

SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND SUB-COMMITTEE

MINUTE of MEETING of the PEEBLES
COMMON GOOD FUND SUB-COMMITTEE
held in the Eastgate Theatre, Peebles on
Wednesday 7 May 2014 at 5.30 p.m.

Present:- Councillors G. Logan (Chairman), S. Bell, S. Bhatia, K. Cockburn, G. Garvie.
Community Councillor A. Kubie.
Apology:- Councillor W. Archibald.
In Attendance:- Legal and Licensing Services Manager, Senior Financial Analyst (A. Mitchell), Estates Surveyor (J. Morison), Neighbourhood Area Manager (Tweeddale) (J. Hedley), Democratic Services Officer (K. Mason).

Members of the Public:- 4.

CHAIRMAN

1. In the absence of Councillor Archibald, the meeting was chaired by Councillor Logan.

MINUTE

2. The Minute of Meeting of Peebles Common Good Fund Sub-Committee of 5 March 2014 had been circulated.

**DECISION
NOTED.**

With reference to paragraph 7(a)(v) the Financial Analyst advised the fencing costs at the grazing area at Neidpath had been ordered and paid for in line with the quoted price, the Estates Surveyor confirmed this was for the whole remaining field including the new boundary, after part had been sold last year.

**DECISION
NOTED.**

ELIOT'S PARK GRAZINGS – ASSET VALUATION

3. With reference to paragraph 7(a) (iv) of the Minute of Meeting of 5 March 2014, the Estates Officer presented information in relation to the basis for the evaluation of Eliot's Park Grazings and explained that the value of £100,000 went back to a previous valuation on the Environment and Infrastructure account; part of the land was zoned for housing in the previous local plan. He advised that the value would be reviewed next year and the change of zoning would be taken into account. Members discussed the benefits of the Sub-Committee lodging an application for outline planning permission for the provision of social housing. The Estates Surveyor referred to previous discussions when there was a conflict of interest with the Golf Club and a planning application would need to take this into account. The Estates Surveyor also advised that he would need to discuss such a proposal with the Housing Strategy Manager (G. Begg), to ascertain his opinion. Members discussed the situation and agreed the way forward would be for a progress report to be considered at the next meeting.

DECISION

AGREED that the Estates Surveyor would advise on a feasibility report, in relation to the proposal to lodge an application for outline planning permission for the provision of social housing, for consideration at the next meeting after consultations had taken place relating to (a) the impact of developer contributions; and (b) Housing and Registered Social Landlords.

TWEEDDALE YOUTH ACTION LEASE

4. With reference to paragraph 7(a) (iii) of the Minute of Meeting of 5 March 2014, Mr Ian Jenkins, Chairman of Tweeddale Youth Action Group (TYA) was present at the meeting. It was noted during the discussions that Councillors had attended a meeting with TYA, the premises were the only premises in the area suitable to TYA and the £7,000 rental could not be afforded. Reference was made to negotiations which had taken place with Peebles Silver Band relating to the rental of the Band Hall. The Estates Surveyor in email correspondence to Members had advised that he had carried out a valuation of the property in 2013 and calculated an annual market rent of £8,400. TYA considered a rent of £8,400 to be too high and had not signed a temporary occupation agreement or lease. Since 1 December 2012, TYA paid £5,000 rent on 19 November 2013 and their rent arrears were currently £7,080 (this included an insurance recharge). Following discussions with Mr Jenkins, the Estates Surveyor had looked again at the rental valuation and by using different comparable rents, he could justify a reduced rent of £7,000 however he considered that this was more than TYA were able to pay. Councillor Bhatia preferred the option of a reduced rental of £7,000 because this would form a formal lease and the Group could apply for financial assistance from other bodies as well as the Peebles Common Good Fund towards the rental. On being invited to address the Sub-Committee, Mr Jenkins advised that TYA was content to treat its payment of £5,000 as the full rent for the year to 30 November 2013 and could afford a rental of £3,000 per annum thereafter. He referred to the services provided by the group and submitted that they served the common good by providing services to young people which were not available through Peebles High School.

DECISION

AGREED that the premises be let to Tweeddale Youth Action at a rent of £5,000 for the year to 30 November 2013 and thereafter at an annual fee of £3,000 and that the length of the lease be over 10 years; and that the Estates Surveyor would clarify the entry date.

APPLICATIONS FOR FINANCIAL ASSISTANCE

5. (a) Venlaw Community Woodland
With reference to paragraph 8 of the Minute of Meeting of 5 March 2014, there had been recirculated copies of an application for financial assistance from Venlaw Community Woodland in the sum of £1,000 to assist the group in financing required annual woodland inspections and written survey reports; cost of tree surgery arising from survey reports; annual contribution of £100 to Borders Forest Trust towards insurance cover; costs of any required tree surgery for unforeseen ad hoc problems with trees affecting access or public safety etc. Mr Douglas Wright was present at the meeting. Mr Wright had provided Members with a detailed written account of the financial position of Venlaw Community Woodland.

DECISION

AGREED to grant Venlaw Community Woodland the sum of £1,000 to assist the group in financing required annual woodland inspections and written survey reports; cost of tree surgery arising from survey reports; annual contribution of £100 to Borders Forest Trust towards insurance cover; costs of any required tree surgery for unforeseen ad hoc problems with trees affecting access or public safety etc.

- (b) Peebles Arts Festival
There had been circulated copies of an application for financial assistance from Peebles Arts Festival in the sum of £5,700 towards the costs of the programme production and distribution costs, website update and maintenance costs and some promotional material for the 2014 Peebles Arts Festival.

DECISION

AGREED to grant Peebles Arts Festival the sum of £2,000 towards the costs of the programme production and distribution costs, website update and maintenance costs and some promotional material for the 2014 Arts Festival.

(c) Peebles Mural Project

There had been circulated copies of an application for financial assistance from Peebles Mural Project in the sum of £1,870 to assist with the costs of preparing the wall for a mural for Peebles in Pennel's Close.

DECISION

AGREED in principle to grant Peebles Mural Project the sum of £1,870 to assist with the costs of preparing the wall for a mural in Pennel's Close subject to confirmation that grant funding of £6,650 was in place from Awards for All.

PEEBLES FISHING RIGHTS

6. In referring to the Accounts of Peebles Common Good Fund, Community Councillor A. Kubie sought clarification on how the issue of fishing permits were accounted for in the accounts. The Legal and Licensing Services Manager advised that the Peebles Fishing rights were managed by the Borders Sport and Leisure Trust from the Swimming Pool as had been the case before the transfer to the Trust and they retained the income from permits issued.

DECISION

NOTED the position.

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 9 of Part I of Schedule 7A to the Act.

SUMMARY OF PRIVATE BUSINESS

1. **Council and Common Good Funding for Hay Lodge Park, Peebles**

With reference to the Executive Committee of 1 April 2014, the Sub-Committee considered a report by the Service Director Commercial Services and Service Director Neighbourhood Services in relation to Council and Common Good Funding for Hay Lodge Park, Peebles and noted the recommendations contained therein.

The meeting concluded at 6.15 p.m.