increased traffic/ car parking;**

The Ayrshire Roads Alliance has offered no objections to the proposal. It is therefore considered that sufficient public car parking at the locale shall continue to serve the anticipated needs of both members of the public, and patrons of the proposed facility. Additionally, it is noted that the area is well served by existing pedestrian and cycling linkages in the immediate vicinity; and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road.

- **Concerns with overcrowding and noise;**

The area currently attracts visitors and local residents due to its beach location, accessible footpaths, cycle paths, bus routes and close proximity to the town centre. Therefore, although the proposed facility shall enhance and encourage the use of the existing facilities within the area, it is not considered that it will become a 'destination' and attract significant crowds to that currently experienced or which would adversely impact or change the character of the area. Furthermore, It is considered that the facility has been positioned a sufficient separation distance from the closest residential properties sited in North Shore Road which sit further to the east of the site. The indicative hours of operation of the sports hub are noted in Section 1 of this report and are considered reasonable in the context. The Council's Environmental Health Service has been consulted on the proposals and offers no objections with regards to the facility subject to a condition with regards to noise levels however noise nuisance, should it occur, is a matter for the Council's Environmental Health Service or Police Scotland.

- **Concerns with the proposed design, construction, finishing materials, deterioration and siting;**

It is not considered that the proposed building shall detract from the current character or appearance of the area. It is recognised that the building will be sited close to the former Troon Sailing Club site within a prominent area and will be open to wider public views. However, the proposed building is of a modest scale, single storey in height, and of a simple design and finish and can be absorbed within the context of the large area of open space in which it is to be sited. Therefore, it is not considered that the proposed building or its use would be so injurious to the character and landscape of the area to merit a refusal of planning permission in this instance.

Furthermore, the submitted supporting statement asserts the use of shipping containers to be robust and stand up to the elements of the coastal marine location. The shipping containers shall be fully clad with locally sourced larch, a natural material so as to provide a natural aesthetic appearance which complements the area. Therefore, the siting, scale, massing and finishing materials of the proposed building is considered appropriate in this instance.

The upkeep, repair and maintenance of the proposed building is not a material planning consideration and the responsibility of the building lies with the applicant(s).

- **Concerns with the area flooding;**

The Ayrshire Roads Alliance, acting as the Flood Risk Management Authority, on behalf of South Ayrshire Council has offered no objections to the development, subject to a condition, with regards to mitigation measures, as set out in the submitted Flood Risk Assessment. Therefore, a condition is attached to the permission in this regard.

- **Other Brownfield sites could have been chosen;**

The Council has a duty to consider a planning application as submitted. Notwithstanding, the submitted supporting statement and a Site Options Plan demonstrates the alternative sites considered by the applicants. It is also recognised that the site was previously occupied the Troon Sailing Club, so development previously existed at the site.

- **Concerns that wildlife could be impacted by the proposals;**

The application site has no environmental designations. As set out elsewhere within the report, a Preliminary Ecological Assessment (PEA) accompanies the submission and concludes that the area of the application site is of low ecological value, with no species/habitats of designated value, present. However, recommends some mitigation measures are considered by the applicant, such as bat boxes being fixed to the proposed building and some landscaping features so as to encourage wildlife.

The application was also subject to consultation with biodiversity colleagues who offered no objections to the proposals. It is also noted that the existing/ established pathways and accesses at the locale shall be utilised for the facility.

Although, the application proposals do not meet the criteria for consultation with NatureScot., an advisory note can be attached to the permission which reminds the applicant of the need to comply with the legislative requirements set out in the Wildlife and Natural Environment (Scotland) Act 2011. On this basis, it is not considered that any natural heritage features or wildlife shall be significantly impacted as a consequence of the small-scale development proposals.

(iv) Impact on the Locality

In terms of the loss of public open space, it is considered that the area of open space to be lost is relatively small in size and its loss will not undermine the integrity or compromise the appearance/ setting or alter the established character of the wider area of adjacent public open space. Notwithstanding the loss of a small area of open space, it is considered that a significant area of public open space remains at the locale.

As mentioned elsewhere in the report, the proposed facility shall not detract from the current character or appearance of the area and can be successfully integrated. While it is recognised that the proposed building will be sited within a prominent area and will be open to public view, it is of a modest scale, single storey in height, of a simple design and finish, and can be absorbed within the context of the larger area of open space in which it is to be sited.

Additionally, the proposed building is to be a suitably sited in close proximity to the beach due to its locational need; is located immediately adjacent to existing public parking; is well served by existing pedestrian and cycling linkages in the immediate vicinity; and is easily accessible by public transport with regular bus services operating on the B746 North Shore Road.

It is not considered that any neighbouring properties would be adversely impacted by the proposed development given the location and orientation of the building; and the separation distance to the closest residential properties; the proposed days/ hours of operation and small-scale nature of the proposals. On this basis, it is considered that the development will not give rise to any adverse residential amenity concerns. A condition is proposed to ensure that the operating hours of the facility are confirmed and acceptable with regards neighbouring amenity.

Furthermore, the principal use of the building as a water sports hub is apparent from the submitted drawings. The café element of the proposals is small scale, complementary and an ancillary use that will primarily serve users of the facility and will also be open to the local community. It is not considered that the ancillary café will have any adverse impact on the vitality and viability of Troon town centre.

Overall, the principle of the proposed development broadly complies with the development plan. The proposal is considered to have an acceptable relationship to surrounding land and buildings, and an acceptable impact on the locality. The consultation responses do not raise any issues of over-riding concern that cannot be addressed by suitable conditions. Equally, the points raised in the letters of objection have been fully considered, but do not raise any issues that would merit a recommendation of refusal of the application.

8. Conclusion:

There are no policy objections and following the above assessment, it is considered that the proposal will not have an adverse impact on character or appearance of the area or on the amenity of the locality. The proposal will provide opportunities for water sport recreational activities which will be of local community benefit. Given the above assessment of the proposal and having balanced the applicant's rights against the general interest, it is recommended that the application be approved subject to conditions.

9. Recommendation:

It is recommended that the application is approved subject to conditions:

- (1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (2) That all coastal flood risk mitigation and evacuation measures detailed in the Evans River and Coastal, Flood Risk Assessment Reference No 2841/RE/12-21/01 are incorporated within design proposals and implemented prior to operation of the development. These measures shall include, but not be limited to, the following:
 - o Water entry strategy established up to the 1 in 200 year + climate change flood extent + 600mm freeboard;
 - o Development of a Business Flood Plan including actions required in the event of a flood warning.
- (3) Notwithstanding the plans hereby approved, the proposed building and galvanised steel gates shall be fully clad with larch within one calendar month of the siting of the building on site to the satisfaction of the Planning Authority.
- (4) That before the development hereby permitted is brought into use, details of the operational days and hours of the sports hub and ancillary community café shall be submitted for the approval in writing of the Planning Authority. Thereafter the sports hub and ancillary community café shall operate within the days and hours agreed under the terms of this condition, unless otherwise agreed in writing.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In order to ensure the development is protected against flooding in an acceptable manner.
- (3) In the interests of visual amenity.
- (4) In the interests of residential amenity.

Advisory Notes:

- (1) The premises require to fully comply with the Health and Safety at Work etc Act 1974 and the Food Safety Act 1990 and any Regulations and requirements therein and thereto.
- (2) Please note that work should be undertaken in compliance with legislation and guidance relating to NatureScot <https://www.nature.scot/professional-advice/protected-areas-and-species/licensing>

List of Determined Plans:

Drawing - Reference No (or Description): LOCATION PLAN
Drawing - Reference No (or Description): EXTERNAL ELEVATIONS
Drawing - Reference No (or Description): PROPOSED ELEVATIONS (MONTAGE)
Drawing - Reference No (or Description): SITE PLAN SERVICES
Drawing - Reference No (or Description): PROPOSED GROUND UPPER FLOOR VIEWING PLATFORM
Drawing - Reference No (or Description): SITE SURVEY 01

Regulatory Panel (Planning): 15 September 2022

Report by Place Directorate (Ref: 22/00417/APP)

Other - Reference No (or Description): WATER SPORTS FLOOD RISK ASSESSMENT
Other - Reference No (or Description): TROON WATER SPORTS BUSINESS PLAN
Other - Reference No (or Description): WILDLIFE ASSESSMENT TROON HUB REPORT
Other - Reference No (or Description): SUPPORTING STATEMENT
Drawing - Reference No (or Description): 01 LOCATION PLAN
Drawing - Reference No (or Description): HUB BLOCK PLAN
Drawing - Reference No (or Description): PROPOSED GROUND AND UPPER FLOOR PLAN
Other - Reference No (or Description): FURTHER SUPPORTING INFORMATION/ DETAILS

Reason for Decision (where approved):

The siting and design of the development hereby approved is considered to accord with the provisions of the development plan and there is no significant adverse impact on the amenity of neighbouring land and buildings.

The explanation for reaching this view is set out in the Report of Handling and which forms a part of the Planning Register.

Background Papers:

1. Planning application form, plans and supporting information;
2. Adopted South Ayrshire Local Development Plan (LDP2);
3. Representations;
4. Consultation Responses;
5. Scottish Planning Policy
6. South Ayrshire Open Space Strategy 2012

Equalities Impact Assessment:

An Equalities Impact Assessment is not required because the proposed development is not considered to give rise to any differential impacts on those with protected characteristics.

Person to Contact:

Ms Dianne Lewis, Planner - Place Planning - Telephone 01292 616 175

SOUTH AYRSHIRE COUNCIL

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT) (SCOTLAND) ORDERS

To: **Troon Water Sports Committee**
per Iain Kirkpatrick Associates Limited
Iain Kirkpatrick Mrics
Mabie House
1 Ashgrove
Maybole
KA19 8BG

With reference to your **Application for Planning Permission** dated **27th May 2022**, under the aforementioned Regulations, for the following development, viz:-

Erection of water sports hub

at: **New Public Convenience North Shore Road Troon South Ayrshire**

South Ayrshire Council in exercise of their powers under the aforementioned Regulations hereby **approve** the Application for Planning Permission for the said development in accordance with the following conditions as relative hereto and the particulars given in the application. The approved drawings and other documents, where relevant, can be accessed from the [Council's website](#) by using the application reference number noted above and these represent the approved scheme.

The following condition(s) which relates to this permission are:

- (1) That the development hereby granted shall be implemented in accordance with the approved plan(s) as listed below and as forming part of this permission unless a variation required by a condition of the permission or a non-material variation has been agreed in writing by the Planning Authority.
- (2) That all coastal flood risk mitigation and evacuation measures detailed in the Evans River and Coastal, Flood Risk Assessment Reference No 2841/RE/12-21/01 are incorporated within design proposals and implemented prior to operation of the development. These measures shall include, but not be limited to, the following:
 - Water entry strategy established up to the 1 in 200 year + climate change flood extent + 600mm freeboard;
 - Development of a Business Flood Plan including actions required in the event of a flood warning.
- (3) Notwithstanding the plans hereby approved, the proposed building and galvanised steel gates shall be fully clad with larch within one calendar month of the siting of the building on site to the satisfaction of the Planning Authority.
- (4) That before the development hereby permitted is brought into use, details of the operational days and hours of the sports hub and ancillary community café shall be submitted for the approval in writing of the Planning Authority. Thereafter the sports hub and ancillary community café shall operate within the days and hours agreed under the terms of this condition, unless otherwise agreed in writing.

- (5) That notwithstanding the plans hereby approved, precise details of electric bicycle charging points and bicycle storage racks to serve the development shall be submitted to and agreed in writing by the Planning Authority prior to occupation of the development. Thereafter, and unless otherwise agreed in writing by the Planning Authority, the agreed electric bicycle charging points and bicycle storage racks shall be implemented before the occupation of the development and shall be maintained and retained for the lifetime of the development to the satisfaction of the Planning Authority.

Reasons:

- (1) To ensure that the development is carried out in accordance with the approved plans unless otherwise agreed.
- (2) In order to ensure the development is protected against flooding in an acceptable manner.
- (3) In the interests of visual amenity.
- (4) In the interests of residential amenity.
- (5) In the interests of sustainable modes of transport.

List of Approved Plans:

Drawing - Reference No (or Description): PROPOSED ELEVATIONS (MONTAGE)

Drawing - Reference No (or Description): SITE PLAN SERVICES

Drawing - Reference No (or Description): PROPOSED GROUND UPPER FLOOR VIEWING PLATFORM

Drawing - Reference No (or Description): SITE SURVEY 01

Other - Reference No (or Description): WATER SPORTS FLOOD RISK ASSESSMENT

Other - Reference No (or Description): TROON WATER SPORTS BUSINESS PLAN

Other - Reference No (or Description): WILDLIFE ASSESSMENT TROON HUB REPORT

Other - Reference No (or Description): SUPPORTING STATEMENT

Other - Reference No (or Description): ADDITIONAL SUPPORTING STATEMENT/ DETAILS

Drawing - Reference No (or Description): 01 LOCATION PLAN 1:2500

Drawing - Reference No (or Description): HUB BLOCK PLAN

Drawing - Reference No (or Description): PROPOSED GROUND AND UPPER FLOOR PLAN

Advisory Notes:

- (1) In accordance with Section 58 of The Town and Country Planning (Scotland) Act 1997 (as amended), this Planning permission lapses on the expiration of a period of 3 years beginning with the date on which the permission is granted unless development to which the permission relates is begun before that expiration.
- (2) A site notice to be displayed in accordance with Section 27C (1) of The Town and Country Planning (Scotland) Act 1997 and Regulation 38 and Schedule 7 of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 shall be completed, printed on durable material, and be displayed in a prominent place (readily visible to members of the public) at or in the vicinity of the site while the development hereby approved is in progress. This requirement is in order to ensure that members of the public are made aware of the background to the development in progress and have access to the necessary contact details. A copy of the Notice can be found on the Council's website entitled '[Development in Progress Notice](#)'.
- (3) The person who intends to carry out the development hereby approved shall, as soon as practicable after deciding on a date on which to initiate the development, complete the form entitled '[Notification of Initiation of Development](#)' and submit it to the Planning Authority before commencement of the development. For the avoidance of doubt, failure to submit the required notice would constitute a breach of Planning control under Section 123 (1) of The Town and Country Planning (Scotland) Act 1997 (as amended). This notification is required to ensure compliance with the requirements of Planning Legislation as contained in Section 27A of The Town and Country Planning (Scotland) Act 1997 (as amended).
- (4) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written '[Notification of Completion of Development](#)' as soon as practicable after the development has been completed. This notification shall include the reference number of the Planning permission, the site address and the date of completion. This requirement is to ensure compliance with the requirements of Planning Legislation as contained in Section 27B (1) of The Town and Country Planning (Scotland) Act 1997 (as amended).
- (5) The developer is required in carrying out the development hereby approved to submit to the Planning Authority a formal written Notification of Completion of Phases of Development as soon as practicable after completion of each phase of the development and subsequently a '[Notification of Completion of Development](#)' as soon as practicable after the whole development has been completed. These notifications shall include the reference number of the Planning permission, the site address and the date of completion of the relevant phase. This requirement is to ensure compliance with the requirements of Planning Legislation as contained in Section 27B (1) and Section 27B (2) of The Town and Country Planning (Scotland) Act 1997 (as amended).
- (6) The premises require to fully comply with the Health and Safety at Work etc Act 1974 and the Food Safety Act 1990 and any Regulations and requirements therein and thereto.
- (7) Please note that work should be undertaken in compliance with legislation and guidance relating to NatureScot <https://www.nature.scot/professional-advice/protected-areas-and-species/licensing>

Reason for Decision:

It should be understood that this permission does not carry with it any necessary consent or approval to the proposed development under other statutory enactments.

Dated: 22nd September 2022

.....
Craig Iles
Service Lead – Planning and Building Standards

COUNTY BUILDINGS, WELLINGTON SQUARE, AYR, KA7 1DR

Note:

In addition to this approval and before proceeding with the development the applicant may require a Building Warrant under the Building (Scotland) Act 2003 as amended or a Road Opening Permit or Construction Consent under the Roads (Scotland) Act 1984 Legislation.

Elected member support

Archived: 05 October 2022 13:26:48

From: Pollock, Bob

Sent: Fri, 26 Aug 2022 11:20:40

To: Jamieson, Robin; Bell, Kenneth; Mackay, Craig; Saxton, Philip; Kilbride, Martin

Subject: RE: Part 5 Community Asset Transfer Request - Troon Water Sports Centre

Sensitivity: Normal

Robin,

Thanks for the update and as you are probably aware the Troon Ward Councillors are all supportive of a Water Sports Centre being developed, and the project has certainly previously had the support of the Troon Community Council.

Regards

Bob

From: Jamieson, Robin <Robin.Jamieson@south-ayrshire.gov.uk>

Sent: 25 August 2022 16:12

To: Bell, Kenneth <Kenneth.Bell@south-ayrshire.gov.uk>; Mackay, Craig <Craig.Mackay@south-ayrshire.gov.uk>; Pollock, Bob <Bob.Pollock@south-ayrshire.gov.uk>; Saxton, Philip <Philip.Saxton@south-ayrshire.gov.uk>; Kilbride, Martin <Martin.Kilbride@south-ayrshire.gov.uk>

Subject: Part 5 Community Asset Transfer Request - Troon Water Sports Centre

Good afternoon Councillors,

I would like to inform you that Troon Water Sports Centre have submitted a Community Asset Transfer request under Part 5 of the 2015 Community Empowerment (Scotland) Act.

The public notice period is now underway and details can be found here: <https://www.south-ayrshire.gov.uk/article/46787/Site-at-Barassie>. The request is for a 50 year lease.

The request was validated 31st July 2022 which means we should reach a decision by 31st January 2023.

I am happy to provide further information as required.

Regards,

Robin

Robin Jamieson Coordinator – Asset Management | Asset Management | Place Directorate | robin.jamieson@south-ayrshire.gov.uk | Direct Line: 01292 612 073 | South Ayrshire Council | County Buildings | Wellington Square | Ayr | KA7 1DR | www.south-ayrshire.gov.uk

Public Notices

ASSET TRANSFER UNDER THE COMMUNITY EMPOWERMENT (SCOTLAND) ACT 2015

NOTICE OF ASSET TRANSFER REQUEST

An asset transfer request has been made to **South Ayrshire Council** under Part 5 of the Community Empowerment (Scotland) Act 2015.

The request has been made by **Troon Water Sports Centre (SCIO), SC047691** and relates to **SITE IDENTIFIED AT OS GRID REF: NS 3241 3207 LAT/LONG 55°33'12"N 4°39'30"W NR. BARASSIE, TROON NORTH BEACH** a site plan for which can be seen below – hereafter ‘the site’.

The request is for **50 year lease** of the **site described above and outlined below**.

The proposed use of **the site** is: **To develop and run a community water sports hub containing changing facilities, storage space, multiuse space and a café.**

The documents relating to this request can be viewed online at <https://www.south-ayrshire.gov.uk/article/26258/Current-Asset-Transfer-Requests> or by contacting robin.jamieson@south-ayrshire.gov.uk, 01292 612 073.

Anyone may make representations about this request to **South Ayrshire Council**. Representations must be in writing and include the name and address of the person making it. A copy of the representation will be provided to the organisation making the request for comment.

A redacted copy of any representations and comments received will be published online at <https://www.south-ayrshire.gov.uk/article/26258/Current-Asset-Transfer-Requests>. Please note that all representations and comments are reviewed by Council officers before they are published on the Council's web pages. This is to ensure that all comments made are neither offensive nor libellous and that their publication also complies with the Data Protection Act.

Representations must be made by no later than **4.45pm on Friday 23rd September 2022**. They should be sent for the attention of Robin Jamieson, Community Asset Transfer, Asset Management, Place Directorate, County Buildings, Wellington Square, Ayr, KA7 1DR or emailed to cat@south-ayrshire.gov.uk

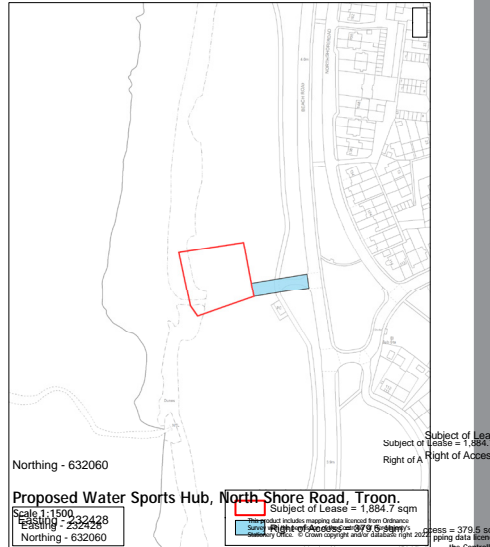
General information about the asset transfer scheme is available at <https://www.gov.scot/policies/community-empowerment/asset-transfer/>

Town and Country Planning (Scotland) Act 1959 Proposed Disposal (by way of lease) of LAND Nr. NEW PUBLIC CONVENIENCE NORTH SHORE ROAD TROON as shown in the plan below.

Notice is hereby given in terms of the Town and Country Planning (Scotland) Act 1959 S.27 (2A) (as amended) that South Ayrshire Council proposes to dispose by way of lease land known as LAND Nr. NEW PUBLIC CONVENIENCE NORTH SHORE ROAD TROON extending to 1,884.7 sqm or thereby forming part of an open space and with attendant Right of Access extending 379.5 sqm or thereby. The proposal is that the land is disposed by way of lease for 50 years to 'Troon Water Sports Centre', Scottish Charitable Incorporated Organisation (SCIO), SC047691. The prospective leasee intends to erect a 'water sports hub' building in order to provide the following facilities: Heated indoor changing facilities including WC, shower and sink; Outdoor Pay as you Go Showers; Equipment Storage area; Café; Training Facility / Community Space for hire; Dog Wash area; Air Compressor; Electric Bike charging and Cycle Maintenance.

A copy of the plan showing the land the Council proposes to dispose by way of lease may be downloaded from <https://www.south-ayrshire.gov.uk/consultations/> or requested by telephone on 01292 612 073 or by email to CAT@south-ayrshire.gov.uk. A plan of the areas concerned may also be viewed b

etween 9am and 3:55pm by contacting 01292 612 073 or by email to CAT@south-ayrshire.gov.uk in advance. Anyone wishing to comment on the proposal should do so by appointment only Monday to Thursday between 9am and 4.45pm and Friday between 10am and 3.55pm by contacting 01292 612 073 or by email to CAT@south-ayrshire.gov.uk.



make representation, or object to this proposal should do so by emailing CAT@south-ayrshire.gov.uk and state the grounds on which they are made. Any objections or representations received will be considered by the Council's Planning Committee. The Council will report to the Council's Cabinet.

Proposed Water Sports Hub, North Shore Road, Troon.
 Scale 1:1500
 Easting - 232428
 Northing - 632060
 Subject of Lease = 1,884.7 sqm
 Right of Access = 379.5 sqm
 Stationary Office. © Crown copyright and/or database right 2022.
 All rights reserved. Licence number 1000201973. All rights reserved. Licence number 1000201973.

TOWN AND COUNTRY PLANNING (SCOTLAND) ACT 1997 (AS AMENDED), PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) (SCOTLAND) ACT 1997 (AS AMENDED), THE PLANNING (LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT PROCEDURE) (SCOTLAND) REGULATIONS 2015

These applications, associated plans and supporting documents can be viewed online on the South Ayrshire Council website at: <https://bit.ly/3Djg3S1>.

CONSERVATION AREA

Ref: 22/00622/APP, Installation of replacement windows at 6 Citadel Pl, Ayr, KA7 1JN. **Ref: 22/00818/APP**, Alterations to existing garage and replacement of gates at 26 Victoria Dr, Troon, KA10 6JF. **Ref: 22/00811/APP**, Alterations and Installation of replacement windows at 9 Ailsa Pl, Ayr, KA7 1JG.

LISTED BUILDING

Ref: 22/00629/LBC, Alterations and extension to listed building to form dwellinghouse at St Johns Cottage, C46 From Kirkmichael Rd Maybole To B7045 Junction At Harkiston Smithy, Maybole KA19 7LN.

LISTED BUILDING IN CONSERVATION AREA

Ref: 22/00833/LBC, Alterations to and erection of fence to listed building at 19 Racecourse Rd, Ayr, KA7 2TD.

Comments may be submitted online, in writing, or at planning.development@south-ayrshire.gov.uk by **08/11/22**.

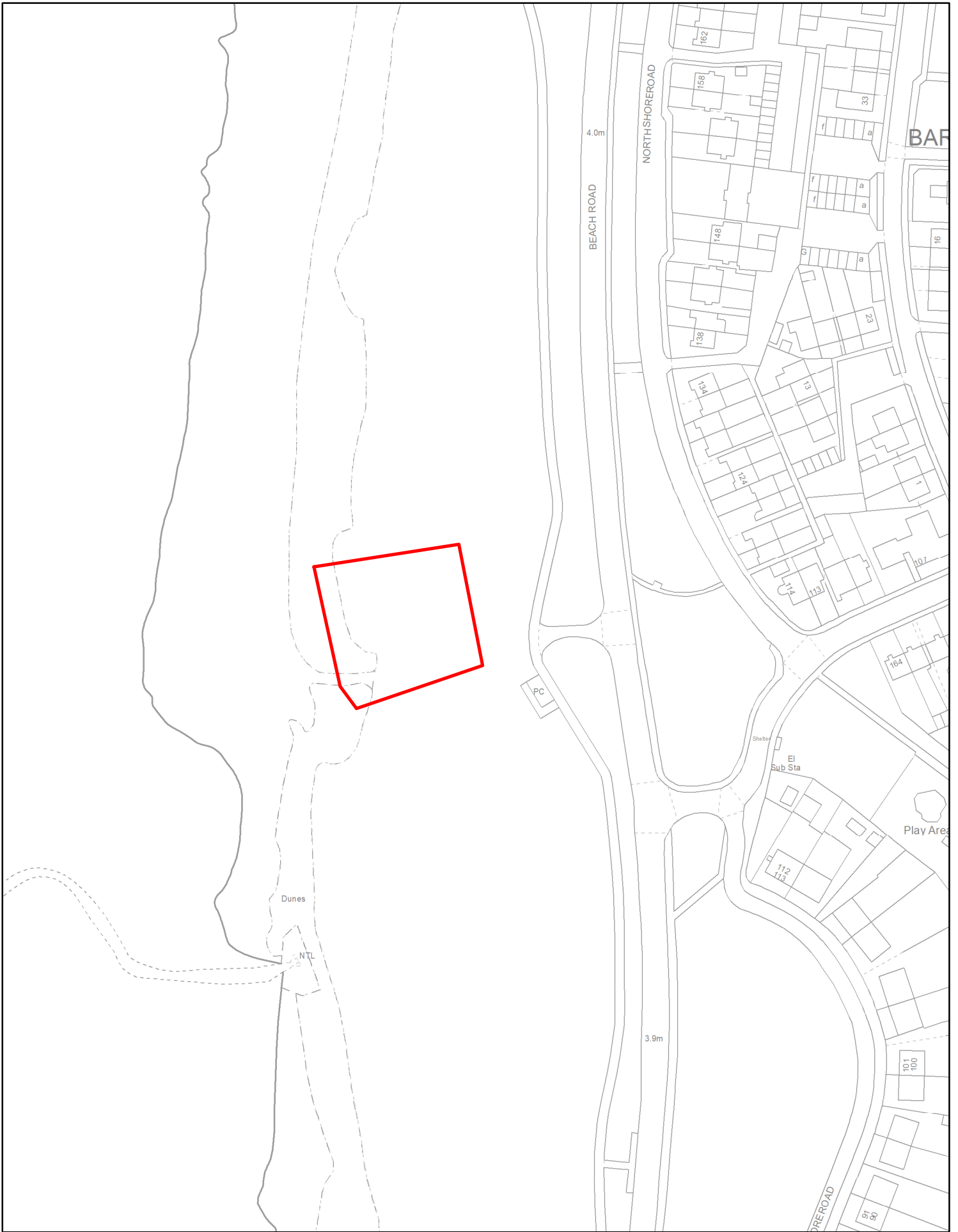
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (SCOTLAND) REGULATIONS 2013

Ref: 22/00806/APP, Alterations and extension to existing hospital at I B H Carrick Glen Hospital, A713 From A77T Bankfield Roundabout South East Past Ailsa Hospital To Council Boundary, Ayr, KA6 6PG. **Ref: 22/00820/APP**, Installation of 2 No. 8m high floodlight columns at existing MUGA at Multi User Games Area, Linden Ave, Girvan.

Comments may be submitted (as above) by **08/11/22**.

Further information on how we will process and publish your personal information can be found in our Privacy Policy [south-ayrshire.gov.uk/planning/privacy.aspx](https://www.south-ayrshire.gov.uk/planning/privacy.aspx)

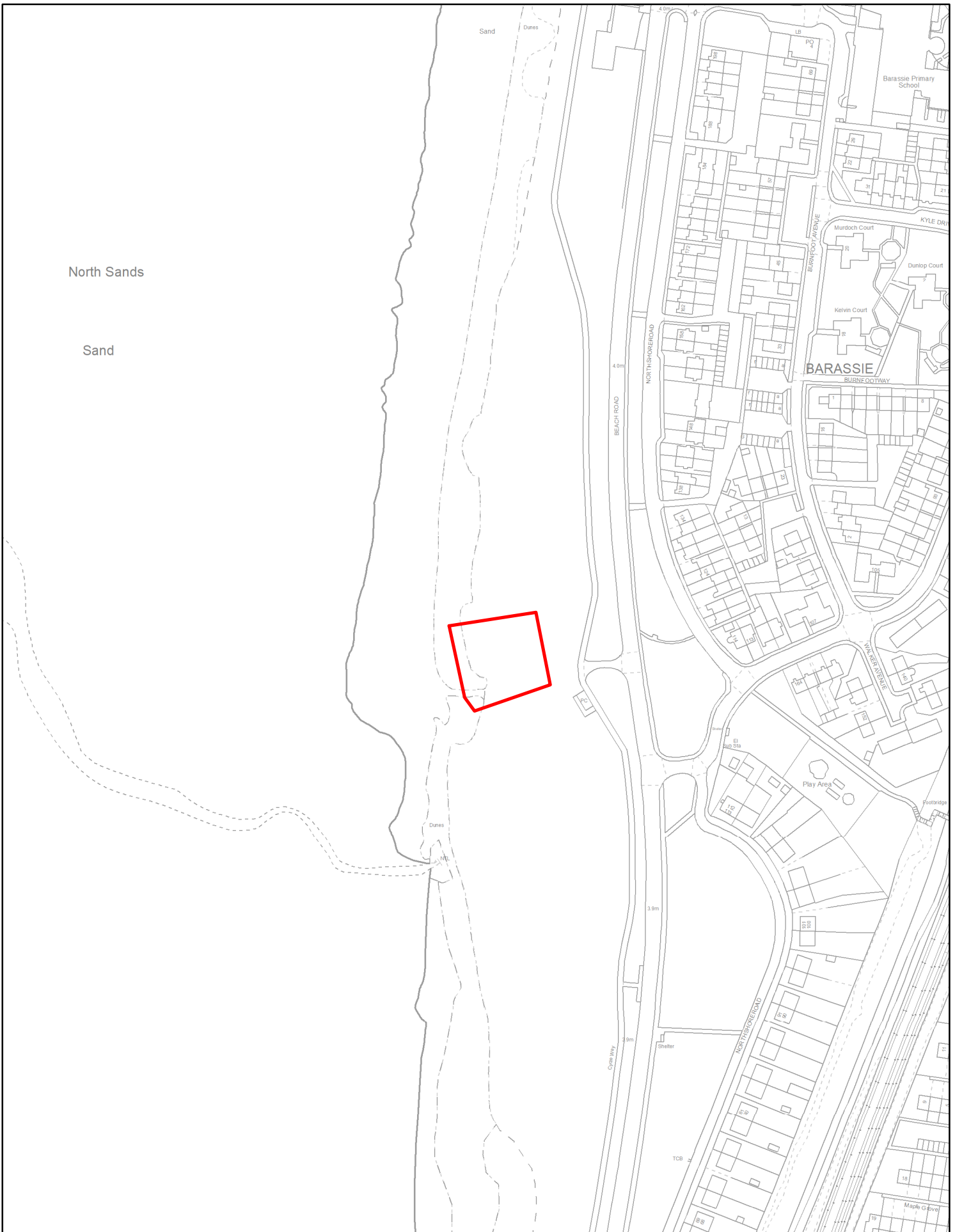
Site plans and visualisations



Proposed Water Sports Hub, North Shore Road, Troon.

Scale 1:1500

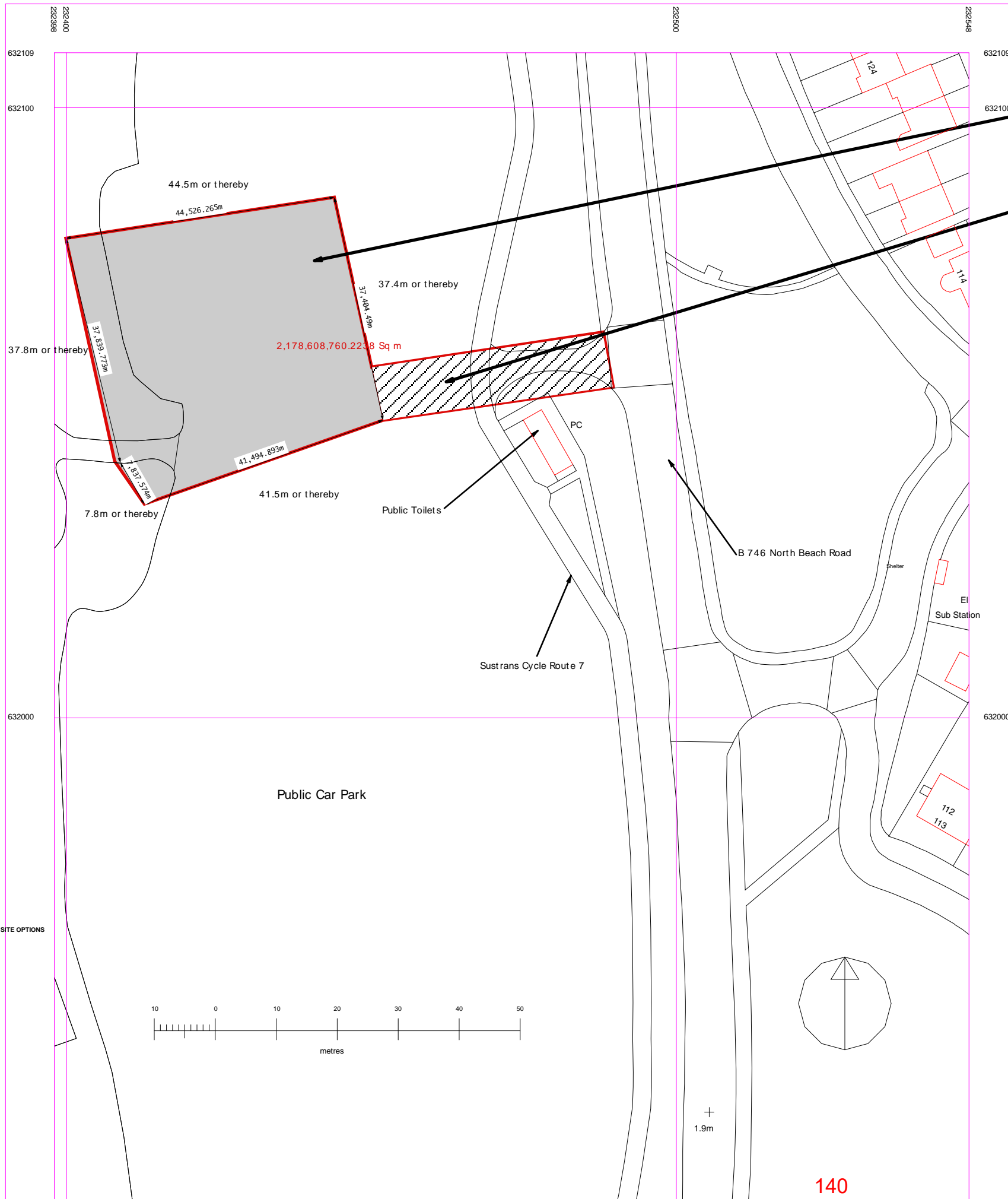




Proposed Water Sports Hub, North Shore Road, Troon.

Scale 1:2500





Red Line Area of Proposed Troon Water Sports Centre - Hub

Hatched Area Is the Access Zone which, will be required to gain access into the location.

The site is located off North Shore Road, Troon, Barassie, South Ayrshire.
The approximate Ordnance Survey (OS) grid reference for the site is 232425 632077

Red Line Area of Proposed Troon Water Sports Centre - Hub

Hatched Area Is the Access Zone which, will be required to gain access into the location. This will be defined in further detail with South Ayrshire Council Estates and Community Asset Transfer Teams.

The hatched area is shown here for clarity and completeness as is required under Planning Application requirements.

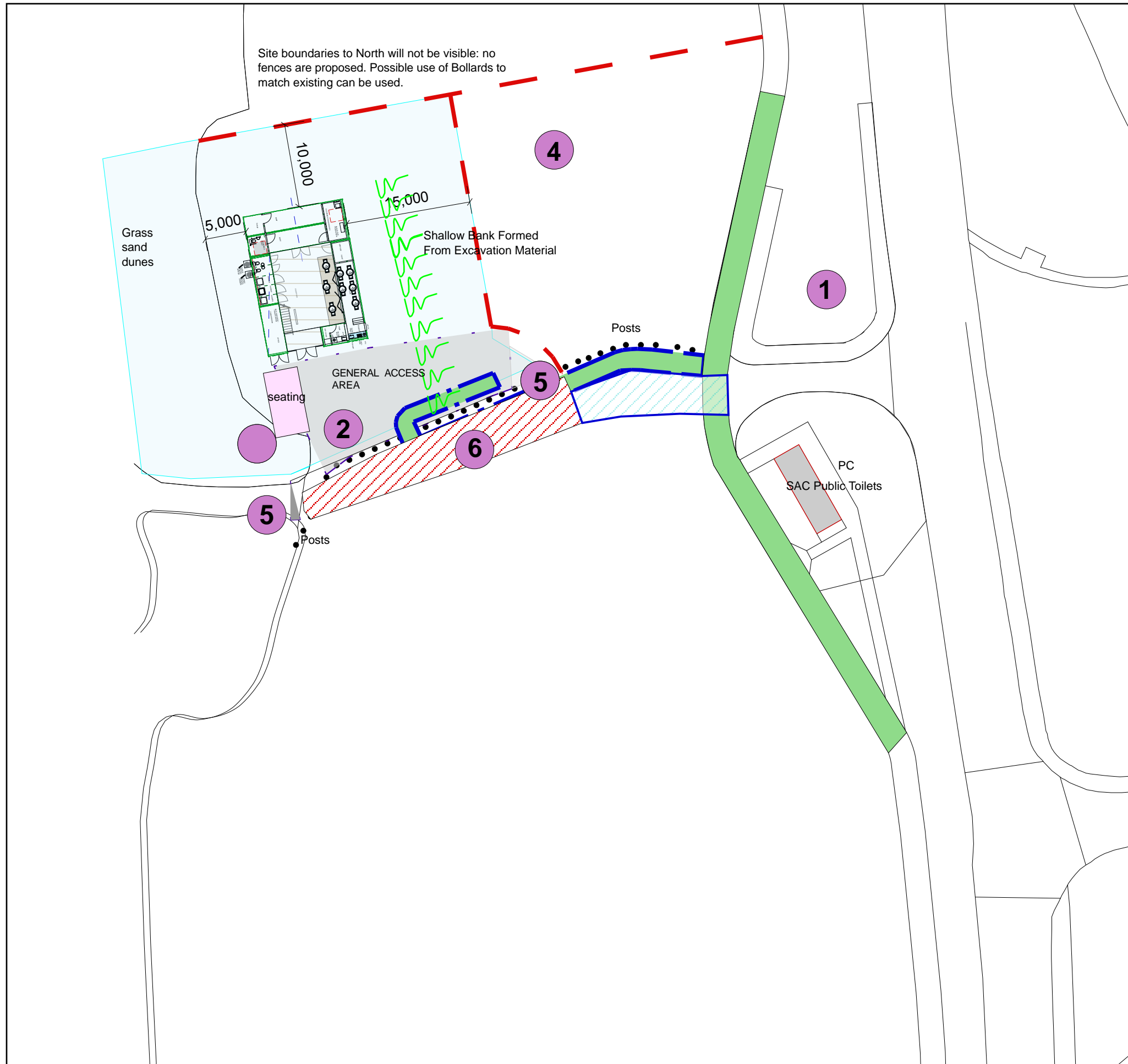
TWSCH - 000 SITE OPTIONS




Client	TROON WATER SPORTS COMMITTEE - HUB		
Project	NORTH BEACH TROON		
Title	SITE BOUNDARY		
Job No.			
Dwg No.	TWSCH - 002 SITE LOCATION		
Date	MAY 08 2022	Scale	1:500 @ A3
Drawn by	Iain Kirkpatrick MRICS	Checked	-

IAINKIRKPATRICK
ASSOCIATES

Maple House
1 Aulgrove
Maybole
Ayrshire
KA19 8BG

T: 01856 883366
M: 0777 056 3380



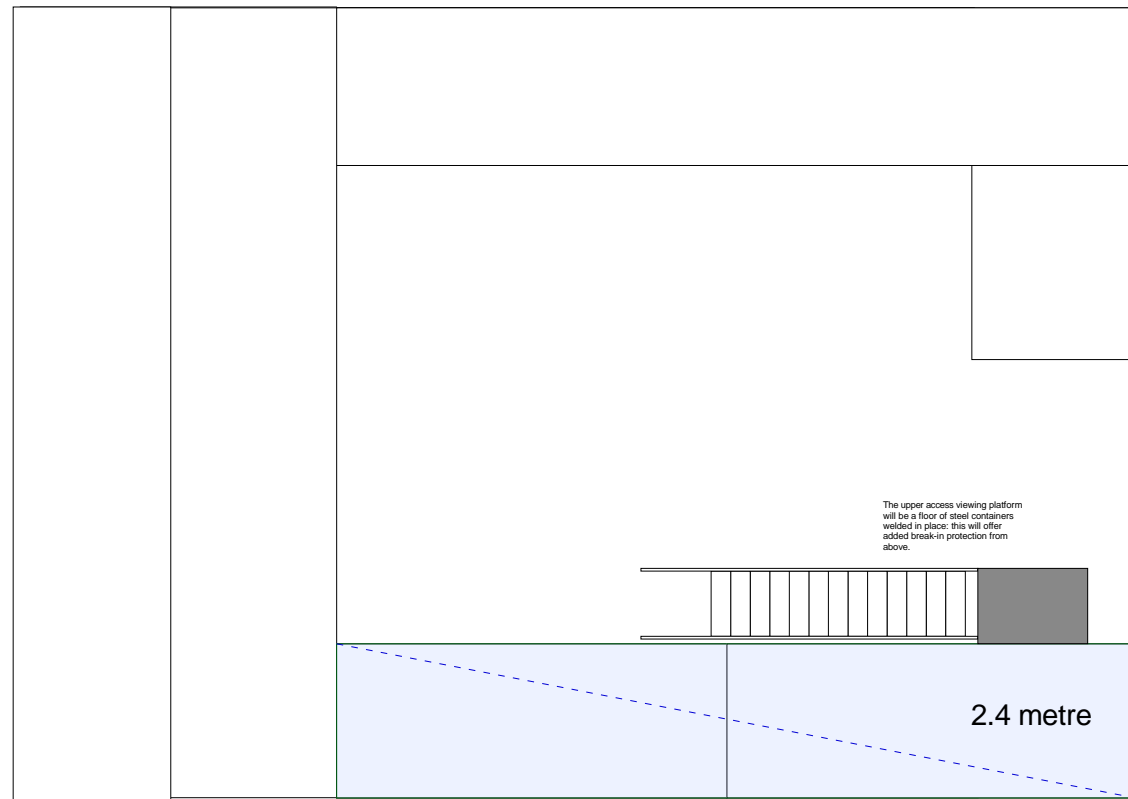
LEGEND	
1	Arrival artwork
2	Hub nature artwork
3	Hub natural seating & Wildlife artwork
4	Amenity area for events
	Safe Access ZONE
	Bike Access & sustrans route
	Pedestrian access to beach
5	Swap Over Existing Steel Barrier With Timber Bollards
6	Existing Shallow Swale Formed Into Accessible Access Path To Beach - No Vehicles

Client	TROON WATER SPORTS - HUB		
Project	NORTH BEACH TROON		
Title	SITE ACCESS		
Job No.			
Dwg No.	TWSCH - 003 SITE ACCESS		
Date	08 May 2022	Scale	1:500 @ A3
Drawn by	Iain Kirkpatrick MRICS	Checked	-

IAIN KIRKPATRICK ASSOCIATES

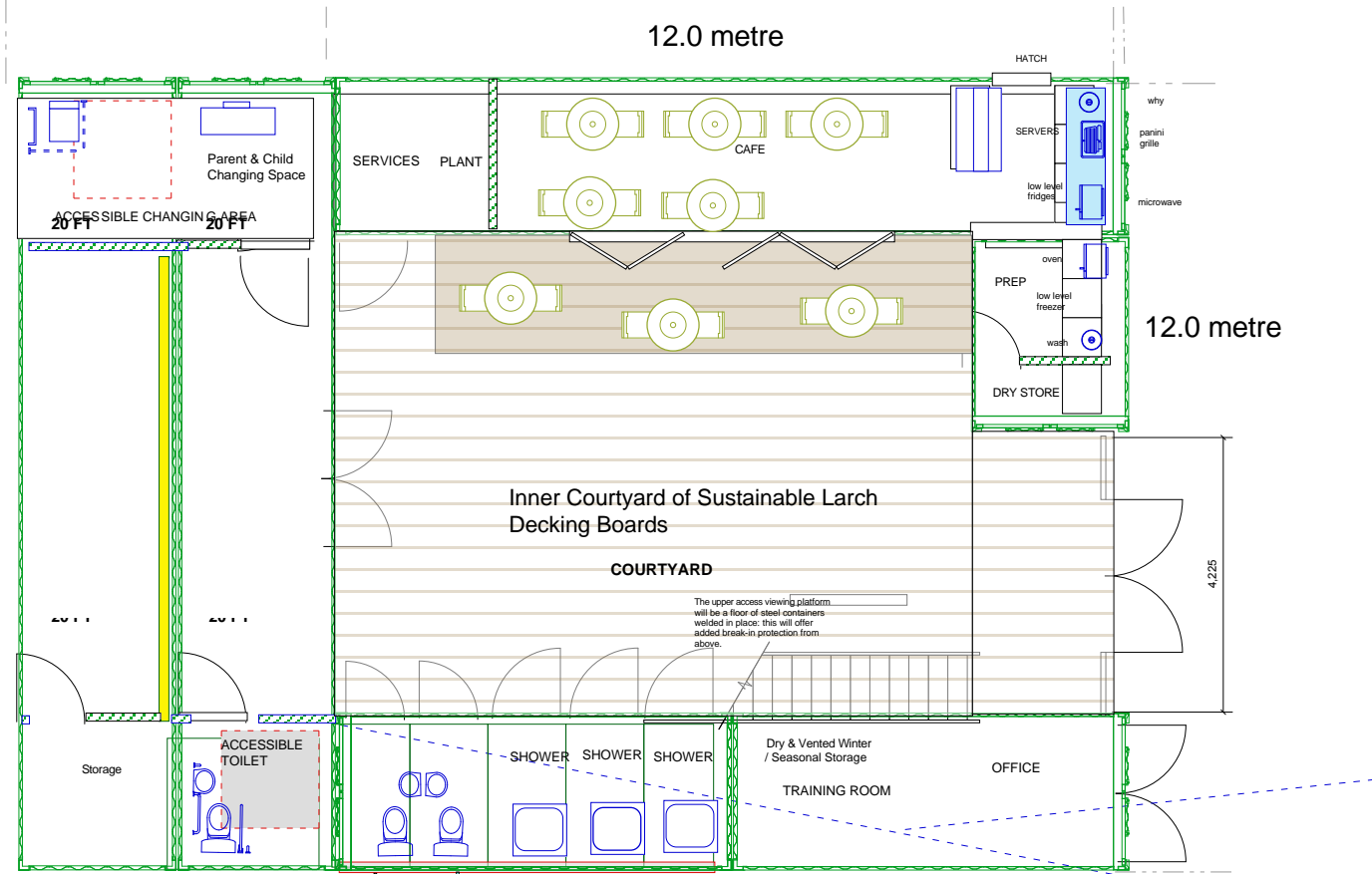
Mable House
1 Ashgrove
Maybole
Ayrshire
KA19 8BG

T: 01655 883356
M: 0777 056 3080

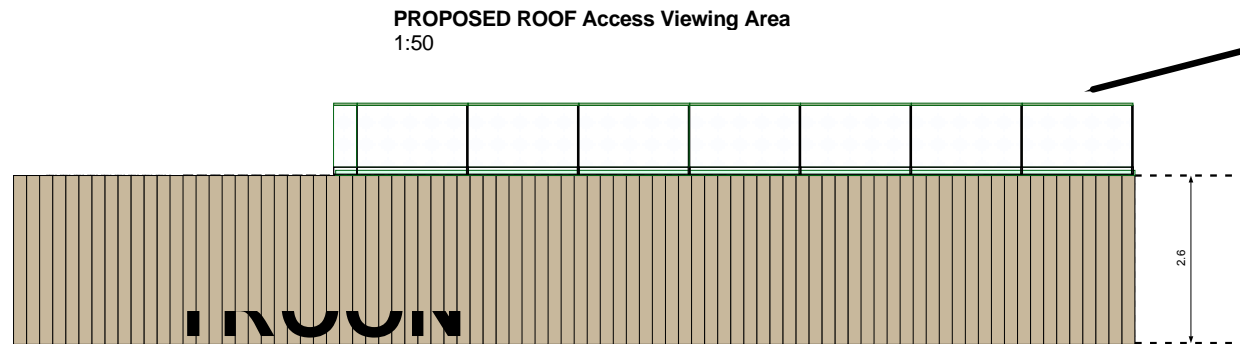


17.0 metre

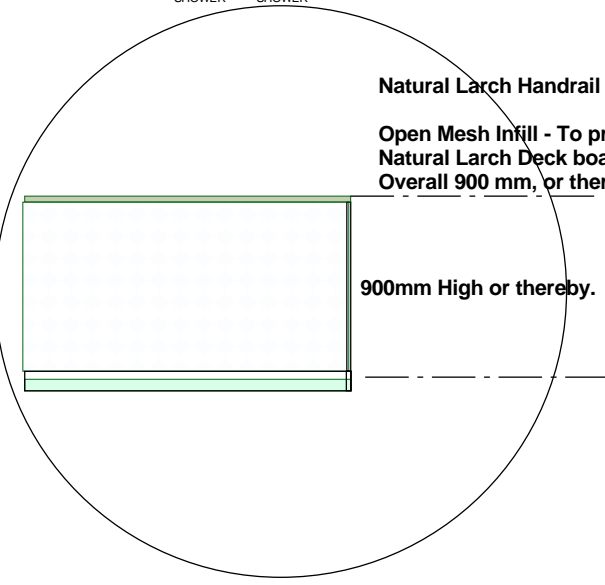
PROPOSED ROOF Access Viewing Area
1:50



GROUND FLOOR AS PROPOSED
1:50



PROPOSED ROOF Access Viewing Area
1:50



Natural Larch Handrail
Open Mesh Infill - To prevent passage of 100 mm sphere,
Natural Larch Deck boarding laid with 10mm gap on to Steel Deck
Overall 900 mm, or thereby, above top of lower storey Container unit.

900mm High or thereby.

REV A- 29/03/21 - UPPER CONTAINER DELETED

Client	Troon Water Sports Committee - Hub		
Title	Proposed Ground & Upper Viewing Platform		
Job No.	-		
Dwg No.	TWSCH - 020 Proposed Ground & Upper Viewing Platform		
Date	May 2022	Scale	1:50 @ A3
Drawn by	Iain Kirkpatrick MRICS	Checked	-

IAIN KIRKPATRICK ASSOCIATES

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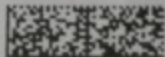




Accounts

19523 001746 0007 E 30700

TROON WATER SPORTS CENTRE (SCIO)
2 GOLF PLACE
TROON
KA10 6LA



308



For all Business Banking enquiries call 0800 731 6666

To help us maintain and improve our customer service we may contact you by phone or email.

For the hard of hearing or deaf, Text Relay service is available on 18001 0800 731 6666



Online Banking service is available at www.santander.co.uk



Santander, Customer Services, 100 Victoria Road, Merseyside, L30 4GB

Your account summary for 3 November 2020 to 2 March 2021

Account name: TROON WATER SPORTS CENTRE (SCIO)
Account number: 20537447 Sort Code 090129
BIC: ABBYGB2LXXX IBAN: GB35ABBY09012920537447
Statement number: 001/2021

Page 1 of 3

Balance brought forward from 2nd November:	£142.31
Total credits	£375.69
Total debits	-£0.00
Your balance at close of business 2 March 2021	£518.00

Credit interest rate: No credit interest is paid on this account.

News and updates

The below message is for Business Banking customers

Changes for business accounts

We're changing the terms and conditions for business savings accounts. We encourage you to take time to read the important information about these changes to your accounts and savings.

TROON WATER SPORTS CENTRE ACCOUNTS TO YEAR END 28.2.21

**Troon Water Sports Centre SC047691
Receipts and Payments Account
For Year to 28th February 2021
2020/21**

£0.00 Opening balance 28.2.2020

£0.00 Income

£0.00 Expenditure

£0.00 Net Surplus for year to 28.2.21

£0.00 Closing balance 28.2.21

£0.00 Cash in Bank.

HM RISK

Treasurer 27.09.21

Additional Information requested by SAC

From: Frazer Wood [REDACTED] >
Sent: 10 November 2022 14:17
To: Jamieson, Robin
Cc: Vincent McWhirter; Iain Kirkpatrick; Grant Clayton; Harry Risk; Annie McIndoe
Subject: Troon Water Sports Hub

Afternoon Robin, The following details should hopefully answer your questions. Grant applications – Robertson Trust, Big??

Afternoon Robin,

The following details should hopefully answer your questions.

Grant applications –

* Robertson Trust, Big Lottery, Mikel Fund, Foundation Scotland, Henry Smith Foundation, Esmee Fairbairn Foundation, local grants, Coastal Communities, Sponsorship from local business, council grants etc

* Regular Water Sports Hub income generation from activities, Café / coffee shop income

We do not have any correspondence as such due to the above funds only really being open to projects with existing leases etc. as previously mentioned we do meet the criteria for a lot of these funds but our lack of planning and or ground lease have prevented us applying.

Example membership costs are covered in the Business Plan, and we will definitely explore reduced schemes for the more deprived areas if possible. This could be worked on a post code radius and any reductions in membership would be offset through cafe profit etc.

Active outreach with deprived areas. -

- * We have been working with Community Learning and Development (CLD) for the last few year delivering to local youth clubs and targeted areas. This Summer we worked with Active Schools, CLD, ESOL - Ukrainian families etc.
- * We haven't charged for anything so far as we had grant funding to pay our suppliers. Targeted groups and disadvantaged groups / families will get discounted or full funded opportunities.
- * Continued co-operative working with South Ayrshire Sports Hub network who we are members of and continued close work with Active Schools and Thriving Communities / CLD .
- * Duncan Sturgeon who oversees Outdoor Learning section who attended our last meeting has confirmed Active Schools and outdoor learning wish to regularly use the Water Sports Hub.
- * I am meeting this week with East Ayrshire Active Schools to outline our project. No East Ayrshire groups do coastal activities which I am trying to encourage them to use the coast.
- * Water Sports activities which require payment will be booked using Eventbrite.
- * Continued partnership working with The Outdoor Partnership, Ayrshire (TOP) who will help fund and organise activities.

Additionally, during our Committee's preparatory work we contacted the Welbeck Trust's agent in Scotland - Anson MacAuslan - to seek their approval for our proposed use within the context of the original Feu Charter and later transfer to Troon Council. We and Anson agreed that our continuing modern day use of the ground below and above the high water mark was entirely consistent with the original burdens of the feu disposition. The emphasis here is that the Welbeck Trust retain legal ownership of the solum below the Low water mark and are content that the joined-up uses we propose to undertake by way of our OSCR Charitable purposes are wholly and cardinally compatible with those of the Duke of Portland's transfer. Most importantly, the TWSC Charity is open to all comers by way of

membership and becoming a trustee, within the OSCR charities compliance provision. In our view the TWSC Facility will continue to be a Community Facility: the legal entity that will receive the CAT - Community Asset Transfer - is vested in Community Ownership.

Regards

Frazer Wood
iPhone

Received 12.12.2022

 External email >

 Contains topics of a financial nature >

Morning Robin,

I'll try and give you a bell this afternoon for an update.

In the meantime hopefully the information below will assist with the Cabinet prep.

1. You have previously told me that TWSC have delivered activities with local youth bodies: Which bodies and what activities – please list and be specific

- TWSC in association with Troon Coastal Rowing Club, Adventure Carrick, KiteSurf Scotland, The Outdoor Partnership and Above Adventure, have hosted taster sessions to the local public but also local youth clubs, and Ukrainian Refugee groups. These were part of the “Get Into Summer” campaign. Activities have included coastal rowing, Stand Up Paddle Boarding, Rock Climbing, land based kite instruction and rigging sessions as well as water safety lessons with the RNLI

2. TWSC have told me that you have targeted specific communities - which communities are

these -e.g. are they neighbourhoods, communities of interest. Please list specifics.

- As part of the local engagement strategy TWSC have held community awareness sessions in Troon's Walker Hall individually, and as a part of the SAC sponsored Troon Together Community survey. The results of which are included in the CAT application. All sessions provided a very positive result and community support has grown over the years.

Additionally, an online SurveyMonkey Market Research questionnaire was posted on Troon Town local Facebook pages as well as other social media platforms. This returned over 1000 supportive responses and provided essential marketing data that was pivotal to the development of TWSH Business Plan and overall strategy.

Local groups have also been approached and letters of supportive have been included as part of the CAT application. Several local groups have also shown an interest in operating from the hub. These include KiteSurf Scotland, The Well-being Revolution, Yoga71 with Ange, and Open Water with Elaine. More recently we have been engaging with SAC Thriving Communities and Outdoor Learning who have shown great interest in using the Hub as a base for their activities.

3. The Community Benefits of 500, 600 and 700 per month – I understand that these will be to provide free/discounted activities provided by TWSC/partners to specific communities – e.g. young people, deprived communities etc. If you know what these might be please indicate and confirm

- Our aim, as a not for profit charity, is to reinvest any profit back into the hub to eventually be able to provide opportunities to those in the local communities who would other wise be unable to part take in outdoor activities.

However, it is vital that we do not over stretch and over promise in the early stages. It is essential

in today's economic climate that the financial sustainability of the hub will be the number one priority in our initial phases. A robust management and business plan shows that the beachside cafe will provide significant profits but it is essential that we raise capital to secure a financial basis that will allow the facility to thrive. Once we have this security we will begin to move into phase 2 which will develop strategies to deliver activities outlined in the business plan to the local communities.

Cheers

**Frazer Wood
iPhone**

Received 12.12.2022

Robin,

Further details on targeted groups as discussed. We are hoping to receive the evaluation forms which will give valuable feedback.

The Water Sports Hub team have worked closely with Community Learning and Development (CLD) and Thriving Communities to target groups and offer Outdoor Learning, beach and water based Health and Wellbeing opportunities.

Opportunities to engage in water sports over the last few years have been offered and undertaken with specific community engagement with:

- **Troon, Dundonald, Barassie, Muirhead, Symington and Prestwick Youth Clubs**
- **Targeted Lower Decil 1-3 families and children**
- **English for Speakers of other languages (ESOL) - Ukrainian Families**
- **Family Engagement team**
- **Social Work**
- **Employability and skills**
- **Welfare Officers**
- **Active school network**
- **Domain Youth Centre**
- **ASN Groups**

The Water Sports Hub team and partners have targeted parents and families in Scottish Index of Multiple Deprivation in Decile 1-3.

Key outcomes and benefits have been:

- **Regular Lunch provided to all participants by CLD / Thriving Communities**
- **Every Session a has had a Water Safety input from the RNLI Water Safety Team**
- **Health and wellbeing improvement observed**
- **Understanding and appreciation of natural environment and coastal hazards**

Cheers

Frazer Wood

iPhone

Appendix 5

COMMUNITY ASSET TRANSFER REQUEST- ASSESSMENT

INTRODUCTION

Purpose

The Leadership Panel, at its meeting on 27th November 2018, adopted a process for dealing with Community Asset Transfer Requests under the Community Empowerment (Scotland) Act 2015. The purpose of the assessment by the Community Asset Transfer Advisory Group (CATAG) is to make recommendations to the Leadership Panel based on the conclusions of the assessment.

Evidence

The assessment will take into consideration evidence submitted in support of the request, representations received and comments on representations. Where necessary, further information will be requested from the applicants. The evidence required by the CATAG will be appropriate to the scale and nature of the project. More detailed information and assurances will be required if a request is for the transfer of ownership for example, than if it is for a lease or for the transfer of other, lesser rights.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

1. Proposal;
2. Community Benefit;
3. Community Support;
4. Ability to Deliver;
5. Local Authority Functions, Local and National Outcomes.

A separate assessment will be made of evidence under each of the key headings to provide an overall rating. Ratings vary from very strong to weak.

A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

NAME OF COMMUNITY TRANSFER BODY (CTB)	Troon Water Sports Centre SCIO
ASSET REQUESTED	Land at Barassie Beach
WARD	1, Troon
MARKET VALUE	£9,500 market value or £500 pa market rent
VALUE OF OFFER	£100 pa for 50 years
PROPOSED DISCOUNT	£400 pa
DATE OF APPLICATION VALIDATION	31st July 2022
DATE OF CAT ADVISORY GROUP MEETING	12.10.2022
DATE OF CABINET	TBC

	Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015	Page numbers refer to the TWSC CATAG document. Summary notes are included		
	Assessment Criteria	Evidence from CTB	Additional Evidence/Information	Assessment Rating
1.	<u>Proposal</u>			
1.1	Are the aims and objectives of the proposal clearly defined?	The aim of the proposal is to create a water sports hub to encompass changing and shower facilities, café, training rooms and storage areas to support non-motorised water sports activity in the area. The proposal is volunteer led and delivered in the initial stages.. The location is near Barassie public		Very Strong

		conveniences. The site was formerly used by Troon sailing club until the late 1970s.		
1.2	Are the services to be delivered clearly described and has the CTB explained why the services are required?	<p>The services are described as above and the group have identified a lack of capacity for these currently.</p> <p>The services are as follows</p> <ul style="list-style-type: none"> - Cafe - KiteSurf instruction and rental; - Stand Up Paddle Board Instruction and Rental; - Windsurf Instruction and Rental; - Team Building opportunities; - BloKarts; - Wetsuit Rental; - Equipment Storage; - Marine and Environmental Awareness; - Wellbeing Activities; and - Electric Bike charging 		Very Strong
1.3	Has the CTB explained the reasons for requesting the asset and what difference this will make to the delivery of services in the area?	The group suggest that providing these services will improve health and wellbeing, community participation, and tourism as well as offering volunteering and personal development and education opportunities to members and the wider community.		Very Strong
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	None of significance although a offered rental income of £100 would provide modest benefit to the Council/Troon Common Good (if determined as such).		Moderate

1.5	Would there be displacement of similar services in the area if the Council agrees to the request? If so, what would be the feasibility and cost of relocating the services elsewhere? What might be the impact on those who use the services in terms of accessibility, cost, travel etc. if the services are relocated elsewhere?	No SAC services would be displaced. The space is currently used for general green space recreation e.g. dog walking, ball games, picnics etc. The area of ground on which the structure will be built will be lost to this use. However, the wider area features extensive open and green space – the distance is approximately 1 mile north to south leaving ample space for existing use.		Strong
	<u>Summary Assessment of Proposal:</u>			Very Strong
2.	<u>Community Benefit</u>			
2.1	Would agreeing to the request be likely to promote or improve- (i) Economic development; (ii) Regeneration; (iii) Public health; (iv) Social wellbeing; or (v) Environmental wellbeing?	The group identify economic, public health and social wellbeing benefits.	There is potential to engage the users in environmental wellbeing through greater understanding/awareness of biodiversity.	Very Strong
2.2	Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?	Yes, through the provision of sporting and outdoor activities and education to young people and a Community Give Back fund see also above. The Business Plan outlines that “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		Strong

		<p><i>proportion of café profits will be reinvested on a monthly basis.</i>” In terms of the Cashflow Projections Financial contributions to the community in the form of the Community Benefit Give Back fund are priced at £500[600] per month in year 1; £600 per month in year 2; and £700 per month in year 3</p> <p>A letter from a disability/long term conditions organisation suggests that changing and toilet facilities will be a benefit for that community.</p>		
2.3	Are there any other benefits that might arise from a grant of the request?	The proposal would be a benefit to the visitor economy and would be complimentary to South Ayrshire Council Events and Tourism Strategy.		Strong
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset? <i>Note: In order to assess this, the CATAG should carry out a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal.</i>	See alternative proposal Annex 1		NA

2.5	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	The alternative proposal is the status quo – a non-developed site.		Very Strong
	<u>Summary Assessment of Benefits:</u>			Strong
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	The group provide evidence of support in the form of Troon Together results and 11 letters of support. The letters of support include letters from Dr Philippa Whitford MP, Councillor Craig McKay , Councillor Philip Saxton and Troon Community Council. In addition, Councillor Bob Pollock has issued an email confirming that the Troon Ward councillors are all supportive of the proposal . The group have provided an online consultation survey to evidence demand. There is reference to extensive market research and public engagement seminars, and it is understood this is in reference to the ‘Troon Together’ activity linked adjacent. During the planning application stage the group received 163 supporting representations, 2 neutral and 3 objections. The Part 5 Public Notice was erected at the site on the 22 nd August 2022 and available online until Friday 23 rd September 2022. No responses were received..	Troon Together documents here : and here	Strong

3.2	<p>Has the CTB demonstrated that there is sufficient support from the local community for the proposal?</p> <p>Has the CTB followed the National Standards for Community Engagement- https://www.scdc.org.uk/what/national-standards to show their engagement has been effective and inclusive?</p> <p><i>Note: Evidence should be provided of widespread consultation with the local community, local stakeholders and community partners. Details should be provided of who was consulted, how the consultation was done and the responses received. If the CTB represents a community of interest such as an equality group or a sports club, evidence should be provided of how the CTB has engaged with local residents who are not part of the community of interest. If the proposal has attracted substantial opposition and has caused division in the community, it may be detrimental to community cohesion or resilience and may not have a net benefit.</i></p>	<p>See above for the outputs.</p> <p>TWSC have not explicitly referenced the National Standards for Community Engagement (NSfCE).</p> <p>TWSC's market research described in 3.1 received over 1000 responses which suggests a level of interest and support in the community. There is likely to be elements of self-selection (i.e. those with a specific interest in water sports/the project may have been more included to participate than the general 'lay' public) therefore the findings should be interpreted with this in mind. This work may be regarded as part community engagement part market research.</p> <p>However, the Troon Together exercise which demonstrated a robust engagement strategy compatible with the NSfCE identified water sport provision as a community priority.</p> <p>The broader community have been able to input into 2 consultation processes thus far under the Part 5 Public Notice and through their planning application.</p>		Strong

		It is highly likely that there is significant community support for these proposals and minimal opposition.		
3.3	Has the CTB provided details of any partnership arrangements required to deliver the proposal?	No formal partnership agreement is required to deliver the proposal. However, TWSC have engaged with SAC Active Schools (and have an ongoing relationship with KiteSurf Scotland). They also suggest a willingness to contribute towards community wealth building efforts.		Strong
3.4	Has the CTB demonstrated how it will take account of the different needs of the community? Does the proposal demonstrate that the proposal may reduce inequality?	The proposer suggests they will work with a range of different organisations including Kitesurf Scotland, Troon Community Sport Hub, a yoga business and Marr College and the Troon Cluster Primary Schools/Active School to support activities. Cashflow forecasts indicate a community give-back of £500-700 per month and fees are modest at £3.75 per month.		Strong
	<u>Summary Assessment of Community Support</u>			Strong
4	<u>Ability to Deliver</u>			
4.1	Do members of the CTB have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the CTB have plans to engage people who do?	Skills are outlined and suggest relevant expertise of the trustees to deliver such a project. The trustees/project team have knowledge and skills in terms of water sports, community development, outdoor activities, engineering, surveying, education and operational management. They are a high capacity community		Strong

		organisation and are therefore likely to have the capability to deliver the proposals.		
4.2	Has the CTB demonstrated that it has a clear understanding as to what will be required to manage the asset? For example, has it taken into consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	A cashflow forecast is provided which itemises income and outgoings showing their level of understanding regards asset control.		Strong
4.3	Does the CTB have suitable governance arrangements in place for decision- making to manage the asset and deliver the project, taking into account the scale and nature of the project?	A draft structure organisational structure is given , although it is anticipated that the project will open with a volunteer workforce guided by the Committee Board. Reference is made in the Business Plan to a “small team of paid and voluntary staff” . This appears to be a longer-term aspiration and salaries for the first three years are nil in terms of the Cashflow Projections. Individuals are identified as above and as TWSC are constituted as a SCIO. TWSC’s constitution outlines the requirements of trustees and details of decision-making which are appropriate for the scale and nature of the project. TWSC have indicated (via email update) that they intend to introduce paid members of staff to the organisational as early as is feasible beginning with part time/sessional/freelance staff during year 1.		Strong

<p>4.4</p>	<p>Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?</p>	<p>The TWSC constitution states at 4.11 that if the number of members falls below the minimum number of 20, the Board may conduct only essential business other than taking steps to ensure the admission of sufficient Ordinary Members to achieve the minimum number. It would be prudent for the group to put succession plans in place to avoid the numbers falling below 20.</p>		<p>Weak</p>
<p>4.5</p>	<p>Has the CTB provided details of its projected income and expenditure and cash flow forecasts? Has the CTB demonstrated there is sufficient projected cash flow to establish that the project is financially viable?</p>	<p>A cashflow forecast is provided The café provides a regular income to the project and it is underpinned by membership fees. Cash inflow sources are identified as</p> <ul style="list-style-type: none"> • Café revenue • Annual Membership fees • day visitor charges using the indoor changing and showers, or the outdoor coin/card operated showers. <p>Membership level is factored at 190 year 1, 209 year 2, 229 year 3.</p> <p>Workings showing how income projections have been calculated are shown in the application. These projections are based on TWSC's market research with risk factoring.</p> <p>The group anticipates running a profit which suggests some margin for poorer than anticipated returns. The</p>	<p>Regards paid staff TWSC could attempt to attract project development officer funding to provide additional staffing resource.</p>	<p>Moderate</p>

		<p>proposal is entirely volunteer led which is a benefit in that it reduces overheads but can lead to volatility should suitable volunteers not be forthcoming. Over time it may be more appropriate that the organisation takes on paid staff in order to lessen the burden on volunteers and lessen the risk of trustee burnout. TWSC have indicated (via email update) that they intend to introduce paid members of staff to the organisational as early as is feasible beginning with part time/sessional/freelance staff during year 1. It should however be noted that based on the cashflow projected TWSC should have a closing balance of £12,566.00 at the end of year one. Should the assumptions made be accurate this would allow for only a small paid staff resource to be available. Overall, it would be prudent to consider this primarily a volunteer led effort in the short term-medium term and risk assessed on that basis.</p> <p>It is possible that over the longer term a successful project will be more able to offer payment for staff services.</p>		
4.6	<p>Has the CTB identified all the resources required to deliver the benefit? The following should be considered:</p>	<p>Prospective funding is identified in the application (n.b. PBIP is now £45k). The enterprise once established aims to be self-sustaining. As above delivery is</p>		Moderate

	<ul style="list-style-type: none"> • Funding obtained; • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	<p>volunteer led in the first instance which has its strengths and drawbacks. The group anticipate full costs at £150,000 although this may now have increased. SAC PBIP support is likely to be an important anchor funder. The group anticipate that once the 50-year lease is in place, they will be able to apply for further national grants and funds..</p>		
4.7	Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	A cashflow forecast is provided and a business plan is provided.. South Ayrshire Council's Head of Finance has considered the business plan and considers it adequate relative to the risks involved.		Moderate
4.8	Where relevant, has the CTB identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	The project is intended to be self-funding over the longer term and volunteer led in the early stages to promote sustainable growth and development.		Moderate
4.9	Has the CTB provided details of the monitoring arrangements to be put in place to ensure the project delivers its key objectives and the timescales in which they will be delivered?	<p>Timescales not specified at present although the cashflow and business plan suggests that operations will be underway from year 1 and delivering benefit in that year.</p> <p>TWSC indicate (via email) full operational timescales of late summer 2023 as the earliest start. The outline the following contingency plans:</p> <p><i>"As a Ground we have already started an Escalation Action Plan that sees various Starter Options including a Temporary</i></p>		Weak

		<i>Single Cabin On Site Operation: as we have two Cabin Secured already via our Community Benefits Engagement with SMEs.”</i>		
	<u>Summary assessment of Ability to Deliver</u>			Moderate
5	<u>Local Authority Functions, Local and National Outcomes</u>			
5.1	Would agreeing to the request have an adverse effect on the Council’s ability to deliver any of its statutory functions? For example, would the community activities physically interfere with the Council carrying out its functions, or require the Council to put alternative arrangements in place that would substantially increase costs? Do the CTB’s proposals conflict with any Council policy? Would the cost of agreeing to the request affect the Council’s budget to the extent that it would reduce the Council’s ability to deliver its functions, even after taking account of the benefits?	As per the below, SAC will require resources for legal work to understand and address Common Good/Petition/Title Conditions. However, these are no of significant impact to the Council’s budget.		Very Strong
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of		There are potential legal restrictions which could	Moderate

	<p>the Council to agree to the request, whether arising from legislation or otherwise? For example, if the asset forms part of the Common Good, court authority may be required to dispose of the asset; there may be title or planning restrictions which state that the asset may only be used for certain specified purposes. Removal of such restrictions may involve additional costs- should these costs be met by the CTB?</p>		<p>prevent or restrict the ability of the Council to agree to the request. However, there are options to seek to remove the restrictions, which will involve additional costs. The group have been made aware of the potential restrictions and wish to proceed.</p> <p>The potential restrictions are:</p> <ol style="list-style-type: none"> 1. A question may arise as to whether the ground is Common Good. If it is, a common good consultation would be required before a formal decision could be taken to lease the land; and a petition to the sheriff court would be needed 	
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			<p>to obtain authority to grant the lease.</p> <p>2. There are restrictive title conditions relating to the erection of buildings on the land. The former superiors, the Trustees of the Duke of Portland, have confirmed they do not have any objection to the proposals and would be prepared to issue formal consent. However, there could be potential third-party enforcement rights.</p> <p>Counsel's Opinion is being obtained on the above issues and a note of costs for the Opinion is awaited. The estimated costs of petitioning the court if the case is unopposed and is dealt with by SAC</p>	
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			<p>Legal Services would be approximately £500, including expenses. Details are being obtained of the fees that would be charged by the Duke of Portland's estate for issuing a formal consent, if required.</p> <p>The CATAG is required to consider the benefits of the disposal first. If recommending approval, this would have to be conditional on (1) the outcome of a common good consultation; (2) on any petition to the court being successful-in both cases, if Counsel's Opinion is that the land is Common Good, (3) on the title issues being</p>	
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			<p>satisfactorily resolved; and (4) on the outcome of the open space consultation mentioned below.</p> <p>The CATAG will require to consider whether the costs of removing the potential restrictions should be paid by SAC or passed on to TWSC.</p> <p>As the land affected is open space, there is a requirement to advertise the proposed lease under the Town and Country Planning (Scotland) Act 1959 section 27 (2A).</p> <p>Crown Estate Scotland have been contacted as the land is located adjacent to the foreshore and they have confirmed they do not</p>	
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			<p>have any objection to the proposals.</p> <p>A right of access will require negotiation with the group. A right of access will need to be established to the site by the group and appropriate key holding arrangements put in place for the height restriction barrier. These matters could be dealt with in terms of the lease.</p>	
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?	<p>The proposed benefits contribute to the following:</p> <p>Council Plan 2018-2022</p> <p>3.1 We will enhance collaborative working to maximise support and ensure all residents have the opportunity to be healthy, supported and safe.</p>		Very Strong

		<p>5.2a Support local community-controlled organisations to develop thriving places by empowering them to make better use of local community assets.</p> <p>6.1 We will create a greener, healthier South Ayrshire and enhance it for future generations</p> <p>South Ayrshire Physical Activity and Sport Strategy</p> <p>Strategic Goal 2: There will be opportunities for everyone, at every life stage, to become involved, and remain involved, in sport and recreation.</p> <p>The proposal is consistent with SAC's Events and Tourism</p> <p>National Outcomes</p> <p>We are healthy and active</p>		
	<p><u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u></p>			<p>Strong</p>

	<p><u>Final Assessment/ Recommendation:</u></p>			<p>Approval subject to conditions;</p>
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Note: If recommending approval of the request, the CATAG will also require to consider:

(i) Where the CTB has offered a price that is below market value, an assessment will be required following the process in the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as to whether the asset should be transferred to the CTB at the price requested; and

(ii) The Subsidy Control rules (formerly the EU State Aid rules)- <https://www.gov.scot/publications/scottish-public-finance-manual/subsidy-control/subsidy-control/>; and

(iv) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

Annex 1: Alternative Proposal

COMMUNITY ASSET TRANSFER REQUEST- ASSESSMENT

ALTERNATIVE PROPOSAL

INTRODUCTION

Purpose

The Leadership Panel, at its meeting on 27th November 2018, adopted a process for dealing with Community Asset Transfer Requests under the Community Empowerment (Scotland) Act 2015. The purpose of the assessment by the Community Asset Transfer Advisory Group (CATAG) is to make recommendations to the Leadership Panel based on the conclusions of the assessment.

The Council makes 2 assessments – an assessment of the community proposal and an assessment of an ‘alternative proposal’. This form deals with the latter and represents a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal. The alternative proposals may be under active or formal consideration or may be hypothetical. In this case the alternative proposals are hypothetical.

Evidence

The assessment of the community proposals will take into consideration evidence submitted in support of the request, representations received and comments on representations. Where necessary, further information will be requested from the applicants. The evidence required by the CATAG will be appropriate to the scale and nature of the project. More detailed information and assurances will be required if a request is for the transfer of ownership for example, than if it is for a lease or for the transfer of other, lesser rights. In the case of the alternative proposal evidence will be gathered from relevant parties where an active or formal consideration is underway. Where the proposals are hypothetical evidence will be gathered from relevant parties to the extent possible.

Structure of Assessment

The structure of the assessment will consist of the following key areas:

6. Proposal;
7. Community Benefit;
8. Community Support;
9. Ability to Deliver;
10. Local Authority Functions, Local and National Outcomes.

A separate assessment will be made of evidence under each of the key headings to provide an overall rating. Ratings vary from very strong to weak.

A summary of the evidence required to achieve each rating is outlined below:

Evidence	Overview
Very Strong	Governance and financial arrangements are strong and sustainable. Best Value characteristics are evidenced and contained throughout the overall approach. Related projected benefits are very robust and demonstrate value for money.
Strong	Governance and financial arrangements are sound and sustainable. Best Value characteristics are in evidence in the proposal. Related projected benefits are demonstrated well and represent value for money.
Moderate	Governance and financial arrangements are in place and acceptable. Best Value characteristics have been considered as part of the proposal. Related projected benefits are acceptable and could lead to value for money.
Weak	Governance and financial arrangements are weak. Best Value characteristics are not well demonstrated in the proposal. Related projected benefits are not based on robust information and demonstrate questionable value for money.

The 'Alternative Proposal' for the site at Barassie Beach is that the site remains in its current condition and use. No other proposals have been made from SAC or other parties.

NAME OF COMMUNITY TRANSFER BODY (CTB)	Troon Water Sports Centre SCIO
ASSET REQUESTED	Land at Barassie Beach
WARD	1, Troon
MARKET VALUE	£9,500 market value or £500 pa market rent
VALUE OF OFFER	£100 pa for 50 years
PROPOSED DISCOUNT	£400 pa
DATE OF APPLICATION VALIDATION	31st July 2022
DATE OF CAT ADVISORY GROUP MEETING	12.10.2022
DATE OF LEADERSHIP PANEL	TBC

	Assessment of an alternative proposal under Section 82 of the Community Asset Transfer (Scotland) Act 2015			
	Assessment Criteria	Evidence from SAC	Additional Evidence/Information	Assessment Rating of the alternative proposal
1.	<u>Alternative Proposal</u>			

Appendix 5

1.1	Are the aims and objectives of the alternative proposal clearly defined?	The alternative proposal is that the land remains in its present usage and is therefore clear.		Moderate
1.2	Are the services to be delivered clearly described and has SAC explained why the services are required?	n/a no services delivered		n/a
1.3	Has SAC explained the reasons for the alternative proposals for the asset and what difference this will make to the delivery of services in the area?	The alternative proposal will make no improvement to services.		Weak
1.4	Would there be potential revenue savings to the Council arising from the alternative proposals?	There would no revenue savings for the council in the alternative proposal. The land will still be maintained by SAC and therefore be a modest cost to SAC.		Weak
1.5	Would there be displacement of similar services in the area if the Council adopts an alternative proposal? If so, what would be the feasibility and cost of relocating the services elsewhere? What might be the impact on those who use the services in terms of accessibility, cost, travel etc. if the services are relocated elsewhere?	No displacement of services		n/a
	<u>Summary Assessment of Alternative Proposal:</u>			Weak
2.	<u>Community Benefit</u>			
2.1	Would adopting an alternative proposal be likely to promote or improve- (vi) Economic development;	The alternative proposal contributes to social and		Moderate

	<ul style="list-style-type: none"> (vii) Regeneration; (viii) Public health; (ix) Social wellbeing; or (x) Environmental wellbeing? 	<p>environmental wellbeing by being an open green space. However, this area also features extensive open green space so the impact of the alternative proposal is low.</p> <p>It is possible that the alternative proposal will bring lower traffic/congestion/vehicle use than compared to the TWSC proposal.</p>		
2.2	Would the alternative proposal be likely to reduce inequality resulting from socio-economic disadvantage?	The alternative proposal would not reduce inequality resulting from socio-economic disadvantage.		Weak
2.3	Are there any other benefits that might arise from the alternative proposal?	Some may regard non-development as an aesthetic benefit		Weak
2.4	n/a for alternative proposal What benefits might arise if the Council adopted an alternative proposal in relation to the asset? <i>Note: In order to assess this, the CATAG should carry</i>	n/a		n/a

	<i>out a separate assessment of the benefits of an alternative proposal, including non-financial benefits. An alternative proposal may be another asset transfer request, or another proposal made by the Council. Continuation of the existing use would be an alternative proposal, or, if the asset has been identified for disposal, sale on the open market could be an alternative proposal.</i>			
2.5	How would any alternative proposal benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of the TWSC proposal	The TWSC proposal offers the provision of sports and social facilities, encourage tourism and provide economic benefits. Negative impacts of this may be increased vehicle traffic and development of open/green space. The alternative proposal would leave the site untouched resulting in a continuation of the status quo with none of the advantages and drawbacks.		weak
	<u>Summary Assessment of Benefits:</u>			Weak
3	<u>Community Support</u>			
3.1	Would the alternative proposals be likely to have sufficient demand for the alternative proposal in the local community?	The TWSC proposal appears to have significant support from the community as evidenced by support for their planning		Weak

		<p>application, citation of water sports development in Troon Together and TWSC consultation activity.</p> <p>Support for the alternative proposal has not been tested – however given the level of support for the TWSC proposal it is likely that the alternative proposal would have less support.</p>		
3.2	<p>n/a for alternative proposal</p> <p>Has the CTB demonstrated that there is sufficient support from the local community for the proposal? Has the CTB followed the National Standards for Community Engagement- https://www.scdc.org.uk/what/national-standards to show their engagement has been effective and inclusive?</p> <p><i>Note: Evidence should be provided of widespread consultation with the local community, local stakeholders and community partners. Details should be provided of who was consulted, how the consultation was done and the responses received. If the CTB represents a community of interest such as an equality group or a sports club, evidence should be provided of how the CTB has engaged with local residents who are not part of the community of interest.</i></p>		As the alternative proposals are hypothetical no community engagement has been carried out.	n/a

	<i>If the proposal has attracted substantial opposition and has caused division in the community, it may be detrimental to community cohesion or resilience and may not have a net benefit.</i>			
3.3	Does the alternative proposal require any partnership arrangements required to deliver the alternative proposal?	None		Moderate
3.4	Will the alternative proposals take account of the different needs of the community? Does the alternative proposal demonstrate that the proposal may reduce inequality?	The alternative proposal would be unlikely to reduce inequality		Weak
	<u>Summary Assessment of Community Support</u>			Weak
4	<u>Ability to Deliver</u>			
4.1	Does SAC have appropriate skills, experience and qualifications to run and manage the asset, and deliver the alternative proposals? If not, does the SAC have plans to engage people who do?	SAC manage the site at present		Very Strong
4.2	Has the SAC demonstrated that it has a clear understanding as to what will be required to manage the asset? For example, has it taken into consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	As above		Very Strong
4.3	Does SAC have suitable governance arrangements in place for decision-making to manage the asset and deliver the project, taking into account the scale and nature of the project?	As above		Very Strong
4.4	N/A for alternative proposal	n/a		n/a

	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?			
4.5	n/a for alternative proposal Has the CTB provided details of its projected income and expenditure and cash flow forecasts? Has the CTB demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	n/a		n/a
4.6	Has the SAC identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • Funding obtained; • Funding and support required from the Council; • Other sources of funding, such as external grant funding; • Number of employees or volunteers available to maintain the asset and run the project. 	As 4.3		Very Strong
4.7	Does the SAC have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	As 4.3		Very Strong
4.8	Where relevant, has SAC identified how the alternative proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	The alternative proposal would not bring additional income into SAC		Moderate
4.9	Has SAC provided details of the monitoring arrangements to be put in place to ensure the alternative proposal delivers its key objectives and the timescales in which they will be delivered?	n/a		n/a

	<u>Summary assessment of Ability to Deliver</u>			Very Strong
5	<u>Local Authority Functions, Local and National Outcomes</u>			
5.1	<p>Would agreeing to the alternative proposals have an adverse effect on the Council's ability to deliver any of its statutory functions? For example, would the alternative proposals physically interfere with the Council carrying out its functions, or require the Council to put alternative arrangements in place that would substantially increase costs? Do the alternative proposals conflict with any Council policy? Would the cost of agreeing the alternative proposals affect the Council's budget to the extent that it would reduce the Council's ability to deliver its functions, even after taking account of the benefits?</p>	No impact		Very Strong
5.2	<p>Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agreeing to the alternative proposal, whether arising from legislation or otherwise? For example, if the asset forms part of the Common Good, court authority may be required to dispose of the asset; there may be title or planning restrictions which state that the asset may only be used for certain specified purposes. Removal of such restrictions may involve additional costs- should these costs be met by the CTB?</p>	None		Very strong
5.3	<p>Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?</p>	<p>Council Plan 2018-2022</p> <p>6.1 We will create a greener, healthier South Ayrshire and enhance it for future generations</p>		Moderate

		National Outcomes We are healthy and active		
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>			Strong
	<u>Final Assessment/ Recommendation:</u>	The alternative proposal offers no service improvements and offers a comparatively modest benefit to the community given the scale and expanse of green space in the wider locale. The key benefit of the alternative proposal as a relative reduction in vehicle traffic compared to the TWSC proposal and the maintenance of a view (although the immediate area hosts a car park and public toilet). Adopting the alternative proposal would not reduce inequality, would not improve health and wellbeing, and would not support the development of a vibrant local economy.		Reject the alternative proposal

Note: *If recommending approval of the request, the CATAG will also require to consider:*

(i) Where the CTB has offered a price that is below market value, an assessment will be required following the process in the Disposal of Land by Local Authorities (Scotland) Regulations 2010 as to whether the asset should be transferred to the CTB at the price requested; and

(ii) The Subsidy Control rules (formerly the EU State Aid rules)- <https://www.gov.scot/publications/scottish-public-finance-manual/subsidy-control/subsidy-control/>; and

(iv) The conditions that will apply to the disposal, taking account of the conditions requested by the applicants. If the recommendation is for a disposal for less than market value, consider if conditions to protect the discount should be applied.

**South Ayrshire Council
Equality Impact Assessment
Scoping Template**

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Community Asset Transfer Troon Water Sports Centre
Lead Officer (Name/Position/Email)	Tom Burns, Service Lead – Asset Management and Community Asset Transfer – tom.burns@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	-
Disability	-	-
Gender Reassignment (Trans/Transgender Identity)	-	-
Marriage or Civil Partnership	-	-
Pregnancy and Maternity	-	-
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	-
Religion or Belief (including lack of belief)	-	-
Sex – (issues specific to women & men or girls & boys)	-	-
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	-
Thematic Groups: Health, Human Rights & Children's Rights	-	-

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	-
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	-
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	-
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent’s education, employment and income	-	-

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
Rationale for decision:	

This report advises the Cabinet of 1 November 2022. Their decision on this has no specific equality implications

Signed : Tom Burns

Service Lead

Date: 21st December 2022