

South Ayrshire Council

**Report by Depute Chief Executive and Director
of Housing, Operations and Development
to Cabinet
of 17 February 2026**

**Subject: Prestwick Sailing 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 to the Cabinet the proposal for the Community Asset Transfer of ownership of the land at Prestwick Sailing Club, 31 Grangemuir Road, Prestwick to Prestwick Sailing Club SCIO, under Part 5 of the Community Empowerment (Scotland) Act 2015; for a price less than best consideration.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 **considers and agrees the Council's responses to the representations received following publication of the Notice of Asset Transfer Request, approves publication of the responses on the Council website and notification of those who responded to the consultation. A copy of the Notice of Asset Transfer Request can be viewed here [Prestwick Sailing Club SC050995 - South Ayrshire Council](#) and the Report on Representations to Public Notice is available to view as [Appendix 9](#) ;**

2.1.2 **refuses the proposal to transfer ownership of the land at Prestwick Sailing Club, as shown in Appendix 1, under Part 5 of the Community Empowerment (Scotland) Act 2015 (the Act) to Prestwick Sailing Club (PSC) SCIO for the discounted sum of £10,000 (ten thousand pounds) Sterling, having regard to the recommendations made by the Community Asset Transfer Assessment Group (Appendix 2) for the following reasons:**

(i) Best Value

The proposal does not satisfy the requirements of the Local Government in Scotland Act 2003 section 1, the Local Government (Scotland) Act 1973 section 74(2) and the Disposal of Land by Local Authorities (Scotland) Regulations 2010, in that the proposal does not represent best value to the Council or to the Prestwick Common

Good, the proposed consideration is less than the best that can reasonably be obtained, the disposal for that consideration is not reasonable and the contribution to the promotion or improvement of economic development or regeneration, public health, social well-being or environmental well-being is not sufficient to justify the discount.

(ii) Deliverability:

No clear plan has been submitted for the funding and delivery of the project to redevelop the clubhouse and facilities.

(iii) Common Good:

The proposal does not satisfy the requirements of the Local Government etc. (Scotland) Act 1994 section 15(4)(a) in that the land asset is classified as inalienable Common Good, the proposal will mainly be of benefit to the members of the Prestwick Sailing Club as opposed to the wider inhabitants of the former Burgh of Prestwick and will result in the permanent loss of the land asset from the Prestwick Common Good along with the annual income derived from the rental, with no land or income being provided in substitution; and

- 2.1.3 notes that, under the provisions of the Act, if their request is refused, PSC can apply to the Council for an internal review of the decision to be undertaken. Following that review, if the decision to refuse the proposal is upheld or conditions are attached to its approval which PSC consider unacceptable, PSC can then Appeal to the Scottish Ministers.**

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 Prestwick Sailing Club (PSC), a registered Scottish Charitable Incorporated Organisation (SC050995), has submitted a request to take over ownership of the asset outlined in Appendix 1, located at 31 Grangemuir Road, Prestwick. The land is currently occupied by PSC under lease and used as their boat storage compound. The club house building which sits on the land was built by PSC in the 1960s . PSC has made the request for ownership through the Community Asset Transfer (CAT) process in accordance with the Act.**
- 3.3 PSC’s lease for the land runs until 2038 at an annual rent of £650. Under the terms of the lease, the Club is responsible for all utilities, rates and maintenance costs.**
- 3.4 The proposal from PSC seeks to take ownership of the asset in order to secure grant funding to redevelop the clubhouse and facilities. Plans include installation of a lift, accessible showers and toilets and improved changing rooms to better reflect the gender balance amongst users. PSC’s aspiration is for the improved facilities to become a hub for the whole community to sail, paddle, swim, row or windsurf.**

- 3.5 PSC is a Scottish Charitable Incorporated Organisation (SCIO) and has been a registered Scottish charity since May 2021. It is an eligible community transfer body as required under section 80 of the Act and a community-controlled body as defined in section 77 of the Act. In terms of their Constitution (clause 107 – see [Prestwick Sailing Club SC050995 - South Ayrshire Council](#)), on winding up of PSC, any remaining property or assets after satisfaction of all liabilities, will be ‘given or transferred to such other community body or bodies or charitable group, resembling closely the purposes of the Organisation’.
- 3.6 A full title check has been undertaken and confirmed the asset is inalienable common good. Located on the Prestwick foreshore, the land was transferred to the Burgh of Prestwick in 1908. In terms of the Local Government etc. (Scotland) Act 1994 section 15(4)(a), in administering the property, the Council must have regard to the interests of the inhabitants of the former Burgh of Prestwick. Section 104 of the Community Empowerment (Scotland) Act 2015 requires local authorities to consult with the local community when it is planning to dispose or change the use of common good property. The local authority must have regard to any representations submitted through the consultation, in its decision making. Following the consultation period, the Council will then be required to submit a petition to the Sheriff Court seeking authorisation for the disposal. The consultation and petition will be undertaken should Cabinet approve the CAT proposal.
- 3.7 In accordance with the Asset Transfer Request (Procedure) (Scotland) Regulations 6 and 7, the Council gave notice of the asset transfer request being made and invited representations on the request from any interested groups or individuals. In total, 10 representations were received: 8 were assessed as For (in favour of) the transfer proposal with 1 Against and 1 Neutral. The representations received are shown in the Report on Representations to Public Notice available to view as Appendix 9 .
- 3.8 PSC’s Stage 2 CAT Request Form can be viewed at Appendix 3. Their business plan (Club Development Plan) can be viewed at Appendix 4 and their constitution at [Prestwick Sailing Club SC050995 - South Ayrshire Council](#). The CATAG Assessment Form can be viewed at Appendix 2.

4. Detail

- 4.1 PSC has submitted a formal Community Asset Transfer request to purchase the subject asset in accordance with the Act. The application form, business plan and constitution submitted by PSC can be viewed at Appendix 3, Appendix 4 and [Prestwick Sailing Club SC050995 - South Ayrshire Council](#). The request was validated by the Council on 8 October 2025.
- 4.2 An independent valuation of the asset was undertaken on 19 September 2024 by J&E Shepherd Commercial, Chartered Surveyors, and the opinion of the valuer is that the market value of the requested asset is £75,000 (seventy five thousand pounds) Sterling. The Surveyor’s valuation report can be viewed at [Prestwick Sailing Club SC050995 - South Ayrshire Council](#).
- 4.3 PSC has offered to purchase the asset for £10,000 (ten thousand pounds). The Club’s Financial Statement for the period ending 30 September 2025 shows it has £82,000 (eighty two thousand pounds) in unrestricted free reserves. The proposal does not specifically provide reasons for requesting the level of discount. However, the Club considers the requested discount is justified due to:

- 4.3.1 Community Benefits Resulting From The Proposal – these are described in PSC’s CAT Stage 2 Request Form (Section 4.1 and 4.2, pages 6-9 of Appendix 3) and were rated as Moderate by the CATAG;
- 4.3.2 Community value and impact provided by the Club – this is summarised in an e-mail from the Club dated 19/12/25 (Appendix 5);
- 4.4 The reasons given by PSC for making the request and the intended use of the asset are summarised below. Further detail is provided on the request in the CAT Stage 2 Request Form at Appendix 3:
 - 4.4.1 The Club’s current social and changing facilities require repair, improvement and modernisation. Maintenance costs are an increasing burden on finances.
 - 4.4.2 Ownership of the land will provide the security of tenure which funders require before awarding grant funding to the Club to carry out improvements to their facilities.
 - 4.4.3 The Club views improvement of facilities as key to increasing membership numbers and income but also to meeting current and future needs of users. Business Development Plan identifies ownership via CAT as the route to achieving their objectives.
 - 4.4.4 The proposal will enable the Club to become a community hub, training centre of excellence and regional sailing venue.
- 4.5 PSC has outlined how they consider the proposal will promote or improve the following:
 - 4.5.1 Economic Development - increased visitor numbers attracted by sailing events; Increased employment and training opportunities.
 - 4.5.2 Regeneration - Community-led improvements to facilities in a prominent shorefront location.
 - 4.5.3 Public Health - Improved mental health; increased awareness of water safety; new, accessible opportunities for physical activity.
 - 4.5.4 Social Wellbeing - intergenerational activity through sailing; reduced social isolation; new opportunities for young people.
 - 4.5.5 Environmental Wellbeing - Use of ‘sustainable & environmentally friendly energy systems’.
- 4.6 PSC was formed to benefit the people in the community of South Ayrshire, and those who have an interest in dinghy sailing, windsurfing, paddle boarding, rowing, kayaking and other non-powered water sports. Its charitable Purposes are: 1) The advancement of public participation in sailing and other non-motorised water sports; 2) The provision of recreational facilities, or the organisation of recreational activities with the object of improving the conditions of life for the persons for whom the facilities are intended.

- 4.7 Letters of support for the CAT proposal have been received from Ayr Sea Cadets, Prestwick Coastal Rowing Club, RYA Scotland and The Outdoor Partnership.
- 4.8 All documentation submitted by PSC in support of their CAT request was shared with members of the Council's Community Asset Transfer Assessment Group (CATAG). The CATAG met on 27th October 2025 to validate the request. The CATAG met again on 11th December 2025 to review all documentation and agree a recommendation on the proposal. The CATAG concluded that its Final Assessment and Recommendation was Refusal of the request for the following reasons:
- 4.8.1 It does not offer Best Value to the Council and Prestwick Common Good. The benefits to the wider former Burgh of Prestwick community are not sufficiently strong to justify the discount of £65,000 (87%) on market value. The Club has £82,000 in reserves and the proposal provides no specific reasons for the size of the requested discount. The Best Value Assessment undertaken through the CATAG process rated the proposal as Weak.
- 4.8.2 Deliverability. The main driver for the request is to redevelop the Club's facilities and there is no clear, achievable plan for how this will be funded and delivered. Sport Scotland deferred consideration of the Club's request for financial support for the project due, partly, to insufficient clarity on the proposed phasing and funding of the project.
- 4.8.3 Inalienable Common Good. The proposal as presented is focused primarily on the needs of a community of interest (sailing club members and users) with little engagement and consideration of the wider common good. Under section 15(4) of the Local Government etc (Scotland) Act 1994, the Council must consider the interests of the wider community of the former Burgh of Prestwick. Agreeing to the request would permanently remove the land asset from the Prestwick Common Good and there would be a loss of the annual rent to the Prestwick Common Good account (presently £650 per annum). There would be no land or income provided to Prestwick Common Good in substitution. Consideration was given to whether the request could be approved subject to payment of a revised price. However, this option was rejected due to the high level of discount from market value being requested, the lack of evidence regarding benefit to the inhabitants of the former Burgh of Prestwick and the lack of a clear, achievable plan for how the redevelopment would be funded and delivered.
- 4.9 The CATAG also assessed the desirability of an Alternative Proposal where the Council retains ownership of the asset and leases it out to PSC for continuation of the current use as a sailing club. An extension to the current lease could provide grant funders with the security of tenure they require and enable PSC's redevelopment plans. There would be no adverse effect on Council services nor the Prestwick Common Good. The Alternative Proposal Assessment can be viewed at Appendix 6.
- 4.10 A Subsidy Control assessment has been undertaken (available to view [Prestwick Sailing Club SC050995 - South Ayrshire Council](#)) due to the requested discount on market value. The proposal was checked against the Subsidy Control Tests and found that the discount should be regarded as financial assistance and is likely to constitute a subsidy. If Cabinet decides to approve the proposal with the requested

discount on market value of £65,000, it is recommended this be offered to PSC under Minimal Financial Assistance (MFA) terms.

5. Legal and Procurement Implications

5.1 The recommendations in this report are consistent with legal requirements.

5.1.1 If PSC wish to request an internal review of the Cabinet's decision to refuse the request, they must submit a written application for review to the Council, within 20 working days of the date of the CAT Decision Notice. Should they wish to Appeal to the Scottish Ministers, PSC must submit a written notice of appeal to the Scottish Ministers within 20 working days of the date of the review decision.

5.1.2 Should Cabinet decide to approve the request, PSC have a period of 6 months from the date of the CAT Decision Notice within which to submit to the Council an offer to acquire the property.

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 The proposal requests the Council's agreement to a disposal at less than best consideration. PSC has offered to purchase the asset for £10,000 (ten thousand pounds) against an independent valuation of £75,000 (seventy five thousand pounds). The offer equates to 13% of the valuation, resulting in a loss of £65,000 (sixty five thousand pounds) to the Prestwick Common Good. A Best Value Assessment (Appendix 7) found that the proposal does not offer best value to Council and Prestwick Common Good.

6.2 Disposal via the CAT proposal presented would result in the Prestwick Common Good Fund losing the annual rental income of £650 generated through the current lease agreement, with no income provided to the Prestwick Common Good in substitution. The lease has a remaining term of 13 years which equates to total income of £8,450 at the current level of rent.

6.3 Disposal via CAT will not result in any direct financial saving to the Council. The asset is currently leased to a tenant (PSC) with the tenant responsible for all costs associated with the asset.

7. Human Resources Implications

7.1 There are no Human Resource implications arising from this report.

8. Risk

Risk Implications of Adopting the Recommendations

8.1.1 There is a risk that refusing the proposal will result in a negative reaction from PSC and its community of interest. PSC may request a review of the decision and/or appeal to the Scottish Ministers. The process undertaken by the CATAG to evaluate the proposal is robust. The Council's Communications Team has been briefed. The Council will comply with the requirements of the Act in relation to any Review or Appeal proceedings.

8.2 **Risk Implications of Rejecting the Recommendations**

- 8.2.1 Rejecting the recommendations, and therefore approving the proposal from PSC, will result in a loss of rental income and asset value for the Prestwick Common Good with little evidence of resulting benefit to the community of the Former Burgh of Prestwick.

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

- 9.1 An Integrated Impact Assessment has been carried out on the proposals contained in this report, which identifies potential positive impacts. The IIA Summary Report is attached as Appendix 8 which includes information on any mitigating or follow-up action required.

- 9.2 A copy of the fully completed IIA can be accessed [here](#).

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:

Priority 3 Civic & Community Pride: Community Engagement – the recommendation seeks to preserve the value and income to the Prestwick Common Good for the benefit of all residents of the Former Burgh of Prestwick.

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

- 13.1 The matters referred to in this report will not deliver any new cashable benefits.

14. **Results of Consultation**

- 14.1 In accordance with Regulation 7 of The Asset Transfer Request (Procedure) (Scotland) Regulations 2016 – a Notice of the asset transfer request was published on line and displayed at Prestwick Sailing Club, inviting anyone with an interest to make representation on the proposal. The public consultation period for this ran from 9:00am 3 November 2025 to 4:45pm 2 December 2025. In total, 10 representations were received: 8 are For (in favour of) the transfer proposal, 1 is Against and 1 Neutral. The representations received are shown in the Report on Representations to Public Notice at Appendix 9 .

- 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

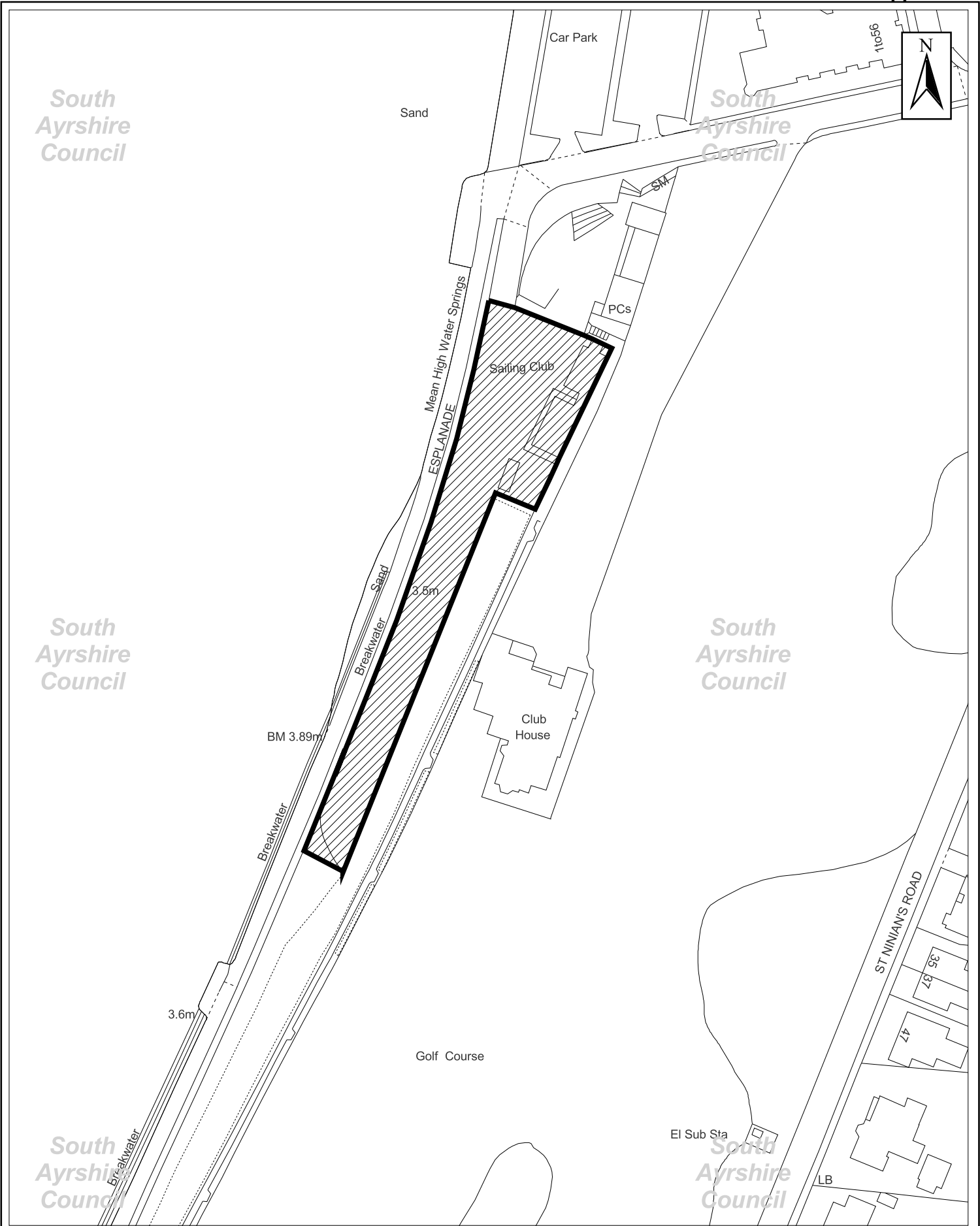
15.1 If the recommendations above are approved by Members, the Depute Chief Executive and Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the following timescales, with the completion status reported to 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>
Issue Decision notice	7 April 2026	Chief Governance Officer

Background Papers None

Person to Contact **Tom Burns Service Lead - Asset Management and Community Asset Transfer**
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E-mail tom.burns@south-ayrshire.gov.uk

Date: 22 January 2026



Prestwick Sailing Club, Grangemuir Road, Prestwick

Scale 1:1250

This is the plan referred to in the foregoing.

Area = 00563 Acres



Produced by MH
Date : 27 March 2012

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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)	Prestwick Sailing Club
ASSET REQUESTED	Prestwick Sailing Club (land), 31 Grangemuir Rd, Prestwick, KA9 1SN
WARD	Ward 2 - Prestwick
MARKET VALUE	£75,000
VALUE OF OFFER	£6,000 (increased to £10k via e-mail from Club 19/12/25)
PROPOSED DISCOUNT	£69,000 (£65,000)
DATE OF APPLICATION VALIDATION	8th Oct 2025
DATE OF CAT ADVISORY GROUP MEETING	11th Dec 2025
DATE OF LEADERSHIP PANEL	17th Feb 2026

	Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015			
	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?	Yes. The objectives of the proposal are clear: Prestwick Sailing Club (PSC) currently leases asset from SAC and has 13 years left on lease. Club is seeking ownership to provide funders with security of tenure - to secure grants to improve existing clubhouse and changing facilities. The aim of the proposal	CAT Stage 2 Request form – section 4.1 Club Development Plan – pg 8, 10	Moderate

		<p>in terms of the PSC's application is to allow the Club to flourish as a community hub, training centre of excellence and regional sailing venue. It should be noted that SportScotland (and other funders in general) have given no indication that they will insist on ownership in order to release grant funding. The Club is aware that a long-term lease could provide funders with the security of tenure they're looking for. The Club considered an extended lease but decided to pursue ownership via CAT. It is considered that there is a lack of evidence as to the benefits of a sale as opposed to the grant of a long lease.</p>		
1.2	<p>Are the services to be delivered clearly described and has the CTB explained why the services are required?</p>	<p>Yes. To continue operation as 1) Members Sailing Club; 2) Training Centre; and 3) to become a Community Hub. Existing building needs</p>	<p>CAT Stage 2 Request form – section 4.1 Development Plan – pg 7, 8, 19</p>	<p>Moderate</p>

		<p>redevelopment. It is noted that the Structural Condition Survey from 2018 submitted by the CTB with their application identifies corroded support beams. Lower semi-basement areas have a number of structural defects, most notably severely corroded exposed steel beams and supporting columns. The handrailing (protective barrier) of the club room external balcony does not meet minimum Building and British Standard requirements for structural performance and user safety In terms of the Club's Development Plan, new steel supports installed 2024 = £7,902, Changing Wing Roof repaired 2024 = £7,140. It is not known if the works carried out have addressed the issues identified in the Structural Condition Survey. New changing wing will be built to include a new</p>	<p>Structural Condition Inspection Report – pg 4 & 9</p> <p>Cognito Questionnaire Spreadsheet</p>	
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		<p>lift, 'changing spaces' disabled access showers and toilets with use open to disabled members of the public (not just members), gender balanced changing facilities, gender-neutral changing and family changing facilities. New community space and wet classroom also to be created. Club's vision is to become a hub for the whole community to enjoy non-motorised water sports. Club wants to grow membership numbers, increase accessibility for disabled sailors and encourage more community use. Survey of members and existing users shows demand for improved facilities. Existing buildings on site were constructed and are managed by the Club. The Club has full responsibility for maintenance of the buildings and facilities on</p>		
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		offer. The reasons (or need) therefore are partly to modernise the Club's offering and also to address identified defects which are the responsibility of the Club.		
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?	<p>The Club views improvement of facilities as key to increasing membership numbers and income but also to meeting current and future needs of users. Business Development Plan identifies ownership via CAT as the route to achieving their objectives. Key Goals for next 3-5 years:</p> <ul style="list-style-type: none"> • Improvement of the facility; • Sustainable; • Develop and increase volunteer opportunities; • Increase number and diversity of community groups accessing facility; • Increase the number of boats on the water; 	<p>CAT Stage 2 Request form – section 4.1</p> <p>Club Development Plan – pg 3, 10, 19.</p> <p>Structural condition inspection report- page 4, 5 & 9.</p>	<p>Moderate</p> <p><i>(Reasons are provided. However, the Club operated the site for many years and there appears to have been a lack of maintenance of , and investment in, the building.</i></p> <p>Membership numbers shown in the table at pg 3 of the Development Plan are shown to have remained around the 200 mark for several years</p>

		<ul style="list-style-type: none"> • Increase storage space; • Increase the active membership. <p>Club currently has a lease on the site, with 13 years remaining, and owns the building, with responsibility for repair and maintenance. There appears to have been a lack of investment in, and maintenance of, the building by the Club. This is evident both from visual inspection and from the conclusions at page 9 of the structural condition inspection report, which identify that lower semi-basement areas have a number of structural defects, most notably severely corroded exposed steel beams and supporting columns, and that the handrailing (protective barrier) of the club room external balcony does not meet minimum Building and British Standard requirements for structural</p>		<p>then increased sharply (around COVID) before falling back again. That increase and subsequent decrease was registered with the current facilities so it is not necessarily clear that the plans to improve facilities will lead to more members and users.</p>
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		<p>performance and user safety. In terms of the Club's Development Plan, new steel supports installed 2024 = £7,902, Changing Wing Roof repaired 2024 = £7,140. It is not known if the works carried out have addressed the issues identified in the Structural Condition Survey. the .</p> <p>It is considered that the CTB have not provided evidence of the benefits of a transfer of ownership as opposed to the grant of a long lease.</p>		
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	<p>No direct revenue savings arising from the transfer.</p> <p>The current buildings were built by the Club and are maintained by them. Under the terms of the current lease, PSC is responsible for all rates and expenses. PSC currently pays an annual rent of £650 to the Council/Common Good with rent reviews every 5 years – this income will be lost</p>	PSC Lease Feb 94 and Minute of Variation (MOV Prestwick Sailing Club)	Weak <i>(no savings and loss of income)</i>

		following transfer. PSC's updated purchase offer of £10k (previously £6k) represents just 13% of market value.		
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?	The proposed introduction of a disabled access toilet, available to beach users, has potential to enhance other local services. However, the Prestwick Common Good account will lose the rental income and not receive market value for the sale = loss of £65k. Under section 15(4) of the Local Government etc. (Scotland) Act 1994 - regard must be had by the Council to the interests of the residents in the area of the former burgh to which the particular common good property relates. Whilst the property is currently leased to the Club, a disposal by way of sale would result in the permanent removal of the asset from the Common Good for the former Burgh of	CAT Stage 2 Request form – section 3.2 PSC Lease Feb 94 and Minute of Variation (MOV Prestwick Sailing Club) SAC Policy for the Acquisition and Disposal of Land & Buildings – section 2.6	Weak <i>(proposal has a direct and detrimental impact on the Prestwick Common Good which is for the benefit of all residents in the former burgh. The Council is under a statutory duty under the Local Government etc (Scotland) Act 1994 section 15(4) to have regard to the interests of the inhabitants of the former Burgh of Prestwick. Under</i>

		Prestwick at a consideration representing 13% of market value, and the loss of the rental income to the Common Good account , with no land or income being provided to Common Good in substitution.		<i>the Community Empowerment (Scotland) Act 2015 section 82(3)(i), the Council must take this statutory duty into consideration in reaching a decision)</i>
	<u>Summary Assessment of Proposal:</u>	This is, to a degree, a 'continuation proposal' – the Club would continue to operate the asset and the services are clearly described. Club has chosen to pursue ownership via CAT rather than continue and/or extend lease. Proposal will result in a loss of income and permanent loss of the asset to the Common Good, however, with no balancing saving or land provided in substitution.		Moderate Mderate
2.	<u>Community Benefit</u>			

<p>2.1</p>	<p>Would agreeing to the request be likely to promote or improve-</p> <ul style="list-style-type: none"> (i) Economic development; (ii) Regeneration; (iii) Public health; (iv) Social wellbeing; or (v) Environmental wellbeing? 	<p>The definition of the community in terms of the Club's constitution is as follows- "The Organisation has been formed to benefit the people in the community of South Ayrshire, and those who have an interest in dinghy sailing, windsurfing, paddle boarding, rowing, kayaking and other non-powered water sports". The Club has therefore been formed primarily for the benefit of a community of interest.</p> <p>The proposal identifies a range of benefits resulting from the transfer and subsequent improvements, which relate mainly to the community of interest. The Club already provides at least some of these benefits through its occupation of the site under lease, although there will be some additionality resulting from the proposal assessed here:</p>	<p>Constitution of Prestwick Sailing Club- paragraph 4.</p> <p>CAT Stage 2 Request form – section 4.1, 4.2</p>	<p>Moderate <i>(proposal brings limited improvement in benefits beyond what is provided currently Benefits relate mainly to community of interest rather than to the wider community of the former Burgh of Prestwick, whose interests must be taken into account.)</i></p>
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		<p>Economic Development</p> <ul style="list-style-type: none"> • Increased visitor numbers attracted by sailing events; • Increased employment and training opportunities; <p>Regeneration</p> <ul style="list-style-type: none"> • Community-led improvements to facilities in a prominent shorefront location; <p>Public Health</p> <ul style="list-style-type: none"> • Improved mental health; • Increased awareness of water safety; • New, accessible opportunities for physical activity; <p>Social Wellbeing</p> <ul style="list-style-type: none"> • Intergenerational activity through sailing; • Reduced social isolation • New opportunities for young people; <p>Environmental Wellbeing</p>		
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		<ul style="list-style-type: none"> • Use of ‘sustainable & environmentally friendly energy systems.’ No detail is provided to describe or evidence this. 		
2.2	Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?	<p>The Club does appear to be trying to increase accessibility and participation including for people from lower socio-economic backgrounds. Was nominated for Royal Yachting Assoc (RYA) Club of the Year for Young people in 2024.</p> <p>Work with uniformed groups and schools to offer ‘first time’ sailing opportunities.</p> <p>Sir Thomas Lipton Foundation, Buoyed Up sessions for young people from low SIMD areas.</p> <p>Secured funding to support Sailability activity for 5 years.</p> <p>Club offers a ‘sliding scale’ of costs to make sail training</p>	<p>CAT Stage 2 Request form – section 4.1</p> <p>Club Development Plan – pg 6</p> <p>PSC website: Our Fair Payment Scale : Prestwick Sailing Club</p> <p>RYA Scotland letter of support</p>	Moderate (<i>limited additionality from proposal</i>)

		<p>accessible to those on a low income.</p> <p>The benefits relate mainly to the community of interest rather than to the wider community of the former Burgh of Prestwick whose interests must be taken into account.</p>		
2.3	Are there any other benefits that might arise from a grant of the request?	<p>Proposal identifies benefits including: 1) Training progression routes for participants to gain RYA accreditation and potentially work as coaches or other jobs in the marine industry. 2) Securing grant funding to regenerate the area and provide continued activity on Prestwick beach. Again, however, at least some of that is achievable through the current lease arrangement. Main, additional benefit is long-term sustainability of the Club – main beneficiaries of that are likely to be the members and users rather than wider residents of the former</p>	CAT Stage 2 Request form – section 4.1	<p>Weak (<i>attempts to deliver other benefits but main driver is growth and sustainability of the Club and benefits relate mainly to the community of interest rather than to the wider community of the former Burgh of Prestwick whose interests must be taken into account</i>)</p>

		Burgh of Prestwick whose interests must be taken into account.		
2.4	<p>Are the benefits proportionate to the value of the asset and the level of any discount requested? <i>Note-A larger discount will require a stronger case to be made with an appropriate level of benefits demonstrated effectively. The information submitted to support the application should be commensurate to the value of the asset and the level of discount.</i></p>	<p>No. PSC is well established and there are potential benefits to the proposal. Club defines its community as ‘people in the community of South Ayrshire and those who have an interest in...non-powered water sports.’</p> <p>Membership is open to ‘any individual who is a member of the community and those who support the purposes of the organisation.’ Ordinary Adult Membership currently £100pa. Club offers a ‘sliding scale’ of costs to make sail training accessible to those on a low income. The benefits are mainly to the community of interest rather than to the wider community of the former Burgh of Prestwick.</p>	<p>Club Development Plan – pg 4-6</p> <p>PSC Lease Feb 94 and Minute of Variation (MOV Prestwick Sailing Club)</p> <p>PSC Constitution – pg 2-3</p> <p>PSC website: Our Fair Payment Scale : Prestwick Sailing Club</p> <p>PSC Financial Statements for Year Ended 30th Sept 2025</p>	<p><i>Weak (additionality and benefits to the residents of the former Burgh of Prestwick are disproportionate in relation to the size of discount requested in relation to a Common Good asset which is classed as inalienable.</i></p>

		<p>The subject asset's valuation is £75,0000. The offer from Club is at a price of £10,000 The requested discount is therefore 87%. The proposal does not specifically provide reasons for requesting this high level of discount however it is understood that the Club considers its community impact justifies the level of discount requested. It is noted that the Club has £82,671 in unrestricted free reserves (at 30th Sept 2025) and a significant proportion of its income is derived from training course fees. The Club is aware that the land is classified as inalienable Common Good.</p> <p>The Club already occupies the site and provides the activity which produces many of the benefits listed at 2.1. The Club now wants to secure ownership at a significantly discounted</p>		
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		<p>purchase price in order to improve its facilities. The proposal aims to increase member numbers and income, contributing to the prestige and sustainability of the Club. There will be some additional benefit to the wider community but the Club's members/users will be the main beneficiaries of this discount.</p>		
<p>2.5</p>	<p>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></p> <p>(Consider Alternative Proposal here)</p>	<p>Alternative proposal is that the Council rents out the asset to a willing tenant i.e PSC, either for current use as a sailing club or other use . Under the current lease, tenant is responsible for all maintenance and bills so there is no cost to Council. Provides access to opportunities for non-motorised water sports and training.</p> <p>Benefits of the alternative proposal are that the =</p>		<p><i>Weak (continuation of lease with extended term offers greater benefit overall to the wider community of the former Burgh of Prestwick)</i></p>

		<p>PrestwickCommon Good</p> <p>remains as owner of a prominent asset on Prestwick shorefront and receives an annual income (currently £650pa with review clauses every 5 years). Sailing Club currently occupies site providing access to opportunities for non-motorised water sports and training.</p> <p>However, clubhouse and facilities require investment to modernise. Grant funding could be obtained based on a long-term lease (typically funders will require 20-25 year term). Club considered lease extension early in CAT discussions and decided to pursue ownership. An extended lease was suggested to the Club at a meeting on 5th December but Club confirmed they would pursue ownership via CAT.</p>		
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2.6	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	2.1 and 2.3 offer some additionality through improvements to facilities and therefore an enhanced offer to the community but the benefits are mainly to the community of interest and likely that a long lease would offer similar benefits without the permanent loss of the asset to Prestwick Common Good and the loss of the rental income.		Weak (<i>lease delivers similar benefit and would not be detrimental to community empowerment or the Prestwick Common Good</i>)
	<u>Summary Assessment of Benefits:</u>	Assessment Ratings per section are split: Moderate x2 and Weak x4.. The CAT proposal offers little in additional benefits compared to those available under the current arrangement or alternative proposalBenefits of proposal are insufficient to offer best value to the Council and Common Good. An extended lease, for a period acceptable to funders, would offer similar		Weak

		benefits without being detrimental to the Prestwick Common Good.		
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	<p>Membership has grown from around 180 in 2009 to a peak of over 500 in 2021. Currently there are 252 members (Club target is to grow and sustain at 300). Participation in RYA training offered by the Club has grown from under 30 learners in 2009 to over 200 in 2022.</p> <p>Club states it works in partnership with The Ayr Sea Cadets, The Prestwick Coastal Rowers, The Outdoor Partnership, The Wee Wild Sauna and South Ayrshire Council's Outdoor Education Dept. It is noted that there is no Council department called the "Outdoor Education Dept" and that the Council's Thriving Communities – Health & Wellbeing Team has previously worked collaboratively with the</p>	<p>CAT Stage 2 Request form – section 4.2</p> <p>Club Development Plan – pg3 - 5</p>	<p>Moderate (demand is there but <i>comes from current members/users- the community of interest- and not from the wider community of the former Burgh of Prestwick whose interests in the inalienable Common Good asset must be taken into account</i>)</p>

		<p>Club, but there are no current arrangements in place. .</p> <p>Results from survey show strong demand for improved facilities at the Club, particularly changing. Respondents appear to be current members/users.</p> <p>No evidence of demand from wider community beyond current users in the community of interest.</p>		
3.2	<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> <p><i>If the proposal has attracted substantial opposition and has caused division in the community, it may</i></p>	<p>Letters of support included from: Prestwick Coastal Rowing Club, RYA Scotland and The Outdoor Partnership.</p> <p>Regular attendance and updates to Prestwick Community Council meetings.</p> <p>Informed Golf Club and local Retirement Complex.</p>	<p>Letters of support from:</p> <ul style="list-style-type: none"> • Prestwick Coastal Rowers • RYA Scotland • The Outdoor Partnership <p>CAT Stage 2 Request form – section 4.3, 5.1</p> <p>Cognito Questionnaire Spreadsheet</p>	<p><i>Weak (evidence of support is provided, largely from current members/users.</i></p> <p><i>There is little evidence of support from the wider community beyond the community of interest.)</i></p>

	<p><i>be detrimental to community cohesion or resilience and may not have a net benefit.</i></p>	<p>Club conducted a survey of members/users – 44 responses submitted:</p> <ol style="list-style-type: none"> 1) Is current sailing club provision meeting your needs = 13 (30%) responded No; 2) Are you happy with the changing rooms = 37 (84%) responded No; 3) Do you support a decision to replace showers and changing = 41 (93%) responded Yes. <p>Some attempt to follow the National Standards.</p>	<p>Representations to PSC CAT Public Notice - showed 8 out of the 10 parties who responded were in favour of the proposal. Respondents consisted of members of the Club, members of the local community and individuals living further afield.</p> <p>SAC will also be required to consult on proposed disposal of a Common Good Asset and petition the Sheriff Court for court authority to dispose of the Common Good Asset.</p> <p>Club is aware of the asset's Common Good status and that the community will be consulted on disposal.</p>	
<p>3.3</p>	<p>Has the CTB provided details of any partnership arrangements required to deliver the proposal?</p>	<p>The Club has 252 members and works with a number of partners although none of these partnerships appear essential in</p>	<p>CAT Stage 2 Request form – section 4.2</p> <p>SportScotland letter</p>	<p>Moderate (some evidence of partnership working but are not required</p>

		<p>order to deliver the CAT proposal. Letter from SportScotland confirms they have deferred the Club's funding application subject to Club addressing the following points:</p> <ol style="list-style-type: none"> 1) Clarity on phasing and funding of project; 2) Clarity on provision of more inclusive changing facilities; 3) 3) Need for the Club to have security of tenure over the site. Club plans to continue working in partnership with: <ul style="list-style-type: none"> • Outdoor Partnership Ayrshire • Prestwick Coastal Rowers • Ayr Sea Cadets • Wee Wild Sauna <p>E-mail rec'd from Laura Cowan (Rear Commodore) 19/12/25 states:</p>	<p>Information from Duncan Sturgeon – SAC Communities Team Leader – Outdoor Learning & Accreditation:</p> <ul style="list-style-type: none"> • SAC's understanding is the Club did not charge for storage of boats and in return are allowed to use the boats to support their income generating activities. • In the past, qualified SAC staff have supported delivery of PSC's sailing programmes and some free places have been provided in return. • At the moment, there is no partnership activity between SAC's Health & Wellbeing Team and PSC. Club is not currently part of SAC's 	<p>for delivery of proposal)</p>
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		<ul style="list-style-type: none"> • SAC hold free group membership of Club and store 2 x Bahia boats at no cost = estimated saving of £7k to SAC over last 10 years. • Free sailing lessons provided to 12x SAC staff (normal cost = £600). • After school and summer school activity delivered for SAC's Active Schools team. 	<p>Club Ready Accreditation scheme.</p> <p>E-mail from Sheona Stirling (12/01/26) – SAC Staff Wellbeing Assistant –</p> <ul style="list-style-type: none"> • Staff sailing sessions were part of SAC's Be Well, Live Well staff programme. Sessions were booked via the Outdoor Partnership with £600 fee paid to the Outdoor Partnership via the BWLW budget. 	
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?	<p>Club Development Plan identifies goals for the next 3-5 years including:</p> <ul style="list-style-type: none"> • Making the facility accessible for people with a disability & family friendly. • Increase in the number and diversity of community groups accessing the facility 	<p>Club Development Plan – pg 10 and 13</p> <p>RYA Scotland letter</p>	Strong <i>(proposal seeks to increase accessibility and reduce inequality of opportunity)</i>

		<p>Club works with ‘many disadvantaged groups’, uniformed groups, disabled people, to offer courses at cost through grant applications and locally sourced funding, as well as sessions funded by The Andrew Simpson Foundation a national charity to support those from low SIMD areas to learn to sail.</p> <p>RYA Scotland letter praises Club’s involvement in the SailAbility programme ‘with a real drive to tackle barriers and provide equal opportunities for people to enjoy the water.’</p>		
	<p><u>Summary Assessment of Community Support</u></p>	<p>Club has demonstrated support from members and other users of the current facilities. There is less evidence of support and engagement with the wider</p>		<p>Moderate</p>

		community. Common Good Consultation to be undertaken.		
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?	<p>Club established in 1959. Built the current clubhouse buildings in 1960s and has operated and maintained them since.</p> <p>Board of Trustees and other volunteers with Office Bearers and roles including: Commodore, Secretary, Treasurer, Membership Secretary, Property Convener. Building sub-committee established.</p> <p>No evidence of necessary skills and expertise provided or plan for management of building works.</p> <p>Club has engaged services of an architect to supplement in-house skills (and structural engineer previously).</p>	<p>CAT Stage 2 Request form – section 4.1</p> <p>Club Development Plan – pg 22-23</p> <p>Plans prepared by John Renshaw Architects.</p>	<p>Moderate (<i>strong evidence Club has appropriate skills to run current asset but less evidence to support management of redevelopment project</i>)</p>
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	Club built the building in the 1960s, has operated and	Club Development Plan – pg 12, 17 – 19	Moderate

	consideration issues such as insurance and maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	<p>maintained it since then so has full awareness of requirements.</p> <p>Repair and maintenance costs of current building have been rising and eventually may become unaffordable – this proposal to invest in new facilities will reduce the annual maintenance and running costs. Structural Inspection report indicates corrosion of support beams and hand rails identified in 2018.</p> <p>Table – Funding Requirement for Shore Facilities at pg 19 of Dev Plan outlines costs for 2026-2028 (NB – Club confirmed total should be £550k not £1,050k as shown).</p>	Structural condition inspection report- page 4, 5 & 9.	
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?	<p>Yes. Club has provided a copy of its constitution. Meets requirements for CAT and follows 2-tier SCIO structure: outline qualifications for membership, decision making by members and procedure at members' meetings.</p> <p>Max Charity Trustees = 14, Min =</p>	<p>PSC Constitution – pg 3, 7, 8</p> <p>CAT Stage 2 Request form – section 4.4</p>	Moderate

		<p>4. Currently 10 committee members.</p> <p>Less evidence to support decision making and management of redevelopment works.</p>		
4.4	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?	<p>There is no section in the proposal addressing succession specifically. Club Development Plan details all committee and sub-committee roles. Has sought to extend use of sub-committees to engage a broader range of members in running the Club and create a flow of future committee members.</p> <p>252 members offers a sizable pool of potential volunteers for Board positions.</p>	Club Development Plan – pg 22	Moderate (succession is not directly addressed in proposal)
4.5	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>There appears to be sufficient current and future income for running of the facility. Club is the current tenant and has been running the facility for decades. Club Development Plan predicts</p>	<p>CAT Stage 2 Request form – section 6.1</p> <p>Club development Plan – pg 3-4, 8, 11-13, 18-19.</p>	Moderate <i>(projections lack detail and funding plan for redevelopment only)</i>

		<p>increase in member numbers and income, driven by additional training provision, indicates annual surpluses following opening of new clubhouse (£82k reserves at Sept 2025). Tables of income and expenditure provided, appear achievable, but lack detail. Cost of repairs to existing clubhouse has eaten into surplus/reserves. Purchase price of £10k will be met from reserves, however, it has been pointed out to Club that offer is low in relation to market value so the plan, to some extent at least, is reliant on Council's agreement to discount. Improvements to building will be largely paid for by grants – 50% potentially from SportScotland, no clear plan for where the remainder will come from.</p>	<p>Financial Projections</p> <p>Annual Accounts</p> <p>E-mail from Club 28/10/25</p>	<p><i>covers 50% of costs)</i></p>
<p>4.6</p>	<p>Has the CTB identified all the resources required to deliver the benefit? The following should be considered:</p> <ul style="list-style-type: none"> • Funding obtained; 	<p>No. All sources of funding to deliver the planned clubhouse improvements have not been</p>	<p>CAT Stage 2 Request form – section 6.1</p>	<p>Weak <i>(SportScotland has deferred the Club's</i></p>

	<ul style="list-style-type: none"> • 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>identified/secured. SportScotland has indicated willingness to consider funding (up to £250k). Works are projected to cost £550k - unclear where remaining funding will come from but e-mail from Club states Elected Members have agreed to consider contribution from 'Prestwick Prom Regeneration Fund' (and this would be in addition to discount on sale price). CL e-mailed Prestwick Ward Councillors but none have had discussions or made any commitment on funding to the Club. Renovations to the existing building are driver for this proposal so funding of that is a key consideration – if renovations don't happen then the additional benefits are not realised.</p>	<p>Club development Plan – pg 18-19</p> <p>E-mail from Club 28/10/25</p>	<p><i>application for funding subject to provision of further information and given no confirmation of funding. No clear plan to secure the remaining £250k)</i></p>
<p>4.7</p>	<p>Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?</p>	<p>Club Development Plan provided. Focus is on developing the Club's offer and growth across 3 areas:</p>	<p>Club development Plan – pg 7,8, 10-20</p>	<p>Moderate <i>(business plan and projections assume</i></p>

		<p>1) Members' Sailing Club; 2) Training Centre; 3) Community Hub and Partnership.</p> <p>The Club views improvements to the facilities as a key driver of the projected growth i.e. it will encourage new members, enable more training and other uses.</p> <p>Investment in training has resulted in increased income and the Club has some flexibility to increase the number of courses to provide additional income as required. Aim is to open new clubhouse in 2027 which will reduce expenditure and return Club to annual profit from 2029 onwards. Failure to obtain discount on purchase price and to deliver renovations would negatively impact the above.</p>		<p><i>acquiring the asset for £10k (previous offer was £6k) – unclear what impact paying full market value would have)</i></p>
4.8	<p>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?</p>	<p>Club Development Plan details current income sources – primarily membership and training - and aims for 10%</p>	<p>Club development Plan – pg10-20</p>	<p><i>Weak (Income streams are established but unclear what will</i></p>

		<p>annual growth following opening of new facilities. Based on current and recent levels of income, this may be achievable. Uncertainty around funding of renovations and again, Club would need to find additional funds if it was to pay market value for the asset.</p> <p>Response at Section 6.5 of the CAT Request form: 'How do you plan to finance any development or refurbishment...' is focused on uses and potential benefits, does not provide any further detail on how refurbishment will be paid for. Little detail provided on contingency plans so unclear what will happen if redevelopment funding is not secured.</p>	<p>CAT Stage 2 Request form – section 6.5, 6.6</p>	<p><i>happen if Club fails to deliver redevelopment project)</i></p>
4.9	<p>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>	<p>Some. Club Development Plan provides Key Goals for the next 3-5 years with targets for income growth and member numbers. Club intends to gather</p>	<p>Club Development Plan – pg10-20</p> <p>CAT Stage 2 Request form – section 4.2</p>	<p><i>Weak (response lacks detail)</i></p>

		quantitative and qualitative data regarding beneficiaries and measure impact on an annual basis – but no detail provided on how.		
	<u>Summary assessment of Ability to Deliver</u>	Club has been in existence and operating the facility for decades. Annual accounts indicate Club is well run and current model is financially sustainable. However, their 'Ability to Deliver' this proposal is not convincingly presented. Focus of proposal is on securing ownership of the asset but lacks detail on how renovations will be paid for or any contingency planning. Asset's market value is £75k but Club has built proposal on assumption they will purchase for £10k.		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	The proposal represents a continuation of current activity	CAT Stage 2 Request form – section 3.2A	Weak (<i>proposal is financially detrimental to the</i>

	<p>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?</p>	<p>and uses at the site which is leased to the CTB .</p> <p>However, the transfer will result in the permanent removal of an asset from the Prestwick Common Good and the removal of the annual income it produces, for a capital receipt significantly below its market value, with no land or income being provided in substitution. A Best Value Assessment has been conducted which found that the proposals do not represent best value- the proposal is reliant on the Council/Common Good forgoing 87% of the asset's market value for little additional benefit.</p> <p>The Council has a statutory duty under section 1 of the Local Government in Scotland Act 2003 to make arrangements which secure best value. In relation to the disposal of land, section 74(2) of the Local Government</p>	<p>Title Report – T3054-Prestwick Sailing Club</p> <p>E-mail from Tom Simpson – Service Lead, Corporate Accounting - the level of annual rental charged since the inception of the lease (1992: £350 pa increasing to £650 currently) has failed to keep tabs with inflation, which at less than 1% of the current market value has been to the detriment of Prestwick Common Good Fund. It must be borne in mind that the Council does not own the site and therefore any decisions taken during negotiations must be in the best interest of Prestwick Common Good Fund.</p>	<p><i>Prestwick Common Good and Council's management of it.)</i></p>
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		<p>(Scotland) Act 1973 provides that a local authority shall not dispose of land for a consideration less than the best that can reasonably be obtained, except under the circumstances prescribed in the Disposal of Land by Local Authorities (Scotland) Regulations 2010. In terms of the 2010 Regulations, in order to dispose of land for a consideration less than can reasonably be obtained, the authority must be satisfied that the disposal for that consideration is reasonable and that the disposal is likely to contribute to the purposes of economic development or regeneration, health, social well-being or environmental well-being in relation to the whole or any part of the local authority area. The Best Value Assessment concludes that the requirements</p>		
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		of the said 2010 Regulations have not been satisfied, the disposal of the land for less than the best consideration that can reasonably be obtained has not been justified and that the disposal for the proposed price is not reasonable.		
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of 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?	Yes. The asset is inalienable Common Good. In administering this property, the Council has a statutory obligation under the Local Government etc (Scotland) Act 1994 section 15(4)(a) to have regard to the interests of the inhabitants of the former Prestwick burgh. Any recommendation by the CATAG and subsequent approval by Cabinet for the CAT would be conditional on the outcome of the Common Good Consultation under 104 of the Community Empowerment (Scotland) Act 2015 and authority from the	Community Empowerment and Common Good Property: Guidance for Local Authorities (Scot Govt, July 2018) Title Report – T3054-Prestwick Sailing Club E-mail LMcP Aug 2023 SAC Policy for the Acquisition and Disposal of Land and Buildings – sections 2.1, 2.2, 2.6	Weak (Common Good and best Value obligations)

		<p>Sheriff under section 75(2) of the Local Government (Scotland) Act 1973.</p> <p>It is considered that any benefits arising from the proposals will mainly be to the members of the Club, i.e. the community of interest. Whilst there may also be some benefit to the wider community in the former Burgh of Prestwick arising from the proposals, it is considered, taking into account the best value considerations noted below, that overall, it is not in the interests of the wider community of the former Burgh of Prestwick to dispose of the property at the price offered.</p> <p>There is a statutory duty on the Council to obtain Best Value in the disposal of land and property including Common Good, in</p>		
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		<p>terms of the Local Government in Scotland Act 2003 section 1 and the Local Government (Scotland) Act 1973 section 74(2), subject to the provisions of the Disposal of Land by Local Authorities (Scotland) Regulations 2010. It is considered that the requirements of the 2010 Regulations to justify a disposal of the property at less than best consideration that can reasonably be obtained have not been satisfied and that the proposed disposal at the price offered is not reasonable.</p>		
5.3	<p>Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?</p>	<p>Contributes to SAC Plan 2023-28 Priority One: Spaces & Places – Play, Sport & Recreation.</p> <p>Contributes to the Communities National Outcome.</p> <p>The best value duty is a core part of the Scottish Government's public service reform agenda and is intrinsically linked to achieving</p>	<p>South Ayrshire Council plan 2023-28</p> <p>Scottish Govt National Performance Frameworkk</p> <p>However, the proposal's negative impact on the Prestwick Common Good and best value rating should be</p>	<p>Moderate (there will be some contribution to the outcomes noted)</p>

		<p>the broader National Outcomes in the National Performance Framework. In terms of local outcomes, the Council's Local Outcomes Improvement Plan 2024- 29 adopts a best value approach by focussing on improving resource use and public outcomes. In the foreward to the Plan, it is stated: "best value is the founding principle of what we do".</p> <p>Whilst the proposals are considered to contribute to the local and national outcomes as noted above, it is considered that the proposals do not represent best value.</p>	balanced against the positive contributions.	
	<p><u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u></p>	<p>The proposal would make a contribution to local and national outcomes. However, it is not considered to fulfil best value obligations which underpin local and national outcomes. The Asset is classified as inalienable</p>		Weak

		<p>Common Good and is therefore subject to statutory restrictions applying to the disposal of Common Good land. The proposed price and reduction from market value are not considered reasonable and are not considered to represent best value to the Prestwick Common Good.</p>		
	<p><u>Final Assessment/ Recommendation:</u></p>	<p>Across the 5 areas assessed above, the proposal scores as Moderate to Weak overall. The recommendation of the CATAG is for the request to be Refused for the following reasons:</p> <ol style="list-style-type: none"> 1) It does not offer Best Value to the Council and Prestwick Common Good. The benefits to the wider former Burgh of Prestwick community are not sufficiently strong to justify the discount of £65k (87%) on market 		<p>Refusal</p>

		<p>value. The Club has £82k in reserves and proposal provides no specific reasons for the size of the requested discount. The Best Value Assessment undertaken through the CATAG process rated the proposal as Weak.</p> <p>2) Deliverability. The main driver for the request is to redevelop the Club's facilities and there is no clear, achievable plan for how this will be funded and delivered. Sport Scotland deferred consideration of the Club's request for financial support for the project partly due to insufficient clarity on the proposed phasing and funding of the project.</p>		
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		<p>3) Inalienable Common Good. The proposal as presented is focused primarily on the needs of a community of interest (sailing club members) with little engagement and consideration of the wider common good. Under section 15(4) of the Local Government etc (Scotland) Act 1994, the Council must consider the interests of the wider community of the former Burgh of Prestwick. Agreeing to the request would permanently remove the land asset from the Prestwick Common Good and there would be a loss of the annual rent to the Prestwick Common Good account (presently £650</p>		
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		<p>per annum). There would be no land or income provided to Prestwick Common Good in substitution.</p> <p>Consideration was given to whether the request could be approved subject to payment of a revised price. However, this option was rejected due to the high level of discount from market value being requested, the lack of evidence regarding benefit to the inhabitants of the former Burgh of Prestwick and the lack of a clear, achievable plan for how the redevelopment would be funded and delivered.</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 as to whether the asset should be transferred to the CTB at the price requested; and

(iii) 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.



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:

Colin Love, Community Asset Transfer Team Leader
South Ayrshire Council

E-mail: colin.love@south-ayrshire.gov.uk Telephone: 01292 559347

1.10 Social media links e.g. Facebook, Twitter	https://www.facebook.com/PrestwickSC https://www.instagram.com/prestwicksailingclub/	
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:	Prestwick Sailing Club SCIO Charity No: SC050995
	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

2.1 Provide the name (if it has one), address and postcode of the asset:	The Prestwick Sailing Club Boat Compound, 31 Grangemuir Road, Prestwick, KA9 1SN
2.2 Provide the name of the landlord or owner of the asset:	South Ayrshire Council
2.3 Is the asset for a building or land or both?	Land
2.4 Provide the UPRN (Unique Property Reference Number) if known (<i>this will be given in the Council's register of land</i>)	
2.5 Map Reference /Boundary Plan <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>	Attached Council Boundary Plan
2.6 If there are any restrictions on the use or development of the land, please explain how your project will comply with these: <i>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.</i>	Land is designated as Inalienable Common Good

<p>3.2C – Request for other rights: What are the rights you are requesting?</p> <p>Do you propose to make any payment for these rights?</p> <p>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.</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>None</p> <p>N/a</p> <p>N/a</p> <hr/> <p>Proposed price: £</p>
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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

Vision, Aims and Objectives

Our Vision is that through partnership with community groups with an interest in access to the sea, we can become a hub for the whole community to sail, paddle, swim, row, or windsurf using our building as their community base. The Sea Cadets, Coastal Rowers, The Outdoor Partnership Ayrshire, The Wee Wild Sauna, and SAC Outdoor Education are members of our charity and with an improved facility we will be able to attract more groups to utilise the health and wellbeing benefits of access to Blue Space and the Sea.

We are keen to offer the full range of opportunity, as well as being a community hub, our aim is for the club to become a major sailing venue in the national sailing calendar again, attracting tourism to the town, and putting us back on the map in the sailing calendar.

To fulfil our aims, we are now seeking ownership of the land and ultimately plan to develop our clubhouse building so it is fit for purpose for the broad modern-day sailing & non-motorized water sport community. While historically sailing was a male orientated sport, nowadays, the sailing community is as diverse as our society is, with 50% of women and girls sailing, disabled people and elderly people, and many more families learning to sail together. Once the building is re-developed, we will be able to grow participation from community to elite level.

Why do you need the land -

Although the club owns the clubhouse building, we lease the land from SAC with 13 years remaining on our lease. In order to redevelop the clubhouse, we will be seeking grant funding and have been advised that security of tenure would be required, ideally ownership of the site although some funders will consider a lease if it still has over 25 years remaining.

Should we successfully purchase the land it will enable the club to develop its facility and allow it to flourish as a community hub, a training centre of excellence and a significant regional sailing venue.

Plans for development

We have identified part our building requires re-development both due to age and in order to meet the needs of users. As a result, we are now keen to start the process of building a new and improved changing wing. This changing wing will include disabled access to the clubhouse via a lift, a changing spaces disabled access shower and toilet for disabled beach users. It will be accessible by any disabled person who visits Prestwick Beach. There will also be equal gender balance and gender-neutral changing, and family changing spaces for fathers of daughters and mothers of sons, whose children require support to change clothing for access to the sea. We will aim to ensure sustainable & environmentally friendly energy systems for the new changing wing. Finally, the top floor will have a community space which can be used by local community groups for meetings or events.

Funding of the new wing will come partly from our own reserves built up over the past few years for this very purpose with the remainder coming via grant funding. Sport Scotland have made a conditional offer to the club to 50% fund a new changing wing if we can gain security of tenure, hence we would now prefer to own the land.

Background

Prestwick Sailing Club was established in 1959 as a membership sports club by a group of avid dinghy sailors to make sailing in the town accessible to anyone with enthusiasm for dinghy racing. The club was a family club but most of the sailing was mainly done by men and their children, whilst the women ran the shore side social activity. In the 90s, the club merged with Ayr Bay Sailing Club which had run into financial difficulty and the members transferred over to Prestwick. So, Prestwick Sailing Club is the only dinghy sailing venue between Stranraer and Largs. In the late 80s and 90s it was a major destination for National and Traveller events within the Dinghy Sailing World, hosting 2 505 Dinghy National Championships, a Contender National Championship and two RS300 National Championships.

The club became a SCIO in May 2021 with the aim of making sailing an opportunity for the whole community regardless of any protected characteristics, and to ensure cost was not a barrier to participation. The club was recognised in 2019 as a contender for RYA Club of the Year for growth in membership and participation, and this year was nominated for RYA Club of the Year for Young People, with 10 of our Cadets included in the Scottish Sailing Squad. This has mostly been achievable due to the work of our Training Team, who have grown training from a handful of family members in the 90s to over 100 new sailors young and old each year since 2014.

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

Current use and future benefits

The club is currently used as a community hub for non-motorized water-based activities, a member's sailing club and as an accredited Royal Yachting Association training centre. We work in close partnership with local organisations including The Ayr Sea Cadets, The Prestwick Coastal Rowers, The Outdoor

Partnership, Ayrshire, The Wee Wild Sauna, and **South Ayrshire Council's Outdoor Education Dept**, who store two of their sailing boats at our venue free of charge.

Ownership of the land will enable the development of the club building which ultimately will increase access for all and in particular those with disabilities and reduced mobility.

Benefit to the community

The club does and will continue to play a significant role in the local community ensuring opportunities are available to access sailing and other water sports regardless of age and ability. Benefits include:

- Increased intergenerational connectivity through sailing. Our oldest active member is 88 and our youngest is 5.
- Reduction in social isolation for retired people through our Men Shed boat repair group.
- Improvements to mental health in Ayrshire by providing access to blue space, proven to reduce anxiety and stress.
- Support young people to make friends and connections across Ayrshire and Scotland and find a peer group with a common interest in being active outdoors, ultimately building friendships which have the potential to last a lifetime.
- Working with young people to offer first time opportunities for sailing sessions for uniformed groups & schools, and nurture those who show a continued interest and aptitude for the sport.
- Increase the safety awareness around water and develop respect for the ocean and the natural environment through training and environmental awareness days, to look at plastic pollution & chemical pollution in our oceans.
- Support young people who have a talent within the sport to link into the governing body and elite athlete pathways right up to Olympic level.
- Improved public health by providing opportunities for people to be active in Ayrshire regardless of age, disability, sex, gender, race, belief, socio-economic status, nothing should present a barrier to our sport.
- Increased visitors to Ayrshire through tourism associated with national sailing events.
- Increased employment opportunities for young people by training and employing coaches & volunteers.

3. We will gather data both qualitative and quantitative regarding the current beneficiaries and will seek to measure increases and impact on an annual basis going forwards.

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

We envisage no negative impacts as the only change being land ownership rather than a lease. The club will continue to successfully operate the sailing club built on the land by our members and will continue to welcome the local community.

However, if we secure the land, the community of water users will have increased access to the facility for recreational use which will benefit their health & well-being. The training team will continue to train people not only to sail, windsurf, paddleboard, and drive a power boat (power boats are used for safety, rescue and race management only), but to become coaches employed both locally, nationally, and internationally with their RYA accredited qualifications. Many also will go on to work in the marine and leisure craft industries as has been happening for 65 years. The difference we will make with the secure tenure and ability to raise grant funding, will be to regenerate the area and provide continued employment and activity in, on and around the beach at the south promenade. We have already informed the Golf Club and the Local retirement complex of our plans, and they would be very keen to have a more disabled friendly venue on their doorstep. A local resident in the Retirement flats said the elderly residents love to watch all the activity on the beach which the sailing club generates through events and training over the summer months. Many of the older sailing members are also members of the Golf Club.

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

Prestwick Sailing Club is a SCIO which is comprised of three elements, these are as follows;

A Members Sailing Club

This is the continuation of a traditional sailing club where members typically own and sail their own boats and participate in racing, informal sailing and club social activities. We aim to maintain our number of members to make our club sustainable for the future. Club racing will provide a robust sporting and financial base to take the sailing club into the future.

Training Centre

The training centre will provide training not just to potential new club members, but to the wider community who may wish to participate in sailing in less traditional ways following their initial training experience. They may not own boats and could continue using training centre boats to sail or participate in club activities should they choose to join.

Community Hub

The facility in the current sailing club has in the past been heavily underused during the winter and on non-sailing days throughout the year. This is neither efficient use of the asset nor does it offer other community organisations an easy way to access the facility for other water, or non-water-based activities. The club currently provides access to the Coastal Rowing Club and a Sea Cadet unit and has also worked with RYA to offer winter training. The club also works with the Outdoor Partnership Ayrshire to deliver First Aid and water safety. This year we have planned a series of winter social activities for all our members, and introduced The Wee Wild Sauna and Yoga to our winter programme. Some of these are seasonal celebrations others are related to mental health awareness, environmental protection and awareness with the aim of reducing social isolation for all throughout the winter months. This includes the club members and their families, The Outdoor Partnership Ayrshire, the Coastal Rowing members, and the Wee Wild Sauna social members.

- Prestwick Sailing Club SCIO registration number is - Charity No: SC050995
- The club has operated successfully for 65 years
- As you will see from our constitution we have 10 committee volunteers, holding 12 meetings per year.
- We built the clubhouse in 1960 and have extended / maintained and improved it throughout it's lifetime.
- We are working with the Community Council, Sport Scotland, John Renshaw Architects, and the Community Enterprise to develop our plans for the new changing wing of the club.

Prestwick Sailing Club has been running a successful club for 65 years, and with the improvements we intend to make to the building to make it more accessible and open to the community around us, it will endure for many years. Attached is our business development plan, should we be successful in gaining security of tenure, and the match funding for the Sport Scotland Grant to rebuild our Changing wing to building regulation standards for accessibility and community inclusion, as well as energy efficiency and environmental sustainability.

With Covid behind us and a consistent SCIO board of Trustees in place, we have now been able to progress with the plans to improve and grow our opportunities to get on the water at Prestwick Sailing Club.

We have worked together as a committee to bring the governance of the organisation to a place of professionalism and accountability. We have introduced policies to ensure that being part of Prestwick Sailing Club is safe both on and off the water. We now have a conflict-of-interest policy, revised safeguarding, and safety management policy, code of conduct policy, Equality policy and a Complaints Handling Policy. We have streamlined our expenses policy to consider best value and equitable fair pay for the people who work with us or volunteer with us.

We are now in a very strong position for growth of our offer to the wider community, with a strong team of instructors qualified in a broad range of disciplines to enable our trainee sailors to progress their journey. Whether they choose to work towards becoming a pathway athlete, a coaching career, or a maritime profession, we can give them the guidance and teaching to achieve those aspirations.

And if water lovers within the community need a place to call home, we have storage for the Coastal Rowers, Sea Cadets, The Wee Wild Sauna, kayakers, windsurfers, swimmers and paddle boarders.

Our aspiration is to grow this offer to Prestwick and the surrounding communities, and with the replacement of the changing wing and addition of a wet classroom and drying room, and with the introduction of a changing spaces toilet and access for disabled people we can achieve more than sailing for the community.

Attached is our Full Club Development Plan and an At A Glance Summary.

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

Community engagement

We have engaged with our membership and the local community via:

- The attached survey responses which were carried out by the club provide evidence that an improved changing wing is something that the members of the community feel is necessary. To build this we need to have security of tenure for over 25 years.
- The club development survey has been completed by over 40 people who are members, local partners, neighbours to the club, and members of the Prestwick Community .
- We currently have 252 members including 10 Disabled Sailors with our venue also used by 40+ Sea Cadets and 20+ Coastal Rowers, and 213 Sauna & Swimmers have taken part in activity with us this year.
- As a training provider, we teach over 100 Children and around 25 adults to sail with us every summer.
- We provide training for up to 15 people to drive a power boat and gain this internationally recognised credential for boating.
- We have the full support of the Prestwick Community Council for our project redevelopment plan, as minuted in June, Oct 2024 and Jan 2025 minutes. Our Commodore attend Community Council meetings to update them on the progress of our CAT and building project progress.
- We have letters of support from the Prestwick Coastal Rowers, The Outdoor Partnership Ayrshire, and The Ayr Sea Cadets, as well as from the Development Team at RYA Scotland.
- Sport Scotland have visited our premises three times and have agreed in principle to fund 50% of our build costs, with the condition we secure over 25years of security of tenure via a CAT into our ownership of the land.
- We are a member of the Prestwick Community Sports Hub and are looking at progressing this partnership in 2025 to enlist support from the wider local sporting community to benefit from the building of a community sports shared space.
- We have delivered Sailing experiences to South Ayrshire Council Wellbeing Group in 2025 with some of the participants taking up adult training with us.
- We have a provisional offer of grant funding to provide the internal fit out of a changing spaces toilet/shower/changing room in our new building.

Evidence of support – stakeholders & partners

We have gathered letters of support from stakeholders and organisation who we regularly work in partnership with – details below and evidence attached.

- **Royal Yachting Association letter of support.** We have support from the RYA who are our national governing body for sailing. We are also one of their accredited sailing schools.

- **Sport Scotland conditional offer of funding** – SportsScotland have conditionally approved our grant application based on securing the tenure of the site, getting planning permission and the match funding required to build the new changing wing. While our preferred option is land ownership, the funder would accept a lease which has over 25 years remaining.
- **Coastal Rowing letter of support** – The Coastal Rowers are group members of Prestwick Sailing Club, they store all of their boats with us. They use our facility for meetings, social events, and their annual regattas, which attract other Rowing Clubs from all of Ayrshire, & the Clyde Coast.
- **The Outdoor Partnership Ayrshire letter of support.** We host annual First Aid Courses for them, training 12 people each year in emergency outdoor first aid. They support our Sailability programme by providing part of the grant funding. In 2025 they funded 12 council staff to complete sailing lessons as part of their wellbeing programme.
- **Community Council support via minutes of meeting.** Our Commodore attends and sits on the Community Council and the minutes attached detail their support for the improvements to the sailing club's building and regeneration of the South promenade.

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

The sailing club is the sole organisation requesting the ownership of the asset.

On an ongoing basis we work closely with a number of local partners who are supportive of our project. However, the facility improvements are being planned and executed by the Prestwick Sailing Club SCIO only.

The main partners who access our facility regularly are:

- The Outdoor Partnership Ayrshire
- The Prestwick Coastal Rowers
- The Ayr Sea Cadets
- The Wee Wild Sauna

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

We will use the club reserves to pay the £6,000 to the council for the transfer of the land asset.

We are now in a very strong position for growth of our offer to the wider community, with a 16 strong team of instructors qualified in a broad range of disciplines to enable our trainee sailors to progress their journey. We have worked very hard in the last 3 years to develop young female athletes. Seven were selected for the Scotland Sailing Squad in 2024, with four young boys also selected this year the Scotland Squad, we have more young people progressing onto elite athlete standards of competition than any other club in Scotland. This has resulted in Prestwick Sailing Club being nominated as RYA Club of the Year for Young People. We have 16 local young people who are now coaching watersports as a career due to a development path created at Prestwick Sailing Club. We have 3 young men who are now working in a maritime profession, as helms on Passenger Ocean Liners. We will continue to give young people the guidance and teaching to achieve their sporting or career aspirations.

And if water lovers within the community need a place to call home, we have storage for the Coastal Rowers, Sea Cadets, kayakers, windsurfers, and paddle boarders, swimmers and Wild Sauna users.

Our aspiration is to grow this offer to Prestwick and the surrounding communities, and with the replacement of the changing wing and addition of a wet classroom and drying room, and with the introduction of accessible changing and access for disabled people we can achieve more than sailing for the community, but also a career and athlete training space for the young people of Ayrshire.

Attached is our Business Development Plan, Sport Scotland have looked at our financial projections and based on the performance of the charity since it's formation in May 2021 are satisfied that the business model is a

financially sustainable prospect and can succeed based on historical evidence of identified need and capacity for delivery of the activities.

Attached are our last 3 OSCR Reports including annual accounts.

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:

6.2a When was the organisation formed?	
6.2b What is your projected annual income for 2024/2025?	
6.2c What is your projected annual expenditure for 2024/2025?	

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:	<i>Bank of Scotland</i>
Bank address:	<i>Bank of Scotland, Ayr</i>
Sort code:	██████
Account number:	██████

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)

<i>Funder</i>	<i>Amount of award</i>	<i>Period of award</i>
<i>None</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

We operate a financially successful club but with an ageing facility, it is our intention to build a new changing wing which in turn will support the long-term sustainability and future growth of the club. We have agreement in principle from Sportscotland for part of the capital cost of the new wing and are exploring options with a number of other funders.

A new building which is well designed for the weather conditions and exposure to the elements, as well as using modern energy efficiency models, would be more efficient and more appealing to the community. We employ 16 young people under 25 as freelance instructors. The new changing wing will generate an increased income and employment opportunities for more local young water sport instructors

1. We have a number of disabled people who sail with us every year and are currently unable to access the changing rooms which are on the 1st floor up very steep stone stairs. We will install a lift to the club room, and also install ground floor changing and toilet facilities for our disabled members.

2. We currently have more girls than boys learning to sail each year and this number is increasing with more gender diversity within the sport. However, our female changing room only holds 3 people, currently we have 7 young women who are regular sailors with us and have been selected for the Scotland Sailing Squad. We will create equality of access for all genders to our changing and shower facilities. There is also no access to toilets at the south end of the Prestwick promenade at present, and there are no changing spaces toilets in Prestwick. We will make our disabled access toilet a changing spaces toilet available for public use.

Building new and improved changing facilities will be an investment in our future ability to increase the capacity and offer to the community, but without grant funding this will not be possible.

The charity is self-sustaining through its offer of training for the local community to sail, windsurf, and paddle board, but the old building presents a barrier to our aims to make the beach more accessible and inclusive to the whole community.

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 will continue to apply for grants to support our building aspirations, but without this initial step of security of tenure none of the other aspirations for the new and improved access to changing facilities for people who want to experience the joy of improved health and wellbeing in our blue spaces will be achievable. We have partnerships with the Coastal Rowing community in Prestwick, Troon and Ayr, and we have a new partnership with the Ayr Sea Cadets and a Wild Sauna and Sea Dipperd. As a community water sports venue working in partnership with these other water sports providers, we will explore ways to raise joint funds to allow us to explore ways of increasing access for water sports enthusiasts. Prestwick Sailing Club has existed since 1959 and was a male dominated middle class competitive sports club. However, whilst we still produce some of the top sailors in Scotland, we are also now a community led charity, which aspires to be accessible for anyone who has an interest in being on the water for their improved health and wellbeing. The club will endure, but in order to attract and retain the new generation of sailors and be accessible for all water sports users we need to move the facility into the 21st century. Sport Scotland have agreed to our funding, as long as our lease is over 20 years or we own the land. Our plan is to have the match funding in place by April 2026. The development will commence in September 2026 and be complete by Summer 2027. The planning application will be submitted this year.

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

No, our land is currently leased from the council and a sailing club has operated on the site since 1959. There will be no change in terms of negative impact to the local businesses or community. The positive impact and benefit to the community will be that of a disabled access changing spaces toilet being available for any disabled person who wants to access the beach. The sailing club will also endure for the next 65 years and remain an attractive beach front venue bringing in visitors and tourists, and water users, but with a new building it will be more accessible to more people more often, and for more of the year. The club has been on this site for 65 years, the growing membership from 100 to 300 between 2010 to 2021 proves we are a growing club. Increases in public health awareness of the benefits of access to blue space and exercise in nature which can contribute as a key contributor to the reduction in the stress & anxiety epidemic within our young people, now has a multitude of research to prove that the kind of offer we are giving the community is growing. We have letters of support from the national governing body, and Sport Scotland have committed to invest in our future, with their support we plan to grow the club into a watersports venue which will attract national events not only for the Coastal Rowers who currently host their West Coast Regatta with us but also for Sailing events. This year for the 3rd year in a row we hosted the Youth Classes for a traveller regatta for young people in three different youth national pathway fleets. We also now have 10 young people from Prestwick competing in the Scotland Squad and sailing weekly with us to promote the pathway to elite sport for the young people of Ayrshire.

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.

1 st office bearer	
Name:	██████████
Address:	████████████████████████████████████████
Date:	01/10/2025
Position:	Commodore
Signature:	██████████

2nd office bearer	
Name:	██████████
Address:	████████████████████████████████████████
Date:	01/10/2025
Position:	<i>Vice Commodore</i>
Signature:	██████████

CHECKLIST OF ACCOMPANYING DOCUMENTS

<p>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>	
<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>Prestwick Sailing Club Constitution</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>Map of the Club land footprint</p> <p>██████████ Initial Drawings for the Changing Wing.</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>	<p>Title of document/s attached</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>Optioneering report by former Commodore.</p> <p>Letters of Support from</p> <p>RYA Scotland, Sport Scotland, Coastal Rowers, Outdoor Partnership Ayrshire, Ayr Sea Cadet Commanding Officer,</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>Minutes of Community Council, McColms Survey.</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 months bank statements and any evidence of funding or loans secured to date • . Any other information you consider relevant 	<p>Title of document/s attached</p> <p>Development Plan 2024-2029, John Renshaw Architects Building Plans, Three Months Bank Statements, OSCR Financial Report 2024,</p>
<p>Section 8 – Risk/Social Impact</p> <ul style="list-style-type: none"> • Include any risk analysis/assessment undertaken and how you will counter any risk identified. • Any other information you consider relevant 	<p>Title of document/s attached :</p> <p>Structural Survey March 2018.</p> <p>Shepherd Commercial Summary Valuation Survey September 2024.</p>



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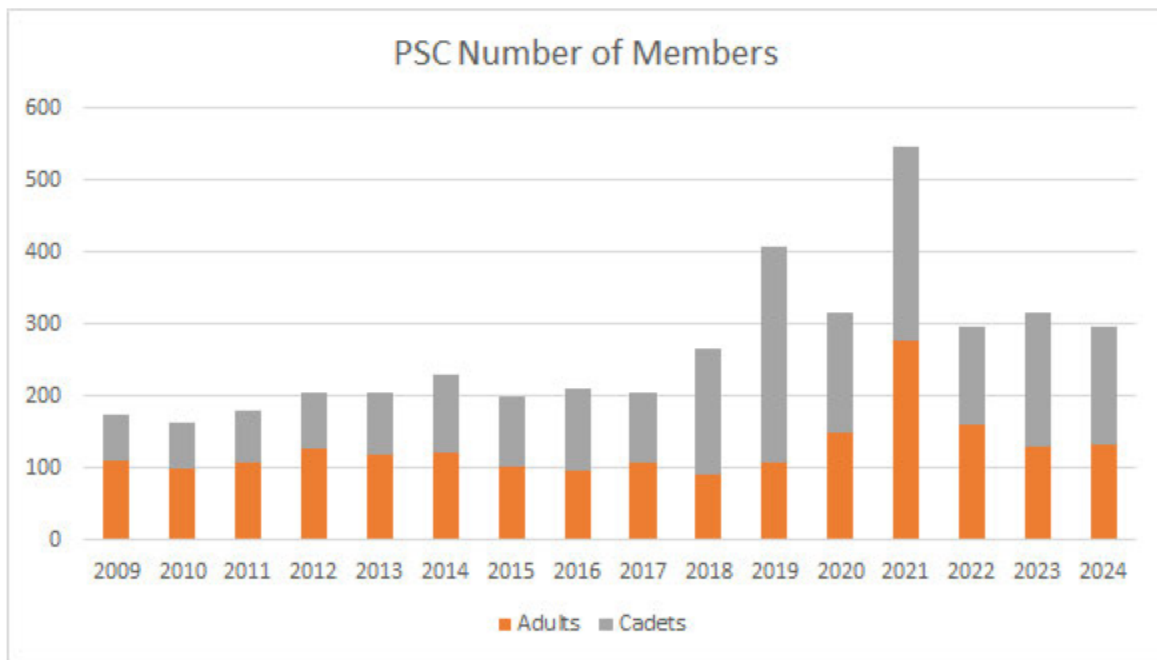
CONCLUSION 23

DOCUMENT VERSIONS

Version	Date	Author	Comments
0.1	11/8/24	[REDACTED]	Initial Draft for submission to committee
0.2	22/8/24	[REDACTED]	Addition of [REDACTED] suggested edits
0.3	29/8/24	[REDACTED]	Formatting of document
0.4	26/10/24	[REDACTED]	Addition of [REDACTED] suggested edits

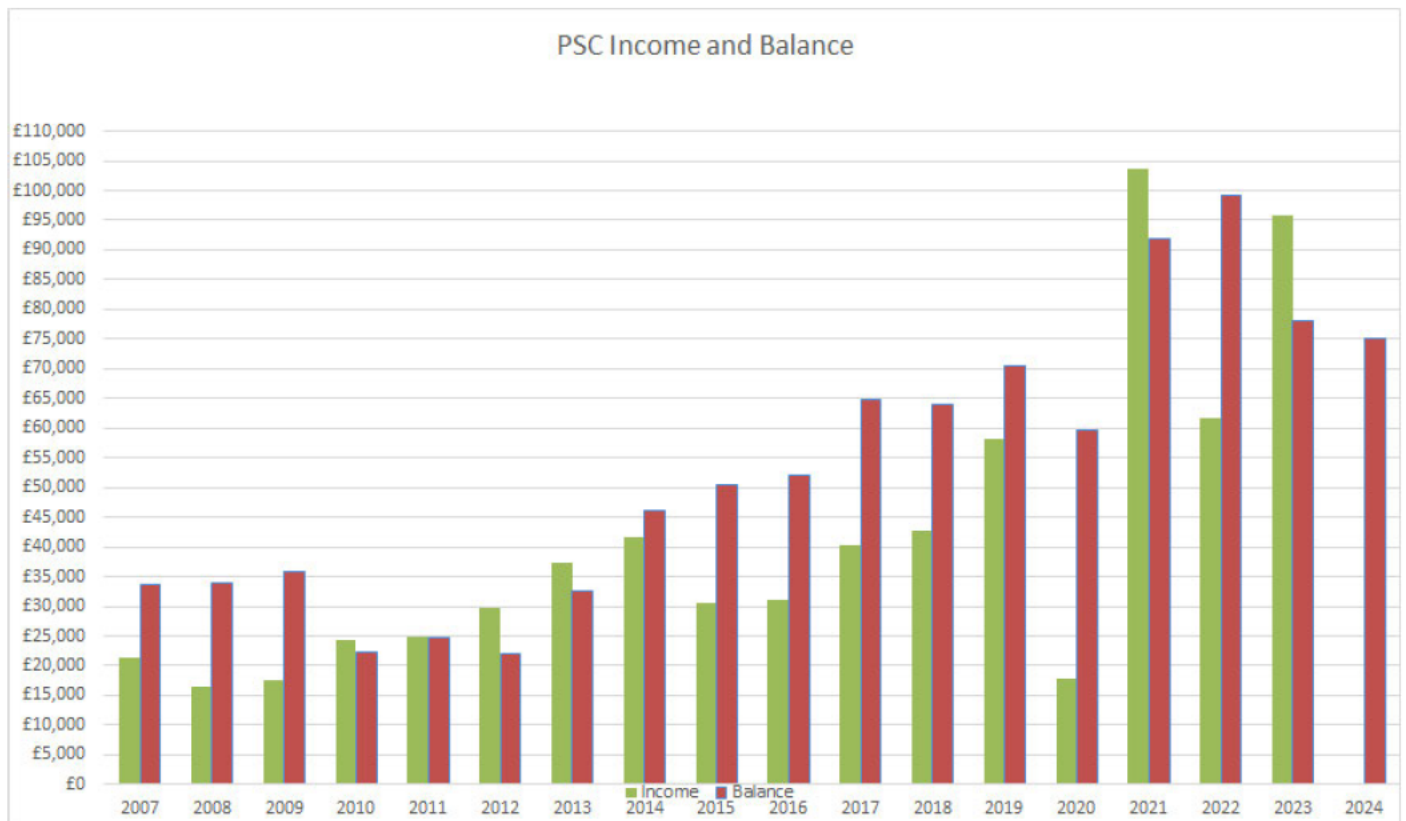
CONTEXT AND BACKGROUND TO THIS UPDATE

Until 2014/15 The club had been a traditional structure where the main activity was racing by long term members of the club with training conducted by volunteers.

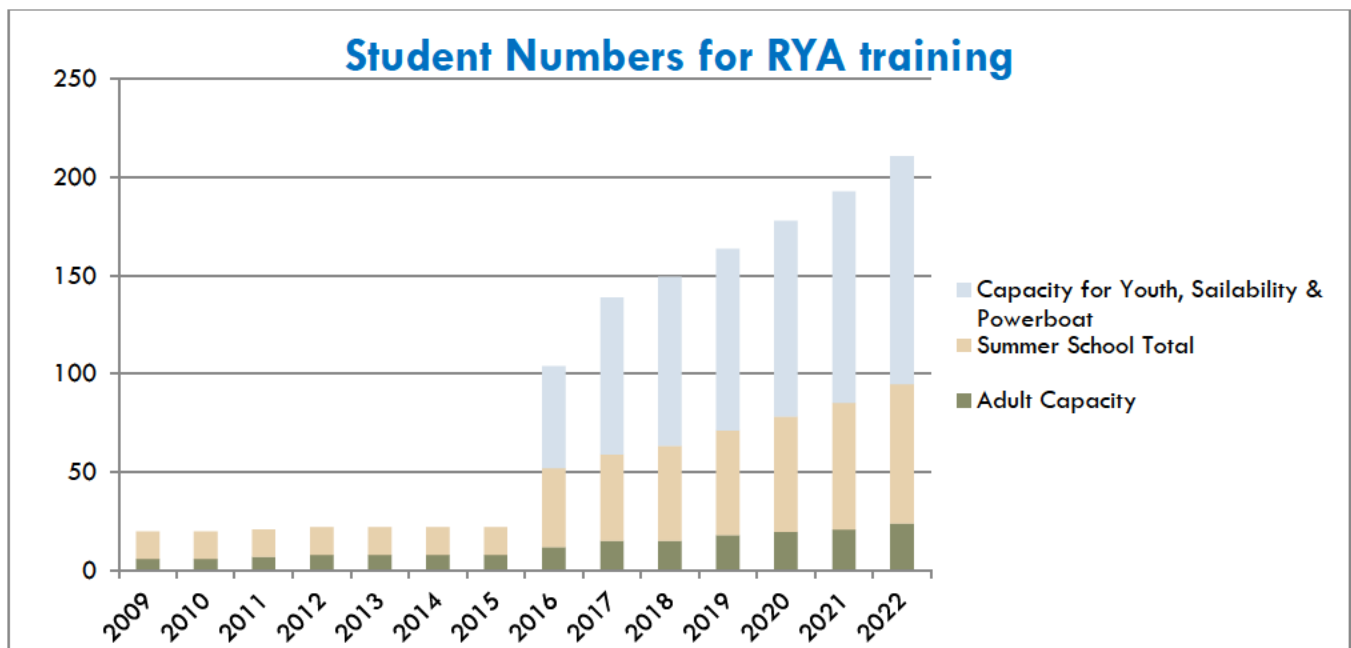


About that time it became increasingly clear that growing the club to a target of 300 members would need a larger training capacity as the traditional model learning by crewing with a more experienced person was no longer the best model to grow the membership as there were an increasing number of single-handed boats being used by club members.

A decision was taken to put training on a more professional pathway. The club built a partnership with South Ayrshire Council and the RYA's Coach Education department to train a team of RYA qualified instructors. Initially this was led by a senior instructor employed by the South Ayrshire Council. This development has been critical in maintaining the activity levels in the club. This can be seen with the increasing proportion of training related members since 2016. This has also added considerably to the overall income of the club as shown below.



With training now such a large part of the club’s activity and income generation, it is no longer adequate to consider it simply as a small extra to the traditional club, but rather as an integral club activity that allows the club to engage with wider aspects of the community other than the members of “Prestwick Sailing Club”.



The graph above assumes an overall 10% growth in training capacity. The data for 2023 & 2024 will be available by AGM 2024.

PURPOSE OF THE 5 YEAR PLAN

Our Charitable Purposes are:

- The advancement of public participation in sailing and other non-motorized water sports.
- The provision of recreational facilities, or the organisation of recreational activities with the object of improving the conditions of life for the persons for whom the facilities are intended.

Prestwick Sailing Club has a vision of a sustainable future where we are part of the local sports community, providing easy access to watersports for all.

We have developed this 5 year plan with the following objectives:

1. To understand our current position;
2. To identify any barriers that might prevent us delivering the vision;
3. To present activities to resolve the barriers.

PREVIOUS 5 YEAR PLAN - CONCLUSION

The club have now produced a revised 5 Year Development Plan based on the conclusions identified in the previous 5 year plan, that in order to meet the club vision and to ensure long term club viability, the club needs to endeavour to maintain the club membership at around 300 members. This level of membership will enable on-going programs of maintenance, the upgrade of the premises and improvements to the sailing infrastructure.

The Key objectives identified were in the following areas:

- Increase membership.
- Grow participation.
- Equalise gender balance.
- Increase accessibility.
- Explore ways to offer operation throughout the whole year.
- Improve the clubhouse environment.
- Broaden on the water activities and explore ways to offer on shore activities.
- Increase community engagement.
- Use on the water activity to give opportunities to disadvantaged young people.
- Develop skills for life, learning and work. E.g. Instructor pathway, young people now working as RYA Coaches.

The club was successful in achieving many of the above outcomes over the last 5 years including;

- Increased Membership
 - Retention of existing members.
 - Attracting new sailors to the club.
 - Recruitment and development of people within volunteer roles.
- Growth in Participation
 - A wide range of dinghies on offer for varying abilities of sailors.
 - Paddle Boarding, Coastal Rowing, Power Boat Training opportunities.
 - Youth only training, RYA Coached training & CPD, and competition events.
 - Social Events.
 - Open sailing events inviting other clubs & classes.
 - Community Involvement at the Prestwick Prom & Charity walks.

- Gender Balance
 - We Improved the ladies changing facilities.
 - We held specific women only training.
- Accessibility
 - We increased our offer to disabled people to learn to sail.
- All year round operation
 - We improved the heating and made the changing wing watertight.
 - We opened the clubhouse to local groups to use e.g. Coastal Rowers, Sea Cadets.
- Widen the on the water activities to
 - Improve participation in racing
 - Support for social sailing
 - Provide training for paddleboarding & power boat training
- Increase Community Engagement
 - Welcome club use by local on the water clubs and groups.
 - We supported local charity events e.g. Dementia walk, SADS taster sessions for disabled young people.
 - We supported local community events like the Prestwick Prom.
 - We worked with Active Schools to run after school sessions.
 - We became a member of the Prestwick sports hub.
- Use watersports to give opportunities to disadvantaged young people
 - We ran Sir Thomas Lipton Foundation, Buoyed up sessions for young people from low SIMD areas.
 - We secured funding to support Sailability activity for 5 years.
- Developing skills for life, learning and work.
 - We deliver formal RYA training and certificates.
 - We developed a pathway for young people to become instructors.

SUMMARY

Internal efforts within the sailing club over the last 10 years have delivered growth in membership, activity levels and income. In particular training levels have increased dramatically in the last 3 years including delivery of Active Schools Programmes in partnership with the local authority, RYA Sailability programme for disabled sailors with one young man competing at the European parasports. We piloted a Women on the Water programme which with the increase in family training sessions during 2020 & 2021 produced women and girls who now perform successfully at a national level. Seven of those girls are now selected for the Scotland Squad. This year we began to explore how the RYA OnBoard programme can be used to achieve educational outcomes. The training team have also delivered several weeks of sailing for children from an area of economic disadvantage through the Sir Thomas Lipton Foundation.

Training are now working to develop windsurfing opportunities are regularly delivering Power Boat training up to level 2 which is an RYA internationally recognised licence to drive a powered craft, which can diversify the offer of on the water activity for the club.

DEVELOPMENT PLAN

The club has also had to re-structure its operational model to reflect and drive these changes. In order to provide a legal structure that will support the club into the future the most appropriate model for this was to become a SCIO (Scottish Charitable Incorporated Organisation). This objective was met in 2021 and the club have now produced two reports to the charity regulator OSCR, reporting on it's charitable purposes and financial situation



Members Sailing Club

This is the continuation of a traditional sailing club where members typically own and sail their own boats and participate in racing, informal sailing and club social activities. We aim to maintain our number of members to make our club sustainable for the future. Club racing will provide a robust sporting and financial base to take the sailing club into the future.

Training Centre

The training centre will provide training not just to potential new club members, but to the wider community who may wish to participate in sailing in less traditional ways following their initial training experience. They may not own boats and could continue using training centre boats to sail or participate in club activities should they choose to join.

Community Hub

The facility in the current sailing club is heavily underused during the winter and on non-sailing days throughout the year. This is neither efficient use of the asset nor does it offer other community organisations an easy way to access the facility for other water, or non-water-based activities. The club currently provides access to the Coastal Rowing Club and a Sea Cadet unit, and has also worked with RYA to offer winter training. The club also works with the Ayrshire Outdoor Partnership to deliver First Aid and water safety. This year we have planned a series of winter activities for all of our members. This includes the club members and their families, the Coastal Rowers and The Ayrshire Outdoor Partnership.

What Are Our Challenges

The challenge we have met in fulfilling the vision of a facility which meets the needs of the club members and the community, has been Covid and a building which is becoming an increasing liability. The 62 year old building is long past it's design life. It is now starting to require significant repairs, and would greatly benefit from a new changing and training wing. On 29th Sept 2023 the club had £69,287 that could be spent on repairs or used to leverage grant funding to replace the buildings and provide a platform that would allow the club to continue to maintain the membership at it's current level. The repair costs which were incurred for 2023/2024 were £16,853, this money was spent as a necessity due to the building being unsafe, but had a huge impact on the projected surplus and re-investment into the club's charitable activities, despite our training team running additional courses to support us to balance the deficit. At this year's September year-end we have £70,040 left in our reserves. This winter with continued problems that we anticipate due to the building's inability to sustain the winter weather we expect further expenses to eat into our cash reserves.

The obvious benefits of having an improved club facility are to be able to attract more members who can participate in sailing and other non-motorised water sports more often and throughout the year. Without having the declining building putting pressure on the club reserves, we would be in a much more secure position financially with both a higher income stream from a larger capacity for changing and training facilities and by having a more predictable and reduced spend on building repairs and maintenance. The sustainability of the club would then be more certain. The larger membership and better facilities would also boost the social use of the club throughout the year, including in the winter, we would have the capacity to attract national sailing events, and the rental potential for the clubhouse would increase its usage and also boost the club's income.

WHERE ARE WE NOW?

What is the current situation of the club?

- What do our facilities offer?
- What do we offer to members, players and participants?
- What are our membership numbers?
- What are our volunteers and paid workforce resources, numbers and skill sets?
- What is our financial situation?
- Who do we work with?

Facilities

Facility Name	Facility Type	Usage	Day(s) Used	Hours Used	Notes
Prestwick Sailing Club SCIO	Changing Pavillion/	Changing/showering/toilets	7	8am-9pm	Current provision inaccessible for gender equality/family changing/disabled people. No wet classroom available Door for RIB & Boat storage not wide enough.
	Training Rooms/	Class Based Training	7	8am-9pm	
	Boat & equipment storage.	Storage & Maintenance of Kit.	7	24/7	

Partnerships

Organisation	Relationship/Agreement	Formal Agreement?
Coastal Rowing Club	Group membership	Yes
Sea Cadet Unit	Group membership	Yes
Ayrshire Outdoor Partnership	Partnership working on projects	Yes

Charitable Purposes:

The charity Prestwick Sailing Club SCIO has been established with the following Charitable Purposes:

- The advancement of public participation in sailing and other non-motorized water sports.
- The provision of recreational facilities, or the organization of recreational activities with the object of improving the conditions of life for the persons for whom the facilities are intended.

Club Vision:

The Committee has developed a vision for the club that is designed to deliver these charitable purposes. The club vision is to develop a sustainable future providing equal and Inclusive access to sailing and other watersports.

The aims of the club are to provide for and encourage participation in all activities associated with the club and to deliver positive outcomes for everyone involved in club activities. The club will strive to be involved as part of the wider community of Prestwick, Ayrshire and beyond.

Key goals for the next 3-5 years

- Improvement of the facility – Accessible for people with a disability & family friendly.
- Sustainable – Reduce the average age of sailors.
- Develop and increase volunteer opportunities in the club's management.
- Increase in the number and diversity of community groups accessing the facility.
- Increase the number of boats on the water on a regular basis.
- Increase the storage space to accommodate our offer to the community.
- Increase the active membership.

How will we get there?

Having successfully become a Scottish Charitable Incorporated Organization the club is now focusing on security of tenure to provide a sustainable future for the growing membership.

In order to make the necessary improvements to the facility to allow for an equal gender balance, family changing areas, access for our disabled sailors, and a building that can withstand the winter weather on the Ayrshire coast, we will need to apply for grant funding.

Grant provision is based on ownership or at least 20+ years of security of tenure on the property and land to secure the grant application. Currently we only have 13 years left on the lease from the council.

We have submitted an expression of interest for a Community Asset Transfer to South Ayrshire Council in June 2024. These are the steps to progress the CAT to stage 2:

- We require amendments to our Constitution to be clear about the community identified as users for the facility.
- We require a valuation survey which the council have agreed to fund.
- We require to put in a stage 2 application for the CAT.
- We require the CAT process to be complete within 1 year of the stage 2 application being submitted.

Once we own the land we can then :-

- Complete the proposed Feasibility Study Report by a Quality Surveyor on our building proposal.
- Complete our application to Sport Scotland's facility fund for £250,000, as well as other capital funders.
- Consult on our building plans with the membership.
- Submit a planning application to SAC.
- Pending funding agreement go out to tender with builders for our building project.
- Demolish the changing area.
- Build new changing wing to include family changing, wet classroom, disabled access & drying areas.

CURRENT POSITION - MEMBERSHIP

Growing and maintaining the membership is one of the key goals of the club. Not only will this increase the levels of participation in sailing and water sports, but this will underpin the long-term financial viability of the club and ensure its long-term survival.

As explained in more detail below this growth is driven by the following.

1. Attract and train novice sailors.
2. Retain existing members.
3. Encourage new sailors to join regular club activity.

FINANCIALS AND MEMBERSHIP TRENDS –

After a period of sustained growth running through to 2021/22 the income stream dropped somewhat in 2022/23. Although careful management of the expenses projected a very small surplus of about £653 in 2024, we have increased the income to meet costs by the addition of training courses for adults to learn to sail and Power Boat courses for 2024. The impact of the 62 year old clubhouse repairs has greatly reduced our projected surplus.

Overall, the additional training has enabled the club to maintain our cash reserve currently sitting at £70,040 at the end of September 2024. This gives the club choices in whether to invest this directly in repairing the current facilities or to look at expanding the club by leveraging grant funding in addition to the available club funds to rebuild the changing areas & add additional classroom space on the ground level of the club. The new designs prepared by [REDACTED] also allow provision for our disabled club users to access the clubroom via a lift and have appropriate toilet and changing spaces on the ground level of the club.

The largest source of income continues to be from training, by deciding to pay instructors in order to grow the numbers of students participating we have utilised the capacity to help expand the overall membership of the club. This will remain a key focus of the club for the next 5 years and beyond.

The other main change is the fall in the number of family memberships which fell from about 40 to between 20 and 30. Returning this family membership to its previous levels is one significant reason for focussing attention on improving the changing area. This would make it more attractive for parents to access with their children especially with the plan to add additional family changing areas. Existing changes to the clubhouse area have created a welcome and inviting space to spend an afternoon, with children being integral into the design of the space.

Sailing and Social income will tend to vary depending on the number of events that can be attracted to the club in any given year, and again the standard of the clubhouse will play a part in whether Prestwick is seen as an attractive venue both on, and off the water. We are currently in a bid to attract a Laser national event in 2025 and 2026 with the potential of attracting 60 to 120 sailors going forwards. We cannot accommodate this number of people without significant improvements in the changing facilities. To put us on the national map for sailing venues, it is essential that we make the proposed changes to the building.

We now then turn to the expenses of the club. As already indicated the change to the training model increased the income, but it also required increased expenditure to pay the instructors and purchase and maintain the extra sailing dinghies and rescue/coaching boats needed.

The past clubhouse expenses which were kept relatively low, partly to allow us to build on funds for future building works, but also to ensure the club makes an operating surplus, is no longer going to be possible with the current changing facility literally crumbling. The big risk is that ongoing deterioration to the clubhouse will require emergency expenditure as parts of the building continue to decay. In the last year alone, we have had to make emergency repairs of £ 16,853.

The key issue that the club faces is that there are insufficient accessible spaces for our ambitions. The maintenance of an aging building of this size and condition will become more difficult without growth and diversification. Either the overheads will have to be reduced such that the current available clubhouse budget of £2,000 to £5,000 pa is possible or, as is being proposed here, a new changing facility is provided that will sustain a larger club membership of nearer 300 with reduced ongoing maintenance costs.

CURRENT POSITION - FIVE YEAR FORECASTS

This section summarises the outcomes that we expect, based on the more detailed project descriptions that follow in later sections, as listed below;

INCOME (Estimates based on 10% cost increases)

	2024	2025	2026	2027	2028
• Membership & Berthing	£ 16,498	£ 18,147	£ 19,961	£ 21,957	£ 24,152
• Income	£ 71,665	£ 78,665	£ 86,531	£ 89,941	£ 105,766
• Expense	£ 70,972	£ 78,069	£ 85,875	£ 89,462	£ 83,908
• Training Income	£ 45,399	£ 49,938	£ 54,932	£ 60,426	£ 66,498
• Hosting Events	£ 3,224	£ 3,436	£ 3,779	£ 7,558	£ 15,116

With an improved facility the club will be able to rent the clubhouse to other community groups linked with our SCIO charitable purposes.

Grant funding will continue to be needed to supplement sailing for groups from low SIMD areas and disabled people, but the biggest portion of the work will be to secure grant funding to help develop the changing facilities.

A 10% annual growth in all the income lines would take the club income from £71,665 to £105,766. This can be adjusted as we agree spending and income plans regarding the various income sources at the club. With a new changing facility aiming to be built in 2027 the annual costs of upkeep for the old building can be reduced with 2028 returning the club to an income profit with 2029 being potentially the biggest estimated surplus when compared with the 5 previous years.

Club Expenditure

The first chart shows the steadily increasing expenditure of the last few years. It should be emphasised that although training expenses have risen significantly, they have generated income in excess of expenses.

The expense the club incurs to run has very little in the way of discretionary spending but is simply dedicated to maintaining the status quo through on-going repairs. Without significant volunteer effort the club would not be financially sustainable.

Membership maintained at around 300

In rough order of priority growing the membership will focus on;

1. Attracting and training novice sailors.
2. Retaining existing members through regular club activity.
3. Recruit sailors and volunteers who are new to the area.

1. Attract and Train Novice Sailors

The basic elements are to market the club, train people to a basic level and help transition them to the main sailing activities of the club.

In 2009 & 2010 annual trainees were around 44, generating about 20% of the total club income and a surplus of almost £2,000 in 2010. Training was initially offered for free, but since 2008 charges were introduced to cover the costs of providing and maintaining boats and infrastructure. Training courses are now sitting at £229 to £299 per week of summer school activity, generating an income of £45,399 in 2024.

Current Situation

1. Marketing of the Club
 - a. The club runs a website and social media pages and has leaflets and flyers which are distributed through local schools. When training week dates are released onto the website and social media they are booked within weeks and by the start of the school summer holidays almost all training places are filled. Similarly, with PB2 and Adults Sailing courses each is filled by the time of delivery.
2. RYA Training
 - a. From 2010 until 2023 the club has run after school clubs one evening per week for 5 weeks, these were run in partnership with South Ayrshire Council's Active Schools team.
 - b. The club is an RYA Training Centre currently with 1 Chief Instructor, several Senior Instructors, 12 Dinghy Instructors, and up to 6 Assistant Instructors. We have 3 Power boat level 2 instructors and 3 Safety boat instructors.
 - c. Having in-house instructors allows the club to offer dinghy training to approximately 200 Cadets and 24 adults up to RYA level 3 over the summer weeks. The club runs powerboat level 2 and safety boat courses depending on demand.
3. Informal Coaching
 - a. Cadet & beginner adult sessions are run on Wednesday evenings.
4. We have the potential for Shore Based Training for VHF, First Aid, & Day Skipper theory.
5. We have 28 Club Boats which are hired out for the club's sailing activities, and traveller events throughout the year.
6. We work with many disadvantaged groups, uniformed groups, disabled people, to offer our courses at cost through grant applications and locally sourced funding, as well as sessions funded by The Andrew Simpson Foundation a national charity to support those from low SIMD areas to learn to sail.
7. We offer a fair payment scheme to those in financial hardship to be part of our club and they can also use the club boats once they have completed a subsidised course with us.

2. Retain Existing Members through regular club activity

Retaining existing members may appear straightforward as these people are already involved in sailing at the club however without constant focus, existing members can drift away if the club doesn't offer what they are looking for. Areas of focus include;

- Grow Participation in Racing
- Grow Participation in Social Sailing
- Grow Participation in non-sailing events
 - Social events
 - Shore based training
 - Programme of Sailing Talks
 - Trips to Sailing Events.

Grow Participation in Racing

Racing is the most consistent regular activity throughout the club calendar. In recent years the participation in non-racing activity has overtaken participation in racing. This year racing was held on Thursday evenings and Sunday Afternoons. In addition, the club runs large regatta racing events each year. In 2023 & 2024 this was a Youth Regatta. In 2009 the RS300 national championship came to Prestwick. We intend to bid for Prestwick to host a national Laser event through the ILCA International Laser Class Association by 2026.

We will aim to;

- Increase fleet racing and events,
 - Fevas, Toppers, Oppie's and Lasers of all class sizes are options.
 - Introduce a Cadet Handicap.
- Laser Trophy.
- Slow and Fast Handicap system.
- "First year racing" prize.
- Ladies League.
- Cadet Series.
- Continue to run major events where members are most likely to participate, e.g. Lasers.
- Provide small prizes immediately after races,
 - First, funniest, youngest.
 - Free Chocolate, T-shirt, Cap.
 - Aim for incremental bar/galley takings to fund this.
 - Sponsorship of prizes for gear or training days.

3. Recruit sailors & volunteers who are new to the area

This is all about effective marketing of the club to people who are returning to dinghy sailing from a period away, have recently moved into the area or perhaps are looking for a change of venue for a variety of reasons.

- Market the club
 - Attractive Web Site.
 - Facebook Presence.
 - Visibility at local training centres such as Largs, East Kilbride, Lochwinnoch, Laser Sailing, Feva, Topper, Oppie fleets & RYA Events wearing club hoodies etc.
 - Yachting press presence.
 - Partnership with local authorities.
 - Incentivise existing members – discount for bring a friend.
 - Expand default catchment area to include the whole of Ayrshire, East Kilbride and the South Side of Glasgow.
- Ensure new members receive an excellent welcome.
 - Introduced to the most relevant activities.
 - Introduced to the people who will welcome and buddy with them to find their way.
- Offer a high-quality experience both on and off the water.

This requires nominated Trustees or members to be accountable for the promotion of the club, the Trustees should aim to formalise and drive this initiative through dedicated roles within the committee.

Where do we wish to be?

The club must grow both the capacity and, just as importantly, our ability to retain the trainees. We must use the community identity of belonging to Prestwick Sailing Club for all our members young and old. By listening to the membership through regular member surveys which began in 2024, we can respond to the requests from our community of sailors, racers and boaters.

How do we get there?

MARKETING OF CLUB AND TRAINING OPTIONS

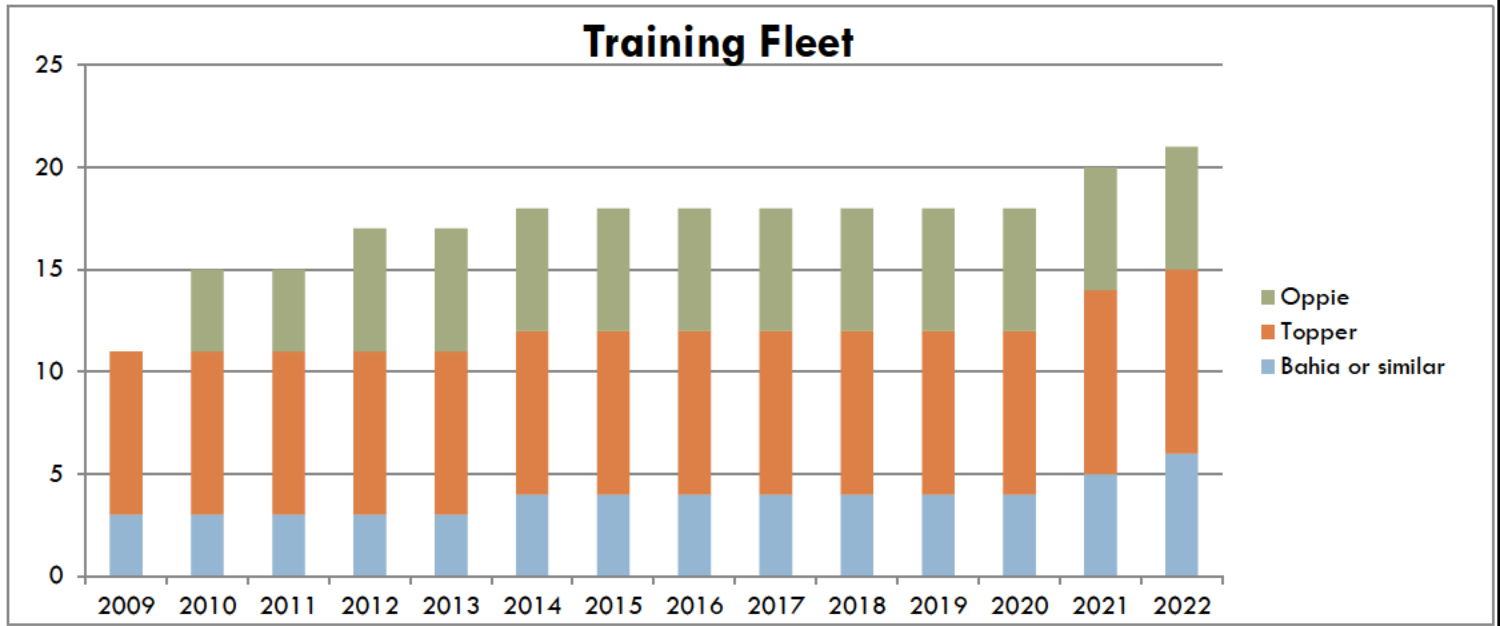
We have a successful business model and the ability to attract interest in the club, and most courses are well subscribed. What is needed is to maintain this momentum and make some modest improvements.

We will aim to;

- Continue with
 - Early season promotion.
 - Prestwick Prom open days.
 - Summer Schools.
 - After Schools Club linked in with schools.
- Develop or Increase
 - Awareness beyond Prestwick Schools to other youth groups,
 - Adult Course awareness through.
 - Marketing & open days.
 - Introduce a family member discount scheme for training.
 - Use of Club Website, Facebook, Instagram & Twitter
 - New Members need to be nurtured and welcomed.
 - Publicise our Development Roadmap on the Club Website.
- Maintain the capacity of RYA training at 30 to 40 people per course.

EXPAND TRAINING FLEET

Most of the increase in training capacity has been achieved by adding extra training days and weeks, but some expansion and updating of the training fleet was required as outlined below. In order to diversify our offer we need to improve the Windsurfing opportunities and training, and continually assess the current club fleet to ensure it is being well utilised. We would benefit from an offer of attractive pay to play taster sessions for adolescents and adults to introduce new people to the club and new on the water activities.



Instructors

The number of RYA dinghy instructors has been increased significantly to about 15 although most cannot commit to a full 7 weeks involved over the summer months. The number of senior instructors is 6. We have begun the process of training up more Assistant Instructors, as this had stalled throughout the covid years. We want to build a sustainable plan for future DI and SI candidates.

To maintain the teaching capacity, we carried out the following initiative;

1. Increased the SI numbers from 4 to 6.

To ensure the sustainability of growth in our instructor pool we will;

2. Increase the DI numbers from 12 to 18.
3. Introduce 2 to 4 AIs annually, and train at least 1 as a DI.
 - a. Ensure all have first aid training as well as accredited AI and Powerboat level 2 training.
4. Increase the proportion of club members and instructors with Safety Boat Qualifications.

Improve Shore Facilities

Investment in the shore facilities was extremely low for a number of years and costs have roughly doubled each year from 2022 to 2024. In 2023 the expenses of the old and neglected building sent a shockwave through the committee. The club failed the annual electrical testing inspection which would have rendered our building insurance invalid, the maintenance bill for the club reached just short of £5000, and with the QS structural report falling into its 5th year the recommendations for structural repairs to the building became necessary to ensure the safety of the members using the changing facilities. The roof collapsed over the winter, and therefore water was flooding the male changing rooms, the total cost of the building repairs in the winter of 2023/24 was £ 16,853. Using not only all of our surplus from the 2023 training income it also made an impact in our club building reserves. The Trustees made a decision to make the repairs to allow us to replenish those reserves through continued club training over the summer of 2024. It was now a matter of urgency that we secure the grant funding from Sport Scotland & other grant funders to continue to use the facility or consider that the club may be at risk of becoming unsafe and unusable within 5 to 10 years. The committee, which is now made up of an equal number of racing members and family members. With their children thriving in the sport, they were keen to make the decision to progress our Sport Scotland application to secure funding and replace the changing facilities. Making the building sustainable and improving this situation is one of the main drivers in attempting to grow the membership, and funding, to create a warm, welcoming, inclusive, safe and modern facility for the generations to come.

Current Situation

1. Started the process of a Community Asset transfer of the land into PSC (SCIO) ownership.
2. The foundations and support base for the lounge and balcony part of the clubhouse was renewed in 2010 and 2019 respectively.
3. Fixtures and fittings are nearing the end of their life and major refurbishment is required to bring the changing facilities up to the standard required of a modern community-based watersports venue.
4. The storage hut has been repaired and repainted in 2023.
5. The garage used for 2 ribs has been painted but is still damp and leaky and caused issues with the Rib Engines stored within it.
6. Fuel storage no longer meets current regulations and needs to be reviewed.
7. Storage for the clothing used for training is inadequate to allow it to dry between uses.
8. The club is now used by the Ayr Sea Cadets & the Prestwick Coastal Rowers, and links with the Ayrshire Community Sports Hub, Ayrshire Outdoor Partnership, and local Guides and Scout groups.
9. Changing and community space is therefore needed for all of these groups and with the current changing facility in the male changing room being open plan, in light of child protection legislation the instructors must use the clubroom area to change. This is not private or appropriate and gives them no access to shower facilities until the children leave.
10. In 2023 & 2024 the instructors were also required to clean up after delivering the days training sessions in order for the clubroom to be hygienic for any of the other community groups to use it.
11. This was done by the Als as they work less hours. If the Dis and Sis were cleaning, we would be in breach of the working time directive, so a decision to employ a cleaner was made.
12. We have now employed a cleaner to try to ensure the club is hygienic and safe. But the lack of space is not ideal and limits the capacity for us to grow training. There needs to be allocated space for the instructors to prepare, change, shower, and have a break from the children.

Clubhouse

Developing the clubhouse will require significant levels of funding which is difficult to predict in advance so the plan for the clubhouse is probably best thought of in two parts, maintaining the status quo with continued regular maintenance while pursuing funding to enable the development programme to the Changing Area initially but eventually the clubhouse area also.

The development priorities for the clubhouse include.

1. Make the building wind and watertight to reduce annual maintenance costs.
 - a. Replace clubroom floor.
 - b. Replace/repair front door.
 - c. Replace/reseal clubroom windows.
2. Replace the changing wing of the club.

HOW ARE WE GOING TO GET THERE - CLUBHOUSE FUNDING

The constraint on any clubhouse improvement is primarily financial, so the solutions are largely financial and include the following options;

- Grant applications which usually rely on growing the club's capacity to train young people who can not only take part in but also excel within the sport.
 1. The link to RYA training and coaching is fundamental here.
- Suggestions to Increase future club income.
 1. Maintain the membership at around 300 members.
 2. Increasing fees by 10% pa.
 3. Raise funds with the membership.
 4. Run more large sailing events which can raise up to £20,000 at a national level.
 5. Run more social events which can raise about £500-£1000.
 6. Sell advertising space and seek sponsorship from local businesses.
 7. Increase use of clubhouse by other watersports and community groups.
 8. Increase use of clubhouse by general users, Social events, Prom Day, Coffee & snacks.
 9. Maintain Training Income, by maintaining Instructor levels.
 10. Maintained good quality club boats and numbers for hire.
 11. Diversify our offer to bring in additional hire costs; Paddle Sports & Windsurfing Kit.

Dinghy Park

- The dinghy park is currently of adequate size but needs constant monitoring to maximise capacity.
- Unused & derelict boats need to be regularly cleared if the owner is no longer paying a berth fee, this includes Trailers.
- We will review the berthing methods regularly to maximise the boat park space.

Funding Requirement for Shore Facilities

The following table outlines the priorities and costs for the various improvements.

	2024	2025	2026	2027	2028
New steel supports under Changing wing	£7,902				
Changing wing roof replaced	£7,140				
Repair of Changing Room interior roof & walls after flood	£1,511				
Re-furbish clubroom furniture	£200				
Replace Flooring in main clubhouse		£1500			
Repair/Replace Main Door		£500			
Repair Clubhouse windows		£1250			
Replace Balcony Furniture	£100	£150			
Demolish/rebuild changing wing			£500,000		
Fit Out Changing Wing					£50,000
Total	£16,853	£1,500	£500,000		£50,000

OTHER INITIATIVES

Run major sailing events.

Recently the club has run a major event each year. This should continue and with the improvements in the facility we would aim to add in a Prestwick Youth classes event such as the Topper, Oppie or Laser 4.7 nationals, and an adult open event. We will bid for a Laser Class qualifier for 2025 with an aspiration to host a Laser National event in 2027.

2023	2024	2025	2026	2027
Youth Class Regatta	Youth Regatta	Youth Regatta	Youth Regatta	Youth Regatta
Topper, Oppie, Feva	Topper, Oppie, Feva	Topper, Oppie, Feva, Laser 4.7, Laser 6	Topper, Oppie, Feva, Laser 4.7, Laser 6	Topper, Oppie, Feva, Laser 4.7, Laser 6
		Laser Class National Qualifier 60 boats	Laser Class National Qualifier 120 boats	Laser National event 150 boats

Grow participation in general sailing activities

In the last two years we have run adult social sailing and cadet activity on Wednesday evenings as well as Adult social sailing sessions on a Tuesday afternoons. There are also two long distance cruises planned each year, usually timed to coincide with the end of the beginners training and the Ayr Airshow.

- Continue
 - General sailing on Tuesday's and Wednesdays with an aim to grow the participation on a Tuesday evening also to include Windsurfing.
- Initiate
 - Encourage coverage by experienced sailors during general sailing to offer help & advice.
 - Support Adults and Cadets to take part in trips to sailing events across the country in 2025 we are aiming for either an [REDACTED] trip for cadets to volunteer as crew on or OYT. Encourage and support the move through the RYA pathways towards National competition events, by allowing the use of club boats and trailers for moving these.

Grow participation in non-sailing activities.

There has been some success recently with various social events the Prestwick Prom event and the Ayr Airshow, Commodore's regatta, as well Pizza & bowling nights for cadets. Other shore-based activities have been planned for the winter of 2024/2025. Two environmental awareness days, one focusing on plastic pollution, and one focusing on chemical pollution. The plastic pollution session is a beach clean with RYA Green Blue workbooks to educate the members on the dangers of plastic pollution within our oceans. The Chemical pollution session will link in with our support for people's mental health and wellbeing by looking at sustainable ways to promote self-care and relaxation. We are also looking into a VHF course, Yoga & Pilates, Wild Swimming, Paddle Board Sessions, and other ideas are being explored for winter 2024/2025 by the cadet parents especially targeted at young people.

- Shore based training.
- Social events
 - Run monthly winter Cadet & adult members social activities with an emphasis on education as well as fun.
 - End of season prize giving and dinner.
 - Social after commodore's regatta.
 - Mid-season event such as live music, have a 65th anniversary celebration at Prize Giving.
 - Quiz, bingo, games, race night, karaoke, Halloween & Christmas party nights.
- Shore based training Rules of Racing, Tactics, VHF, First Aid, boat maintenance & transporting boats.
- Trips to non-sailing Events
 - Boat shows, classic yacht events.
- Get more news and information on the website & social media/WhatsApp for social event announcements.
 - What's On, News, For sale, Help wanted...

Coaching and Training

This is probably a combination of informal and RYA based training depending on the need.

- Fleet Coaching has happened and is linked into RYA Academy events over the winter.
 - Laser
 - Topper
 - Oppie
 - Feva
- Encourage participation in externally sourced courses on
 - Race Management
 - Introduction to Racing

COMMITTEE MEMBERSHIP & RESPONSIBILITIES

Delivering the goals in this development plan will require clear lines of responsibility within the committee and any sub-committees that are formed.

Responsibilities

- Commodore
 - Chairs Committee meetings
 - Public face of the club
 - Hosts the AGM
 - Organises the Prize Giving with the Sailing Captain
 - Responds to Commodore Email enquiries.
 - Oversees SCM and updates News Items with committee and Membership Secretary.
- Vice Commodore
 - Boat Park management with responsibility for berthing allocation (with membership secretary)
 - Takes on tasks allocated by Commodore in preparation for progression & sustainability of club Development Plan.
- Sailing Captain
 - Club racing program.
 - Course layout.
 - Publish race results.
 - Race rules.
 - Cruising events.
- Secretary
 - Organise and minute all committee meetings.
 - Organise AGM and EGMs.
 - Trustee communications with membership via email, (policy updates, calendar changes).
- Treasurer
 - Regular tracking and reporting of club finances.
 - Produce audited accounts at year end.
- Membership Secretary
 - Membership Database.
 - Collect membership and related fees.

- Bosun
 - Fleet organisation & management.
 - Ensure Maintenance of RIB Fleet to RYA standards.
 - Safe Fuel Storage.
- Child Protection Officer
 - Ensure policies are in place and monitored to ensure on-going awareness and compliance.
 - Process PVG checks.
- Social Convener
 - Bar
 - Social Events
 - Clubhouse marketing
- Cadet Captain
 - Club training and Racing for Cadets.
 - Pathway and Squad Development.
- Property convenor (Does not attend meetings but has a monthly meeting with Commodore)
 - Club buildings maintenance.
 - Fire and first aid equipment.
 - Dinghy Park maintenance.
- Marketing Officer
 - Web Site
 - Social media
 - Signage
- Training Officer
 - Principal of RYA training centre
 - Staff RYA senior and dinghy Instructors.
 - Plan and deliver training programs.
 - Maintain certification and records for sailing and first aid.
 - Informal Club Coaching.
 - Shore Based Training
 - RYA, VHF, First Aid, DI Inductions.
- Building Sub – Committee
 - Clubhouse Development
 - Grant & Funding applications

Extending the use of sub-committees is to be encouraged to engage a broader range of members in running the club and creating a flow of future committee members. So far, a Cadet Committee, Social Committee and building committee are planned.

INFORMAL COACHING

In this context this is coaching aimed at building confidence and preparing people for their next stage of activity, whether that is racing, cruising, power boat etc.

- At the end of the each RYA course
 - Invitation to next Cadet event by the Cadet Captain at the end of each RYA Stage 3 course.
 - Introduce race organisation at PSC with sailing captain and regular racers.
 - Introduction to the Power Boat courses on offer.

- Shore Based Training
- Access to boats
- Develop power boat training so all involved in race management and rescue boat cover have powerboat 2 certificate and safety boat certificate.

CONCLUSION

With Covid behind us and a consistent SCIO board of Trustees in place, we have now been able to progress with the plans to improve and grow our opportunities to get on the water at Prestwick Sailing Club.

We have worked together as a committee to bring the governance of the organisation to a place of professionalism and accountability. We have introduced policies to ensure that being part of Prestwick Sailing Club is safe both on and off the water, with a conflict-of-interest policy, revised safeguarding and code of conduct policy, and are developing an Equality policy.

We have streamlined our expenses policy to consider best value and equitable fair pay for the people who work with us or as volunteers.

We are now in a very strong position for growth of our offer to the wider community, with a strong team of instructors qualified in a broad range of disciplines to enable our trainee sailors to progress their journey. Whether they choose to work towards becoming a pathway athlete, a coaching career, or a maritime profession, we can give them the guidance and teaching to achieve those aspirations.

And if water lovers within the community need a place to call home, we have storage for the Coastal Rowers, Sea Cadets, kayakers, windsurfers, and paddle boarders.

Our aspiration is to grow this offer to Prestwick and the surrounding communities, and with the replacement of the changing wing and addition of a wet classroom and drying room, and with the introduction of accessible changing and access for disabled people we can achieve more than sailing for the community.

Love, Colin

From: [REDACTED] (Prestwick Sailing Club) <[REDACTED]>
Sent: 19 December 2025 12:28
To: Love, Colin
Cc: [REDACTED]
Subject: Prestwick SC SCIO - CAT

 External email >

 First time sender >

 Contains topics of a financial nature >

Dear Colin,

The committee at Prestwick Sailing Club have now had time to consider the options you and your team put to myself and [REDACTED] on Friday 5th December. The committee in the spirit of compromise have agreed to increase the offer to **£10k**. However, we do not believe your team have taken full consideration of our community value in this process.

In the discussion your team advised us that our offer of £6,000 would not be enough money to secure the Community Asset Transfer of the land which your appointed surveyor valued at £75k.

Since we are not purchasing the land but are applying for a community asset transfer to take on the full responsibility for the upkeep and maintenance of the land should it be transferred to us, then in the Scottish Government CAT guidance our community impact must also be considered as a monetary contribution towards the transfer of the land.

You stated that we would need to offer a sum closer to the asking price. You also stated we should put our case in writing. We submitted 21 documents of written evidence to support our case for this application. I believe you have not taken into consideration the full impact of what we provide to the South Ayrshire community, so let me put it a bit more clearly for you.

- South Ayrshire Council hold a free group membership of the club and berth two Bahia boats with us at no cost, which we insure. A group membership and two berths would normally be between £700-£900 per year. So over the 10 years the council have used our facility we have saved them more than £7,000 and that doesn't include the insurance.
- We provided free sailing lessons to South Ayrshire council staff last year which would normally cost £600 for the two sessions for 12 people.
- We have delivered after school and summer school activity for the Active Schools Team, who are unable to deliver on the water activity from the Citadel. [REDACTED] has worked closely with us on various projects over the years. We do the hard work so you don't have to. We teach South Ayrshire school children water safety, water confidence and decrease the risks of drowning in a seaside constituency. You can not put a price on saving lives.
- We have provided annual employment for 14 young people in an instructor training programme since 2014. They provide a range of water sport activities and facilities to the community at a cost of £32,735 per year. If those young people left Ayrshire for employment in outdoor education elsewhere the community would lose their potential as positive role models, and as future members of a community which is in decline due to the age demographic.
- We also provide a home for the Ayr Sea Cadets and their 7 boats = Potentially at a cost of £1,255 per year. We only charge the group £100 as a nominal fee to cover their membership and our insurance requirements. We work in close partnership with the Ayr Sea Cadets to

create community benefit to young people from lower SIMD areas in South Ayrshire. I cannot overstate the importance of taking young people from areas of multiple deprivation into positive environments which take them away from the temptation for drug and alcohol use and crime. We do that.

- We also provide a home for the Prestwick Coastal Rowing Club and their 2 Skiffs. Potentially for their 40 members and two boats it should cost £ 2,330 per year. As a community group we offer them a discount. They pay a fixed rate for their group membership of around £900 based on having two berths (parking spaces for boats).
- We teach disabled people to sail. I source funding for this project to cover the instructor fees, rib fuel, and boat maintenance from local funders. Last year we provided a full week of summer school for 3 young disabled people who gained RYA accredited qualifications from their training. One parent stated this about our instructors "They have been amazing and so kind. Taking the time to explain... and giving [redacted] reassurance which in turn has given her the confidence to grow and boost her self-esteem. [redacted] feels part of the sailing club and the whole experience has been positive." The price of not creating a culture and environment for inclusion for disabled people in sport will be felt by our NHS & Social Work services of the future.

[That's TV Ayrshire Live](#) reported on our plans, and captured some of our community impact;
[That's TV Ayrshire Interview](#)

In financial terms the total equates to more than £37,820 that our club bring to the community in monetary value in one year. We also pay over £5,000 per year in insurance premiums to cover our liability and over £600 per year to be inspected and regulated by the RYA (the national governing body for sailing) to offer safe on the water activity for the children of South Ayrshire, so the council don't have to. We spent £6,739 on boat and building maintenance last year, including both of South Ayrshire Council's Laser Bahia dinghies.

Happy to send the council the bill for the last 10 years of boat maintenance, berthing, insurance and membership to see if that could be added as a discount on the value of the land.

Season's Greetings

[redacted] MSc

Rear Commodore

Prestwick Sailing Club SCIO

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

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.

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)	ALTERNATIVE PROPOSAL (to Prestwick Sailing Club's CAT request for Prestwick Sailing Club site)
ASSET REQUESTED	Land at Prestwick Sailing Club, Grangemuir Road, Prestwick
WARD	Ward 2 - Prestwick
MARKET VALUE	£75,000
VALUE OF OFFER	NA
PROPOSED DISCOUNT	NA
DATE OF APPLICATION VALIDATION	8 th Oct 2025
DATE OF CAT ADVISORY GROUP MEETING	11 th Dec 2025
DATE OF LEADERSHIP PANEL	17 th Feb 2026

	Assessment under Section 82 of the Community Asset Transfer (Scotland) Act 2015			
	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?	Yes. Alternative proposal = Council retains ownership and rents out the asset to a willing tenant for Continuation of Current Use as a sailing club (or other use). Would maintain the benefits provided by the sailing club's occupation and would continue to generate an annual rental income for the Prestwick Common Good		Very Strong

		Fund. Asset remains in Common Good ownership for benefit of wider Prestwick community.		
1.2	Are the services to be delivered clearly described and has the CTB explained why the services are required?	Yes. Continued operation as a sailing club with no detrimental impact on Prestwick Common Good		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?	This Alternative Proposal is presented for consideration in relation to received CAT Request for the site made by Prestwick Sailing Club, to explore the relative desirability of an alternative.		Strong
1.4	Would there be potential revenue savings to the Council arising from the proposed asset transfer?	No savings but proposal would generate income. Lease would be on FRI terms.		Strong
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 displacement if new/on-going lease is to current tenant - Prestwick Sailing Club.		Moderate
	<u>Summary Assessment of Proposal:</u>	This (alternative) proposal offers PSC a long-term lease. If acceptable to funders, also		Strong

		allows SAC/Common Good to retain ownership.		
2.	<u>Community Benefit</u>			
2.1	<p>Would agreeing to the request be likely to promote or improve-</p> <ul style="list-style-type: none"> (i) Economic development; (ii) Regeneration; (iii) Public health; (iv) Social wellbeing; or (v) Environmental wellbeing? 	<p>The current lease to PSC (which has 13 years remaining) and on-going operation of the site as a sailing club has potential to deliver benefits under:</p> <ul style="list-style-type: none"> • Economic Development • Public Health • Social Wellbeing <p>An extension to the current lease i.e. to a term of 20 years+ to satisfy funders' requirements, has potential to enable the redevelopment plans (as detailed in PSC CAT request) and deliver additional benefit across all the categories listed.</p>		Very Strong
2.2	<p>Would agreeing to the request be likely to reduce inequality resulting from socio-economic disadvantage?</p>	<p>Yes. As described above, the lease appears capable of delivering all of the benefits and opportunities identified in PSC's</p>		Very Strong

		proposal, including their aspiration to make sailing accessible to people from lower socio-economic backgrounds.		
2.3	Are there any other benefits that might arise from a grant of the request?	Prestwick Common Good retains ownership and receives an annual rental income. PSC not required to commit reserves to the purchase.		Strong
2.4	Are the benefits proportionate to the value of the asset and the level of any discount requested? <i>Note-A larger discount will require a stronger case to be made with an appropriate level of benefits demonstrated effectively. The information submitted to support the application should be commensurate to the value of the asset and the level of discount.</i>	NA. Alternative proposal is for lease and no discount.		NA
2.5	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>	PSC's CAT proposal (validated 8 th Oct 2025), has potential to deliver a range of benefits but requires the transfer of a Common Good asset at significantly discounted price. Those benefits will largely be enjoyed by the Club's members and other users – the community of interest – rather than the wider		Strong

		community of the Former Burgh of Prestwick. The Council is required to consider benefit to that wider community in its management of the Common Good. Best Value Assessment rated PSC's proposal as Weak.		
2.6	How would any benefits identified under paragraphs 2.1 and 2.3 above compare to the benefits of an alternative proposal?	The benefits are broadly similar but this proposal allows the asset to remain in the Common Good ownership.		Strong
	<u>Summary Assessment of Benefits:</u>	This proposal appears to offer greater benefit to the wider Prestwick community than PSC CAT proposal.		Strong
3	<u>Community Support</u>			
3.1	Has the CTB demonstrated that there is sufficient demand for the proposal in the local community?	PSC proposal demonstrates demand for sailing club and for improved facilities from within their community of interest. This proposal, if acceptable to Club and funders, would enable both of those things but demand has not been tested.		Strong

<p>3.2</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? <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>Representations to CAT Public Notice showed 8 people (from a total of 10 representations received) in support of PSC's CAT proposal. One representation was Against the proposal and one classed as Neutral. Common Good Public Consultation would be required for any proposed disposal. Support specifically for this proposal has not been tested.</p>	<p>Representations to PSC Cat Public Notice</p>	<p>Moderate</p>
<p>3.3</p>	<p>Has the CTB provided details of any partnership arrangements required to deliver the proposal?</p>	<p>Would require a willing tenant, ideally continuation of current arrangement with PSC. The Club considered a lease early in the CAT process but decided to pursue ownership.</p>		<p>Moderate</p>
<p>3.4</p>	<p>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?</p>	<p>This proposal would enable continuation and extension of the current arrangement. CAT documentation submitted by PSC indicates effort by the Club to</p>		<p>Moderate</p>

		reduce inequality by making sailing and sail training accessible to people from lower SIMD datazones and to people with disabilities.		
	<u>Summary Assessment of Community Support</u>	Response to CAT public notice indicates support, amongst those who responded, for continuation of sailing club and its plans for improvements. Common Good Consultation to be undertaken if approved by Cabinet.		Moderate
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?	Yes. Asset remains in Common Good ownership. Tenant operates facility on FRI basis. PSC has held a lease since 1992 so has an excellent understanding of running the sailing club and of the current facilities.		Strong
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	An appropriate tenant with the necessary knowledge and		Strong

	maintenance of the building, utilities, firefighting equipment, energy performance certificate etc.?	resources e.g. PSC would be identified.		
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?	Yes – SAC’s established procedures for governance and decision making would apply.		Strong
4.4	Where relevant, does the CTB have succession plans in place for recruiting new Board members or Trustees in the future?	NA. SAC’s established structures would apply.		NA
4.5	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?	No financial projections have been prepared for this option. Information provided by PSC indicates continued operation as a sailing club is financially sustainable but uncertainty around funding of proposed redevelopment.		NA
4.6	Has the CTB 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. 	A suitable tenant would be required, ideally PSC.		Strong

4.7	Does the CTB have a viable business plan for any proposed commercial activities, including timescales and targets for delivery of benefits?	No BP prepared specifically for this proposal. PSC prepared a Club Development Plan outlining plans for growth in commercial activities.		NA
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?	Proposal seeks a long-term lease at an annual rent tbc. Secures long-term income to Common Good fund.		Strong
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?	Any monitoring and reviews would be in line with terms of the lease.		Strong
	<u>Summary assessment of Ability to Deliver</u>	Common Good would retain ownership. The tenant would be responsible for running the facility and delivering on any plans.		Strong
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	No adverse effect on delivery of Council services.		Strong

	ability to deliver its functions, even after taking account of the benefits?			
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of 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?	Community Empowerment Act – Section 82, subsection 5: The authority must agree to the request unless there are reasonable grounds for refusing it. Would need discussion with and agreement of PSC.		Moderate
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes?	Contributes to SAC Plan 2023-28 Priority One: Spaces & Places – Play, Sport & Recreation. Contributes to the Communities National Outcome.		Strong
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	Proposal offers continuation of current use with no adverse effect on Council services or on Common Good.		Strong
	<u>Final Assessment/ Recommendation:</u>	Proposal for continuation of current use offers a range benefits and retains ownership in Common Good. Demand i.e. PSC's view has not been tested nor has community support.		Approval subject to discussion with PSC.

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

(iii) 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.

Best Value Assessment

Prestwick Sailing Club

INTRODUCTION

Background

This document assesses the extent to which a disposal of South Ayrshire Council land and buildings at less than best consideration that can reasonably be obtained can be justified.

Under the Local Government (Scotland) Act 1973: Section 74 it is a legal requirement that local authorities sell land for the best consideration that can reasonably be obtained, unless section 74(2A) applies, or the disposal is made in accordance with regulations made under section 74(2C).

The legislation recognises that there may be circumstances where local authorities consider it appropriate to dispose of land for a consideration less than the best consideration that can reasonably be obtained. The procedure applies to every disposal of an interest in land including but not limited to sale or lease, or grant of a servitude or other interest over land. It applies whether the disposal is managed on the open market or by private treaty or dealt with internally or by external consultants.

Under The Disposal of Land by Local Authorities (Scotland) Regulations 2010, Local Authorities can dispose of land and assets for a consideration less than the best that can reasonably be obtained provided that:

- a) the local authority is satisfied that the disposal for that consideration is reasonable, and
- b) the disposal is likely to contribute to any of the following purposes:
 - i) economic development or regeneration;
 - ii) health;

- iii) social well-being; or
- iv) environmental well-being.

Structure of Assessment

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

1. Proposal;

Assesses of the principles of the proposal, the extent to which it has clear aims and objectives and the reasons why a disposal at less than best consideration can be justified.

2. Community Benefit;

Assesses how the disposal at less than best consideration that can reasonably be obtained will contribute to one or more of the following: (a) economic development or regeneration; (b) health; (c) social well-being; or (d) environmental well-being. And, any other benefits including possible reductions in socio-economic inequality.

3. Community Engagement

Assesses evidence of demand, need and support in the community and the results of any community engagement and statutory consultation carried out. Should also detail any objections or opposition to the proposals.

4. Ability to Deliver;

Assesses the viability of the proposals and capability of the proposer to deliver sufficient benefits to justify a disposal at less than best consideration.

5. Local Authority Functions, Local and National Outcomes

Assesses the extent to which a disposal at less than best consideration supports the delivery of National and Local objectives and any possible negative impact on these.

6. Financial Implications

Assesses the extent to which a disposal at less than best consideration would impact positively or negatively on SAC's finances and if other benefits proffered outweigh this impact

Assessment scale

Each of the headings above is rated from very strong to weak. An overall assessment rating is also given. 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 PROPOSER	Prestwick Sailing Club SCIO
ASSET	Prestwick Sailing Club, 31 Grangemuir Road, Prestwick
WARD	Ward 2 - Prestwick
MARKET VALUE	£75,000
VALUE OF OFFER	£6,000 (increased to £10,000 via e-mail from Club 19/12/25)
PROPOSED DISCOUNT/BEST VALUE CONSIDERATION	£69,000 (£65,000)
DATE OF ASSESMENT MEETING	11th Dec 2025
DATE OF LEADERSHIP PANEL	17th Feb 2026
ASSESSMENT BY	Colin Love, Team Leader Community Asset Transfer

	Assessment Criteria	Notes	Assessment Rating
1.	<u>Proposal</u>		Very Strong; Strong; Moderate; Weak
1.1	Are the aims and objectives of the proposal clearly defined?	Yes. The objectives of the proposal are clear: Prestwick Sailing Club (PSC) currently leases asset from SAC and has 13 years left on lease. Club is seeking ownership to provide funders with security of tenure they require - to secure grants to improve existing clubhouse and changing facilities. The aim of the proposal in terms of the PSC's application is to allow the Club to flourish as a community hub, training centre of excellence and regional sailing venue. It should be noted that SportScotland (and other funders in general) has given no indication that they will insist on ownership in order to release grant funding. The Club is aware that a long-term lease could provide funders with the security of tenure they're looking for. The Club considered an extended lease but decided to pursue ownership via CAT. It is considered that there is a lack of evidence as to the benefits of a sale as opposed to the grant of a long lease.	Moderate
1.2	Has the proposer explained the reasons for requesting the asset at less than market value and what difference this will	No - the proposal does not explain why the Club is requesting such a large discount. The Club views redevelopment and improvements to the ageing facilities as key to increasing membership numbers and income but also to meeting current and future needs of users. PSC's Business Development Plan identifies ownership via CAT as the route to achieving their objectives. Club	Weak

	make to the delivery of services in the area?	currently has a lease on the site, with 13 years remaining, and owns the building with responsibility for repair and maintenance. There appears to have been a lack of investment in and maintenance of the building by the Club which has led to the current situation. This is evident both from visual inspection and from the conclusions at page 9 of the structural condition inspection report, which identify that lower semi-basement areas have a number of structural defects, most notably severely corroded exposed steel beams and supporting columns, and that the handrailing (protective barrier) of the club room external balcony does not meet minimum Building and British Standard requirements for structural performance and user safety. Club has £82k in reserves – their proposal is to offer £10k from reserves to purchase the land leaving the remaining reserves as a contribution towards the redevelopment costs. Proposal shows little attempt to engage with funders beyond SportScotland. It is considered that the CTB have not provided evidence of the benefits of a transfer of ownership as opposed to the grant of a long lease.	
1.3	Would there be displacement of similar services in the area if the Council agrees to the proposal?	PSC is current tenant/occupier of the site so proposal is for continued use. However, the land is a Common Good asset and the proposal, will remove the annual rental income which currently goes to the Common Good Fund and generate a capital receipt significantly below (13% of) market value, with no land or income being provided to Common Good in substitution. The proposal has a direct and detrimental impact on the Prestwick Common Good which is for the benefit of all residents in the former burgh. The Council is under a statutory duty under the Local Government etc (Scotland) Act 1994 section 15(4) to have regard to the interests of the inhabitants of the former Burgh of Prestwick. Under the Community Empowerment (Scotland) Act 2015 section 82(3)(i), the Council must take this statutory duty into consideration in reaching a decision.	Weak
	<u>Summary Assessment of Proposal:</u>	Proposal is motivated by Club's desire or need to upgrade the clubhouse and changing facilities. Proposed future use largely constitutes a continuation of current. Asset is Inalienable Common Good. The Club has reserves of £82k - £10k offer to purchase with the remainder used as contribution to redevelopment costs. Club has chosen to pursue ownership via CAT rather than continue and/or extend lease. Proposal will result in a loss of income and permanent loss of the asset to the Common Good with no balancing saving or land provided in substitution. The proposal does not detail the reasons or need for the discount and would be detrimental to the financial value of the Prestwick Common Good.	Weak
2.	<u>Community Benefit</u>		

<p>2.1</p>	<p>Would agreeing to the disposal be likely to promote or improve-</p> <ul style="list-style-type: none"> (i) Economic development or regeneration (ii) Public health; (iii) Social wellbeing; or (iv) Environmental wellbeing? 	<p>The definition of the community in terms of the Club's constitution is as follows- "The Organisation has been formed to benefit the people in the community of South Ayrshire, and those who have an interest in dinghy sailing, windsurfing, paddle boarding, rowing, kayaking and other non-powered water sports". The Club has therefore been formed primarily for the benefit of a community of interest.</p> <p>The proposal identifies a range of benefits resulting from the transfer and subsequent improvements, which relate mainly to that community of interest. The Club already provides at least some of these benefits through its occupation of the site under lease, although there will be some additionality resulting from the CAT proposal:</p> <p>Economic Development</p> <ul style="list-style-type: none"> • Increased visitor numbers attracted by sailing events; • Increased employment and training opportunities; <p>Regeneration</p> <ul style="list-style-type: none"> • Community-led improvements to facilities in a prominent shorefront location; <p>Public Health</p> <ul style="list-style-type: none"> • Improved mental health; • Increased awareness of water safety; • New, accessible opportunities for physical activity; <p>Social Wellbeing</p> <ul style="list-style-type: none"> • Intergenerational activity through sailing; • Reduced social isolation • New opportunities for young people; <p>Environmental Wellbeing</p> <ul style="list-style-type: none"> • Use of 'sustainable & environmentally friendly energy systems.' No detail or explanation of this is provided. <p>Benefits relate mainly, therefore, to community of interest rather than to the wider community of the former Burgh of Prestwick, whose interests must be taken into account.</p>	<p>Moderate</p>
<p>2.2</p>	<p>Would agreeing to the disposal be likely to reduce inequality resulting from socio-economic disadvantage?</p>	<p>The Club does appear to be trying to increase accessibility and participation including for people from lower socio-economic backgrounds. Was nominated for Royal Yachting Assoc (RYA) Club of the Year for Young people in 2024. Work with uniformed groups and schools to offer 'first time' sailing opportunities.</p>	<p>Moderate</p>

		<p>Providing Sir Thomas Lipton Foundation, Buoyed Up sessions for young people from low SIMD areas.</p> <p>Secured funding to support Sailability activity for 5 years.</p> <p>Club offers a 'sliding scale' of costs to make sail training accessible to those on a low income.</p> <p>The benefit relates mainly to the community of interest rather than to the wider community of the former Burgh of Prestwick whose interests must be taken into account.</p>	
2.3	Are there any other benefits that might arise from the disposal?	<p>Proposal identifies benefits including: 1) Training progression routes for participants to gain RYA accreditation and potentially work as coaches or other jobs in the marine industry. 2) Securing grant funding to regenerate the area and provide continued activity on Prestwick beach. Again, however, at least some of that is achievable through the current lease arrangement. Main, additional benefit is long-term sustainability of the Club and the main beneficiaries of that will be members and users rather than wider community of residents in the former Burgh of Prestwick.</p>	Weak
2.4	What benefits might arise if the Council adopted an alternative proposal in relation to the asset?	<p>Alternative proposal = Council rents out the asset to a willing tenant i.e. PSC, either for current use as a sailing club or other use . Under the current lease, tenant is responsible for all maintenance and bills so there is no cost to Council. Provides access to opportunities for non-motorised water sports and training.</p> <p>Benefits of alternative proposal =Common Good remains owner of a prominent asset on Prestwick shorefront and receives an annual income (currently £650pa with review clauses every 5 years). Sailing Club currently occupies site providing access to opportunities for non-motorised water sports and training. However, current clubhouse facilities require investment to modernise. Grant funding could be obtained based on a long-term lease (typically funders will require 20-25 year term. Club considered lease extension early in CAT discussions and decided to pursue ownership. An extended lease was suggested to the Club at a meeting on 5th December but Club confirmed they would pursue ownership via CAT.</p>	Weak
2.5	How would any benefits identified under paragraphs 2.1, 2.2 and 2.3 above compare to the benefits of an alternative proposal?	<p>The Alternative Proposal, if all parties were agreed, could deliver all of the benefits identified under 2.1-2.3 with the added advantage of retaining ownership for Common Good- there would be no permanent loss of the asset and rental income to Prestwick Common Good.</p>	Weak

	<u>Summary Assessment of Benefits:</u>	Benefits identified on PSC proposal will be enjoyed, mainly or exclusively, by community of interest rather than residents of former Burgh of Prestwick. All of the benefits identified under 2.1 -2.3 could also be achieved through the Alternative (lease) proposal but requires the agreement of PSC. Alternative Proposal brings added advantage of retaining ownership for Common Good. PSC's preference and CAT proposal is for ownership.	Weak
3	<u>Community Engagement</u>		
3.1	Has the proposer demonstrated that there is sufficient demand and support for the disposal in the local community?	<p>Demand = Membership has grown from around 180 in 2009 to 252 currently with a Club target to grow and sustain at around 300. Participation in RYA training offered by the Club has grown to over 200 participants in 2022. Club works in partnership with Ayr Sea Cadets, Prestwick Coastal Rowers, Outdoor Partnership and South Ayrshire Council's 'Outdoor Education Dept' (Thriving Communities' Health & Wellbeing Team). Results from survey show strong demand for improved facilities at the Club, particularly changing, amongst the users.. No evidence of demand from wider community.</p> <p>Support = Letters of support included from: Prestwick Coastal Rowing Club, RYA Scotland and The Outdoor Partnership. Informed Golf Club and local Retirement Complex.</p> <p>Club conducted a survey of members/users with 44 responses – displayed dissatisfaction with current facilities and 93% support for improvements.</p> <p>Evidence is from the Club's community of interest. Club appears to have made little attempt to engage with and test view of wider Prestwick community on their proposal, whose interests in the inalienable Common Good asset must be considered.</p> <p>A total of 10 Representations were submitted to the CAT Public Notice. Of those, 8 are For (in favour of) the proposal, 1 is Against and 1 is Neutral.</p> <p>NB. SAC will also be required to consult on proposed disposal of a Common Good Asset and petition the Sheriff Court.</p>	Weak
3.2	Has SAC undertaken appropriate public consultation?	CAT Public Notice was published on SAC website and posted at 31 Grangemuir Rd on 3 rd November. Copy also sent to Prestwick Community Council. Interested parties were given 20 working days to submit a representation. In total 10	Moderate

		<p>representations were received – 8 in favour of CAT proposal (the other 2 representations highlighted the relatively low offer in relation to market value).</p> <p>Common Good Consultation will be undertaken should Cabinet approve the CAT request.</p>	
	<u>Summary Assessment of Community Engagement</u>	Club has engaged with members, users and partners and can demonstrate demand and support amongst that community of interest. No engagement with wider community beyond members/users. Limited number of representations received to CAT Public Notice – results indicate support but offer of £6k (at time of consultation) has been questioned.	Moderate
4	<u>Ability to deliver</u>		
4.1	Does the proposer have appropriate skills, experience and qualifications to run and manage the asset, and deliver the project? If not, does the proposer have plans to engage people who do?	<p>Club established in 1959. Built the current clubhouse buildings in 1960s and has operated and maintained them since.</p> <p>Board of Trustees and other volunteers with Office Bearers and roles including: Commodore, Secretary, Treasurer, Membership Secretary, Property Convener. Building sub-committee established.</p> <p>Club has engaged services of an architect to supplement in-house skills (and structural engineer previously).</p> <p>No evidence that Club has the skills/experience to manage the redevelopment works and no plan provided for how they will do so.</p>	Moderate
4.2	Has the proposer demonstrated that it has a clear understanding as to what will be required to manage the asset?	<p>Club built the building in the 1960s, has operated it since then but maintenance appears to have been neglected as evidenced by the current condition and need for significant investment.</p> <p>Repair and maintenance costs of current building have been rising and eventually will become unaffordable – this proposal to invest in new facilities will reduce the annual maintenance and running costs.</p> <p>Table – Funding Requirement for Shore Facilities at pg 19 of Dev Plan outlines costs for 2026-2028 (NB – Club confirmed total should be £550k not £1,050k as shown).</p>	Moderate
4.3	Does the proposer have suitable governance	Yes. Club has provided a copy of its constitution. Meets requirements for CAT and follows 2-tier SCIO structure: outline qualifications for membership, decision	Moderate

	arrangements in place for decision- making to manage the asset and deliver the project, taking into account the scale and nature of the project?	making by members and procedure at members' meetings. Max Charity Trustees = 14, Min = 4. Currently 10 committee members. Less evidence to support decision making and management of redevelopment works.	
4.4	Has the proposer provided details of its projected income and expenditure and cash flow forecasts? Has the proposer demonstrated there is sufficient projected cash flow to establish that the project is financially viable?	There appears to be sufficient current and future income for running of the facility. Club is the current tenant and has been running the facility for decades. Club Development Plan predicts increase in member numbers and income, driven by additional training provision, indicates annual surpluses following opening of new clubhouse (£82k in unrestricted reserves at Sept 2025). Tables of income and expenditure provided, appear achievable, but lack detail. Cost of repairs to existing clubhouse has eaten into surplus/reserves. Purchase price of £10k (previously £6k) will be met from reserves, however, it has been pointed out to Club that offer is low in relation to market value so the plan, to some extent at least, is reliant on Council's agreement to discount. Improvements to building will be largely paid for by grants – 50% potentially from SportScotland, no clear plan for where the remainder will come from.	Moderate
4.5	Has the proposer identified all the resources required to deliver the benefit? The following should be considered: <ul style="list-style-type: none"> • 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. 	No. All sources of funding to deliver the planned clubhouse improvements have not been identified/secured. SportScotland has indicated willingness to consider funding (up to £250k) but have stated in a letter to the Club that their grant application is deferred pending: 1) Clarity on phasing and funding of project; 2) Clarity on provision of more inclusive changing facilities; 3) Need for the Club to have security of tenure over the site. So SportScotland have not provided any confirmation of a funding contribution. Redevelopment works are projected by the Club to cost £550k - unclear where remaining funding will come from but e-mail from Club states Elected Members have agreed to consider contribution from 'Prestwick Prom Regeneration Fund' (and this would be in addition to discount on sale price).	Weak

		CL e-mailed Prestwick Ward Councillors but none have had discussions or made any commitment on funding to the Club. Renovations to the existing building are driver for this proposal so funding of that is a key consideration.	
4.6	Where relevant, has the proposer identified how the proposals will be funded in the longer term? Are these proposals credible and has evidence been provided?	Club Development Plan details current income sources – primarily membership and training - and aims for 10% annual growth following opening of new facilities. Based on current and recent levels of income, this may be achievable. Uncertainty around funding of renovations and again, Club would need to find additional funds if it was to pay market value for the asset. Response at Section 6.5 of the CAT Request form: 'How do you plan to finance any development or refurbishment...' is focused on uses and potential benefits, does not provide any further detail on how refurbishment will be paid for. Little detail provided on contingency plans so unclear what will happen if redevelopment funding is not secured.	Weak
	<u>Summary assessment of Ability to Deliver</u>	Club has been in existence and operating the facility for current decades. Annual accounts indicate Club is well run and current model is financially sustainable. However, club buildings appear to have been allowed to deteriorate to the point they now require significant investment and improvement. Their 'Ability to Deliver' this proposal, with redevelopment work at its core, is not convincingly presented. Focus of proposal is on securing ownership of the asset but lacks detail on how renovations will be paid for or any contingency planning. Asset's market value is £75k but Club has built proposal on assumption they will purchase for £10k despite having £82k in unrestricted reserves.	Moderate
5	<u>Local Authority Functions, Local and National Outcomes</u>		
5.1	Would agreeing to the disposal have an adverse effect on the Council's ability to deliver any of its statutory functions?	The proposal represents a continuation of current activity and uses at the site which is leased to the CTB . However, the proposal will permanently remove an asset from the Prestwick Common Good and the annual income it produces, for a capital receipt significantly below its market value. Proposal is therefore detrimental to the Prestwick Common Good and the Council's management of it.	Weak
5.2	Are there any obligations that may prevent, restrict or otherwise affect the ability of the Council to agree to the disposal, whether arising from legislation or otherwise?	Yes. The asset is inalienable Common Good. In administering this property, the Council has a statutory obligation under the Local Government etc (Scotland) Act 1994 section 15(4)(a) to have regard to the interests of the inhabitants of the former Prestwick burgh. It is considered that any benefits arising from PSC's proposal will be to the members of the Club, i.e. the community of interest.	Weak

		<p>Any recommendation by the CATAG and subsequent approval by Cabinet for the CAT would be conditional on the outcome of the Common Good Consultation and authority from the Sheriff.</p> <p>The Council has a statutory duty under section 1 of the Local Government in Scotland Act 2003 to make arrangements which secure best value. In relation to the disposal of land, section 74(2) of the Local Government (Scotland) Act 1973 provides that a local authority shall not dispose of land for a consideration less than the best that can reasonably be obtained, except under the circumstances prescribed in the Disposal of Land by Local Authorities (Scotland) Regulations 2010. In terms of the 2010 Regulations, in order to dispose of land for a consideration less than can reasonably be obtained, the authority must be satisfied that the disposal for that consideration is reasonable and that the disposal is likely to contribute to the purposes of economic development or regeneration, health, social well-being or environmental well-being in relation to the whole or any part of the local authority area.</p>	
5.3	Will the proposed benefits contribute to achieving the Council's local outcomes and the Scottish Government's National Outcomes? To what extent the proposal compatible with the Council's Asset Management Plan?	<p>Contributes to SAC Plan 2023-28 Priority One: Spaces & Places – Play, Sport & Recreation.</p> <p>Contributes to the Communities National Outcome.</p> <p>The best value duty is a core part of the Scottish Government's public service reform agenda and is intrinsically linked to achieving the broader National Outcomes in the National Performance Framework. In terms of local outcomes, the Council's Local Outcomes Improvement Plan 2024- 29 adopts a best value approach by focussing on improving resource use and public outcomes. In the foreward to the Plan, it is stated: "best value is the founding principle of what we do".</p> <p>Whilst PSC's proposals are considered to contribute to the local and national outcomes as noted above, it is considered that the proposals do not represent best value.</p>	Moderate
	<u>Summary Assessment of Local Authority Functions, Local and National Outcomes</u>	Asset is Inalienable Common Good. It is therefore subject to statutory restrictions applying to the disposal of Common Good land. The proposed price and reduction from market value are not considered reasonable and are not considered to represent best value to the Prestwick Common Good.	Weak

		The proposal will make some contribution to local and national outcomes. However, it is not considered to fulfil best value obligations which underpin local and national outcomes.	
6	Financial Implications		
6.1	What might the financial impact be on the Local Authority over relevant timescales (e.g. lease period)	Most immediately, the Prestwick Common Good will lose the annual rental income of £650 from the current lease. Tenant is responsible for all bills connected to property so there are no on-going costs to SAC. Prestwick Common Good would gain a £10k receipt from the sale but the asset has been valued at £75k so the Common Good Fund is being asked to forgo £65k. Remaining 13 years on the current lease, at rent of £650pa, will generate £8,450 for Prestwick Common Good. Insert info here from Tom Simpson re impact on Common Good.	Weak
6.2	To what extent, if any, do the benefits proposed outweigh any negative financial impact of the disposal?	<p>The benefits do not outweigh the negative financial impact. PSC is well established and there are potential benefits with the proposal for the Club's community of interest. Club defines its community as 'people in the community of South Ayrshire and those who have an interest in...non-powered water sports.'</p> <p>Membership is open to 'any individual who is a member of the community and those who support the purposes of the organisation.' Ordinary Adult Membership currently £100pa. Club offers a 'sliding scale' of costs to make sail training accessible to those on a low income.</p> <p>However, the subject asset's valuation = £75k. Purchase offer from Club = £10k. Requested Discount = 87%. The Club already occupies the site and provides</p>	Weak

		the activity which produces many of the benefits listed at 2.1. The Club now wants to secure ownership at a significantly discounted purchase price in order to improve its facilities. The proposal aims to increase member numbers and income, contributing to the prestige and sustainability of the Club. The Club's members/users will be the main beneficiaries of this discount. The Prestwick Common Good will permanently lose an asset with little resulting benefit to the wider community of the former Burgh.	
	<u>Summary Assessment of Financial Implications</u>	There is a lease in place currently for the asset with the CTB as tenant. The lease has a remaining term of 13 years and provides a rental income to the Prestwick Common Good Fund. The CAT proposal would result in this income being lost and the award of a 87% discount on the purchase price.	Weak
	<u>Final Assessment/ Recommendation:</u>	<p>The existence of the sailing club on the site and its plans offer some benefit but that is largely for the community of interest consisting of Club members and other users.. However, the asset is held by the Prestwick Common Good and the Council is required to consider the impact of the transfer on the wider community of Prestwick (the former Burgh). The proposal as presented is reliant on the Common Good Fund forgoing 87% of the asset's market value for little additional benefit. The expected benefits described in PSC's proposal could be achieved via a long-term lease.</p> <p>The proposal, therefore, does not offer Best Value to the Council and Prestwick Common Good. The benefits to the wider former Burgh of Prestwick community are not sufficiently strong to justify the discount of £65k (87%) on market value. The Club has £82k in reserves and proposal provides no specific reasons for the size of the requested discount.</p>	Weak

	<u>Any additional comments or conditions which are relevant</u>	
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Note: *If recommending approval of the proposal;*

(i) The Subsidy Control rules https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1117122/uk-subsidy-control-statutory-guidance.pdf ; and

(ii) 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.

Integrated Impact Assessment Summary Report

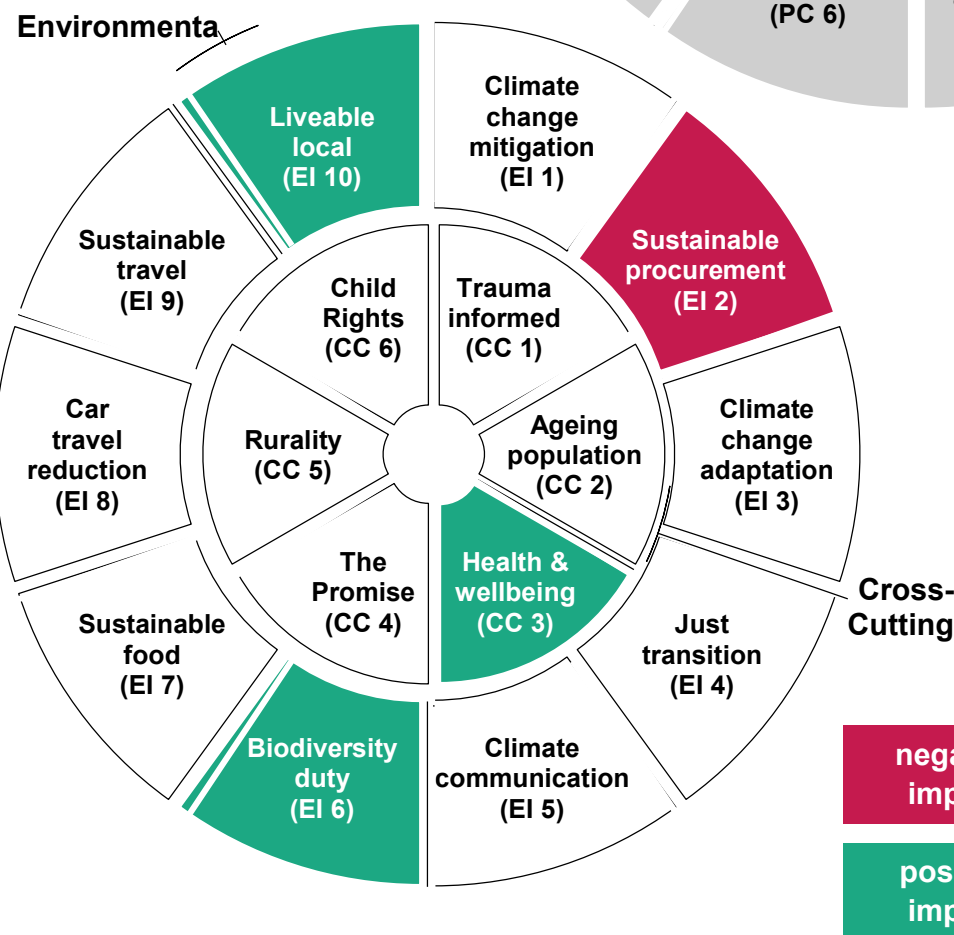
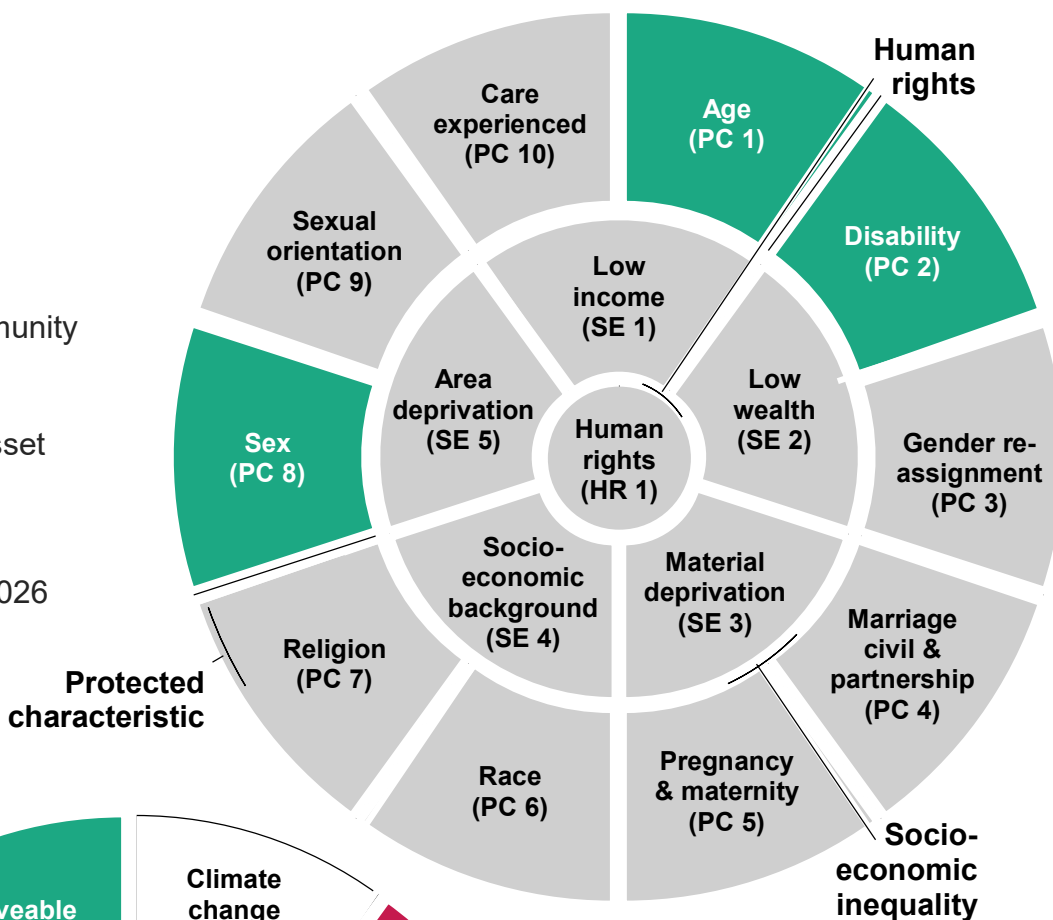


Prestwick Sailing Club Community Asset Transfer

Completed by:

Colin Love,
Team Leader, Community Asset Transfer,
Community Asset Management and Asset Management

Date started 19/01/2026



To be implemented on:

17/02/26

Review date:

NA

Oversight Panel:

Cabinet

negative impact	uncertain / not clear
positive impact	no impact / not applicable

Public sector equality duty

Eliminating unlawful discrimination, harassment, and victimisation?

No direct impact

Advancing equality of opportunity?

No direct impact

Fostering good relations?

No direct impact

Consultation declaration

We confirm consultation has been carried out as part of this process.

impacts)

EQUALITIES: impact on protected characteristics

PC 3	Gender Reassignment	Not applicable
PC 4	Marriage and Civil Partnership	Not applicable

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

PC 5	Pregnancy and Maternity	Not applicable
PC 6	Race (including Gypsy Travellers)	Not applicable
PC 7	Religion or Belief	Not applicable
PC 9	Sexual Orientation	Not applicable
PC 10	Care Experienced (SAC-specific)	Not applicable

EQUALITIES: impact on socio-economic inequality

SE 1	Low Income / Income Poverty	Not applicable
SE 2	Low and / or no wealth	Not applicable

(CRWIA)?

no