

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to Cabinet
of 18 February 2025**

Subject: Surplus Land and Buildings Assets

1. Purpose

- 1.1 The purpose of this report is to request the Council to declare the buildings listed in [Appendix 1](#) surplus to the Council's requirements to enable them to either be sold on the open market, transferred to a third party or leased.

2. Recommendation

2.1 It is recommended that the Council:

- 2.1.1 agrees that the land and buildings listed in [Appendix 1](#) and identified in the plans attached in [Appendix 2](#), are surplus to the Council's requirements;
- 2.1.2 agrees that a report be brought back to a future Cabinet meeting on any disposal in Appendix 1 not constituting Common Good property and with a value exceeding [REDACTED]; and
- 2.1.3 agrees that officers report back to future Cabinet meetings on any Common Good consultation requirements as a result of offers received on Common Good land or buildings.

3. Background

- 3.1 A number of Council owned buildings have been identified as being unproductive in that they no longer contribute to the Council's strategic objectives or service requirements; they generate little or no income for the Council and have no long term development potential.
- 3.2 The buildings listed in [Appendix 1](#) and shown hatched in the plans in [Appendix 2](#) are either currently vacant or scheduled to become vacant in the foreseeable future or are underutilised.

- 3.3 It is highlighted within the Asset Management Plan (Land and Buildings), which was approved by the South Ayrshire Council on 12 December 2024, that there is a need to rationalise the Council's land and buildings portfolio in order to deliver efficiency savings. The disposal of assets will generate a capital receipt and reduce annual running costs therefore contributing financial savings to the Council.
- 3.4 The Policy for the Acquisition and Disposal of Land and Buildings which was approved by South Ayrshire Council on 29 June 2022 sets out the basis on which future acquisitions and disposals will be dealt with and is reflected in the terms of this report..
- 3.5 Permission was previously granted by the Council within the Acquisition and disposal policy for Housing Services to assess whether there was a requirement for housing for these assets. An assessment has been made and there is no requirement. No other Council service has identified a use for the properties in [Appendix 1](#). Accordingly, under the Council's Acquisition and Disposal Policy the properties can now be declared surplus to requirements and be made available to be marketed.
- 3.6 Permission is also being sought to lease out Girvan Library. The library is now surplus to requirements however because the boiler system within the building supplies the adjacent Adult Learning Centre it is impracticable to sell this building without separating the two heating systems.

4. Proposals

- 4.1 It is proposed that the Cabinet declares the assets listed in [Appendix 1](#) as surplus to the Council's requirements to enable them to be disposed of or leased to a third party.
- 4.2 Further approval will be sought from the Cabinet to dispose of any assets where the value exceeds [REDACTED]. The disposal of all Common Good assets regardless of value will require the further approval of the Cabinet or the Council. Further reports will be brought to the Cabinet or the Council as appropriate.
- 4.3 Subject to confirmation that there are no legal impediments or other issues, it is anticipated that these assets will be marketed during 2025.
- 4.4 This list of assets is not exhaustive and further land and buildings will require to be declared surplus to requirements during 2025 and onwards. Formal approval by the Cabinet or the Council to declare assets surplus to requirements will usually be sought in batches to limit the number of individual reports required.

5. Legal and Procurement Implications


- 5.1 The recommendations in this report are consistent with legal requirements. Legal Services will be required to conclude the disposal of the assets and lease as and when a sale/lease is agreed with prospective purchasers.
- 5.2 There are no procurement implications arising from this report.
- 5.3 A consultation will be required to be carried out for any common good land and property and the legal department will be required to petition the Sheriff regarding any offers received. This process will only be required once offers are received and

permission to proceed with any consultation will be requested at a future Cabinet meeting.

6. Financial Implications

6.1 It is anticipated the sale of each asset will generate a capital receipt for the Council and reduce the annual running costs to the Council's General Services account and Ayr Common Good fund associated with ownership of these assets.

6.2 The running costs for the financial year 2023/24 were as follows:

Cairn Primary	
Girvan Library	
Claude Hamilton Hall	
Afflecks site	
Rozelle Lodge House	

7. Human Resources Implications

7.1 Not applicable.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There is a risk that the Common Good properties may receive negative community representation and that a petition to the Sheriff may be necessary which may not be granted.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 The risks associated with rejecting the recommendations are the potential delay or loss of a capital receipt while at the same time the Council will remain liable for any revenue costs and the financial burden of ensuring buildings do not pose a Health and Safety risk to members of the public whilst the asset remains in the Council's ownership.

9. Equalities

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

10. Sustainable Development Implications

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

11. Options Appraisal

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

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to the Council's Strategic Priority Two of Live, work, learn with the outcome 'Work and economy- Everyone benefits from a local economy that provides opportunities for people and helps our businesses to flourish'.

13. Results of Consultation

- 13.1 There has been no public consultation on the contents of this report.
- 13.2 Consultation has taken place with Councillor Martin Kilbride, Portfolio Holder for Buildings, Housing and Environment, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

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

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Assets that have been declared surplus to requirements will be marketed	1 April 2025	Service Lead – Asset Management and Community Asset Transfer

Background Papers **None**

Person to Contact **Tom Burns Service Lead - Asset Management and Community Asset Transfer**
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Date: 11 February 2025

Appendix 1

Property Address	Town	Description	Holding Account	Disposal Type
Cairn Primary School, Kirkland Street	Maybole	School	Education	Sale
Girvan Library, Montgomerie Street	Girvan	Library	General Services	Lease
Rozelle Park, Monument Road	Ayr	Lodge House	Ayr Common Good	Sale
Afflecks Site - High Street/Sandgate	Ayr	Land	Ayr Common Good	Sale
Claude Hamilton Hall	Coylton	Hall	General Services	Sale

Cairn Primary School Site**Cairn Primary**

Scale 1:930



Girvan Library



Girvan Library

Scale 1:466



Lodge House, Rozelle

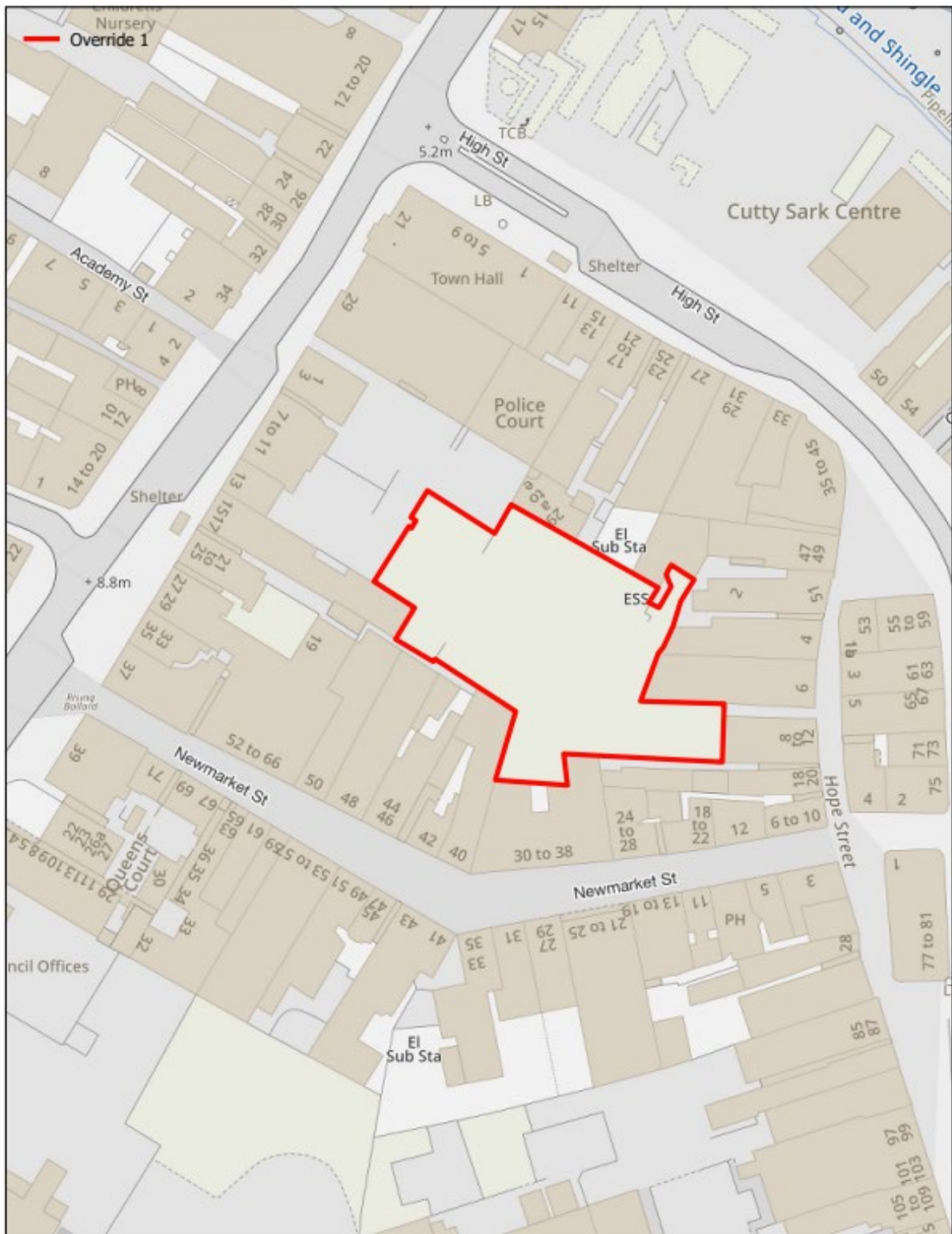


Rozelle Lodge

Scale 1:1,046



Aflecks Site



Scale 1:930

Aflecks Site

south
AYRSHIRE
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Claude Hamilton Hall



Claude Hamilton Hall

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