

South Ayrshire Council

**Report by Assistant Director - Place
to Leadership Panel
of 8 March 2022**

Subject: Strategic Review of Assets held in the Common Good Funds

1. Purpose

1.1 The purpose of this report is to seek approval on the approach for a long-term strategic review of all assets held within the Common Good Funds.

2. Recommendation

2.1 It is recommended that the Panel:

2.1.1 notes the assets held in the Ayr Common Good, Prestwick Common Good, Troon Common Good and Girvan Common Good Funds as highlighted in Appendix 1;

2.1.2 notes the review and consultation with elected members that has taken place on Common Good Fund assets as highlighted in Appendix 2;

2.1.3 notes the update on the *'Transforming the Estate'* programme and agrees that this should include assets held within the Common Good Funds;

2.1.4 requests officers to review the current management arrangements for Common Good Fund land and buildings occupied by the Council;

2.1.5 agrees that a further report will be provided to Members with proposals for each and all Common Good Fund assets and buildings in August 2022;

2.1.6 agrees that Ward Members are engaged with as part of this review; and

2.1.7 agrees that external match funding opportunities are considered as part of this review where applicable for buildings and assets held in the Common Good.

3. Background

3.1 The Council has responsibility for the administration of five Common Good Funds representing the former burghs of Ayr, Prestwick, Troon, Maybole and Girvan. A list

of the land and property assets held within the Common Good Funds is shown attached in Appendix 1.

- 3.2 The responsibility for management of Common Good Fund land and property assets falls within the remit of the Place Directorate, under the Service Lead – Asset Management and Community Asset Transfer.
- 3.3 The strategic objectives for the Common Good Fund set out in the Councils Asset Management Plan are to:
 - 3.3.1 deploy Common Good Fund assets and resources for the benefit and enrichment of the people of the area concerned;
 - 3.3.2 maximise income from Common Good Fund assets and resources to ensure the Financial sustainability of the Funds;
 - 3.3.3 where appropriate, use Common Good Fund assets and resources to finance strategic investment in specific Council priorities that have been agreed; and
 - 3.3.4 use surplus Common Good Fund revenue resources to support Council priorities, on the basis of criteria to be developed.
- 3.4 The Management and maintenance of Common Good Fund land and buildings assets is subject to the level of funding which is available within each Common Good Fund. This poses issues for future maintenance costs of Common Good in relation to the amount of money available in each of the Common Good Funds. The Council is however, open to innovation in its development of management arrangements of Common Good Fund assets and resources.
- 3.5 Under section 75(2) of the Local Government (Scotland) Act 1973 where a local authority wishes to appropriate or dispose of land forming part of the Common Good and in respect of that land a question arises as to the right of the authority to alienate the local authority may petition the Court for authority to appropriate or dispose of the land. In addition, any disposal or change of use will need to comply with the terms of section 104 of the Community Empowerment (Scotland) Act 2015. Section 104 of the 2015 Act requires a local authority to consult with the community when planning to dispose of a Common Good property. The local authority must publish details about the proposal and must also notify the Community Council and any community body known to have an interest in respect of the proposals. In deciding whether or not to proceed with the disposal or change of use of Common Good property the authority must have regard to representations received. Any disposal may generate a capital receipt, but may have an adverse impact on the revenue position through loss of rental income.
- 3.6 Common Good Fund land and property assets are generally recommended retained if the rental exceeds that which could be achieved by investing the capital at the bank, or if the property is being held to support an adopted strategy.
- 3.7 Financial spend relating to Common Good Funds is reported to the Leadership Panel at agreed annual intervals, with consideration for revenue requirements for the forthcoming year proposed as part of the Councils overall budget setting process. Quarterly financial monitoring reports are submitted to Leadership Panel as well as a year-end report, summarising the current revenue and capital budgets of the Common Good Funds and accumulated reserves position.

- 3.8 A Statement of Objectives, Management Principles and Governance Arrangements for Common Goods Funds is attached at Appendix 3.
- 3.9 The Council's Treasury Management and Investment Strategy 2021/22, approved by Council on 04 March 2021, outlines the treasury management strategy for borrowing and investment which is managed within the Council's Loans Fund. Within the Loans Fund, borrowing and investment is managed on a pooled basis and includes investment from the Council, Housing Revenue Account, Trusts and Common Good Funds, amongst others.
- 3.10 The five Common Good Funds are therefore invested in the Council's Loans Fund and it is the performance of the Loans Fund which determines the interest rate achieved on the Common Good investment.
- 3.11 The most recent Annual Accounts from 2021/2022 show the valuation of fixed assets with the gross book value of assets at 31 March 2021 in relation to all five Common Good Funds as totalling £14.048m. The 2020/21 financial position in relation to each of the five Common Good Funds is outlined in Appendix 2, with all information taken from the Annual Accounts.
- 3.12 The Common Good Funds as at 31 March 2021 had total usable reserves of £0.397m revenue and £0.939m capital, all of which is invested in the Council's Loan Fund.
- 3.13 Income from Common Good assets is sustained at as high a level as possible with the rentals of all commercial investment assets and assets which Council services occupy agreed at market value in order that the income is maintained.
- 3.14 In October 2021, consultation was undertaken with ward members from Ayr, Prestwick, Troon and Girvan and it was proposed that a further review be undertaken regarding the current governance of Common Good. An annual report is provided to the Leadership Panel, however it was suggested that Ward Members should also have active involvement in the review of Common Good assets.
- 3.15 Local members also proposed that the Council pursue external match funding opportunities with regard to its historic monuments and listed buildings held in the Common Good.
- 3.16 On 15 June 2021, the Council approved a Covid-19 Programme of Recovery Activity 2021/22 to 2022/23. £70,000 of this was allocated to deliver Phase 1 of 'Transforming the Estate' (the Council's estates transformation programme) to develop: *'A Blueprint for Transforming our Estate - an action plan to transform our estate to meet the needs of our future workforce and communities for a thriving South Ayrshire.'*
- 3.17 Phase 1 outputs comprise: i) A vision for our Council estate, community and commercial buildings and assets; ii) Strategy - how we will deliver on our vision; iii) An outline of the 'as-is' and identification of the 'to-be'; iv) What we need to do to get there (action plan) including options on disposals, co-location of services and services that will operate from home and; v) Potential costs, dependencies, risks and timescales involved.
- 3.18 Avison Young, property consultants, have been appointed to deliver this work on behalf of the Council. Good progress is being made with ongoing officer and

portfolio holder engagement on the draft recommendations. The outputs of Phase 1 will include, along with those outputs listed at 3.17, a costed high-level implementation plan including resources and capabilities required by the Council to deliver the step-change needed.

3.19 The final report on Phase 1, which is expected by 31 March 2022, will make recommendations on how the Council can maximise opportunities for its commercial and corporate estate.

3.20 Investment identified to deliver Phase 2 of the programme – Implementation – will seek further approvals in line with requirements. Aspects of community consultation, best value and legal and financial implications will also be considered.

4. Proposals

4.1 The Panel is asked to note the position with regard to Ayr Common Good, Prestwick Common Good, Troon Common Good, Girvan Common Good and Maybole Common Good from the most recent Annual Accounts (2021/2022)

4.2 The Panel are asked to note the discussions that have taken place with local elected members and Portfolio Holders that has on Common Good Fund assets within their wards.

4.3 A final report on Phase 1 of 'Transforming the Estate' is expected from the consultants by 31 March 2022 and it is proposed that members agree that this should include outline strategic recommendations on common good land and assets.

4.4 Members are asked to agree that the strategic review of Common Good Funds will then form a further report back to Panel in August 2022 outlining longer-term recommendations for each building or asset held.

4.5 It is proposed that Ward Members from each of the areas comprising the constituted funds should receive updates on this work and that matched funding opportunities are considered as they arise.

5. Legal and Procurement Implications

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

5.2 There are no procurement implications arising from this report.

6. Financial Implications

6.1 Once the first phase of the transformation work is complete, where there are any proposals in relation to Common Good fund buildings or assets, these will be developed in line with business case, financial requirements and reporting requirements.

7. Human Resources Implications

7.1 Not applicable.

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8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

8.1.1 There are no risks associated with adopting the recommendations.

8.2 *Risk Implications of Rejecting the Recommendations*

8.2.1 To reject the recommendations in the Report would result in no strategic longer-term approach to managing land and assets held in Common Goods Funds; no opportunity to maximise the value of the assets and a continued financial burden for the Council.

9. Equalities

9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 4.

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 Commitments 4, 5 and 6 of the Council Plan: South Ayrshire Works/ Make the most of the local economy; Stand up for South Ayrshire/ Increase the profile and reputation of South Ayrshire and the Council; and A Better Place to Live/ Enhanced environment through social, cultural and economic activities.

13. Results of Consultation

13.1 There has been no public consultation on the contents of this report.

13.2 Consultation has taken place with Councillor Brian McGinley, Portfolio Holder for Resources and Performance, and Councillor Ian Cochrane, Portfolio Holder for Environment, and ward members for Ayr, Prestwick, Troon and Girvan. The contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

14.1 If the recommendations above are approved by Members, the Assistant Director – Place 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 Leadership Panel in the 'Council and Leadership Panel 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>
Incorporate Common Good Fund land and assets within Transforming the Estate programme	4 March 2022	Assistant Director - Place
Report to Panel outlining longer-term recommendations for each building or asset held in the Common Good Funds	31 August 2022	Service Lead – Asset Management and Community Asset Transfer
Updates to Ward Members as part of the strategic review including information on funding opportunities	31 August 2022	Service Lead – Asset Management and Community Asset Transfer
Review the current management arrangements for Common Good Fund land and building assets occupied by the Council	31 August 2022	Service Lead – Asset Management and Community Asset Transfer/ Head of Finance and ICT

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

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Date: 1 March 2022

Category	Sub Category		Asset Ref	Address
Bandstand	Investment Asset	B	B109	St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT
Bothy	Investment Asset	B	B404	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Car Park	Investment Asset	L	L103	Queens Terrace Car Park Queen's Terrace Lane West Ayr South Ayrshire
Car Park	Investment Asset	L	L174	Car Park 1 Millbrae Ayr South Ayrshire KA7 4PJ
Car Park	Investment Asset	L	L283	Car Park Castlehill Road Ayr South Ayrshire KA7 2HT
Car Park	Investment Asset	L	L489	Car Park Cromwell Road Ayr South Ayrshire KA7 1DY
Car Parking Space	Investment Asset	L	L120	Ayr Town Hall Parking Space - relating to L57 - 13 Sandgate Ayr South Ayrshire KA7 1BG
Car Parking Space	Investment Asset	L	L120	Ayr Town Hall Parking Space - relating to L124 - 17 High Street Ayr South Ayrshire KA7 1LU
Office	Investment Asset	B	B126	8 Green Street Lane Ayr South Ayrshire KA8 8BL
Park	Heritage Asset	L	L188	Low Green Esplanade Ayr South Ayrshire KA7 1DT
Former Crazy Golf	Investment Asset	L	L161	Crazy Golf Queen's Terrace Lane West Ayr South Ayrshire KA7 1DX
Customer Service Centre	Investment Asset	B	B315	Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ
Vacant land	Surplus Asset	L	L555	Afflecks Sandgate Ayr South Ayrshire KA7 1BG
Park	Community Asset	L	L24	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Farm	Investment Asset	L	L90	Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4LD
Fishing Boat	Community Asset	B	B507	South Harbour Street Ayr South Ayrshire KA7 1JB
Gardens	Community Asset	L	L552	St Germaine-En-Laye Gardens Esplanade Ayr South Ayrshire KA7 1DT
Hall	Investment Asset	B	B29	Former Darlington Church Main Street Ayr South Ayrshire KA8 8BU
Hall & Swimming Pool	Investment Asset	B	B3003	The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Kiosk	Investment Asset	B	B191	Kiosk 1 Low Green Esplanade Ayr South Ayrshire KA7 1EQ
Kiosk	Investment Asset	B	B192	Kiosk 2 Low Green Esplanade Ayr South Ayrshire KA7 1EQ
Monument Built or Plaqued	Heritage Asset	B	B434	Hill Of Barnweill Craigie South Ayrshire KA1 5NE
Monument Built or Plaqued	Heritage Asset	B	B205	Newton Tower Main Street Ayr South Ayrshire KA8 8BU
Monument Built or Plaqued	Heritage Asset	B	B110	St John The Baptist's Tower Bruce Crescent Ayr South Ayrshire KA7 1JH
Monument Built or Plaqued	Heritage Asset	B	B13	Wallace Tower 176 High Street Ayr South Ayrshire KA7 1PZ
Museum	Investment Asset	B	B403	Rozelle House Museum (inc McLaurin Gallery), Tearom & West Wing, Monument Road Ayr South Ayrshire KA7 4NQ
Non Housing Revenue Accommodation	Investment Asset	B	B149	29A New Bridge Street Ayr South Ayrshire KA7 1JX
Non Housing Revenue Accommodation	Investment Asset	B	B482	29D New Bridge Street Ayr South Ayrshire KA7 1JX
Non Housing Revenue Accommodation	Investment Asset	B	B155	Lodge House 149 Monument Road Ayr South Ayrshire KA7 4NQ
Non Housing Revenue Accommodation	Investment Asset	B	B3523	View House, Old Racecourse 1 Doonfoot Road Ayr South Ayrshire KA7 4DP
Open Space	Investment Asset	L	L198	Site At Overmills Off A77 Whitletts-Holmston Roundabouts Ayr South Ayrshire KA6 5JJ
Pavilion	Investment Asset	B	B407	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Pavilion	Investment Asset	B	B43	View House, Old Racecourse Doonfoot Road Ayr South Ayrshire KA7 4DP
Public House	Investment Asset	B	B178	230-234 High Street Ayr South Ayrshire KA7 1RQ
Former Putting Green	Investment Asset	L	L200	Putting Green Queens Terrace Lane Bath Place Ayr South Ayrshire KA7 1DU
Recreation Ground	Community Asset	L	L25	Old Racecourse Playing Fields 1 Doonfoot Road Ayr South Ayrshire KA7 4DN
Recreation Ground	Community Asset	L	L441	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Restaurant	Investment Asset	B	B146	230-234 High Street Ayr South Ayrshire KA7 1RQ
Restaurant	Investment Asset	B	B210	4 River Terrace Ayr South Ayrshire KA8 0BJ
Restaurant/Bar	Investment Asset	B	B3002	The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Shed/Hut	Investment Asset	B	B44	Pavilion Old Racecourse Playing Field Doonfoot Road Ayr South Ayrshire
Shed/Hut	Surplus Asset	B	B402	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Shop	Investment Asset	B	B168	1/3 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B169	11 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B83	11 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B84	13 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B170	15 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B526	15 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B171	17 High Street Ayr South Ayrshire KA7 1LU

Category	Sub Category		Asset Ref	Address
Shop	Investment Asset	B	B174	19 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B176	23 High Street Ayr South Ayrshire KA7 1LU
Shop	Investment Asset	B	B81	3 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B82	7 Sandgate Ayr South Ayrshire KA7 1BG
Shop	Investment Asset	B	B3001	Citadel Shop The Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Site	Community Asset	L	L538	Citadel Development Site South Harbour Street Ayr South Ayrshire KA7 1JB
Site	Investment Asset	L	L143	Land at Rear Of Tam O'Shanter
Steading	Investment Asset	B	B130	Greenan Farm Steading Lands Of Greenan Dunure Road Ayr South Ayrshire KA7 4HX
Store/Workshop	Investment Asset	B	B175	21 High Street Ayr South Ayrshire KA7 1LU
Store/Workshop	Surplus Asset	B	B333	8 Alderston Avenue Ayr South Ayrshire KA8 9BD
Store/Workshop	Surplus Asset	B	B88	8 Alderston Avenue Ayr South Ayrshire KA8 9BD
Store/Workshop	Investment Asset	B	B405	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Sub Station	Investment Asset	L	L3522	Electric Sub Station (New) Cromwell Road Ayr South Ayrshire KA7 1DY
Sub Station	Investment Asset	L	L150	Electric Sub Station 21 High Street Ayr South Ayrshire KA7 1LU
Sub Station	Investment Asset	L	L148	Electric Sub Station Arran Terrace Ayr South Ayrshire KA7 1DY
Sub Station	Investment Asset	L	L399	Electric Sub Station Citadel South Harbour Street Ayr South Ayrshire KA7 1JB
Sub Station	Investment Asset	L	L558	Electric Sub Station Hope Street Ayr South Ayrshire KA7 1LT
Sub Station	Investment Asset	L	L175	Electric Sub Station Mill Brae Ayr South Ayrshire KA7 3BA
Sub Station	Investment Asset	L	L3540	Electric Sub Station Pavilion Road Ayr South Ayrshire KA7 1EQ
Town Hall	Investment Asset	B	B167	Town Hall New Bridge Street Ayr South Ayrshire KA7 1JX
Walkway	Community Asset	L	L105	River Ayr Walk Holmston Road Ayr South Ayrshire KA7 3LP
WC/PC	Investment Asset	B	B188	Public Convenience Low Green Esplanade Ayr
WC/PC	Investment Asset	B	B27	Rozelle Park Monument Road Ayr South Ayrshire KA7 4NJ
Workshop	Investment Asset	B	B172	17 High Street Ayr South Ayrshire KA7 1LU

Land and Property Assets held within Girvan Common Good Fund

Category	Sub Category		Asset Ref	Address
Clubroom	Surplus Asset	B	B241	Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH
Gardens	Community Asset	L	L581	Victory Park Gardens Victory Park Road Girvan South Ayrshire KA26 9DQ
Monument Built or Plaqued	Heritage Asset	B	B3826	Stumpy Corner Knockcushan Street Girvan South Ayrshire KA26 9AG
Park	Community Asset	L	L263	Stair Park Henrietta Street Girvan South Ayrshire KA26 9AH
Pavilion	Investment Asset	B	B375	Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ
Recreation Ground	Investment Asset	L	L405	Victory Park And Pavillion South Park Avenue Girvan South Ayrshire KA26 9DQ

Land and Property Assets held within Prestwick Common Good Fund

Category	Sub Category		Asset Ref	Address
Car Park	Investment Asset	L	L369	Car Park Links Road Prestwick South Ayrshire KA9 1QL
Car Park	Other Land and Buildings	L	L372	Grangemuir Road Car Park Prestwick South Ayrshire
Ground Let	Investment Asset	L	L356	Kidz Play Ground Links Road Prestwick South Ayrshire KA9 1QG
Ground Let	Investment Asset	L	L3807	Putting Plus Links Road Prestwick South Ayrshire KA9 1QG
Ground Let	Investment Asset	L	L344	Sailing Club Grangemuir Road Prestwick South Ayrshire KA9 1SN 11500.00
Kiosk	Investment Asset	B	B3564	Kiosk Links Road Prestwick South Ayrshire KA9 1QG
Office	Investment Asset	B	B258	2 The Cross Prestwick South Ayrshire KA9 1AN
Open Space	Community Asset	L	L357	Former Go Kart Track Links Road Prestwick South Ayrshire KA9 1QL
Park	Community Asset	L	L275	Boydfield Gardens - North Main Street Prestwick South Ayrshire
Park	Community Asset	L	L3789	Boyd Street Gardens Boyd Street Prestwick South Ayrshire
Recreation Ground	Community Asset	L	L3621	Play Area Burgh Road Prestwick South Ayrshire
Sub Station	Investment Asset	L	L259	Electric Sub Station Links Road Prestwick South Ayrshire KA9 1QG
WC/PC	Investment Asset	B	B359	Links Road Public Convenience Links Road Prestwick South Ayrshire

Land and Property Assets held within Troon Common Good Fund

Category	Sub Category		Asset Ref	Address
WC/PC	Investment Asset	B	B355	Public Convenience Templehill Troon South Ayrshire KA10 6BE

Consultations with elected ward members – October 2021

Ayr Common Good Fund

Consultation took place with ward members for both Ayr East and Ayr West. The following feedback was provided:

- The Council should review its existing management arrangements for Common Good property it occupies. The current position is that the Common Good Funds are responsible for all internal and external repair costs.
- It was proposed that a review be undertaken regarding the current governance of Common Good. An annual report is provided to the Leadership Panel. It was proposed that a cross service group comprising of officers from Asset Management, Legal Services and Finance is put in place to review Common Good on a quarterly basis throughout the year. This would provide greater focus on the development of Common Good land and property assets.
- The Council should pursue external match funding opportunities in particular with regard to its historic monuments and listed buildings held in the Common Good.
- The future of the Afflecks site was also raised and identified as an area requiring further consideration.

Prestwick Common Good Fund

Consultation took place with Prestwick ward members and the consensus was to retain the land and buildings within the Prestwick common good but explore additional revenue generation opportunities.

- The current management agreements regarding the Freemans Hall was raised and whether this should be reviewed. It was noted that Housing had recently moved out of Freemans Hall, however the Troon & Prestwick Children's Services are due to relocate there in December. This will provide a rental however it was raised that the Freemans Hall and the land at the rear should be considered as part of a possible development with feasibility and public consultation around its long term future use.
- The members requested if the annual charges to the Common Good from the various Council services could be presented in a more transparent format in order that it was clear how much revenue was being charged each year for each asset.
- The ward members suggested that the common good land at the rear of Kidz Play could be brought into a beneficial use such as a skate park operated by a commercial interest.

Troon Common Good Fund

Consultation took place with ward members and it was proposed to look at possible options to use the funds of £0.035m to best serve the people of Troon. This would be open to public consultation.

Girvan Common Good Fund

Consultation took place with ward members and the consensus was to consider declaring the bandstand surplus and also the transfer of Stumpy Tower from the Girvan Common account to the Council General Services account. This would enable funding to be directed to maintain this important asset. Both these options would be subject to further public consultation.

Maybole Common Good

The Maybole Common Good holds no land or property assets and therefore members did not deem it appropriate to meet in this case.

South Ayrshire Council

Management of Common Good Funds

Statement of Objectives, Management Principles and Governance Arrangements

Objectives

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

Principles

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

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

Governance

1. Decisions relating to the management of Common Good Funds within South Ayrshire will be made by the Leadership Panel, or the Council.
2. Consultation on use of Fund revenue surpluses, on acquisitions and disposals, and on specific Council priorities that should receive support, will be undertaken prior to such decisions being sought, with the results of such consultation being reported to Council/Leadership Panel for their consideration.
3. This consultation will be conducted with all members elected for all wards which cover the area of the Common Good Fund concerned.

Reports on the financial status, compliance with Common Good Fund objectives, principles and intended Asset Management outcomes will be reported within the Council's Land and Buildings Asset Management Plan and submitted to the Leadership Panel, or the Council for its consideration.

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. See information here: [Interim Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018.

1. Policy details

Policy Title	Strategic Review of Common Good Assets
Lead Officer (Name/Position/Email)	Service Lead – Asset Management and Community Asset Transfer

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	-	-
Disability	-	-
Gender Reassignment (Trans/Transgender Identity)	-	-
Marriage or Civil Partnership	-	-
Pregnancy and Maternity	-	-
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	-	-
Religion or Belief (including lack of belief)	-	-
Sex – gender identity (issues specific to women & men or girls & boys)	-	-
Sexual Orientation – person's sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	-	-
Thematic Groups: Health, Human Rights & Children's Rights	-	-

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage? (Fairer Scotland Duty). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	-	-
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	-	-
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	-	-
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	-	-
Socio-economic Background – social class i.e. parent’s education, employment and income	-	-

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low
Increase participation of particular communities or groups in public life	Low
Improve the health and wellbeing of particular communities or groups	Low
Promote the human rights of particular communities or groups	Low
Tackle deprivation faced by particular communities or groups	Low

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO X
Rationale for decision:	
Signed : T Burns Service Lead – Asset Management and Community Asset Transfer	
Date: 11 th February 2022	