

South Ayrshire Council

**Report by Director of Strategic Change and Communities
to Cabinet
of 14 March 2023**

Subject: Community Centres and Village Hall Management Arrangements Update

1. Purpose

- 1.1 The purpose of this report is to provide Cabinet with an update and seek approval for officers to continue reviewing and implementing the management arrangements for community centres and village halls,

2. Recommendation

- 2.1 **It is recommended that the Cabinet agrees the approaches and recommendations noted within this report.**

3. Background

- 3.1 Reports on the review of existing management arrangements for community centres and village halls was presented to the Leadership Panel in March 2021 ([LP March 2021](#)) and September 2021 ([LP September 2021](#)). These reports set out a range of proposals to review and amend management arrangements and meet previously agreed efficiency savings of £81,621.

- 3.2 In February 2022, an updated report ([LP February 2022](#)) was presented to the Leadership Panel seeking approval for officers to progress the recommendations. The recommended actions are noted below:

- Preparation of a full repair and maintenance (FRI) lease for Ivy Cottage, Troon;
- Preparation of a lease agreement for Prestwick Community Centre - lease to be approved;
- Preparation of a FRI lease for 65 Club, Prestwick and finalise agreement;
- Development of opportunities for cultural and educational use in Loudon Hall, Ayr and the relocation of existing lets;
- Termination of lease arrangement at Loans Village Hall;
- Preparation of a FRI lease for Annbank Village Hall - lease to be approved;

- Termination of existing lease agreement at McCandlish Hall, Straiton;
- Preparation of a FRI lease agreement at Claude Hamilton, Coylton;
- Negotiation of and entering into a new lease agreement with Ballantrae Community Centre lease to be approved; and
- Negotiation and approval of new lease agreement for Colmonell Community Centre - lease to be approved.

3.3 Approval was also granted for Thriving Communities officers to continue working alongside Asset Management officers to support Community Asset Transfers (CAT) or lease agreements. Once Heads of Terms are agreed by Asset Management with the Community organisations then instructions are provided to Legal who formalise the arrangements in either Lease Agreements or Management Agreements as appropriate.

3.4 As part of the report in February 2022, approval was granted for officers to continue identifying efficiency savings as part of the ongoing review of community centres and village halls.

4. Proposals

4.1 Members are asked to consider the updates noted in [Appendix 1](#) relating to the specific actions that were approved in February 2022.

4.2 Members are also asked to consider and approve specific updated recommendations noted below. Recommendations below have either been previously agreed, but not progressed or new recommendations noted for consideration following discussions with Legal, Asset Management and Thriving Communities. Background information provided within [Appendix 1](#).

- Changes to the management arrangements of Barr Community Centre with Lets to be managed by South Ayrshire Council;
- Progress the proposed lease agreement that was previously agreed at the Leadership Panel for Prestwick Community Centre;
- Officers to progress new temporary management arrangements at Ballantrae Community Centre;
- Officers to progress new temporary management arrangements at Colmonell Community Centre;
- Officers to progress new management arrangements with the Users Group at Girvan Community Centre.

4.3 Approval is also sought for officers to continue identifying further opportunities to support communities to take on assets within their local community, supporting community empowerment; and to continue identifying opportunities for savings and provide the Cabinet with information on any further proposals where approval is required.

5. Legal and Procurement Implications

5.1 There are no legal implications arising from this report.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 Managing the Lets for Barr and Girvan internally should increase revenue, however this income will be offset unachievable income targets that were set against both of these centres, therefore it has no impact on 2023/24 budget.

7. Human Resources Implications

7.1 CAT's or transfer of management arrangements may require employees to be re-deployed to other council premises. Support and assistance from Human Resources may be required.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 There may be negativity from community groups, Members or users regarding the proposals.

9. Equalities

9.1 The proposals in this report allow scrutiny of performance. The report does not involve proposals for policies, strategies, procedures, processes, financial decisions and activities (including service delivery), both new and at review, that affect the Council's communities and employees, therefore an equality impact assessment is not required.

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 There has been no public consultation on the contents of this report.
- 13.2 Consultation has taken place with Councillor Alec Clark, Portfolio Holder for Tourism, Culture and Rural Affairs, and Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflects any feedback provided.

14. Next Steps for Decision Tracking Purposes

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

Implementation	Due date	Managed by
The changes to management arrangements in Community Centres and Villages Halls	February 2024	Service Lead - Thriving Communities

- Background Papers** **Report to Leadership Panel of 17 March 2020 - [Review of Community Halls](#)**
- Report to Leadership Panel of 16 March 2021 – [Proposed Management Arrangements for Community and Village Halls](#)**
- Report to Leadership Panel of 21 September 2021 – [Proposed Management Arrangements for Community and Village Halls](#)**
- Report to Leadership Panel of 15 February 2022 – [Proposed Management Arrangements for Community and Village Halls](#)**

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Date: 6 March 2023

Previous Recommendations and Updates

Name of Centre	Previous Recommendation	Update
65 Club, Prestwick	Preparation of FRI lease and lease to be approved	Terms of the FRI lease have been agreed A ten-year lease is now being progressed
Loans Village Hall	Termination of lease agreement that is in place	Completed 2022 no further action required
Ivy Cottage, Troon	Preparation of FRI lease and lease to be approved	An agreement has not yet been reached with Ivy Cottage. They have disputed the title information but have yet to provide specific details of their title concerns. They have intimated they are not at this point prepared to agree to enter into a FRI lease.
Prestwick Community Centre	Preparation of a lease agreement* for Prestwick Community Centre - lease to be approved (*Not FRI lease, details of lease as previously approved at Leadership Panel)	The group have agreed to the terms of the two-year agreement that was proposed Asset Management to agree Heads of Terms with group and then instruct Legal to prepare a Lease on the authorised terms.
Annbank Community Centre	Preparation of an FRI lease for Annbank Village Hall	Completed 2022 no further action required
Loudon Hall	Development of opportunities for cultural and educational use in Loudon Hall, Ayr, and the relocation of existing lets	Internal and external works have been carried out – work is ongoing. No further updates
McCandlish Hall, Straiton	Termination of existing lease agreement	Transfer of operational arrangements has now been implemented. Agreement terminating

Name of Centre	Previous Recommendation	Update
		Lease is in the process of being signed by all parties.
The Claude Hamilton, Coylton	Preparation of an FRI lease agreement	TCH solicitor was provided with due diligence paperwork as requested. This should now be progressed with an anticipated entry date of Monday 1 April 2023
Colmonell Community Centre	Negotiation and approval of new lease agreement for Colmonell Community Centre - lease to be approved	Landlord is an historic Trust and it is proving difficult to identify the current Trustees. For this reason there is now a request to propose a new temporary management arrangement for Colmonell Community Centre
Ballantrae Community Centre	Negotiation of and entering into a new lease agreement with Ballantrae Community Centre - lease to be approved	Request to propose a new temporary management arrangement for Colmonell Community Centre

Additional requests to be considered:

- Barr Community Centre – Change to management arrangements for Barr Community Centre. Lets at Barr CC to be managed by South Ayrshire Council moving forward.

Background

Barr Community Centre is currently managed by Barr Community Association. There was a request by another group for a CAT however this has now been paused.

During 2021/22 - Property costs for Barr Community Centre were £16,469.93. There is also a £3,599.66 income target that is unachievable as SAC do not generate any income from the centre. South Ayrshire Council are also responsible for the facilities management at Barr Community Centre.

- Girvan Community Centre - Officers to progress discussions regarding a management arrangement with the Users Group at Girvan Community Centre. This agreement will include a recommendation that lets will be managed by South Ayrshire Council moving forward.

Background

Girvan Community Centre is currently managed by Girvan Community Centre Users Group. South Ayrshire Council do not own the centre however a lease-in is in place until 2063 with an annual rent of £19,000.

During 2021/22 – Property costs for Girvan Community Centre were £42,152.45 this includes £19,000 rent. There is also an £11,124.70 income target that is unachievable as SAC do not generate any income from the centre. South Ayrshire Council are also responsible for facilities management at Girvan Community Centre.

Thriving Communities Officers are keen to work with the Users Group in the centre to ensure the centre is still accessible, however let's will be managed by SAC Lets Department. Thriving Communities Officers in partnership with the Users Group secured £10,000 to upgrade the outside of the building during 2021/22.