

SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND SUB-COMMITTEE

MINUTE of MEETING of the PEEBLES COMMON
GOOD FUND SUB-COMMITTEE held in the Burgh
Hall, Chambers Institution, Peebles on Monday, 24
June 2013 at 5.30 p.m.

Present:- Councillors W. Archibald (Chairman), S. Bell (during paragraph 4), N.
Buckingham, G. Garvie, G. Logan.
Apology:- Councillor C. Bhatia.
In Attendance:- Legal and Licensing Services Manager, Senior Financial Analyst (A. Mitchell),
Democratic Services Officer (K. Mason).

Members of the Public:- 3.

MINUTE

1. The Minute of Meeting of Peebles Common Good Fund Sub-Committee of 8 May 2013 had been circulated.

**DECISION
NOTED.**

PEEBLES BURGH SILVER BAND – LEASE

2. With reference to paragraph 5 of the Minute of Meeting of 6 March 2013, there had been tabled at the meeting copies of a paper dated 20 May 2013 from Peebles Silver Band advising that their Committee had discussed the proposed Lease of the Band Hall from the Common Good Fund and appreciated the efforts made by the Common Good Fund Sub-Committee to restructure the Lease to help the Band reach a position which both sides were happy with. The paper explained that the Band Committee was still not comfortable with the idea of committing their successors as either trustees or Committee members to a commitment which had the potential to cause financial distress to the Band in the future. The Committee appreciated that whilst grant funding of 80% was available for at least the next 3 years from the Common Good Fund, the proposed lease of £2,250 per annum for 21 years had the potential to bankrupt the Band should grant funding be withdrawn at some future date. The net cost to the Band of £450 per annum was affordable by the Band, but should the 80% grant funding be withdrawn the lease would become too big a commitment for the Band to sustain and the Band might be forced to “fold up” as a result of being unable to meet its financial commitments. The Band Committee asked that the Common Good Fund Sub-Committee revert to an earlier suggestion/commitment to grant a lease of, say, 21 years, but at a “net” amount of, say, £450 per annum subject to a review every five years. Explanations for the request were detailed in the paper.
3. During discussions the Sub-Committee noted the excellent work undertaken by the Band with young people of the town and the opportunities they gained from the experience of playing instruments in the junior band without the cost of tuition. The Sub-Committee were minded to accept the proposal put forward by the Band.

DECISION

AGREED that the rent for the Band Hall be fixed at £450.00, not a market rent, and a 21 year period be offered with a five yearly rent review, again not taking the rent to Market Value.

MEMBER

Councillor Bell joined the meeting during discussion of the following item.

MILLENNIUM FOUNTAIN

4. With reference to paragraph 6 of Minute of Meeting of 26 November 2012, there had been circulated copies of a report by the Head of Corporate Governance to allow the Sub-Committee to consider matters relating to the Common Good Fund Asset known as the Millennium Fountain which was presently sited on the public footpath outside the Eastgate Theatre, Peebles. The report explained that the Fountain was gifted to the Common Good Fund by the Rotary Club of Peebles to mark the Millennium. The Club had raised the funds from public donations and had commissioned the Art Work from Beltane Studios, Peebles. It was originally designed to be sited within a building with water and power supplies to allow running water to be a feature of the work. There had been a number of maintenance issues with the fountain and there was no water flow at present. The Common Good Sub-Committee had sought support for these costs from the Rotary but they declined. The Common Good Sub-Committee then requested the Local Authority to take the fountain on as a general asset but were advised that it did not wish to take this on given the maintenance liability. It was now necessary for the Sub-Committee to consider if they wished to authorise the reinstatement of the water flow by purchasing and installing a new water pump and have other works carried out at a cost to the fund of £620. The Fountain attracted donations from the public of around £50 per annum which required to be collected by Council staff and processed appropriately. Members were minded to approve the necessary works to reinstate the power supply to the Fountain.

DECISION

AGREED that the Head of Corporate Governance instruct the necessary works to reinstate the power supply to allow running water to be a feature of the Fountain at a cost of £620.00 and that this would be paid for from the Common Good Fund's property maintenance budget.

PEEBLES GOLF CLUB – FENCE AT CONNOR RIDGE

5. The Legal and Licensing Services Manager advised that Councillor Bhatia had received a complaint from a resident in Connor Ridge, Peebles about golf balls entering her property from the golf course. The resident expressed concerns about the damage to both her children and her property as a result of this. The Legal and Licensing Services Manager had written to the Golf Club referring them to Clause Sixth of their Lease, which required the Club as tenants to enclose the golf course and in particular to maintain, repair, replace and renew the eighteen-foot high protective fence alongside Connor Ridge, as directed on the plan attached to the lease.
6. The Vice Captain of the Golf Club, Mr Alan Boocock and the Finance Director, Mr Martin Kelso were in attendance and presented information relating to the layout of the golf course, explaining that it would be a rare occurrence for golf balls to enter the property of the complainant. The present fence had been repaired and improved in 2008 following a site meeting between Officials from the Council and the Golf Club. As a consultation exercise the Golf Club had asked for a quotation for the price of an eighteen-foot fence, but owing to the current financial difficulties being experienced by the Golf Club an application for financial assistance would be made. The Legal and Licensing Services Manager advised that the Golf Club should check their insurance requirements.

DECISION

AGREED that the Estates Manager be instructed to make arrangements for a site visit to the area of the course where an 18 foot fence would be erected in terms of the lease.

URGENT BUSINESS

7. Under Section 50(B)(4)(b) of the Local Government (Scotland) Act 1973, the Sub-Committee 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.

OLD CORN EXCHANGE – POP UP SHOPS

8. The Chairman advised that Senior Students from Peebles High School had raised £1,500 from the sale of second hand books. They thanked the Sub-Committee for allowing them to use the Old Corn Exchange for this purpose. The Legal and Licensing Services Manager advised that complaints from commercial organisations had been received in respect of the use over the Beltane period of the premises as a pop up shop.

**DECISION
NOTED.**

The meeting concluded at 6.00 p.m.