

## **South Ayrshire Council**

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

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

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**1. Purpose**

- 1.1 The purpose of this report is to ask Members to approve proposed changes to South Ayrshire Council management of Common Good Funds.

**2. Recommendation**

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

- 2.1.1 notes the long-term financial position of the Common Good Fund as set out in Appendix 1;
- 2.1.2 notes the options available for managing the Common Good Fund as set out in Appendix 2;
- 2.1.3 notes the heritable property assets (land, buildings, and structures) held in the Ayr Common Good, Prestwick Common Good, Troon Common Good, and Girvan Common Good Funds as per Appendix 3, and agrees that further work will be undertaken to review the potential for car park charges for Common Good car parks and charging of events on Common Good land with a report coming back to Council in October 2025;
- 2.1.4 notes the existing 'Management of Common Good Statement of Objectives, Management Principles and Governance Arrangements' set out in Appendix 4 and approves the 'Revised Management of Common Good Funds: Statement of Objectives, Management Principles and Governance Arrangements' outlined in Appendix 5 and the transition of all management agreements to Full Repairing and Insuring (FRI) terms for all Common Good properties;
- 2.1.5 agrees that property costs previously funded by Common Good Funds for properties used by the Council should be borne by the Council's General Fund on the basis of FRI terms, to be factored into future budget considerations;
- 2.1.6 agrees that these arrangements shall be introduced from 1 October 2025 and will be reviewed operationally and financially every three years and reported to Council accordingly; and

**2.1.7 note the financial impact of these new arrangements in 2025-26 will be reported as part of the Budget Monitoring arrangements for Common Good and the Council during 2025-26.**

**3. Background**

- 3.1 Common Good is property owned by a local authority which has been passed down, through local government reorganisation, from former burghs including royal burghs such as Ayr ('burghs'). Those burghs would have received it as a gift or purchased it. It includes land and buildings, and moveable items such as furniture and art. It may include cash reserves in the form of capital receipts where property has been sold and income received such as rental income and interest. Common Good property can also include land, buildings, and moveable objects purchased as investment assets to provide a financial return to the Common Good Fund. It is also possible that, because of the historical, legal and documentary complexities of Common Good that new properties are identified as having Common Good status as time goes by.
- 3.2 As such, Common Good property is often historic in nature, in prominent locations and a focus of community interest. The age of many properties adds cost and complexity in terms of maintenance and repair. The Common Good estate is varied in use and includes civic buildings, visitor attractions, open spaces, and historic properties.
- 3.3 The Leadership Panel of 8 March 2022 approved a long-term strategic review of all assets held within the Common Good Funds. An update was provided to the Service and Partnerships Performance Panel of 19 November 2024.
- 3.4 Given the financial position set out in Appendix 1 and an increasingly challenging financial settlement afforded to the Council, and the depleted state of Common Good Funds as reported to members at Service and Partnerships Performance Panel 19 November 2024 a full review of all options to put the Common Good financial position into a sustainable position has been undertaken.
- 3.5 A summarised high-level options appraisal for the Common Good Fund is outlined in Appendix 2. The options explored were:
- A) Continue the existing arrangement whereby expenditure is met from annual income or reserves of a given Common Good Fund;
  - B) Increase all property incomes (i.e. - those paid by General Services to Common Good, private tenants, events income/lets) to balance forecast outgoings
  - C) Potential new management agreements such as 'Full Repairing and insuring' basis whereby all maintenance and running costs are met by General Services Fund for those properties used by the Council.
- 3.6 Option A) is not considered financially sustainable, particularly in respect of Ayr Common Good Fund as the value of rental agreements have not kept pace with recent significant increases in the cost of repairs, maintenance and other property costs, resulting in recurring pressure on Common Good Fund budgets and

reserves. Accordingly, an alternative model is sought in order to address future financial sustainability concerns.

- 3.7 With regard to option B) Appendix 3 sets out a line-by-line review of all Heritable property in each Common Good Fund, apart from Maybole which has no land or buildings held as part of its Common Good Fund. It should be noted that while the proposals advanced in Appendix 3 will increase Common Good Funds income streams, the overall impact is likely to be low due to limitations such as the charges that can be exercised on Common Good property.
- 3.8 Most of the opportunities in Appendix 3 have already been approved by Cabinet on a property-by-property basis and so no further approvals are required. However, more substantial income increase could be achieved through a review of Common Good car parks. Work exploring this potential is at an early stage and Council/Cabinet approval will be required to implement any potential arising from this option.
- 3.9 Given the relatively modest improvement to Common Good Funds achieved by the potential income streams in the line-by-line review of property set out in Appendix 3, management arrangements of the Common Good Fund (referred to in paragraph 3.10 below) have been fundamentally reviewed.
- 3.10 The existing strategic objectives for the Common Good Fund as stated in *South Ayrshire Council Management of Common Good Funds Statement of Objectives, Management Principles and Governance Arrangements* (Appendix 4) are to:
- 3.10.1 deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned;
  - 3.10.2 maximise income from Common Good Fund assets and resources to ensure the financial sustainability of the Funds; and
  - 3.10.3 where appropriate, use Common Good Fund assets and resources to finance strategic investment in specific Council priorities that have been agreed.
- 3.11 Currently, the Council has management or occupancy arrangements for the use of Common Good heritable property at Ayr Town Buildings, Wallace Tower, Citadel (ground lease) and Rozelle House, all in Ayr, and Freeman's Hall in Prestwick, which sees the Council making an annual payment from the General Services Fund to the relevant Common Good Fund in respect of each property occupied by the Council. Repairs and maintenance required for these properties has significantly reduced the value of Common Good capital and revenue reserves.
- 3.12 Since 2008, Girvan Common Good Fund has lacked the necessary reserves to fund revenue or capital works to land and buildings held on its Common Good account, with Elected Members determining that the Council's General Fund should bear the cost of the annual deficit of expenditure over income.
- 3.13 The pressure on Common Good budgets and reserves in recent years has at times required the deferment of repairs and maintenance expenditure in order to contain overspends. Furthermore, charges from Neighbourhood Services for grounds maintenance have not increased for at least ten years, in spite of the increased cost

of providing those services during that period (refer to paragraph 4.11 below). Consequently, a different approach to transactional relationships between the Council and Common Good Funds is required, in order that charges for services provided between the two become more transparent and representative of an arms-length relationship, in keeping with a recent external audit recommendation.

#### **4. Proposals**

- 4.1 Appendix 1 sets out the financial trends of the Common Good Funds. Without a change in approach, the long-term financial position is unsustainable.
- 4.2 Three options have been explored to address the long-term financial position, as set out in Appendix 2. Two of the options are taken forward into proposals, namely, a review of each property for income potential and a review of the current Common Good management agreements.
- 4.3 The outcome of the line-by-line review of individual property (Appendix 3) has identified options for income generation that have already been approved by Cabinet and implementation of these proposals is underway. In order to increase Common Good Funds income streams more substantially, it is proposed that officers undertake a review of Common Good car park charging arrangements and report back to Council by October 2025.
- 4.4 With the outcome of the work outlined in paragraph 4.3 above, identifying limited opportunities for substantial income generation, it is clear that the current management model for Common Good Funds does not provide a sustainable financial position.
- 4.5 Appendix 4 sets out current management arrangements. Appendix 5 outlines proposed changes to Common Good fund management, objectives, management principles and governance. The following measures are proposed to ensure the sustainability of Common Good Funds as well as general Council resources:
  - 4.5.1 Remove *Objective 3* – that Common Good assets and resource be used to finance strategic Council objectives.
  - 4.5.2 Adjust *Principle 4* – The maintenance of Common Good Fund assets shall not be contingent upon the resources available within a given Common Good Fund. Where a given Common Good Fund's resources are unable to meet the financial demands placed upon it resources shall be found from within the Council's General Fund to the extent such investment is deemed good value in relation to other Council property requirements and other competing priorities. This will be undertaken through the Council's Capital Asset Management process, and through established routes for property management, maintenance and prioritisation, as defined in the South Ayrshire Council Asset Management Plan.
  - 4.5.3 Additional *Principle 11* – Where a Council Service uses a Common Good asset to deliver services funded by the General Fund or Housing Revenue Account it shall do so on a notional 'Full Repairing and Insuring' basis (i.e. - the maintenance and upkeep costs shall fall to the General Fund rather than the respective Common Good fund) and where a Common Good property is occupied by an outside body it shall be at market rate to be

determined by an independent RICS chartered surveyor and registered valuer and shall be maintained by that outside body to a standard acceptable to the Council to ensure there is no net loss to the relevant Common Good Fund.

4.5.4 In order to allow time for these new arrangements to be put in place, it is proposed that they be introduced from 1 October 2025. This will allow time to fully assess the implications for both Council and Common Good Fund budgets, including rental agreements, property and grounds maintenance costs, ahead of the 2026/27 budget process. These new arrangements shall be reviewed after a period of 3 years and reported to Council at that time.

4.6 In changing the objectives of the Common Good Management Agreement there is potential to change current lease arrangements and treatment of operating costs of Common Good property. Current management agreements have been reviewed on a property-by-property basis to establish the current annual rents and costs.

4.7 The following table summarises the existing property management agreements between the Common Good Funds and the Council:

<i><b>Fund</b></i>	<i><b>Property</b></i>	<i><b>Annual Rental</b></i>	<i><b>Latest Valuation</b></i>
Ayr	Ayr Town Buildings	£150,000	January 2018
	Citadel (ground rent only *)	£130,000	April 2011
	Wallace Tower	£50,000	September 2014
	Rozelle (including Pavilion)	£65,000	March 2011
<b><i>Ayr sub-total</i></b>		<b><i>£395,000</i></b>	
<b>Prestwick</b>	Freeman's Hall & Office	<b>£12,600</b>	June 2023
<b>Total</b>		<b>£407,600</b>	

*\* Ownership of the land on which Citadel Leisure Centre is built is split between South Ayrshire Council and Ayr Common Good Fund. The above agreement is in respect of a ground rent only for the land owned by Ayr Common Good Fund.*

4.8 No immediate changes are proposed to the current management agreement values; however these should be independently reviewed to ensure that they reflect current market conditions and any required changes be implemented by 1 October 2025.

4.9 Corresponding property costs for each of the above properties have been analysed over a three-year period, per the following table. Current year costs are provided where this is appropriate, otherwise where costs fluctuate, are ad-hoc or non-recurring, an average cost has been estimated:

<b><i>Property</i></b>	<b><i>Estimated Annual Cost</i></b>	<b><i>Costs Funded By</i></b>
Ayr Town Buildings	£380,000	Ayr Common Good Fund
Citadel (entire building *)	£854,000	Council (Destination SA)
Wallace Tower	£10,000	Ayr Common Good Fund
Wallace Tower	£33,000	Council (Customer Services)
Rozelle (including Pavilion)	£25,000	Ayr Common Good Fund
Rozelle (including Pavilion)	£137,000	Council (Destination SA)
Freeman's Hall & Office	£21,000	Council (Customer Services)
<b><i>Ayr CGF sub-total</i></b>	<b><i>£415,000</i></b>	
<b><i>Council sub-total</i></b>	<b><i>£1,045,000</i></b>	
<b>Total</b>	<b>£1,460,000</b>	

*\* Costs relating to the Citadel Leisure Centre are entirely attributable to the Council.*

4.9.1 With the exception of Ayr Town Buildings, costs for each of the above properties are predominantly borne by the Council and reflect their operational use by the occupying service (for example, non-domestic rates, utility costs, routine repairs and maintenance, etc); accordingly, no change is proposed for those properties. However, in the cases of both Wallace Tower and Rozelle, some costs are also borne by Ayr Common Good Fund.

4.9.2 With regard to Ayr Town Buildings, while the costs also reflect the operational use by occupying Council services, those costs are fully borne by Ayr Common Good Fund and not the Council. Furthermore, they far exceed the current annual rental charge of £150,000 received by Ayr Common Good Fund from the Council.

4.9.3 Given the inability of the Common Good Fund to sustainably fund these costs, it is proposed that those 'operational' costs should be borne by the Council and not Ayr Common Good Fund.

4.10 In addition to the costs per property identified in paragraph 4.9 above, a further £57,000 is recharged by the Council to the Common Good Funds in respect of insurance, the majority of which is in respect of buildings insurance and will relate to Ayr Common Good Fund. Based on the proposal to move rental agreements between Council and Common Good Funds to a 'Full Repairing and Insuring' basis (refer to paragraph 4.4.3 above), it is further proposed that the relevant insurance costs are also charged to the appropriate Council service.

- 4.11 Aside from the costs identified at paragraph 4.9 above, the following table identifies the significant costs that should continue to be charged by the Council to Common Good Funds:

<i>Description</i>	<i>Ayr Common Good Fund</i>	<i>Prestwick Common Good Fund</i>	<i>Girvan Common Good Fund</i>
Grounds maintenance	£161,000	£29,000	£43,000
Central Support charge	£15,000	-	-
	<b>£176,000</b>	<b>£29,000</b>	<b>£43,000</b>

- 4.12 Charges for grounds maintenance services provided by the Council to Common Good Funds have not increased in value for at least ten years and therefore are no longer representative of the actual cost of providing the service. Accordingly, in advance of the implementation of the proposals in this report, a review of grounds maintenance charges between the Council and Common Good Funds will be undertaken to ensure that the charges accurately reflect the cost of providing the service. This exercise is likely to have future financial implications for Ayr, Prestwick and Girvan Common Good Funds which will be reported to Elected Members in due course.
- 4.13 The effectiveness and impact of the proposals both operationally and financially will be reviewed every three years and reported to Council accordingly.

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

- 5.1 The recommendations in this report are consistent with legal requirements. The implementation of new management arrangements will require the legal advice and assistance of Legal Services, in respect of the drafting, and entering into of formal management agreements for the relevant Common Good Funds.
- 5.2 There are no procurement implications arising from this report.

## **6. Financial Implications**

- 6.1 The adoption of the proposals detailed in section 4 above are designed to improve the financial sustainability of Common Good Funds in the short, medium and long term and also improve the consistency of management arrangements across all Common Good Funds.
- 6.2 The financial implications of the proposals to move arrangements for the existing property rental agreements between the Council and Common Good Funds as to a Full Repairing and Insuring (FRI) basis are as follows:
- 6.2.1 No immediate change to the current levels of annual rental income, with an independent review to take place in due course to ensure that those levels reflect current market conditions.
- 6.2.2 Property costs estimated at approximately £472,000 (comprising £415,000 for repairs, maintenance and utilities and a further £57,000 for insurance) previously funded by Common Good Funds (predominantly Ayr) would instead be borne by the Council. As no budgets can transfer

between the Council and the Common Good Funds, this would be an additional expense to be funded from Council resources and would require to be built into future budget considerations. The financial impact of this change from October 2025 on the 2025-26 financial year will be reported as part of the Budget Management reporting arrangements for Common Good and the Council during 2025-26.

- 6.3 The financial implications of the proposal to review and update the basis for grounds maintenance charges in respect of Common Good assets will be assessed and also reported as part of the Budget Monitoring arrangements for Common Good and the Council during 2025-26.

## **7. Human Resources Implications**

- 7.1 Not applicable.

## **8. Risk**

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

- 8.1.1 Impact as described in 6.1.

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

- 8.2.1 That Common Good Funds may become financially depleted to the point of exhausting all revenue and capital reserves.

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

- 9.1 The proposals in this report have been assessed through the Integrated Impact Assessment and a summary is provided at Appendix 6.

## **10. Sustainable Development Implications**

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

## **11. Options Appraisal**

- 11.1 An options appraisal has been carried out and is shown in Appendix 2.

## **12. Link to Council Plan**

- 12.1 The matters referred to in this report contribute to Priority 1, 2 and 3 of the Council Plan.

## **13/**



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

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

**14. Results of Consultation**

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

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

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

<b><i>Implementation</i></b>	<b><i>Due date</i></b>	<b><i>Managed by</i></b>
Revised South Ayrshire Council Management of Common Good Funds: Statement of Objectives, Management Principles and Governance Arrangements in force from 1 October 2025	1 October 2025	Service Lead - Asset Management and Community Asset Transfer
Report back to Council with a detailed proposals regarding charging for Common Good car parks	31 October 2025	Service Lead - Asset Management and Community Asset Transfer
Include the 2025-26 financial impact of the changed arrangements within the Budget Monitoring reports for the Common Good and Council	30 November 2025	Chief Financial Officer

**Background Papers** **Report to Leadership Panel of 24 November 2020 – [Performance Review of Common Good Funds](#)**

**Report to Leadership Panel of 8 March 2022 – [Strategic Review of Assets held in the Common Good Funds](#)**

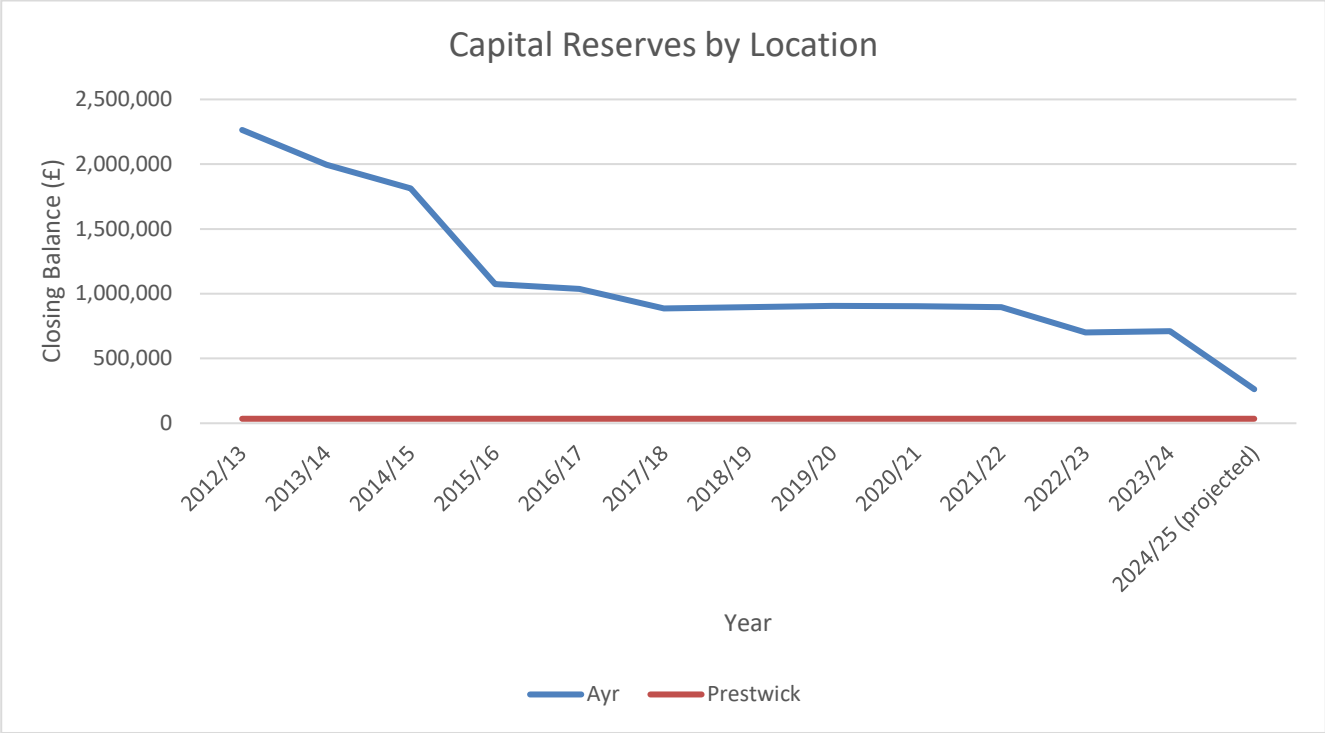
**Report to Service and Partnerships Performance Panel of 19 November 2024 - [Common Good Fund Update](#)**

**Person to Contact**      **Tom Burns, Service Lead, Asset Management and Community  
Asset Transfer  
County Buildings, Wellington Square, Ayr, KA7 1DR  
Phone 01292  
Email [tom.burns@south-ayrshire.gov.uk](mailto:tom.burns@south-ayrshire.gov.uk)**

**Date:**    **22 April 2025**

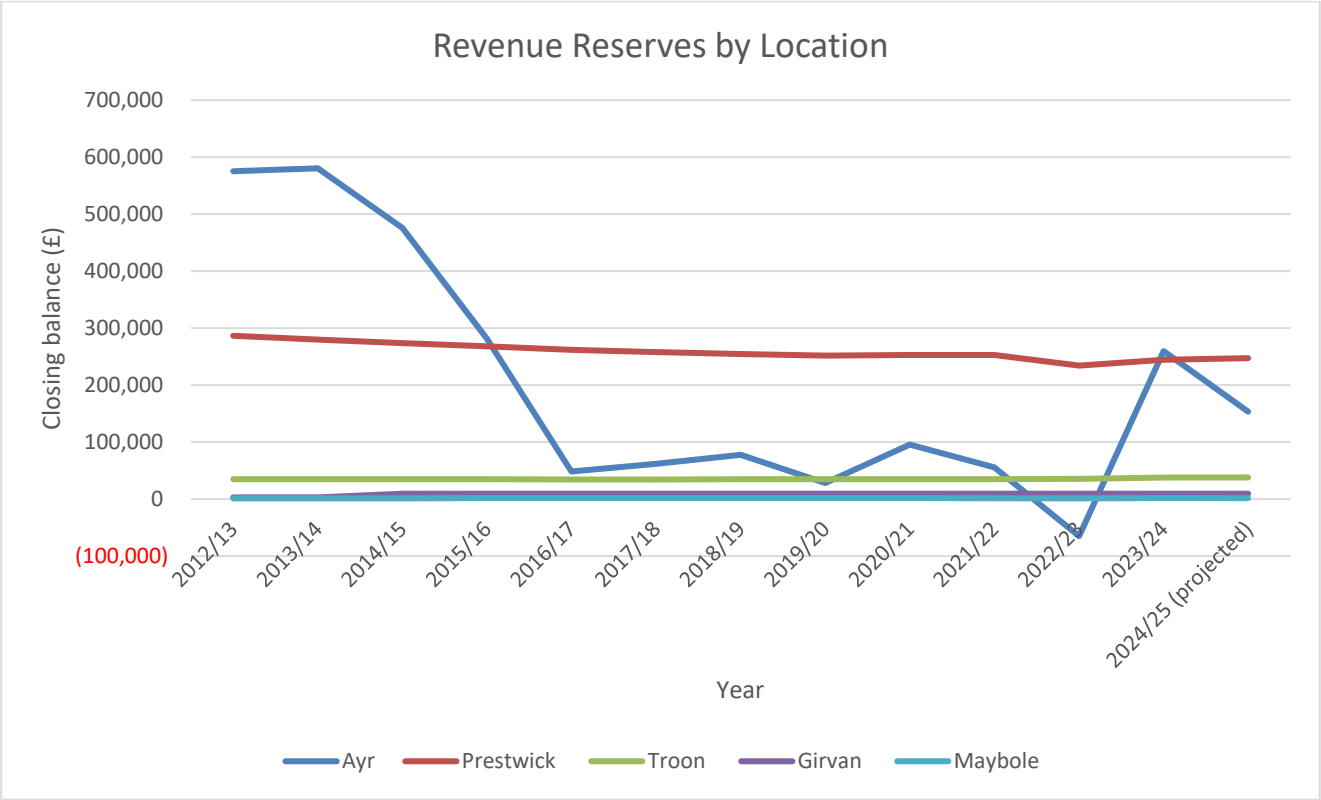
Common Good Fund Trends – Capital and Revenue by location

Capital Reserves



<b>Capital Reserves</b>		
<b>Year</b>	<b>Ayr (£)</b>	<b>Prestwick (£)</b>
2012/13	2,264,269	34,699
2013/14	1,996,872	34,699
2014/15	1,813,221	34,699
2015/16	1,074,385	34,699
2016/17	1,036,533	34,699
2017/18	885,305	34,699
2018/19	895,305	34,699
2019/20	905,305	34,699
2020/21	903,958	34,699
2021/22	897,448	34,699
2022/23	701,063	34,699
2023/24	711,063	34,699
2024/25 (projected)	262,619	34,699

Revenue Reserves



Revenue Reserves by Location					
Year	Ayr (£)	Prestwick (£)	Troon (£)	Girvan (£)	Maybole (£)
2012/13	575,157	286,601	34,757	2,984	1,543
2013/14	580,461	280,031	35,041	3,015	1,560
2014/15	475,693	273,583	35,222	9,490	1,573
2015/16	281,598	267,867	34,902	9,490	1,586
2016/17	48,674	262,075	34,512	9,490	1,597
2017/18	62,049	258,116	34,324	9,490	1,608
2018/19	77,462	254,571	34,872	9,490	1,624
2019/20	28,295	252,061	34,800	9,490	1,640
2020/21	95,687	253,161	34,835	9,490	1,651
2021/22	55,794	252,716	35,128	9,490	1,522
2022/23	(65,062)	234,309	35,779	9,490	1,549
2023/24	259,866	244,589	37,537	9,490	1,639
2024/25 (projected)	153,685	247,589	38,016	9,490	1,677

## Common Good Fund Options Appraisal

Proposal	Benefits	Drawbacks	Recommendation
a) Maintain the current arrangement whereby all expenditure is met from annual income or reserves of a given Common Good Fund.	Maintains clear link between Common Good property and Common Good Fund and clear distinction between General Services and Common Good Funds	<p>Risk that Common Good Fund reserves become exhausted and unable to meet maintenance and repair obligations. This may result in reputational damage to the Council and failure to meet statutory compliance obligations.</p> <p>Common Good property may be treated inconsistently with other Council property.</p>	Discount
b) Increase all property incomes (i.e. those paid by General Services to Common Good, private tenants, events income/lets) to balance forecast outgoings	<p>Aims to strengthen Common Good Fund reserves over medium to long term.</p> <p>Maintains clear link between Common Good property and Common Good Fund and clear distinction between General Services and Common Good Funds.</p>	<p>Opportunities to increase revenue exist (and are worth doing) but are small in scale relative to property costs.</p> <p>Renegotiation of commercial lets unfeasible and likely to result in void units and/or outside of terms of existing lease agreements.</p> <p>Unilaterally increasing the fees paid by the General Services Fund for the use and occupation of Common Good Fund would fail to meet both estates and accounting good practice and may be challenged by Internal Audit.</p> <p>Effectively option c) with less clarity and transparency.</p>	Discount

Proposal	Benefits	Drawbacks	Recommendation
		Significant pressure applied to General Services Fund/service delivery budgets.	
<p>c) Regularise all Common Good Funds on the following basis:</p> <ul style="list-style-type: none"> <li>management agreements are 'Full Repairing and Insuring' basis whereby all maintenance and running costs are met by General Services Fund.</li> <li>Property requirements will be considered alongside other Council properties to ensure overall best value is achieved. Should works be approved resources will be drawn from the Council's General Services fund. This process shall be managed by the Capital Asset Management group and through the usual property management processes as defined in the Council's adopted Asset Management Plan. Such decisions shall be subject to strategic prioritisation, best value considerations and alongside all other Council property.</li> </ul>	<p>Protects and may lead to future growth of Common Good Funds.</p> <p>All Common Good Funds on equal footing.</p> <p>Transparent arrangement with clear lines of accountability and management.</p> <p>All Council property managed on an equal footing.</p>	<p>Will require resource demands to be made of General Services budget as a result of increased property costs falling on the General Services Account. In particular there will be increased pressure on the CRA and property user service budgets.</p>	Adopt



Common Good Funds by location, by property  
Ayr

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Bandstand	B109	St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT	Retain	Explore use for future events	Improvement plans in progress		
Shed/hut	B404	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Continue service delivery			
Car Park	L174	Car Park 1 Millbrae Ayr South Ayrshire KA7 4PJ	Retain	Car park	Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks.		
Car Park	L283	Car Park Castlehill Road Ayr South Ayrshire KA7 2HT	Retain	Car park	Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks		
Car Park	L489	Car Park Cromwell Road Ayr South Ayrshire KA7 1DY	Retain	Car park	Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks		
Car Parking Space	L120	Ayr Town Hall - relating to 13 Sandgate Ayr South Ayrshire KA7 1BG	Retain	Car park			
Car Parking Space	L120	Ayr Town Hall - relating to 17 High Street Ayr South Ayrshire KA7 1LU	Retain	Car park			
Clubroom	B126	8 Green Street Lane Ayr South Ayrshire KA8 8BL	Retain	Tenanted unit			

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Community Park	L188	Low Green, Esplanade Ayr South Ayrshire KA7 1DT	Retain	Expand events offer on site	In progress		
Former Crazy Golf site	L161	Crazy Golf Queen's Terrace Lane West Ayr South Ayrshire KA7 1DX	Retain	Market for reinstatement on commercial basis	To be marketed		
Customer Service Centre	B315	Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ	Retain	Continue service delivery			
Derelict Property	L555	Afflecks Sandgate Ayr South Ayrshire KA7 1BG	Retain	Derelict site possible long term development opportunity.	Declared surplus by Cabinet on 18 <sup>th</sup> February 2025. To be marketed		
Estate	L24	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Explore use for future events	Introduce fee for certain events/activities as appropriate		
Farm	L90	Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4LD	Retain	Leased land			
Gardens	L552	St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT	Retain	Explore use for future events	In progress		
Part site of Hall & Swimming Pool	B3003	The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB	Retain	Continue service delivery			
Kiosk	B191	Kiosk 1 Low Green Esplanade Ayr South Ayrshire KA7 1EQ	Retain	Tenanted unit	New Lease agreed by Cabinet on 18 <sup>th</sup> February		

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
					2025. Being put out for consultation		
Kiosk	B192	Kiosk 2 Low Green Esplanade Ayr South Ayrshire KA7 1EQ	Retain	Tenanted unit	New Lease agreed by Cabinet on 18 <sup>th</sup> February 2025. Being put out for consultation		
Monument Built or Plaques	B434	Hill Of Barnweill Craigie South Ayrshire KA1 5NE	Retain	Historic property			
Monument Built or Plaques	B205	Newton Tower Main Street Ayr South Ayrshire KA8 8BU	Retain	Historic property			
Monument Built or Plaques	B110	St John The Baptist's Tower Bruce Crescent Ayr South Ayrshire KA7 1JH	Retain	Historic property			
Monument Built or Plaques	B13	Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ	Retain	Historic property			
Museum	B403	Rozelle House Museum (inc McLaurin Gallery), Tearoom & West Wing, Monument Road Ayr South Ayrshire KA7 4NQ	Retain	Historic property, of historical interest, locally prominent, important for local identity/sense of place	Explore investment opportunities/income generation/future events		

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Non Housing Revenue Accommodation	B149	29A New Bridge Street Ayr South Ayrshire KA7 1JX	Retain	Refurbishment required thereafter explore future options.	In progress		
Non Housing Revenue Accommodation	B482	29D New Bridge Street Ayr South Ayrshire KA7 1JX	Retain	Refurbishment required thereafter explore future options.	In progress		
Non Housing Revenue Accommodation	B155	Rozelle Lodge House 149 Monument Road Ayr South Ayrshire KA7 4NQ	Dispose	Proposed market disposal	Declared surplus by Cabinet on 18 <sup>th</sup> February 2025. To be marketed		
Non Housing Revenue Accommodation	B3523	House, View House, Old Racecourse 1 Doonfoot Road Ayr South Ayrshire KA7 4DP	Retain	Tenanted residential property			
Storage site	L198	Site At Overmills Off A77 Whitletts-Holmston Roundabouts Ayr South Ayrshire KA6 5JJ	Retain	Continued service delivery			
Pavilion	B407	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Continued service delivery			
Pavilion	B43	Sport Pavilion, View House, Old Racecourse Doonfoot Road Ayr South Ayrshire KA7 4DP	Retain	Continued service delivery			

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Public House	B178	230-234 High Street Ayr South Ayrshire KA7 1RQ	Retain	Tenanted unit			
Former Putting Green	L200	Putting Green Queens Terrace Lane Bath Place Ayr South Ayrshire KA7 1DU	Retain	Explore for redevelopment		In progress	
Recreation Ground	L25	Old Racecourse Playing Fields, 1 Doonfoot Road Ayr South Ayrshire KA7 4DN	Retain	Public Good			
Recreation Ground	L441	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Public Good			
Restaurant	B210	4 River Terrace Ayr South Ayrshire KA8 0BJ	Retain	Vacant unit to be let		Marketing in progress	
Shed/Hut	B44	Nr. Pavilion Old Racecourse Playing Field Doonfoot Road Ayr South Ayrshire	Retain	Continued service delivery			
Shed/Hut	B402	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Continued service delivery			
Kiosk	B4751	Kiosk 3, Low Green, Esplanade, Ayr, KA7 2XH	Retain	Tenanted Unit			

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Shop	B168	Heritage Hub, 1/3 High Street Ayr South Ayrshire KA7 1LU	Retain	Continued service delivery			
Shop	B169	11 High Street Ayr South Ayrshire KA7 1LU	Retain	Vacant unit to be let		Marketing in progress	
Shop	B83	11 Sandgate Ayr South Ayrshire KA7 1BG	Retain	Tenanted unit			
Shop	B84	13 Sandgate Ayr South Ayrshire KA7 1BG	Retain	Tenanted unit			
Shop	B170	15 High Street Ayr South Ayrshire KA7 1LU	Retain	Refurbish and let			
Shop	B526	15 Sandgate Ayr South Ayrshire KA7 1BG	Market disposal	To be let		Under offer	
Shop	B171	17 High Street Ayr South Ayrshire KA7 1LU	Retain	Refurbish and let (fire damaged)		In progress	
Shop	B174	19 High Street Ayr South Ayrshire KA7 1LU	Retain	Refurbish and let (fire damaged)		In progress	
Shop	B176	23 High Street Ayr South Ayrshire KA7 1LU	Retain	Tenanted unit			

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Shop	B81	3 Sandgate Ayr South Ayrshire KA7 1BG	Retain	Tenanted unit			
Shop	B82	7 Sandgate Ayr South Ayrshire KA7 1BG	Retain	Tenanted unit			
Site	L538	Slipway, 'Amphitheatre', Citadel Development Site South Harbour Street Ayr South Ayrshire KA7 1JB	Retain	Explore use for future events/redevelopment	Explore use for future events/redevelopment		
Site	L143	Beer Garden - Rear Of Tam O'Shanter -	Retain	Tenanted unit			
Steading	B130	Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4HX	Retain	Leased land			
Store/Workshop	B175	21 High Street Ayr South Ayrshire KA7 1LU	Retain	Tenanted unit			
Cleared site	B333	8A Alderston Avenue Ayr South Ayrshire KA8 9BD	Retain	Explore for redevelopment			
Store/Workshop	B405	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Continued service delivery			
Town Hall	B167	Town Hall New Bridge Street Ayr South Ayrshire KA7 1JX	Retain	Continued service delivery			

Category	Asset Ref	Address	Retain/Dispose	Description: Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Walkway	L105	River Ayr Walk Holmston Road Ayr South Ayrshire KA7 3LP	Retain	Public Good			
WC/PC	B188/ B187	Esplanade Public Convenience (Male/Female)	Retain	Continued service delivery			
WC/PC	B27	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ	Retain	Continued service delivery			



**Prestwick**

Category	Asset Ref	Address	Retain/Dispose	Use/proposed use	Options		
					Possible future solution to be explored	In progress	n/a
Car Park	L369	Car Park Links Road Prestwick South Ayrshire KA9 1QL	Retain	Car park	Assess merit of charge for overnight stay		
Car Park	L372	Grangemuir Road Car Park Prestwick South Ayrshire	Retain	Car park	Report back to Cabinet with a detailed proposals regarding charging for Common Good car parks		
Ground Let	L356	Kidz Play Ground Links Road Prestwick South Ayrshire KA9 1QG	Retain	Leased land			
Ground Let	L3807	Putting Green, Links Road Prestwick South Ayrshire KA9 1QG	Retain	Market to Support visitor offer	Currently marketed		
Ground Let	L344	Sailing Club Grangemuir Road Prestwick South Ayrshire KA9 1SN	Retain	Potential community asset transfer			
Kiosk	B3564	Kiosk Links Road Prestwick South Ayrshire KA9 1QG	Retain	Tenanted unit			
Office (Freeman's Hall)	B258	2 The Cross Prestwick South Ayrshire KA9 1AN	Retain	Continued service delivery. Licence to occupy with NHS for ground floor being finalised	In progress		
Open Space	L357	Former Go Kart Track Links Road Prestwick South Ayrshire KA9 1QL	Retain	Explore use for future events/commercial/investment	In progress		

Park	L3789	Boyd Street Gardens Boyd Street Prestwick South Ayrshire	Retain	Public Good	
Play area	L3621	Play Area Burgh Road Prestwick South Ayrshire	Retain	Public Good	
WC/PC	B359	Links Road Public Convenience Links Road Prestwick South Ayrshire	Retain	Continued service delivery	

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## Troon

Category	Asset Ref	Address	Retain/Dispose	Use/proposed use	Options		
					Possible future solution to be explored	In progress	
Former WC/PC	B355	Former Public Convenience Templehill Troon South Ayrshire KA10 6BE	Retain	Tenanted unit			
Ground Let	L3876	Site of Troon Water Sports Centre Beach Road Troon South Ayrshire KA10	Retain	Leased land			

## Girvan

Category	Asset Ref	Address	Retain/dispose	Use/proposed use	Options
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					Possible future solution to be explored	In progress	n/a
Girvan Bandstand/Clubroom	B241	Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH	Market disposal	Disposal in process	Under offer		
Gardens	L581	Victory Park Gardens Victory Park Road Girvan South Ayrshire KA26 9DQ	Retain	Public Good			
Monument Built or Plaques	B3826	Stumpy Corner Knockcushan Street Girvan South Ayrshire KA26 9AG	Retain	Public space	Explore use for future events		
Park	L263	Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH	Retain	License to occupy in place for community use and lease of concession.			
Pavilion	B375	Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ	Retain	Tenanted Unit			
Recreation Ground/football pitch	L405	Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ	Retain	Public Good			

**Existing South Ayrshire Council Management of Common Good Funds  
Statement of Objectives, Management Principles and Governance Arrangements**

**Objectives**

1. Deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned.
2. Maximise income from Common Good Fund assets to ensure the financial sustainability of the Funds.
3. Where appropriate, use Common Good Fund assets and resources to finance strategic investment in Council priorities that have been agreed as addressing (1) above in respect of the relevant area.

**Principles**

1. Property assets should be retained if the return from the rental exceeds that which could be achieved by investing the capital at a bank, or if the property is being held to support an adopted strategy. Assets can be disposed of, however, in order to finance strategic investment in support of agreed Council priorities, and on the basis of a detailed business case.
2. Potential commercial use of all investment assets should be maximised.
3. Assets should only be acquired if it can be clearly demonstrated that they will provide an acceptable level of return, or that they will contribute to Common Good Fund objectives.
4. Common Good Fund assets will be maintained. This is subject to the appropriate level of funding within each common good fund.
5. Common Good Fund assets will be suitable and sufficient for purpose.
6. Common Good Fund assets will comply with applicable legislation and regulation and will be safe and secure.
7. The Council will be open to innovation in its development and deployment of Common Good Fund assets and resources.
8. Income from Common Good Fund assets will be sustained at as high a level as possible.
9. Routine revenue expenditure will be minimised whilst also satisfying the need to comply with principles 4, 5, and 6 above.
10. The return on capital funds invested internally through the Council's Loans Fund and potentially through the active management of a proportion of the funds available by an external funds manager, will be maximised.

**Governance**

1. Decisions relating to the management of Common Good Funds within South Ayrshire will be made by the Cabinet, or the Council.
2. Consultation on use of Fund revenue surpluses, on acquisitions and disposals, and on specific Council priorities that should receive support, will be undertaken prior to such decisions being sought, with the results of such consultation being reported to Council/Leadership Panel for their consideration.
3. This consultation will be conducted with all members elected for all wards which cover the area of the Common Good Fund concerned. Reports on the financial status, compliance with Common Good Fund objectives, principles and intended Asset Management outcomes will be reported within the Council's Land and Buildings Asset Management Plan and submitted to the Leadership Panel, or the Council for its consideration.

**Proposed South Ayrshire Council Management of Common Good Funds  
Statement of Objectives, Management Principles and Governance Arrangements**

**Objectives**

1. Deploy Common Good Fund assets and resources for the public benefit and enrichment of the inhabitants of the former burgh area concerned.
2. Maximise income from Common Good Fund assets to ensure the financial sustainability of the Funds.
- ~~3. Where appropriate, use Common Good Fund assets and resources to finance strategic investment in Council priorities that have been agreed as addressing (1) above in respect of the relevant area.~~
3. Manage Common Good Funds in such a way that they are financially sustainable.

**Principles**

1. Property assets should be retained if the return from the rental exceeds that which could be achieved by investing the capital at a bank, or if the property is being held to support an adopted strategy. Subject to legal and governance requirements assets can be disposed of, however, to meet Objective 1, 2 and 3 as specified above. ~~finance strategic investment in support of agreed Council priorities, and on the basis of a detailed business case.~~
2. Potential commercial use of all investment assets should be maximised.
3. Assets should only be acquired if it can be clearly demonstrated that they will provide an acceptable level of return, or that they will contribute to Common Good Fund objectives.
4. Common Good Fund assets will be maintained. ~~This is subject to the appropriate level of funding within each common good fund.~~ Where funding in a given Common Good Fund is insufficient to meet these costs, resources shall be found from within the Council's General Fund to the extent such investment is deemed good value in relation to other Council property requirements and other competing priorities. This will be undertaken through the Council's Capital Asset Management process, and through established routes for property management, maintenance and prioritisation, as defined in the South Ayrshire Council Asset Management Plan.
5. Common Good Fund assets will be suitable and sufficient for purpose.
6. Common Good Fund assets will comply with applicable legislation and regulation and will be safe and secure.
7. The Council will be open to innovation in its development and deployment of Common Good Fund assets and resources.
8. Income from Common Good Fund assets will be sustained at as high a level as possible.
9. Routine revenue expenditure will be minimised whilst also satisfying the need to comply with principles 4, 5, and 6 above.

10. The return on capital funds invested internally through the Council's Loans Fund and potentially through the active management of a proportion of the funds available by an external funds manager, will be maximised.

11. Where a Council Service uses a Common Good asset to deliver services funded by the General Fund or Housing Revenue Account it shall do so on a notional 'Full Repairing and Insuring' basis (i.e. the maintenance and upkeep costs shall fall to the General Fund rather than the respective Common Good fund) and where a Common Good property is occupied by an outside body it shall be at market rate of rent to be determined by an independent RICS chartered surveyor and registered valuer.

## **Governance**

1. Decisions relating to the management of Common Good Funds within South Ayrshire will be made by the Cabinet, or the Council.
2. Consultation on use of Fund revenue surpluses, on acquisitions and disposals, and on specific Council priorities that should receive support, will be undertaken prior to such decisions being sought, with the results of such consultation being reported to Council/Leadership Panel for their consideration.
3. This consultation will be conducted with all members elected for all wards which cover the area of the Common Good Fund concerned. Reports on the financial status, compliance with Common Good Fund objectives, principles and intended Asset Management outcomes will be reported within the Council's Land and Buildings Asset Management Plan and submitted to the Leadership Panel, or the Council for its consideration.

# Integrated Impact Assessment Summary Report

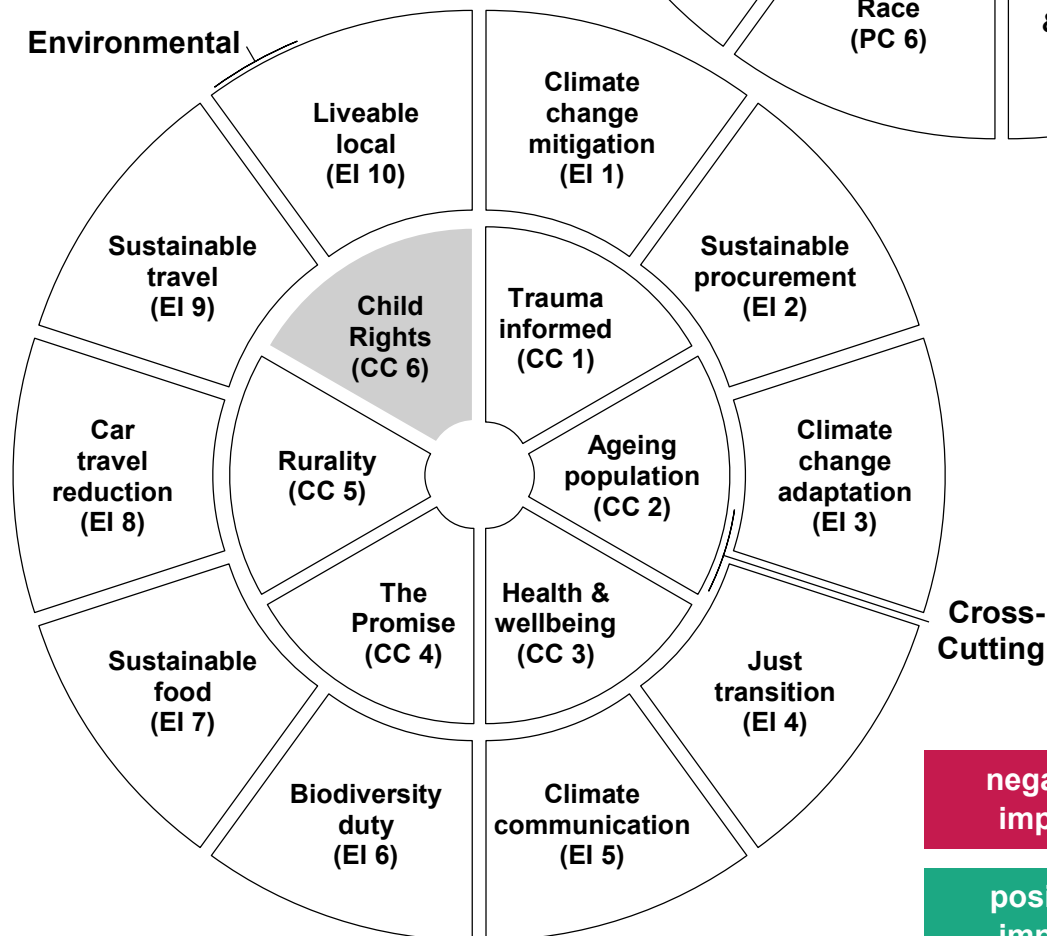
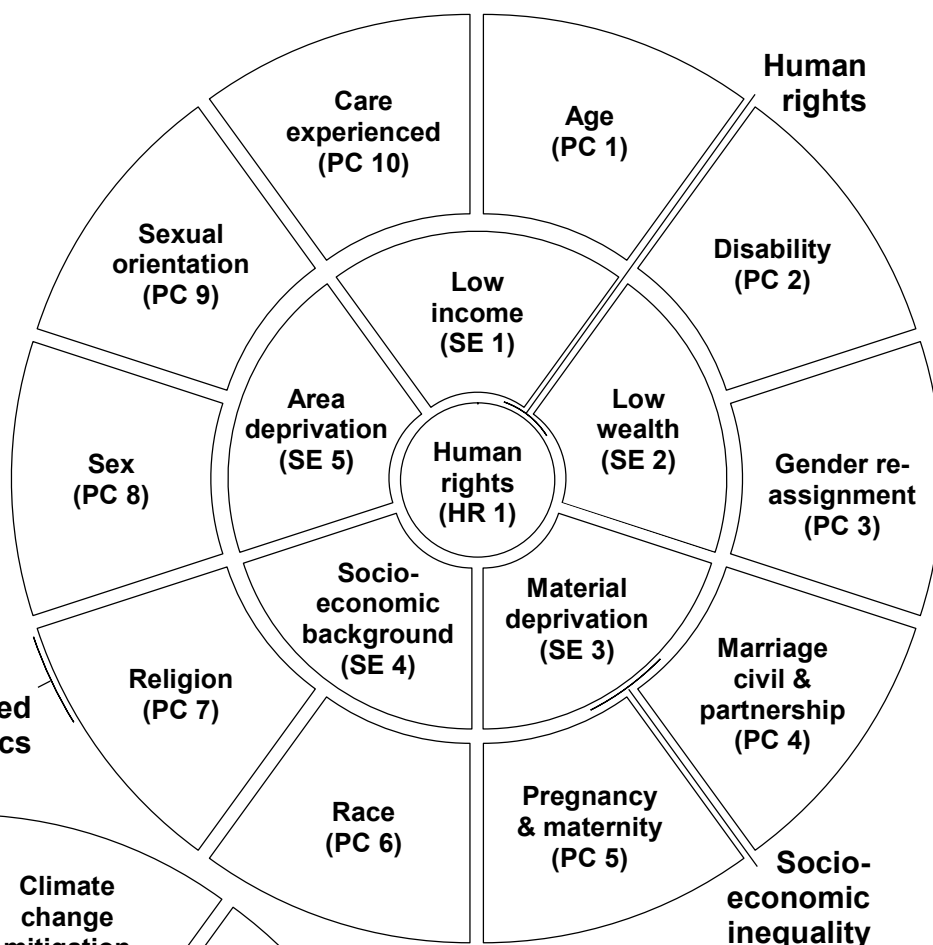
South Ayrshire Council Common Good -  
Report to Council 12th December 2024



Completed by:

Tom Burns,  
Service Lead ,  
Asset Management and  
Community Asset Transfer

Date started: 13.11.2024



To be implemented on:

01/04/25

Review date:

01/12/25

Oversight Panel:

South Ayrshire Council

negative  
impact

uncertain / not  
clear

positive  
impact

no impact / not  
applicable



**Public sector equality duty**

Eliminating unlawful discrimination, harassment, and victimisation?  
The paper seeks to increase income to Common Good Funds and alters management and governance arrangements to ensure a secure footing. From the perspective of this aspect there will be no impact.

Advancing equality of opportunity?  
The paper seeks to increase income to Common Good Funds and alters management and governance arrangements to ensure a secure footing. From the perspective of this aspect there will be no impact.

Fostering good relations?  
The paper seeks to increase income to Common Good Funds and alters management and governance arrangements to ensure a secure footing. From the perspective of this aspect there will be no impact.

**Consultation declaration**

We confirm consultation has NOT been carried out as part of this process.

**Mitigating Actions Required (re negative / unclear impacts)**

**CROSS-CUTTING IMPACTS**

CC 6	Child Rights & Wellbeing Assessment	Please detail here
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