

The Transfer of Hosiery Park Pavilion

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

January 2026



Registration Number SC053474

1 Introduction

This justification is structured to align with the requirements of the Community Asset Transfer (CAT) under the Community Empowerment (Scotland) Act 2015. To justify TMS offer to purchase the building at a price below significantly its 2025 market value, we think the focus shift is from financial capital to social capital.

Market Value 'v' TMS Proposal

Market Value (May 2025)	£15,000.00
TMS Offer	£1.00

2 Executive Summary: Value beyond the Valuation

While the market value of the Hosiery Park Pavilion reflects its physical bricks and mortar, its Community Value reflects the mitigation of public health costs and the enhancement of social cohesion. Troon Men's Shed (TMS) proposes a lower than MV purchase price on the basis that the "discount" is a direct investment by South Ayrshire Council (SAC) into the long-term wellbeing of its constituents. A market-value sale would likely drive us to decline the offer resulting in possible demolition of the building and TMS to begin a search for an alternative long term home.

Conversely, a Community Asset Transfer at the reduced rate offered, would ensure the building remains a public asset in perpetuity. The "loss" in sale price to Council is clearly more than offset by the quantifiable social dividends of a healthier, more connected, and more resilient Troon

We are proposing a purchase price of £1.00, reflecting the substantial "Social Dividend" this transfer will yield for the residents of Troon and the wider South Ayrshire area.

Troon Men's Shed (TMS) are not merely seeking a building; we are seeking to preserve a community landmark and transform it into a permanent home for TMS, and a community hub for preventative health and social inclusion. A market-value sale of the building would result in a one-time capital receipt for the Council; however, a transfer to TMS ensures a perpetual social return that far exceeds the property's commercial valuation.

By taking on this asset, TMS assumes all future liabilities, maintenance costs, and risks, while providing a frontline service that directly supports the Council's "Active Communities" and "Health and Social Care" strategic priorities. We believe this represents the highest and best use of the land in accordance with the Community Empowerment (Scotland) Act.

3 Public Health & Social Impact

Public health and social wellbeing are at the heart of the Troon Men's Shed, which is the primary justification for a below-market transfer:

- **Combating Isolation:** TMS provides a vital "Third Space" for men, a demographic often difficult to reach via traditional social services. By reducing social isolation, the Shed directly lowers the risk of depression and cognitive decline.
- **Physical Wellbeing:** Engaging in manual project tasks and social meetings keeps older residents active. This "active ageing" reduces the burden on local NHS services and social care budgets.
- **The "Shedder" Effect:** Every individual in our shed represents a potential saving in mental health interventions and GP visits.
- So far, 120 men have joined TMS to enjoy the benefits of social engagement.
- NHS and Prostate Scotland are already engaged in informing our members of health issues. Health and isolation was also at the centre of The International Men's Day event hosted by TMS.

4 Economic Justification & Cost Savings to SAC

By transferring the asset to TMS, the Council achieves immediate and long-term fiscal relief:

- **Liability Transfer:** The Council is relieved of the "Full Life Cost" of the building, including insurance, maintenance, security, and utility burdens for a pavilion that may otherwise face dereliction and demolition.
- **Prevention vs. Cure:** National data suggests that for every £1 invested in Men's Sheds, there is a significant Social Return on Investment (SROI) through reduced social service dependency.

5 Community Wealth Building

The Hosiery Park Pavilion will serve as a hub for local resilience:

- **Skill Sharing & Intergenerational Mentoring:** TMS isn't just a club; it is a repository of trade skills (woodworking, engineering, electronics) being passed down, ensuring these skills remain within the Troon community.
- **Environmental Stewardship:** Through "Repair and Reuse" initiatives, the Shed promotes a circular economy, diverting waste from local landfills—a direct contribution to SAC's sustainability targets.
- **Support for Local Events:** A refurbished pavilion provides a base for broader community use, supporting local festivals, sports groups at Hosiery Park, and neighbourhood / community initiatives.
- Many community projects have already benefited from TMS involvement (Ayrshire Cancer Support, Muirhead Food bank, The Round Table, TDT, local churches)

6 Environmental and Regeneration

Hosiery Park Pavilion, in its current condition, is an eyesore to the local community. Transferring the HPP to Troon Men's Shed will ensure that the building is saved for future generations, becoming an asset to Troon and a source of local pride.

There would also be significant reductions on the environmental impact from the alternative that is demolition and the subsequent waste disposal.

The enhanced building will be designed with a low environmental impact having energy efficiency at its core with modern insulation, heating, cooling and ventilation systems including Solar PV generation and Energy Storage.

7 Strategic Alignment with SAC Goals

The transfer of this asset directly fulfils several objectives within the South Ayrshire Council Plan:

Council Priority	TMS Contribution
Active Communities	Encouraging residents to remain physically and mentally active.
Reduced Inequalities	Providing a low-barrier, inclusive space for all socioeconomic backgrounds.
Sustainable Environment	Repurposing a legacy building rather than allowing it to decay.

8 Social Return on Investment (SROI) Table

Activity/Output	Social Value / Cost Saving to SAC	Council Strategic Link
Combating Loneliness	Reduces GP visits and mental health referrals (estimated £2,000+ per individual annually).	Health & Social Care Integration
Building Maintenance	Eliminates SAC's liability for "void property" costs (security, repairs, insurance).	Efficient Resource Management
Volunteer Hours	1720 + hours p/a of volunteer hours (estimated value £21,000 p/a). Ref DTAS 2025 @ £12.10 per hour.	Community Wealth Building
Waste Diversion	Repair/Upcycling projects reduce landfill tonnage and disposal costs.	Sustainable Environment
Skill Retention	Providing a space for "Shedders" to mentor younger generations in trades.	Education & Skills

9 Business Sustainability & Financial Viability

The justification for a less than market value purchase price is underpinned by our commitment to financial independence. By removing the market value purchase price, and with Council support, Troon Men's Shed can use the balance of our generated funding and annual income on the re-development and "Full Life Cost" of Hosiery Park Pavilion.

9.1 Diversified Income Streams

We will not rely solely on grants. Our sustainability model is built on a "Mixed-Economy" approach:

- Membership Contributions: Monthly or annual donations from our "Shedders."
- Commissions & Sales: Revenue generated from the proceeds of sale of upcycled furniture, bird boxes, etc
- Micro-Letting: Hiring out a clean space within the Shed to other local community groups (e.g., sports clubs, craft circles, She shedders etc.) to help cover our utility overheads.
- Corporate Social Responsibility (CSR): Partnering with local Troon and surrounding businesses for material donations and sponsorships.
- As the building will not be running 24/7, there will be an expected surplus of PV electricity which will be exported to the grid.

9.2 Maintenance & Capital Expenditure (Capex)

A key part of our "Value Add" would be the professional-grade maintenance provided by our members.

- The "Trade Bank": Our membership includes retired joiners, electricians, and plumbers, architects, civil engineers, quantity surveyors etc. This represents a "standing army" of maintenance personnel, ensuring the building is kept in a better state of repair than the Council could provide under current budgetary constraints.
- Sinking Fund: We will establish a designated "Fabric Fund" to cover major long-term costs (e.g., décor, roof repairs, green energy technology replacement) ensuring the asset never reverts to the current Council owned state of disrepair.

9.3 Sustainability Logic Model

The following model demonstrates how our social activities translate into the financial health required to maintain the asset.

Proposed Maintenance Schedule (The "Liability Relief")

By transferring the asset, the Council offloads the following annual estimated costs, which the Men's Shed will absorb:

Cost Centre	Council Status (Pre-Transfer)	TMS Status (Post-Transfer)
Reactive Repairs	High cost (External Contractors)	Low cost (In-house Member Skills)
Security/Vandalism	High risk (Unoccupied building)	Low risk (Daily presence/Active use)
Utilities/Rates	Liability for SAC	Paid by TMS (Charitable relief applied)
Grounds Upkeep	Periodic (SAC Landscaping)	Constant (Member-led gardening)

9.4 Strategic Asset Management

Troon Men's Shed is a non-profit entity with an asset lock, any surplus generated is reinvested directly into the Hosiery Park Pavilion. Unlike a commercial purchaser, our 'profit' is measured in the longevity of the building and the health of the community. Therefore, the nominal purchase price is not a discount, but a re-allocation of capital toward public service.

10 Risk Mitigation & Governance Strategy

Troon Men's Shed (TMS) will operate under a robust health and safety framework designed to protect our members, the public, and the physical asset of the Hosiery Park Pavilion.

10.1 Health, Safety & Environment (HSE)

- **Competency-Based Access:** No member will be permitted to use machinery (lathes, table saws, etc.) without undergoing a formal competency assessment by a "Skilled workshop Foreman" A member with professional trade experience of the workshop equipment.
- **Equipment Testing:** All portable electrical equipment will undergo regulatory PAT testing. Fixed installations will be inspected according to statutory requirements.
- **First Aid:** We will strive to ensure we have an HSE-certified First Aider on-site during all workshop sessions, supported by a fully stocked first aid station and will apply for a grant to install an automated external defibrillator (AED).

10.2 Fire & Building Security

- **Fire Risk Assessment (FRA):** A professional FRA will be conducted upon takeover. We will implement a "Hot Works" permit system for any activities involving heat or sparks.
- **Monitored Security:** To prevent the pavilion from becoming a target for vandalism, we will install CC Security cameras and an alarm system. The regular presence of our members will act as a natural deterrent, providing "eyes on the park" that benefit the wider community.
- **Dust Extraction:** High-quality extraction systems will be installed to mitigate respiratory risks and fire hazards associated with sawdust accumulation.

10.3 Safeguarding & Inclusion

- **Protection of Vulnerable Groups (PVG):** While the Shed is primarily for men, Board members and workshop supervisors will become PVG checked to ensure the safety of any visitors and or intergenerational project participants.
- **Operational Manual:** A "Shed Manual" that governs our behaviour, ensuring a safe, non-discriminatory environment that protects the reputation of both TMS and South Ayrshire Council will be put in place with support from the Scottish Mens Shed Association.

10.4 Insurance & Liability

- **Comprehensive Coverage:** TMS will maintain Public Liability Insurance (minimum £5m), Employers' Liability Insurance (to cover our members and volunteers), and full Buildings/Contents Insurance.
- **Indemnity:** The transfer agreement will include a clear indemnity clause, ensuring that South Ayrshire Council is shielded from any claims arising from the Shed's operations.

10.5 Risk Matrix for Hosiery Park Pavilion

Risk Event	Impact	Mitigation Strategy
Physical Injury	High	Mandatory induction; "Buddy System"; No lone working permitted.
Building Fire	High	Professional Fire Risk Assessment; Clear exit routes; Fire-rated storage for flammables.
Financial Shortfall	Medium	Maintenance of a 6-month operating reserve; Diversified income streams.
Vandalism/Arson	Medium	Increased occupancy; Improved lighting; CCTV; Community engagement to foster "local ownership."
Loss of Key Personnel	Medium	"Bench" Board roles to ensure continuity of knowledge and leadership.

By transferring the Hosiery Park Pavilion to TMS, the Council effectively transfers these risks to a group of highly skilled, motivated mainly retired professionals. We provide a level of daily oversight and preventative maintenance that an unoccupied or under-utilised Council building simply cannot receive, thereby protecting the long-term integrity of the local infrastructure.

10.6 Conclusion

A market-value sale to a private developer offers a one-time capital receipt but a permanent loss of a community asset possibly through demolition. A transfer to Troon Men's Shed offers a permanent social return on investment. We ask the Council to view the "discounted" price not as a loss, but as a strategic investment in the health and vitality of Troon's residents.