

# TMS ACAF Request

Prepared by: Troon Men's Shed (TMS) for  
South Ayrshire Council (SAC)

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Registration Number SC053474

# 1 Introduction

Troon Men's Shed's are applying for a Community Asset Transfer (CAT) from South Ayrshire Council (SAC) for the for the purchase of Hosiery Park Pavilion (HPP) on Brown Avenue, Troon.

The building was the changing rooms for the adjacent playing fields, however, it has fallen in to a dilapidated state of repair after laying disused for the last five tears since COVID. As required by the CAT process, [REDACTED].

Through the CAT process TMS are eligible to apply for an Advancing Community Assets Fund (ACAF) from SAC to enable the required repairs to be implemented prior to any redevelopment of the building.

# 2 SAC Condition Reports

SAC commissioned two condition surveys of the premises to indicate the cost to the Council for enacting on the repairs required due to the years of neglect. The initial one in 2023 was considered to be out-of-date and the subsequent one 2yrs later accounts for the on-going degradation and increased repair costs. These estimated costs are for bringing HPP's condition back to a useable standard,

Survey Reference	Total Value	Date
CS000607	£78,508.00	08/03/2023
CS000676	£86,515.00	12/09/2025

The condition report CS000676 is attached as part of the ACAF application.

# 3 SAC ACAF Offer

TMS were guided by SAC on what we could be expected to be granted from any ACAF request.

It is our understanding that this guidance changed over the 14 or so months that we have been developing our CAT application. Initially, we understood this would cover all Category 1 & 2 repair works the Council would have required to complete to re-instate the building into a modern day sports changing facility to (until very recently) just the "wind and watertight elements" of these works excluding VAT. In addition, we do not see any reference to "wind and watertight only" in any past ACAF grant awards being made anywhere else in South Ayrshire nor does that specific term appear in the "ACAF application guidelines" for community groups applying for the ACAF grant.

Colin Love advised TMS that SAC would only consider **£37,299.20 ex. VAT** for essential repairs.

TMS consider this offer to be barely acceptable as it would expose TMS to significant risk in enacting those SAC identified essential repairs. The condition report CS000676 identified a total of £82,665 in category 1 repairs.

## 4 TMS ACAF Request

The table below lists the identified items in the condition survey and what SAC considers to be 'essential repairs in their offer. These figures have been uplifted to include VAT and contingency. TMS are requesting **£51,472.90** to ensure that all of the SAC identified essential repairs can be implemented at commercial rates.

Identified Work Element	Survey Total (£)	SAC Offer (£)	VAT added at 20% (£)	Inc. contingency at 15% (£)
Roofs	16,570.00	16,570.00	19884.00	22,866.60
Floors and stairs	2,693.00	0.00	0.00	0.00
Ceilings	2,730.00	2,730.00	3276.00	3,767.40
Ext. walls windows and doors	1,560.00	1,560.00	1872.00	2,152.80
Int. walls and doors	17,952.00	462.00	554.40	637.56
Sanitary services	11,250.00	5,260.00	6312.00	7,258.80
Mechanical	10,570.00	1,200.00	1440.00	1,656.00
Electrical Services	11,847.20	3,537.20	4224.64	4,881.34
Redecorations	9,192.80	3,980.00	4776.00	5,492.40
Fixed internal facilities	150.00	0.00	0.00	0.00
External areas	2,000.00	2,000.00	2400.00	2,760.00
<b>TOTAL</b>	<b>86,515.00</b>	<b>37,299.20</b>	<b>44759.40</b>	<b>51,472.90</b>

## 5 Justification

1. SAC costs are VAT exempt, so for TMS to effect the same repairs would require a further 20% uplift to cover the required VAT.
2. A number of repair items in the condition survey were not investigated fully so need to be the subject of further testing and investigation to confirm the extent of any additional repairs required. TMS consider that it would be prudent to include a further 15% uplift for contingency in this regard.
3. As a charity, TMS must avoid exposing itself and Trustees to any financial risk / uncertainty associated to unidentified / untested existing HPP repair costs, at commercial rates.