

COMMITTEE:	Common Good Committee
MEETING DATE:	13 November 2025
BY:	Head of Corporate Support
REPORT TITLE:	Consultation re Winterfield Golf Club, Dunbar
REPORT STATUS:	Public

1 PURPOSE OF REPORT

- 1.1 To report to the Committee on the results of the consultation carried out in respect of the proposed amended lease of Winterfield Golf Club, Dunbar

2 RECOMMENDATIONS

Members are recommended to:

- 2.1 Note the responses received to the Consultation and, in light of the overwhelmingly supportive responses received, approve the proposal to incorporate a 40 year lease of St Margarets House as part of the new lease to the Club of Winterfield Golf Course.

3 BACKGROUND

- 3.1 The Council undertook a consultation regarding a proposed amended lease for Winterfield Golf Club, Dunbar, which ran for a period of eight weeks and closed on 19 September 2025.
- 3.2 The consultation specifically related to St Margarets House, which is a Common Good asset and has been leased to Winterfield Golf Club and used by them as their Club house since at least 1994, with rental income being re-invested in the Common Good fund.
- 3.3 Winterfield Golf Club recently took over the management and maintenance of the golf course which, although it surrounds St Margarets House, is not itself a Common Good asset. The move

followed a consultation with Club members who voted in favour of taking over full operational control of the course and its buildings. Terms were agreed with the club for a 40-year lease of the course; the proposals for St Margaret's House would align with this duration. As well as providing certainty for long-term planning, the move would offer Winterfield Golf Club opportunities to attract grant funding for its activities. St Margaret's House is a Common Good asset meaning, by law, the lease constitutes a 'new disposal' and public consultation is required under section 104 of the Community Empowerment (Scotland) Act 2015 for the property.

- 3.4 The consultation asked whether consultees were in favour of the proposed renewed forty year lease to the Club of St Margarets House, as part of the overall new lease of the Golf Course.
- 3.5 Although legally the lease constitutes a 'new disposal' of a Common Good asset, in practice there is no change to the current arrangement with Winterfield Golf Club which have been in place since at least 1994. Rent income for St Margaret's House will continue to be paid into the Dunbar Common Good fund to benefit the community. However the long term stability that a 40-year lease offers will benefit the club's future planning and its abilities to attract grant funding that will support its activities and investment in facilities. Not only is such funding unavailable to the Council as a local authority, it offers the club the opportunity to fully determine and deliver on its own priorities.
- 3.6 A total of 40 responses to the Consulation were received. All but one of the responses were supportive of the proposed lease arrangements.
- 3.7 The single negative response asked whether any other options had been considered, whether the lease of a Common Good asset to a single body such as the Club was seen as the best use of the asset and whether any wider community use, beyond just the Golf Club, had been considered. A formal response to this respondent will follow the outcome of the Committee's decision. In short, other options were not considered and it must be noted that St Margaret's House has been leases to the Golf Club without issue for more than 30 years. The proposal consulted on did not change the lease position of St Margaret's House in a material way, but simply incorporated it within the proposed new lease of the full Golf Course and for a new period of 40 years. Continuation of the lease position which has been in place was considered to be the best outcome for the ongoing use and care of the asset.

4 POLICY IMPLICATIONS

- 4.1 None. The Council has a statutory obligation in terms of the Community Empowerment (Scotland) Act 2015 to carry out a public consultation when there are proposals relating to disposal of a Common Good asset. For these purposes, a lease is considered to be a disposal.

5 RESOURCE AND OTHER IMPLICATIONS

- 5.1 Finance: None immediately as the lease has rent deferral provisions in connection with the commitments the Club are taking on with respect to the Golf Course.
- 5.2 Human Resources: Under the new lease the Club would take over responsibility for the golf course.
- 5.3 Other (e.g. Legal/IT): The consultation met the Council's statutory obligations in terms of the 2015 Act.
- 5.4 Risk: None

6 INTEGRATED IMPACT ASSESSMENT

- 6.1 **Select the statement that is appropriate to your report by placing an 'X' in the relevant box.**

An Integrated Impact Assessment screening process has been undertaken and the subject of this report does not affect the wellbeing of the community or have a significant impact on: equality and human rights; tackling socio-economic disadvantages and poverty; climate change, the environment and sustainability; the Council's role as a corporate parent; or the storage/collection of personal data.

X

or

The subject of this report has been through the Integrated Impact Assessment process and impacts have been identified as follows:

Subject	Impacts identified (Yes, No or N/A)
Equality and human rights	
Socio-economic disadvantage/poverty	
Climate change, the environment and sustainability	
Corporate parenting and care-experienced young people	
Storage/collection of personal data	
Other	

[Enter information on impacts that have been identified]

The Integrated Impact Assessment relating to this report has been published and can be accessed via the Council's website:

https://www.eastlothian.gov.uk/info/210602/equality_and_diversity/12014/integrated_impact_assessments

7 APPENDICES

7.1 None

8 BACKGROUND PAPERS

8.1 Report on the outcome of the Consultation.

9 AUTHOR AND APPROVAL DETAILS

Report Author(s)

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Date	5.11.25

Head of Service Approval

Name	Hayley Barnett
Designation	Head of Corporate Support
Confirmation that IIA and other relevant checks (e.g. finance/legal) have been completed	Yes
Approval Date	06.11.2025

St Margaret's House - proposed new lease agreement: Summary report

This report was created on Monday 22 September 2025 at 09:02 and includes 40 responses.

The activity ran from 25/07/2025 to 19/09/2025.

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Question 1: What is your name?

Name

There were 39 responses to this part of the question.

Question 2: What is your email address?

Email

There were 39 responses to this part of the question.

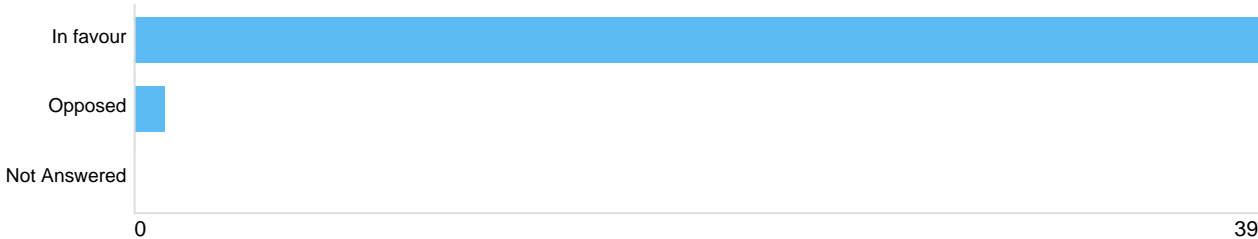
Question 3: What is your organisation? (if answering on behalf of a group or organisation)

Organisation

There were 9 responses to this part of the question.

Question 4: The council proposes to enter into a new 40-year lease for St Margaret's House, Dunbar, to Winterfield Golf Club. Are you:

Proposal to offer lease



Option	Total	Percent
In favour	39	97.50%
Opposed	1	2.50%
Not Answered	0	0.00%

Question 5: Additional comments (if appropriate)

Medium text box for response

There were 23 responses to this part of the question.