

SCOTTISH BORDERS COUNCIL
HAWICK COMMON GOOD FUND SUB-COMMITTEE

MINUTE of MEETING of the HAWICK COMMON
 GOOD FUND SUB-COMMITTEE held in the
 Lesser Hall, High Street, Hawick, on 16 April
 2013 at 4.00 p.m.

Present:- Councillors Z. Elliot (Chairman), A. Cranston, S. Marshall, D. Paterson,
 G. Turnbull; Community Councillor Mr D. Nuttall (Hawick Community Council).
 Apology:- Councillor R. Smith.
 In Attendance:- Legal and Licensing Services Manager, Senior Financial Analyst (A. Mitchell),
 Estates Surveyor, Property Officer (Hawick), Democratic Services Officer
 (F. Walling).

MINUTES

1. There had been circulated copies of the Minutes of the Meeting held on 19 February 2013 and the special meeting of 12 March 2013.

DECISION

APPROVED the Minutes for signature by the Chairman.

PROPERTY ISSUES

Hawick Moor

2. With regard to paragraph 8 of the Minute of 19 February 2013 the Property Officer updated Members regarding work to the racecourse on Hawick Moor. As it had become apparent that the course rails were in a poor state of repair and presented possible safety risks the rails had been removed and replacement rails obtained from Musselburgh racecourse at a total cost of £3,300 for 5 furlongs in length. It was understood that the Hawick Common Riding Race Committee had agreed to donate £1000 towards the cost, and that there may be a further donation forthcoming. Members agreed that the balance of the cost should be met by the Hawick Common Good Fund and that the new rails be erected as soon as possible. The previously identified drainage and grass seeding works that were required had now been completed. The race course would be inspected as part of the round of site inspections to be carried out by Members of the Sub Committee.

DECISION

AGREED that the balance of the cost towards the purchase of replacement railings for the race course on Hawick Moor be funded by Hawick Common Good Fund, on the understanding that a donation of £1000 had already been received towards the total cost of £3,300.

Pilmuir Farm

3. With reference to paragraph 5 of the private Minute of 19 February 2013, the Estates Surveyor reported that he had received a communication from the agent to the tenant of Pilmuir Farm in which three areas of concern were detailed in relation to the responsibility of Hawick Common Good as landlord of the property. The first complaint was that the Common Good had done nothing tangible to address the damp conditions inside the farmhouse which the tenant believed was the responsibility of the landlord. The second issue related to the roller door which had been erected to replace swing doors on an outbuilding used to store feed. It was alleged that there had been an unacceptable delay in this work being carried out. The swing doors had been temporarily left in place when the new door was erected with the result that, in strong winds, the manager's leg was injured when trapped by a swing door. Due to this injury the tenant claimed he had been required to recruit replacement labour to cover a busy period. Furthermore, now that the swing doors had been removed there was a gap at the top of the new roller door which allowed

birds to access the stored animal feed, which was contrary to Animal Health regulations. Planned additional work to fill this gap had not yet been carried out. The tenant was therefore unhappy with the contractor who had been employed by the landlord to carry out the work on the doors, and had no confidence in this firm which had also been given the contract to remove and replace the straw shed at Pilmuir Farm. This was the third area of concern listed by the agent. The tenant also believed that the proposed new shed was not fit for purpose. Members discussed at length the issues raised and agreed that the Estates Surveyor write a response to the agent, in consultation with the Legal and Licensing Services Manager and Property Officer. It was noted that Pilmuir Farm would be included as part of the inspections carried out by Members of the Sub Committee.

DECISION

AGREED that the Estates Surveyor, in consultation with the Legal and Licensing Services Manager and Property Officer, write to the agent of the tenant of Pilmuir Farm in response to the issues raised.

Fields at St Leonards

4. Members were informed that the field drains needed repairing in an area of ground at St Leonards. The tenant had succeeded in draining away a volume of water that had collected in a corner of one of the fields but further work was required, for which a local contractor would be employed. A claim was being made by the Council against Scottish Water for damage to the drains that had occurred during installation of a new water pipe.

**DECISION
NOTED**

PREMISES INSPECTIONS

5. Members discussed and agreed arrangements pertaining to their site inspections of property owned by the Common Good.

DECISION

AGREED that site inspections would be held on Thursday 2 May, starting at the gates to the racecourse at 2 pm.

PRIVATE BUSINESS

DECISION

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in paragraph 6 of Part I of Schedule 7A of the Act.

SUMMARY OF PRIVATE BUSINESS

Minutes

1. Members approved the private sections of the Minutes of 19 February 2013 and 12 March 2013 and received an update on property issues relating to Hawick Golf Course and the access to Whitlaw Wood House.

The meeting concluded at 5.15 pm



28 MAY 2013

*
COMMON GOOD FUND
APPLICATION FOR FINANCIAL ASSISTANCE

ADMIN & LEGAL

<p><u>Applicant Details</u></p> <p>Name and Address of Applicant/Organisation:</p> <p>Telephone No:</p>	<p>HAWICK. WINDEN. RFC. VOLUNTEER PARK. HAWICK.</p>
<p>Address to which payment should be made:</p>	<p>AS ABOVE</p>
<p><u>Activities</u></p> <p>Please supply a brief description of the activities of your organisation and the benefits it brings to the local community:</p>	<p>RUGBY CLUB: IMPROVE FITNESS, HEALTH, AND WELLBEING THROUGH RUGBY. WE ALSO GET INVOLVED WITH COMMUNITY PROJECTS HENCE THIS APPLICATION.</p>
<p><u>Assistance Requested</u></p> <p>Please indicate the sum requested and the purpose for which it will be used:</p>	<p>£1500, THIS WOULD ALLOW AT LEAST 50 PEOPLE TO BECOME TRAINED IN USING THE DEFIBRILLATOR IN THE TOWN.</p>
<p>When will the donation be required:</p>	<p>ASAP TO ALLOW TRAINING TO START.</p>
<p>If this is a one-off project then please give the following details -</p> <p>Date (s):</p> <p>Estimated total cost:</p> <p>Funds already raised by applicant's own efforts:</p> <p>Funds raised or expected to be raised from other sources (please state sources):</p>	<p>YES</p> <p>TBC</p> <p>£1500</p> <p>N/A</p>

Other information

If you have other information which you feel is relevant to this application please provide details including details of any previous assistance given:

PLEASE SEE INFORMATION ATTACHED.
IN SHORT - HAVING TRAINED MEMBERS OF THE PUBLIC IN HAWICK WILL MAKE IT A SAFER PLACE, IN GENERAL THE CHANCE OF SURVIVAL INCREASE BY AROUND 74% WHEN AN DEFB IS USED.

Declaration

I hereby make application for assistance as set out above and certify that the information I have provided is accurate

Signed: _____

Position Held: PRESIDENT

Date 23/3/13

Note: All applications from organisations MUST be accompanied by a copy of the latest audited accounts

This completed form, accounts and any supporting details should be submitted to the relevant area office –

Scottish Borders Council Area Offices, Corporate Resources Department, Newtown Street, Duns TD11 3DT. Telephone 01361 882600. (Duns Fund).

Scottish Borders Council Area Offices, Corporate Resources Department, Albert Place, Galashiels TD1 3DL. Telephone 01896 754751. (Galashiels, Lauder and Selkirk Funds).

Scottish Borders Council Area Offices, Corporate Resources Department, High Street, Hawick TD9 9EF. Telephone 01450 375991. (Hawick, Jedburgh and Kelso Funds).

Scottish Borders Council Area Offices, Corporate Resources Department, Rosetta Road, Peebles EH45 8HG. Telephone 01721 720153. (Peebles Fund).

* Insert name of Fund.

Hawick Linden RFC

Income & Expenditure Statement 2011/2012			
Year to 31/07/11		Year to 31/07/12	
£1,983.00	Subscriptions	£1,758.37	
£704.90	Gate Money	£354.47	
£3,865.00	Sponsorship - (note 1)	£3,320.00	
£2,259.49	Fund Raising - (note 2)	£1,492.28	
£15.63	Bank Interest	£15.06	
£80.00	Other Income	£20.00	
-£9,078.18	Buses - (note 3)		-£3,685.19
	£2,626.82 Income	£494.81	
	-£11,705.00 Expenditure	-£4,180.00	
-£582.90	Annual Dinner		-£654.85
	£1,160.00 Income	£1,013.40	
	-£1,742.90 Expenditure	-£1,668.25	
£1,400.00	Pre-Match Lunch/Ladies Day - (note 4)		£295.00
	£1,490.00 Income	£2,195.00	
	-£90.00 Expenditure	-£1,900.00	
£108.25	International Tickets		£0.00
	£1,195.00 Income	£2,262.00	
	-£1,086.75 Expenditure	-£2,262.00	
-£2,288.83	Playing, Medical & Supporters Kit		-£5,672.66
	£221.00 Income	£95.00	
	-£2,509.83 Expenditure - (note 5)	-£5,767.66	
£3,300.00	SRU Funding		£3,195.00
	£3,300.00 Prize Money - (note 6)	£3,195.00	
	Membership		
£0.00	Tour		£0.00
	Income		
	Expenditure		
-£2,735.59	Running Costs		-£6,265.05
	-£200.00 Catering/Meals	-£250.00	
	-£793.40 Committee Room	-£405.80	
	-£562.38 Officials Expenses - (note 7)	-£2,191.43	
	-£142.10 Maintenance - (note 8)	-£1,500.00	
	Contribution to Volunteer		
	-£195.00 Membership Cards	-£198.00	
	-£394.00 Insurance	-£372.00	
	-£448.71 Sundries - (note 9)	-£1,347.82	
£591.02	200 Club		£179.00
	£1,876.02 Income	£1,854.00	
	-£1,285.00 Expenditure	-£1,675.00	
-£378.21	Net Income / (Expenditure) for Season		-£5,648.57

Bank Balances 2011/2012			
£19,544.58	Opening Bank Balance		£19,166.37
	£16,525.88 General Account	£16,299.65	
	£3,018.70 200 Club	£2,866.72	
-£378.21	Net Income / (Expenditure) for Season		-£5,648.57
£19,166.37	Closing Bank Balance		£13,517.80
	£16,299.65 General Account	£12,147.96	
	£2,866.72 200 Club	£1,369.84	

CORPORATE RESOURCES

31 MAY 2013

ADMIN & LEGAL



AED Usage: Statistics

Automated external defibrillator (AED) use can make the difference between life and death.

According to the American Heart Association (AHA) and European Resuscitation Council (ERC), a sudden cardiac arrest (SCA) victim requires defibrillation to stop ventricular fibrillation (VF), an often-fatal heart condition. In fact, the only known treatment for sudden cardiac arrest is a shock from a defibrillator, administered as quickly as possible.

The defibrillation shock can originate from a manual defibrillator (administered by a medical professional trained in Advanced Life Support) or from an automated external defibrillator (administered by a trained bystander).

Time

It's estimated that more than 95 percent of cardiac arrest victims die before reaching the hospital.¹

A victim's chances of survival are reduced by 7 to 10 percent with every minute that passes without CPR and defibrillation. Few attempts at resuscitation succeed after 10 minutes.¹

The sooner the defibrillation shock the better because each minute the brain goes without oxygen diminishes the likelihood the victim will return to a "normal life" – even if resuscitation does occur within 10 minutes.

Because time is precious in an SCA emergency, an automated external defibrillator is critical. A typical community without readily accessible defibrillation is challenged to meet the deadline.

- The average call-to-shock time for a "typical community" is 9 minutes.²
- Median response time is 6.6 minutes for emergency medical services in mid-sized urban communities.³
- In cities, rush hour traffic or crowded elevators in high-rise buildings further delay emergency response.⁴

Prevalence and risk factors

Extrapolation of the mortality rate observed in the Resuscitation Outcomes Consortium to the total population of the United States suggests that each year,

¹ "Cardiac Arrest," from the American Heart Association Web site, <http://www.americanheart.org/presenter.jhtml?identifier=4481>.

² Mosesso VN Jr, Davis EA, Auble TE, Paris PM, Yealy DM. Use of automated external defibrillators by police officers for treatment of out-of-hospital cardiac arrest. *Ann Emerg Med*. 1998;32:200-207.

³ Braun O, McCallion R, Fazackerley J. Characteristics of midsized urban EMS systems. *Ann Emerg Med* 1990 May;19(5):536-46.

⁴ Lombardi G, Gallagher J, Gennis P. Outcome of out-of-hospital cardiac arrest in New York City: the pre-hospital arrest survival evaluation study. *JAMA*. 1994;271:678-683.



there are 295,000 emergency medical services (EMS)-assessed out-of-hospital cardiac arrests in the United States.⁵

Sudden cardiac arrest knows no age limit. It can strike anyone, at any time. As many as 7,000 children are struck down by sudden cardiac arrest each year.⁶

For perspective, sudden cardiac arrest takes more lives in America each year than breast cancer⁷, prostate cancer⁷, house fires⁸, firearms⁷, traffic accidents⁷, and AIDS⁷ combined.

The risk factors associated with sudden cardiac arrest are similar to those commonly associated with heart disease. They include high cholesterol, high blood pressure, smoking, obesity, congenital heart disease, and diabetes. Other factors can cause cardiac arrest including respiratory arrest, electrocution, drowning, choking, and trauma.⁹

But 50 percent of men and 64 percent of women who suffered sudden cardiac arrest had no previous symptoms of coronary heart disease.¹⁰

Impact of AEDs in community

In cities where defibrillation is provided within 5 to 7 minutes, the survival rate from sudden cardiac arrest is as high as 30–45 percent.¹ Other examples show survival rates as high as 86 percent in some cases.¹¹

Nearly 60 percent of all cardiac arrests are witnessed¹², so if an AED is nearby, chances the patient will receive timely defibrillation therapy is improved. It's estimated that improved access to AEDs could save 40,000 lives a year in the U.S. alone¹³ — the equivalent of a cure for breast cancer.¹⁴

⁵ Nichol G, Thomas E, Callaway CW, Hedges J, Powell JL, Aufderheide TP, Rea T, Lowe R, Brown T, Dreyer J, Davis D, Idris A, Stiell I; Resuscitation Outcomes Consortium Investigators. Regional variation in out-of-hospital cardiac arrest incidence and outcome [published correction appears in *JAMA*. 2008;300:1763]. *JAMA*. 2008;300:1423-1431.

⁶ Berger, S., Dhala, A., Freidberg, D.Z., 1999. Sudden cardiac death in infants, children and adolescents. *Pediatric Clinics of North America*, (46) 2: pp. 221-34.

⁷ National Center for Health Statistics. *National Vital Statistics Report*. Hyattsville, Maryland: Public Health Service. 2003;54(13).

⁸ Department of Homeland Security/United States Fire Administration. *National Fire Protection Association Fire Loss in the U.S During 2005*. Emmitsburg, Maryland: USFA. 2005.

⁹ American Heart Association. *2006 Heart and Stroke Statistical Update*. Dallas, Texas: American Heart Association, 2006.

¹⁰ American Heart Association. *2006 Heart and Stroke Statistical Update*. Dallas, Texas: American Heart Association, 2006.

¹¹ "Lives saved," from the San Diego Project Heart Beat Web site, <http://www.sdprojectheartbeat.com/pages/livessaved.htm>

¹² Litwin PE, et al. *Ann Emerg Med*. 1987;16:787-791.

¹³ American Heart Association. *2004 Heart and Stroke Statistical Update*. Dallas, Texas: American Heart Association, 2003.

¹⁴ National Center for Health Statistics. *National Vital Statistics Report*. Hyattsville, Maryland: Public Health Service. 2003;54(13).



The American Red Cross advocates AED usage. It advises, "Make sure that at least one member of your household is trained in first aid and CPR and knows how to use an automated external defibrillator (AED)."¹⁵

Case studies: AED use

Research studies, communities with public access defibrillation programs, and individuals who have used AEDs agree:

- AEDs are dependable and easy to use.
- AEDs helped revive people who otherwise would have died.

Student Saves on Campus

Schools often function as community centers and have high number of people on campus at any given time. A recent study showed that 64 percent of SCA victims in US high schools equipped with AEDs survived to hospital discharge.¹⁶

16-year-old survivor Kaitlin Forbes was saved with a Powerheart AED on school campus. 6-year-old survivor Emiliano Vela was saved by the school nurse with a Cardiac Science defibrillator.

Harrah's Entertainment

A classic study of the successful use of AEDs by non-medical personnel is in the casino industry: The *New England Journal of Medicine* article described how a combination of good AED placement and training for casino security guards resulted in a 59 percent survival rate for ventricular fibrillation victims when the person was witnessed collapsing.

For victims who received a shock within three minutes of collapse, survival rate was 74 percent.¹⁷ Cardiac Science Powerheart AEDs at Harrah's Entertainment locations have saved more than 200 lives.

San Diego Project Heart Beat

Cardiac Science Powerheart AEDs are deployed throughout the San Diego area as part of the community's groundbreaking Project Heart Beat. Since its inception the project has saved 62 lives among 147 attempts, a 42 percent success rate. The project inspired the state of Nevada, the City of Minneapolis, and others to launch Project Heart Beat initiatives of their own (also selecting Cardiac Science as the preferred AED manufacturer).

Amtrak

AEDs, long in use on airplanes, are increasingly common on passenger trains. Amtrak, with 600 Cardiac Science AEDs, has used a defibrillator in an emergency

¹⁵ "Be Red Cross Ready," American Red Cross, http://www.redcross.org/www-files/Documents/pdf/Preparedness/checklists/Be_Red_Cross_Ready.pdf

¹⁶ Effectiveness of Emergency Response Planning for SCA in US High Schools with AEDs, *Circulation* 2009; 120:518-525.

¹⁷ Valenzuela TD, Roe DJ, Nichol G, Clark LL, Spaite DW, Hardman R. Outcomes of rapid defibrillation by security officers after cardiac arrest in casinos. *N Engl J Med.* 2000;343:1206-9.



situation 50 times between 2001 and 2009. In 17 cases, the patient was admitted to the hospital in stable condition, a 34 percent success rate.

UK Defibrillation Programme

A 2005 study of public defibrillators in England found that, of 177 witnessed cases of sudden cardiac arrest treated with AEDs, 44 people survived to hospital discharge – a survival rate of 25 percent.¹⁸

St. Margaret's Hospital Foundation

Cardiac Science Powerheart AEDs are deployed throughout Pittsburgh area as part of St. Margaret's Hospital program called PULSE. Seventeen saves have been made with Cardiac Science AEDs since 2007.

Cardiac Science AED Program Management customers

Among customers who choose Cardiac Science's AED Program Management services to help them manage their AED programs, six reported deployments allowed patients to be admitted to the hospital in stable condition.

Recent and Pending AED Legislation

Connecticut Senate Bill 981 was inspired by the 2007 sudden cardiac death of 15-year-old Larry Pontbriant after he collapsed during an annual race. The Connecticut AED in Schools legislation mandates at least one automated external defibrillator (AED) and at least one trained AED responder, provided that the school has money in the budget.

Oregon Senate Bill 556 mandates AEDs for businesses with facilities of 50,000 square feet or more that have more than 25 visitors per day.

California is now considering a bill to exempt from liability any organization that makes an AED available to the public.

All 50 states have "Good Samaritan" laws that encourage AED use by protecting laypersons that use a defibrillator to respond to a medical emergency.

Closing

Cardiac Science is dedicated to making every community a heart-safe one. We promote AED awareness and publicly accessible defibrillation.

¹⁸ Whitfield R, et al. The Department of Health National Defibrillator Programme: analysis of downloads from 250 deployments of public access defibrillators. *Resuscitation* 2005;64:269-277.



Scottish Borders COUNCIL

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**COMMON GOOD FUND
APPLICATION FOR FINANCIAL ASSISTANCE**

<p><u>Applicant Details</u></p> <p>Name and Address of Applicant/Organisation:</p> <p>Telephone No:</p>	<p>Connecting Classrooms Group</p> <p>S4&5 Pupils resident in Hawick.)</p>
<p>Address to which payment should be made:</p>	<p>Hawick HS, Buccleuch Road, Hawick TD9 0EP</p>
<p><u>Activities</u></p> <p>Please supply a brief description of the activities of your organisation and the benefits it brings to the local community:</p>	<p>The pupils will be accompanied by 2 teachers on a study visit to Freetown in Sierra Leone in October of this year. The purpose of the trip is to visit schools which Hawick HS are partnered with in the city. The pupils will go to lessons, involve themselves in activities & become familiar with the experiences of young people living in Sierra Leone. They will also plant a sustainable garden in a school compound. Upon their return to Hawick they will then give assemblies & presentations, sharing their experiences, both in HHS, the local primaries & the wider community. Links with this school have existed since 2007 and continue to help in fostering a greater awareness & understanding of issues in less developed countries.</p>
<p><u>Assistance Requested</u></p> <p>Please indicate the sum requested and the purpose for which it will be used:</p>	<p>£200 per young person (total per person is £1250). This contribution is toward travel to, and subsistence costs in Freetown, Sierra Leone</p>
<p>When will the donation be required:</p>	<p>30th September 2013</p>
<p>If this is a one-off project then please give the following details –</p> <p>Date (s):</p> <p>Estimated total cost:</p> <p>Funds already raised by applicant's own efforts:</p> <p>Funds raised or expected to be raised from other sources (please state sources):</p>	<p>9th -17th October 2013</p> <p>£6,250</p> <p>Pupils have already begun their own fundraising. They have planned and undertaken cake sales, bag packing, helping to set up the farmer's market, helping at the 1514 Club concert, & a soup lunch (in HHS). In addition pupils have carried out individual fund raising activities.</p> <p>Contributions have already been pledged from HHS parent council, Masons, 1514 Club, Hawick Whisters Club and Hawick High School Fund.</p>

Other information

If you have other information which you feel is relevant to this application please provide details including details of any previous assistance given:

The pupils have presented an outline of their project to the HHS parent council. They would be willing to speak to any group or organisation interested in the visit.

Declaration

I hereby make application for assistance as set out above and certify that the information I have provided is accurate

Signed: .

Position Held: Classroom Teacher, Hawick HS

Date: 22nd April 2013

Note: All applications from organisations MUST be accompanied by a copy of the latest audited accounts

This completed form, accounts and any supporting details should be submitted to the relevant area office –

Scottish Borders Council Area Offices, Corporate Resources Department, Newtown Street, Duns TD11 3DT. Telephone 01361 882600. (Duns Fund).

Scottish Borders Council Area Offices, Corporate Resources Department, Albert Place, Galashiels TD1 3DL. Telephone 01896 754751. (Galashiels, Lauder and Selkirk Funds).

Scottish Borders Council Area Offices, Corporate Resources Department, High Street, Hawick TD9 9EF. Telephone 01450 375991. (Hawick, Jedburgh and Kelso Funds).

Scottish Borders Council Area Offices, Corporate Resources Department, Rosetta Road, Peebles EH45 8HG. Telephone 01721 720153. (Peebles Fund).

* Insert name of Fund.

LEASE OF PILMUIR COTTAGE, HAWICK

Report by Head of Corporate Governance

HAWICK COMMON GOOD FUND SUB COMMITTEE

18th June 2013

1 PURPOSE AND SUMMARY

- 1.1 **This report seeks to obtain the consent of the Hawick Common Good Sub Committee for the tenant at Pilmuir Cottage to install a new shed at the rear of the cottage.**
- 1.2 Mr and Mrs Colin Purvis moved into Pilmuir Cottage in August 2012 on a commercial lease of the subjects with a date of entry of 1st August 2012.
- 1.3 The cottage has no external garage or storage shed and Mr Purvis requests permission to erect, at his cost, a storage shed at the rear of the cottage.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Hawick Common Good Sub Committee agrees to grant Landlord's consent for Mr & Mrs Purvis to erect a new shed at Pilmuir Cottage subject to the existing terms and conditions in their lease.**

3 BACKGROUND & PROPOSALS

- 3.1 Pilmuir Cottage was advertised for let in May/June 2012. Mr & Mrs Purvis were chosen as the new tenants.
- 3.2 During the renovation of the cottage the old timber garage was removed and no external storage building was provided. Mr Purvis has now asked for Landlord's consent to erect a general storage building which will incorporate kennels.
- 3.3 The proposed building will be constructed of concrete blocks with a pitched timber roof covered in felt. The dimensions will be 7.3 metres (24 feet) long by 4.9 metres (16 `) wide by 2.4 metres (8') high to the ridge.
- 3.4 The location of the proposed building is shown in red on the attached plan and was marked out on the site visit on 2nd May. It will not be visible from the road and will sit on a secure base.
- 3.5 The lease to Mr & Mrs Purvis states that the tenants shall not erect a shed without first obtaining the written approval of the Landlord, who shall not refuse approval unreasonably but may attach reasonable conditions to any approval given. At the termination of the lease the Landlord has the option of taking over any improvements or additions at a value to be agreed between the parties.
- 3.6 The tenant will be responsible for obtaining any planning permission or building warrants that may be required.

4 IMPLICATIONS

4.1 Financial

Mr & Mrs Purvis shall be responsible for all costs associated with the erection of a new building therefore the only cost for the Landlord would be at the end of the lease if compensation is paid to the outgoing tenant.

4.2 Risk and Mitigations

There is a risk that the tenant does not maintain the property in a clean and tidy condition and by erecting a shed the potential mess may look worse. In order to mitigate this, the Landlord and/or agent shall need to carry out regular inspections and remind the tenant of their responsibilities to keep the property clean and tidy.

4.3 Equalities

It is anticipated there will be no adverse impact due to race, disability, gender, age, sexual orientation or religion/belief arising from the proposals contained in this report.

4.4 **Acting Sustainably**

There are no significant effects on the economy, community or environment.

4.5 **Carbon Management**

There are no significant effects on carbon emissions.

4.6 **Rural Proofing**

Not applicable because no new Council policy or strategy is being requested.

4.7 **Changes to Scheme of Administration or Scheme of Delegation**

There are no changes to be made.

5 CONSULTATION

5.1 The Chief Financial Officer, Clerk to the Council, Head of Corporate Governance, the HR Manager and Head of Audit & Risk have been consulted and their comments have been incorporated into the report.

Approved by

Head of Corporate Governance

Signature

Author

Name	Designation and Contact Number
James Morison	Estates Surveyor, Property & Facilities 01835 824000

Background Papers: None

Previous Minute Reference: None

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. James Morison can also give information on other language translations as well as providing additional copies.

Contact us at Estate Management, Scottish Borders Council, Newtown St Boswells. 01835 824000 Ext 5295

