

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to South Ayrshire Council
of 11 December 2025**

Subject: Asset Management Plan Update

1. Purpose

1.1 The purpose of this report is to update Members on the progress of the Council's Asset Management Plan (Land and Buildings).

2. Recommendation

2.1 **It is recommended that the Council agrees that a revised Asset Management Plan (Land and Buildings) be submitted to Council in February 2026 for the reasons outlined in section 4.**

3. Background

3.1 On 12 December 2024, a revised Asset Management Plan (Land and Buildings) was approved by Council. This document set out the Council's approach to the management of its assets in terms of addressing a number of key challenges for the Council's land and buildings.

3.2 An Asset Management Plan is a valuable tool to support the Council's strategic objectives. It is necessary therefore that it is kept up to date in order that it can continue to provide direction and focus to the delivery of asset management and continue to contribute to the identification of efficiency savings in 2026/27 and future years.

4. Detail

4.1 The Council is committed to managing its land and building assets efficiently and effectively. It is recognised that the land and building assets are important in the community's perception of the Council and the services we deliver to them.

4.2 On approving the 2024 Asset Management Plan, Service Lead Asset Management and Community Asset Transfer was requested to return to Council in December 2025 to provide an annual update on the Asset Management Plan (Land and Buildings). Following an internal review of processes, it is considered advantageous to postpone the adoption of a revised Asset Management Plan (Land and Buildings) until Council of February 2026 in order that the following advantages are realised:

- 4.2.1 A greater alignment between the capital programme and the AMP to ensure that property decisions are aligned with land and buildings strategy.
 - 4.2.2 To align more closely with the budget setting process, in line with the capital programme.
 - 4.2.3 To integrate a process of asset challenge and review into the AMP following engagement with services with a view to reducing the overall size of the estate, increasing efficiencies, and yielding corporate savings.
- 4.3 By so doing the Council's capital spend will be fully informed by the Council's long-term land and building strategy. Further, the process of challenge and review will support the 'right sizing' of the Council's estate to drive efficiencies and savings. Thus, processes of rationalisation and investment will be aligned to deliver more effective, efficient, and better value services.

5. Legal and Procurement Implications

- 5.1 The recommendations in this report are consistent with legal requirements. Any legal implications regarding management of specific assets will be detailed in future reports to South Ayrshire Council or Cabinet.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 The recommendations in this report do not have direct financial implications. However, the continuation of effective asset management planning for land and buildings and brings with it opportunities for the Council to generate financial and efficiency savings, along with the opportunity to reduce annual running costs in the future.

7. Human Resources Implications

- 7.1 Not applicable.

8. Risk

Risk Implications of Adopting the Recommendations

- 8.1.1 Risk that the Council does not align strategic objectives with its Asset Management Plan resulting in organisational inefficiency.

Risk Implications of Rejecting the Recommendations

- 8.2.1 The risk associated with rejecting the updates to the Asset Management Plan is that the Council will lose the opportunity to streamline its approach to capital asset and ward capital management planning and fail to realise potential efficiency savings.

9. Integrated Impact Assessment (incorporating 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 as defined by the Environment Assessment (Scotland) Act 2005.

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 Priorities 1, 2 and 3 of the Council Plan.

13. Link to Shaping Our Future Council Yes No

- 13.1 Not applicable.

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, Policy Lead for Housing and Property Services, 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 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 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>
Revised Asset Management Plan (Land and Buildings) to be submitted to Council	28 February 2026	Service Lead – Asset Management and Community Asset Transfer

Background Papers [Report to South Ayrshire Council of 12 December 2024 – Asset Management Plan \(Land and Buildings\) 2024](#)

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