

Fort, Seafield and Wallacetoun Community Council
Minutes of Meeting
8th March 2023 @ 7pm
Room RBS3, Ayr Town Buildings

Welcome

M Hitchon welcomed all to the meeting. He reported that he had received two statements, one from the immediate past Chair, Olena Stewart, and thanked her for her many years of service to the community council, notably as secretary keeping members fully informed through relevant forwarded emails. He reminded everyone that the complaints made to SAC had not been upheld. He had also received a message from Olena's predecessor as Chair, Norman McLean, who asked to have it recorded that he had not lied, and had not received 'legal advice'. A Roseweir said that spurious allegations had been made.

M Hitchon reported that Davies Brock had resigned his role as Special Co-optee for Common Good.

M Hitchon asked all members present to agree to put the recent problems behind them and to move on in a positive way, and all gave their agreement.

1. Present

Michael Hitchon (in the Chair), Kenny MacLeod, Phil Martin, Alan Roseweir, Denise Sommerville, Forbes Watson

Councillors: Bob Shields, George Weir

Link Officer: David Porte

Minute Secretary: Tricia McKeand

Members of the public: John Allan, Michael Allan, Kenneth Ballantyne, Nancye Cameron, Lynn Carleton, David Connelly, Carol Fisher, A Henderson, Jim McKay, John Nisbet, David Petrie

The Chair was asked to contact Councillors Dowey and Lyons as they had not attended for many months.

2. Apologies

Eric Armstrong, Gordon Kelly, Adam Short, Cllr Martin Dowey.

3. Declarations of interest.

None.

4. Minutes of Meeting held on Wednesday 8th February 2023

Item 2 Matters Arising from October 2022 minutes.

It was agreed that 'K MacLeod proposed that the following text, compiled by him and G Kelly, be accepted by the CC as an honest and accurate summary of the events that transpired at the meeting. After discussion, the proposal was voted for by all apart from one member, Phil Martin, who voted against.' should be inserted at the beginning, ie before 'Following the CC meeting ..'.

It was agreed that '*P Martin asked to have it minuted that the above text had been written nearly four months after the meeting, and that recollections might differ.*' should be added to the end, ie after '...no such legal advice was ever provided by SAC'.

Approval of the minutes, subject to these amendments, was proposed by F Watson and seconded by K MacLeod.

5. Matters Arising

Item 5 Council Business – F Watson had reported the Doonfoot Road speeding and parking problems to Ayrshire Roads Alliance; Cllrs Shields and Weir had also done so.

6. Correspondence

None.

7. Public Business

M Hitchon provided an SAC contact name and number in response to a member of Ayr Sketch Club's query about availability of a room in the Grammar Primary School building.

8. Reports

a. Police

A report 'Policing in Ayrshire Community Council Report for Fort, Seafield and Wallacetown' had been received which covered January 2023 – see Appendix 1.

Concerns were expressed about policing of the Pavilion Festival. D Porte to contact police about this and invite someone to April meeting to describe their plans. DP also to ask whether there is a designated officer for the CC. See also AOCB.

b. SAC Elected Members

i. Cllr George Weir

The most recent Recycling Saturday Ayr event at Newton Primary, which is held on the first Saturday of each month, had again been successful - details of future events and items required are available on Facebook.

D Porte said he had raised the matter of a CC noticeboard for the town centre. It was thought that N McLean held the key for the one at Carwinshoch.

ii. Cllr Bob Shields

Details given of the recent SAC budget, which included an allocation of £1 million for capital projects in each ward, to be spread over 4 years with a maximum of £250k pa, to be bid for. CC members were urged to discuss over next few months what improvements were most needed – to be added to April's agenda. (Ayr West to be allocated an extra £2 million because it contains town centre.) M Hitchon said revenue side should be kept in mind.

c. Short Term Lets (STL)

The document 'Briefing paper for the Community Council on Short Term Lets – on behalf of residents in the Ayr Fort area' (see Appendix 3) had been circulated previously and was discussed. The consensus was that the matters raised were of great concern and it was agreed unanimously that the CC would object to all Planning Applications for

Change of Use to Short Term Lets for properties which shared a common entry and common stairwell with other properties, even if the other properties were all STLs. It was also agreed unanimously that the decision on whether to object to other Planning Applications for Change of Use to Short Term Lets would be made on a case by case basis, but that the power to decide whether to object would be devolved to K MacLeod if necessary because of the 21-day objection period. During recesses, K MacLeod would email other members to reach a decision. A Roseweir suggested that other CC Chairs should be told of these decisions. Cllr Weir advised that SAC was still waiting for legal advice about Change of Use which had been requested in December.

d. Planning – K MacLeod

Re the change in number of objections from 5 to 10 required for a planning application to go before councillors, the Head of Service had confirmed that an application would still go before councillors when “A competent written objection has been received from a Community Council, via their designated contact person(s), and the appointed officer is minded to recommend a determination which is contrary to the views expressed by the Community Council”.

Ayrshire Hospice - M Hitchon to invite CEO to May meeting.

116 High St (Clinton Cards building) – two objections had been submitted, regarding concerns about waste bins storage and air source heat pumps noise.

100 - 104 Sandgate (Blue Lagoon) – two objections had been submitted, which included concern about metal barrier on pavement, door opening onto pavement, lack of disabled access and projecting sign in conservation area. A letter had also been sent to Ayrshire Roads Alliance (ARA) about the metal barrier on pavement and door opening onto pavement without planning permission.

15 Wellington Square – no objection to be submitted.

Community Wealth Building consultation – M Hitchon and K MacLeod to discuss.

e. Licensing - F Watson: no applications in area.

f. FSWCA: Community Energy Project – A Roseweir

See Appendix 2. The project had been endorsed by all SAC elected members and by Strathclyde University. The launch had been reported in the Daily Record. Stage 2 would involve raising funding, and drawing in the community to lead them to take charge.

g. Ayr Common Good Fund – F Watson

Another co-optee needed.

h. Treasurer

M Hitchon distributed copies of an interim Receipts and Payment Account to 8 March 2023 which showed a balance at bank of £184.60 available for administration.

i. SAH&SCP AS&C LPG – South Ayrshire Health & Social Care Partnership Ayr South & Coylton Locality Planning Group is a consultation group that meets monthly.

- j. **A&ACB** – Ageless and Active Champions Board is another consultation group that meets monthly, and is conscious of the demographic trend. Warm spaces information booklet. VASA 'All About Me' booklet was thought useful by M Hitchon.

9. Fort Matters

M Hitchon to ask for copy of SAC's Esplanade plan.

10. Seafield Matters

Nothing more.

11. Wallacetoun Matters

Nothing more.

12. AOCB

New community councillors - Forbes Watson read out the names of six people who had been elected at the recent by-election to become community councillors with effect from 1 April 2023.

D Somerville gave a report on the Pavilion Festival Electronic Music event on Saturday 29th April, Noon – 10.30pm. She would invite Community Liaison Officer Mark Lamb to attend next meeting.

M Hitchon said he was simplifying the accounts and that Organist Entertains and Window Box funds would be moved to Ayr Arts Guild, a local charitable group that reports to OSCR.

P Martin expressed concern at the continuing deterioration of the state of roads.

13. Date of Next Meeting

Wednesday 12 April 2023 at 7pm , Room RBS3, Ayr Town Buildings

Police Report

Ward Priorities

1. Drug Dealing & Drug Misuse
2. Road Safety
3. Dishonesty
4. Violent Crime

Locality Officers team which covers Ayr and the Villages:

Inspector Joanne Logan

Sergeant Jamie Lyall

Police Officers - PC Hunter, PC Huttner, PC McGregor, PC Nicol, PC Dominick

Report covering January 2023:

Calls to police – 309 - including concern calls, sudden deaths, missing persons, road crashes.

Crimes

Thefts – 16 – mostly thefts from Town centre.

Disorder – 18

Assault – 9

Vandalism – 7

Drug Offences – 7 – majority from Wallacetown

Fraud – 4

Road Traffic Offences – 10

Ongoing issues with drugs in the Wallacetown area has been targeted by local officers carrying out both High visibility foot and mobile patrol.

Contact details:

In an emergency dial 999.

For non-urgent crime, contact local police office by telephoning 101.

Twitter and Facebook sites are not for reporting crime and they are not monitored 24/7.

Facebook – www.facebook.com/ayrshirepolice Twitter - @AyrshirePolice

Information:

Annual Police plan 2022/23 sets out what they will do to keep communities safe and this had been developed using responses to last year's survey, along with focus groups, workshops and other ways they listen to communities.

Energy Working group – Update report for Community Association and Community Council

March 2023

Educational Update

One of the key objectives of the project is educational engagement and development. The project is supporting this by providing Photovoltaic activity kit plus Carbon Footprint and eco home learning packs for each school. These kits will assist them in the development of their STEM activity.

The three heads, (see details below) have been notified.

[Fiona McAvoy, Head Teacher, Newton Primary School](#)

[Diane Hodge, Centre Manager Wallacetown Early Years Centre](#)

[Louise Gray, Head Teacher St John's Primary School](#)

I met with Jo Dempster, STEM Manager Princes Trust Dumfries House in relation to further support. Jo has agreed to provide further support to the schools and South Ayrshire

Community Communication – Wallacetown

I was invited by Mr Ian Gall, Pastor Riverside Church Wallacetown and his Board of Trustees, ([Riverside Community Trust](#)), on the 29th November 2022 to provide details of the projects. Ian and his trustees have agreed to work in partnership to support the project. Further meetings are being planned.

Technology Feasibility study update

The building structure survey reports have now been received from Absolute. The initial findings are that the three buildings are suitable to support the maximum array of PV panels without further structural work being required. Mark Fazzini from Absolute has also provided the Electrical Distribution specification requirements for each building. An inspection will be required to ascertain the current status and to determine if the buildings require upgrading. This work will be carried out by SAC.

Press Engagement (Handover of Kits update)

An event has been organised for 3rd March 2023 at 11:00 Craigie Park. The project banner has been designed and produced. The head teachers along with selected students, FSWCA and working group representatives will gather for this photoshoot launch. Abie Smillie, (Reporter) from Ayrshire post et al has organised the press session. See photographs below:



Project Promotion and Support

The project Banner has been designed and produced. The project information booklet has also been designed and distributed to the community (with CA Newsletter in December 2022). The project has been endorsed by the constituency MSP AND MP copies of the project leaflet have been supplied for distribution. Further endorsement has been received from University of Strathclyde Communities of good practice.

Meeting with SAC Senior Staff – 24th January 2023

A project presentation was given to senior staff from SAC. The purpose of the meeting was to provide a summary of the project achievements so far and to give consider what the partnership model for distribution of income to the community should look like. The presentation was well received. Further meeting(s) to be organised.

Scottish Power Network – Net zero Conference – 25th January 2023

I attended this event, (virtual). The purpose of the event was to make communities aware of funding opportunities for feasibility studies and capital funding. Delegates were invited to register a note of interest. I have registered in relation to capital funding the registration has been acknowledged. Details of the application process will be provided in due course.

Next stages

The points below provide an indication of the next stage actions:

- Draft outline bid paper is being produced for submission to Community and Renewable Energy Scheme (**CARES**)
- Other appropriate capital funding routes to support full project implementation have been identified and will be pursued in due course
- Further development of the partnership model with SAC
- Further promotion of the project

Alan Roseweir, (Chair of Wallacetown Energy Project Group) – 3rd March 2023

Contact email: roseweiralan08@gmail.com

BRIEFING PAPER FOR THE COMMUNITY COUNCIL ON SHORT TERM LETS - ON BEHALF OF RESIDENTS IN THE AYR FORT AREA

Background

Over the past few years the growth of Short Term Let businesses (STLs) across the world and in the UK has been dramatic. For the owners of these properties an STL is much more profitable than having longer term tenants. STLs in Ayr and other coastal areas in South Ayrshire are very attractive propositions to individual local landlords and some outwith Ayrshire and Scotland.

As the years have passed, opposition to these lets has grown particularly where they were seen to damage the quality of life of permanent residents living in their vicinity. Wherever STLs have arisen, particular problems have been identified in relation to flats sharing a common entrance.

In a move to address local concerns and regulate this growth, Scottish Government legislation came into effect in October 2022 whereby all new hosts or operators must have a licence before operating as an STL. Existing hosts or operators have until 1st October 2023 to apply. The deadline for all STL properties to be licensed is 1st July 2024.

This legislation and accumulated case law and precedent has resulted in local authorities advising all STL business hosts or operators that before a licence is applied for they must be contacted to assess whether '*change of use*' planning permission is required.

In a growing number of areas across Scotland there is a presumption against STLs receiving planning permission in buildings with a single entrance giving access to a number of flats. This planning refusal effectively prevents owners then applying for an STL licence. We want this position to be adopted for residential flatted estates in South Ayrshire.

In a recently-submitted draft policy to councillors, the SAC Planning Department recommended similar processes be adopted in relation to STL planning applications in South Ayrshire. However this draft policy did indicate that one-bedroom flatted properties in a residential area might be granted planning permission for change of use to a short term let.

https://www.south-ayrshire.gov.uk/media/7328/SAC-151222-Item-17-Short-Term-Lets-Planning-Guidance/pdf/Item_17_-_SAC151222_Short_Term_Lets_Planning_Guidance.pdf?m=638060938479000000

As things stand however, the draft policy paper was referred back to SAC legal department to clarify the legality of certain recommendations. At the time of writing this paper, Council discussions continue although planning applications for short term lets are now being received.

Community Councils (CCs) as Objectors.

The role of Community Councils as outlined by SAC is:

'Community Councils are voluntary bodies which exist within a statutory framework and which have been granted statutory rights of consultation. The general purpose of a Community Council is to ascertain, co-ordinate and express the wider views of the entire community within its boundaries.'

Following previous approaches highlighting the problems that exist for a growing number of residents, we welcome the CC's decision to have STLs as a standing item on their agenda.

When planning applications are being considered, CC observations carry a great deal of weight. It is our opinion that the CC's voice must be heard in support of the communities in its area who are suffering from the growth of STLs.

Current Situation

In the Fort area there are approximately 25 STLs on the flatted estates at Churchill Tower, Rowallan Court, Donnini Court, Inkerman Court and Marlborough Court. In addition, 2 STLs previously operated in Glenford Place, and there has been a recent planning application for an STL in Yeomanry Place (subsequently withdrawn by the applicant).

The attached spreadsheet (Appendix A) shows those properties advertising as short term lets as of 30th January 2023.

(There is also a significant number of flatted STLs operating on the north side of the river however this is outwith the Community Council area)

This is an attractive area for STLs due to the seaside location, and the relatively affordable cost as compared to other coastal locations in Ayrshire and Scotland. Hosts and operators may also have been drawn to flatted properties in order to market a one to three bedroom let whilst not having the larger cost, and being wholly responsible for building maintenance as would be the case with a house.

STL numbers have already grown to an unacceptable level where the quality of life of some permanent residents is being severely compromised.

To our knowledge there are three professional short term let management agents working in our area:

'Coorie Doon Apartments' (<https://cooriedoonapartments.com/>),

'Donnini Apartments' (www.donnini.co.uk/)

'Diamond Short Lets' (www.diamondshortlets.co.uk/) (based in Edinburgh)

Permanent Residents' Experiences

Over the past few years regular complaints have been made by permanent residents in flats situated in the vicinity of STLs. A recent survey showed just how serious some of these problems were. (Extracts from this survey are shown in Appendix B). Unfortunately because of an absence of official reporting and recording, there has been no effective action thus far.

The following problems have been experienced on the flatted estates in the Fort area:

Disturbance and loss of amenity

1. Excessive noise (music, loud voices and door slamming) either from within the STL flats or out on balconies. This is a particular problem where the balcony of the STL flat is immediately adjacent to the bedroom(s) of others, or where balcony doors face into a courtyard area.
2. Excessive drinking and anti-social behaviour, including stag parties.
3. One instance of a pop-up brothel.
4. Guests smoking drugs - this can be smelt in the surrounding flats due to shared air vents, and also from balconies.
5. Guests throwing food or cigarette ends from balconies.
6. One instance of a guest deliberately spitting from a balcony to hit the balcony below.
7. Guests exploring and loitering in stairwells, and children being allowed to play unsupervised in lifts and stairwells.
8. Guests repeatedly ringing the entry door buzzer of other flats in order to gain access, often during the night.
9. General increased level of disturbance caused by guest arrival and departures.
10. Regular disturbance from STL cleaners, servicing and delivery personnel.

Security

1. Guests trying to enter the wrong flat.
2. Guests not closing the communal entry door properly, deliberately wedging the entry door open at night for the remainder of their party and in worst cases, breaking the entry door lock in order to gain access (guests are usually given only one set of keys)
3. Use of outside key lock boxes or key padlocks attached to outside bin stores. This is a concern as in all cases these include entry door keys as well as keys to the individual STLs. Access to the entry door may include access to an underground car park.

Fire risk

1. Guests smoking in stairwell areas (where the STL they are occupying does not permit smoking).
2. Overcrowding - the STLs in many cases advertise the use of a living room sofa bed as another sleeping area, and in addition guests have been known to bring in their own bedding to accommodate an even larger group.
3. Several instances where guests have lit a disposable barbecue on their balcony, with resultant smoke and ashes being blown into the open balcony doors of nearby flats.

Waste Disposal

1. Little or no segregation of waste by guests and STL cleaners, causing overfilling of general waste communal bins with resultant smells, and attracting seagulls and vermin.
2. Inconsiderate use of communal waste bins - repeatedly filling the nearest bin to overflowing rather than using a bin further away.
3. Additional waste being left beside bins in the assumption that the council will remove it.

Parking

1. Guests parking cars in bays belonging to other neighbours due to not knowing which bay they should use, or needing to park more than one car.
2. Guests deliberately using a reserved parking bay in another neighbouring block in order to be closer to the entry door.
3. Outsize vans being parked overnight in South Harbour Street with back end protruding into the road, causing an obstacle to traffic.

Damage to property

1. Damage to lifts due to misuse, knocking sensors and overloading.
2. Damage to entry door locks.
3. Vomit on communal carpet.
4. Dogs being allowed to urinate in communal stairwell.
5. General increased wear and tear in communal areas due to guests transporting their belongings in and out.

Overall Impact on Neighbours

Not all STL guests are badly behaved and inconsiderate. However, it is well established through planning and civil law actions that STLs inevitably bring an increased level of noise and disturbance. They often have a serious negative impact on the quality of life of surrounding residents, particularly in blocks of flats, and can be harmful to residents' emotional and psychological health. These effects cannot be under-estimated, particularly for the elderly, disabled and single occupiers. After a bad

experience, there is a level of anxiety whenever new guests arrive. Some long term residents have felt they have had no option but to move home.

Planning Assessment of Potential Nuisance and Disturbance

In considering an application, the Planning Department will take account of the extent to which the STL would differ from a property in normal residential use. This should not be based simply on the number of bedrooms. Even a one-bedroom flat can create more nuisance and disturbance for neighbours than they could expect from normal residential use, taking account of cleaning and laundry crew visits, guests arriving and departing with their belongings, and guests potentially not respecting the neighbours around them. Guests tend to use balconies more, and be noisier on balconies than long term residents. A group (and possibly their visitors) in the party spirit may not restrict themselves to the STL flat, but carry on in the stairwell or surrounding outside grounds.

In August 2021, all the neighbours in the stairwell of an STL flat in Glenford Place instigated legal action against the owner of the property, on the grounds that this business breached three Title Deeds burdens. The action was successful. This was a **two-bedroom** property, but created such an amount of nuisance and disturbance that the neighbours opted to pay significant legal costs in order to have this stopped.

The Planning Department will take account of the applicant's Operational Plan, which should be designed to limit nuisance and disturbance to surrounding residents. However, the STL guests may not necessarily comply with the restrictions, and as the host or operator is not on site they are unable to monitor this. In fact, the host or operator will never meet their guests if an external keysafe is in operation.

Experience on our estates is that where problems have been reported to a host or operator, their responses have differed. In general they have not dealt with complaints straight away, or have been reluctant to get involved with their guests (and run the risk of poor guest reviews). Bearing in mind that the SAC STL Licensing Scheme does not require the host or operator to provide any contact details, neighbouring residents will not necessarily be able to phone the host or operator if there is a problem.

Furthermore, although planning permission might be granted based on a specific Operational Plan, the owner might subsequently change to a new property management company, or sell to a new owner who might operate the STL differently.

The effectiveness of an Operational Plan in preventing nuisance and disturbance is questionable - the guests are usually not known to the host or operator, their behaviour cannot be predicted, and there is no-one living at the property to police this.

Perceived Economic Benefit

The image promoted by some owners and agencies with vested interests in short term letting is of well-behaved tourists who spend a large amount of money in the local economy.

A study "Economic Impact of Self-Catering Sector to the Scottish Economy" published in 2021 by Frontline on behalf of the Association of Scotland's Self Caterers stated that in 2019 (pre-Covid), self-catering properties in Ayrshire generated a total economic contribution of £31.8 million. However, we would challenge this figure for the following reasons:

1. The sample size of Ayrshire respondents for all questions in this study is unclear.
2. Respondents did not all accurately report on the number of properties they owned, leading to the use of estimations and multipliers.
3. No account was taken of loss of income to the Council where the property is registered for business rates and is eligible for 100% discount.
4. Assumption was made that all owners were based in Ayrshire, with owner profits included in the economic contribution calculation. This is not the case in our area, as there are hosts/operators who manage the STL for owners living elsewhere.
5. The visitor spend is calculated using an average over Scotland as a whole, and is clearly “tourist” spend. Whereas in our area, whilst we see some genuine tourists we also see these STL flats being occupied by groups of workmen, mental health carers and their charges, student groups and party groups etc. This type of clientele often bring their own food and drink, and travel no further than to work or to the beach. There is no evidence that these groups spend more in the local economy than long term residents would do.
6. The study assumes that the income generated from self-catering properties **is additional** to income associated with hotels, guest houses and traditional B&Bs, and does not deprive these establishments of business. Whereas in fact there have been studies both abroad and in the UK which have shown that short term letting is a nearly pure substitution for other forms of accommodation¹, and in particular has a more severe impact on lower-end hotels².

When considering a short term let planning application, the Planning Department will take account of possible economic benefit. This should be based on solid evidence, **gathered in our local area**, taking account of the points made above, rather than working on an assumption that an increase in STLs equates to an increase of tourists eating out, visiting tourist destinations and boosting the local economy.

To those who view tourism as the justification for allowing short term letting in flatted properties, we would ask that they think about how they would feel in a situation where their quality of life is being seriously compromised and where residents at times do not feel safe and secure in their own homes.

Effect of Planning and Licence Requirements

In evaluating the likely success of STL planning and licence conditions in addressing the concerns of residents living in their vicinity, we are of the opinion that they will indeed be effective for many lets in detached or semi detached properties. However, extensive evidence clearly shows that on estates where a number of flats share a common entrance, while regulation can bring a degree of control, the serious disruption of the lives of residents in the vicinity continues.

We have serious concerns that the amount of monitoring and supervision required by SAC to ensure that licence undertakings are kept will place undue stress on the departments tasked with this and frankly won't happen. As at present, the responsibility will fall on neighbours to object, adding to the stress they are already experiencing.

Conclusion

We now feel that the CC must, *‘ascertain, co-ordinate and express the wider views of the entire community within its boundaries’* and where necessary add its voice to those of its residents who continue to suffer at the hands of STL hosts and operators who show little concern for the permanent residents living near these lets.

It is our view:

- That the Community Council should monitor STL planning and licence applications and where applicable enter formal objections.
- That the Community Council should agree to a presumption against STLs being granted planning permission in residential buildings with a single common entrance giving access to a number of flats.

Acting on behalf of residents in the Ayr Fort area:

Iain McKie, 27 Donnini Court

Donnini Court, KA7 1JP

Churchill Tower, KA7 1JT

Rowallan Court, KA7 1JR

Morag McCrimmon, 7 Marlborough Court

Marlborough Court, KA7 1HE

Lynn Carleton, 7 Inkerman Court

Inkerman Court, KA7 1HF

Sandra Ratcliffe, 1H Glenford Place

Glenford Place, KA7 1LB

John Allan, 28 Yeomanry Place

Yeomanry Place, KA7 1LD

1st March 2023

References

Bivens, Josh. "The Economic Costs and Benefits of Airbnb." *Economic Policy Institute*, 30 Jan 2019

1. Lu, Luqi and Tabari, Saloomeh. "Impact of Airbnb on Customers' Behaviour in the UK Hotel Industry." *Tourism Analysis*, Feb 2019, Vol. 24, pp. 13-26

Appendix A

Flat Number	Address	Postcode	SAA Registered? Ref 1	SAA Registered Occupier Ref 1	Advertised Short Term Let? Ref 2	Advertised Property Name Ref 2	Advertised Host Name Ref 2
5	Churchill Tower	KA7 1JT	Yes	Ross Manson	Yes	No.5 Ayr Beach - Coorie Doon also Ayr Beach Apartment	Coorie Doon Apartments also Apartment Ayr
7	Churchill Tower	KA7 1JT	No	-	Yes	The Marine @ No.7 Ayr Beach	Coorie Doon Apartments
27	Churchill Tower	KA7 1JT	Yes	Cooriedoon Ayrshire Ltd	Yes	No.27 Ayr Beach - Coorie Doon also Ayr Beach Apartment Balcony with Sea View	Coorie Doon Apartments also Apartment Ayr
42	Churchill Tower	KA7 1JT	Yes	Neil Stewart	Yes	Anchors Away	Neil
43	Churchill Tower	KA7 1JT	Yes	David Graham	Yes	Fresh Ayr by the Sea also Harbour Heaven	Andrew also David Graham davidgraham04@btinternet.com
46	Churchill Tower	KA7 1JT	Yes	Craig Connelly	Yes	Isla Retreat also 12069233	Donnini Apartments
48	Churchill Tower	KA7 1JT	Yes	Andrea Whitehead	Yes	Arran View	Donnini Apartments
57	Churchill Tower	KA7 1JT	Yes	Donnini Apartments	Yes	Waverley Suite No.57	Donnini Apartments
14	Rowallan Court	KA7 1JR	Yes	Donnini Apartments	Yes	Forbes Retreat	Donnini Apartments
20	Rowallan Court	KA7 1JR	Yes	Joanne Armour	Yes	Kintyre Apartment	Joanne
30	Rowallan Court	KA7 1JR	No	-	Yes	Cosy 2 bed apartment with balcony	Diamond Short Lets also Sunrise Short Lets
50	Rowallan Court	KA7 1JR	Yes	Joanne Armour	Yes	Kincraig Apartment	Joanne
1	Donnini Court	KA7 1JP	Yes	Ross & Joanne Armour	Yes	Kinfirth Apartment	Joanne
7	Donnini Court	KA7 1JP	Yes	Jean Cox & John Robinson	Yes	No.7 Ayr Beach - Coorie Doon also Harley Suite	Coorie Doon Apartments also Apartment Ayr
12	Donnini Court	KA7 1JP	Yes	Ian & Audrey Graham	Yes	Ayr Holiday Apartment also 12 Donnini Court	Ian Graham

Appendix 3

35	Donnini Court	KA7 1JP	Yes	Donnini Apartments	Yes	Bay View	Donnini Apartments
37	Donnini Court	KA7 1JP	Yes	Donnini Apartments	Yes	The Original Donnini Apartment	Donnini Apartments
44	Donnini Court	KA7 1JP	Yes	Calum Taylor & Chris Wood	Yes	Beachside UK12112	Cottages.com
3	Inkerman Court	KA7 1HF	No	-	Yes	Tranquility	Sheelagh
8	Inkerman Court	KA7 1HF	Yes	R & M Mitchell	Yes	Citadel Penthouse	Bob www.accommodation-ayr.co.uk/ Phone 07889180794
15	Inkerman Court	KA7 1HF	Yes	Kenneth Blackwood	Yes	Harris Retreat	Donnini Apartments
22	Inkerman Court	KA7 1HF	Yes	Kenneth Blackwood	Yes	Carrick Retreat	Donnini Apartments
28d	Inkerman Court	KA7 1HF	Yes	Kenneth Blackwood	Yes	Iona Residence	Donnini Apartments
28e	Inkerman Court	KA7 1HF	No	-	Yes	Hideout Ayr	Noreen
17	Marlborough Court	KA7 1HE	No	-	Yes	Marlborough Court	Donnini Apartments

Ref 1 - Scottish Assessors Association

Ref 2 - Advertisements on AirBnB.co.uk, Vrbo.com, Cottages.com, Booking.com, visitscotland.com, donnini.co.uk, cooriedoonapartments.com and accommodation-ayr.co.uk

APPENDIX B

Fort Residents Association carried out a short survey of permanent residents on three estates across the sea front seeking opinions for and against short term lets. These are some of the comments received.

- *'Parking is an issue as short term renters park anywhere with no regard to owners. Security is an issue with strangers wandering about, leaving the outside door open and bullying to be let in.'*
- *'... regular has noisy, disruptive occupiers...There is a regular smell of drugs. This is my family home and when you see the unsavoury characters it does not always feel safe.'*
- *'Late night parties.'*
- *'A mix of renters (long or short) is good for the estate. It promotes inclusion and raises the profile of..... I fully support the regulation of STL'sShort lets improve property prices as they encourage demand and increase prices.'*
- *'Incidents include: defacing of notice in lift, litter not being properly placed in bins so that seagulls gain access, woken up at night on a number of occasions by the rancid smell of marijuana..... one of my neighbours recently moved out as a result. I have emailed..... but without response.'*
- *'Have experienced a couple of parties wakened - once at 4am - with noise and people smoking out of windows. Bins not used properly resulting in smell and overloading by putting food into normal bins.'*
- *'Short term letting only causes annoyance to residents because of their inconsideration for others.....they park in the wrong place.....pressing of the door entry system because they can't get into the building. Noise.....security is also an issue as doors are often jammed open.I personally know of people who decided not to buy in this area because of Airbnb type premises. I also would not have bought here if I had known of the problems caused by unsupervised letting.'*
- *'The Police and the local Council have been informed about this matter so it has already been dealt with. These recent AIRBNB 'pop-up brothel' incidents and others (drugs, etc.) are a direct consequence of a lack of action over the past few years against those absentee Owners who have bought apartments in our Estate.'*
- *'The AirBnB leters many with multiple dogs, often pee on floor in the lift, always pee by outside of security door. My other concern is that I hear of.....vehicles being broken into/damaged in (the) car park hence frustration at lack of use of CCTV.'*
- *'We have experienced the following; unidentified groups of strangers in communal areas returning drunk at night/early morning.....Shouting, cursing and singing on balcony. Throwing garbage from balcony.....an attempt to make a campfire on the wooden balcony, barbecue on the wooden balcony.....broken down lift.'*