

SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND WORKING GROUP

MINUTE of MEETING of the PEEBLES
COMMON GOOD FUND WORKING GROUP
held in Kingsland Primary School, Neidpath
Road, Peebles on Monday, 26 November
2012 at 6.00 p.m.

Present:- Councillors W, Archibald (Chairman), S. Bell, C. Bhatia, N. Buckingham,
G. Garvie G. Logan.

In Attendance:- Mrs A. Kubie, Royal Burgh of Peebles and District Community Council.
Head of Legal and Democratic Services, Estates Manager (N. Hastie),
Committee and Elections Officer (K. Mason).

Members of the Public:- 3.

MINUTE

1. The Minute of Meeting of Peebles Common Good Fund Working Group of 11 October 2012 had been circulated.

**DECISION
APPROVED.**

LEASE OF OLD CORN EXCHANGE, HIGH STREET, PEEBLES

2. With reference to paragraph 3 of the Minute of 11 October 2012, there had been circulated copies of a report by the Chief Executive giving information on the leases for the ground floor of the Old Corn Exchange and seeking views on future uses and proposals for the property. The report explained that the ground floor of the Old Corn Exchange had been leased to John Scott Bakers since 2001. Their lease terminated on 30 November 2012 and they had confirmed that they did not want to continue. The current rent was £24,000 per annum. John Scott Bakers had sub-let the front shop to Muriel Urquhart and the rear of the premises to Ish'uze Youth Action. Muriel Urquhart had now vacated the Old Corn Exchange and relocated to the shop at 25 High Street, Peebles. Ish'uze Youth Action had indicated that they wished to continue to occupy the premises until May 2013. Mr Ian Jenkins, Chairman of Ish'uze was present at the meeting and advised in undertaking an options appraisal, with the help and support of Council Officers, that no alternative premises had been found which would allow Ish'uze Youth Action to continue satisfactory operation of the Group. It was noted that in 2006 the Council's architects section had investigated the possibility of dividing the property to enable each occupier to have exclusive use. The estimated cost at that time was between £100k and £150k. During the discussions which took place it was suggested that the Social Work Department be briefed on the impact of the changes if Ish'uze Youth Action failed to acquire suitable premises. In response to a question raised, the Estates Manager undertook to inform Ish'uze Youth Action what the long term commercial rent for the premises would be.

DECISION

(a) **NOTED the changes to the tenancies at the Old Corn Exchange.**

(b) **AGREED**

- (i) **that the Estates Manager investigate possible renovation and improvement works to the property by an architect;**
- (ii) **to enter into a temporary 6 months lease with Ish'uze Youth action for the part of the building which they currently occupied;**
- (iii) **that the Estates Manager market the whole premises with immediate effect; and**

- (iv) **that the Estates Manager advise Ish'uze Youth Action what the long term commercial rent for the premises would be.**

OLD CORN EXCHANGE, HIGH STREET, PEEBLES

3. The Estates Manager advised that he had received two expressions of interest to use the premises vacated by Muriel Urquhart at the Old Corn Exchange, High Street, Peebles. The first was from Peebles High School for a local fund raising request on 8/9 December 2012. The second was from The Royal Burgh of Peebles and District Community Council for their "Action Group" to place a window display in the premises.

DECISION

AGREED

- (a) **that both requests be acceded to;**
(b) **that there be no charge made for both requests for the use of the premises;**
and
(c) **that the Estates Manager liaise with the Peebles High School and the Royal Burgh of Peebles and District Community Council regarding access arrangements etc.**

PAVILION, TWEED GREEN, PEEBLES – ACQUISITION OF BAND STAND

4. With reference to paragraph 6 of the Minute of 11 October 2012, the Estates Manager advised that he had been unsuccessful in obtaining a price for a surplus band stand. The purchase of a new band stand would be in the region of £10,000 for a 3 metre band stand and £38,000 - £40,000 for a 5 metre band stand. This did not include the cost for the preparation of the ground at Tweed Green, Peebles. During the discussions which took place, Members agreed to liaise with the band to seek their views on such a proposal. Members of the public should also be contacted to ascertain their views. It was noted that if appropriate, a joint fundraising project could be launched and funding might also be available from Peebles Development Trust.

DECISION

AGREED that Members would seek the views of the Silver Band and members of the public on this suggested initiative.

URGENT BUSINESS

5. Under Section 50B(4)(b) of the Local Government (Scotland) Act 1973, the Working Group was of the opinion that the item dealt with in the following paragraph should be considered at the meeting as a matter of urgency, in view of the need to keep Members informed.

MILLENNIUM FOUNTAIN

6. The Chairman advised that following discussions with Gareth Smith, Property Officer regarding the poor state of the Millennium Fountain, the Property Manager had agreed to tidy up the feature. Further discussions on the Millennium Fountain would be dealt with at a future meeting of the Working Group.

DECISION

NOTED the position.

VALUATION OF FIXED ASSETS

7. With reference to paragraph 2 of the Minute of 11 October 2012, the Head of Legal and Democratic Services advised that owing to time constraints the Estates Manager had been unable to prepare a written report explaining the valuation of fixed assets but that he was prepared to provide an oral report. Members agreed that this be continued to the next meeting of the Sub-Committee for a written report on the matter.

AGREED that the Estates Manager prepare a report explaining the valuation of fixed assets for consideration by the Sub-Committee at the next meeting.

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 Paragraphs 6 and 8 of Part I of Schedule 7A to the Act.

SUMMARY OF PRIVATE BUSINESS

Minute

1. The Working Group approved the private section of the Minute of Meeting of 11 October 2012.

Request for Land Lease or Purchase at Neidpath Grazing Field

2. With reference to paragraph 2 of the private section of the Minute of 11 October 2012, the Estates Manager briefed the Working Group on the position regarding the request for Land Lease or Purchase at Neidpath Grazing Field.

The meeting concluded at 6.30 p.m.