

SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND SUB-COMMITTEE

MINUTE of MEETING of the PEEBLES
COMMON GOOD FUND SUB-COMMITTEE
held in the Members' Room, Council Offices,
Rosetta Road, Peebles on 3 September 2014
at 5.00 p.m.

Present:- Councillors W. Archibald (Chairman), C. Bhatia, K. Cockburn, G. Logan.
Apologies:- Councillors S. Bell, G. Garvie.
Community Councillor A. Kubie.
In Attendance:- Legal and Licensing Services Manager, Senior Financial Analyst (A. Mitchell), Democratic Services Officer (K. Mason).

Members of the Public:- 2.

MINUTE

1. The Minute of Meeting of Peebles Common Good Fund Sub-Committee of 25 June 2014 had been circulated.

**DECISION
APPROVED.**

APPLICATIONS FOR FINANCIAL ASSISTANCE

2. (a) Interest Link Tweeddale
There had been circulated copies of an application from Interest Link Tweeddale for financial assistance in the sum of up to £1,500 which would be used for the travel and activity costs of befriending groups and 1:1 befriending links for children, young people and adults with learning disabilities who lived in Peebles. The Senior Financial Analyst advised Members that the Common Good Fund had already committed the sum of approximately £4,000 in grants for 2014/15, this would leave a balance of approximately £16,000 for funding applications lodged during the remainder of the financial year. Members considered the application.

DECISION

AGREED to grant the sum of up to £1,500 to Interest Link Tweeddale for the travel and activity costs of befriending groups and 1:1 befriending links for children, young people and adults with learning disabilities who lived in Peebles.

DECLARATION OF INTEREST

Councillor Archibald declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct and left the meeting during the discussion.

CHAIR

In the absence of Councillor Archibald, Councillor Logan took the chair for the following item of business.

- (b) Music in Peebles
There had been circulated copies of an application from Music in Peebles for financial assistance in the sum of £600 towards the provision of a visiting ensemble performing in local care homes/sheltered housing residents who might not have the opportunity, or be able, to attend regular concerts. Members considered the application.

DECISION

AGREED to grant the sum of £600 to Music in Peebles towards the provision of a visiting ensemble performing in local homes/sheltered housing residents.

CHAIR

Councillor Archibald rejoined the meeting and resumed the Chair.

(c) **Peebles Strictly Seniors Dance Group**

There had been circulated copies of an application from Peebles Strictly Seniors Dance Group for financial assistance in the sum of £2,500 to assist with covering costs for one year in relation to instructor fees, hall hire and provision of refreshments. It was noted during consideration of the application that funding for the dance group would expire in December 2014. Members agreed that Amanda Renwick, Community Capacity Worker, Scottish Borders Council be invited to attend the next meeting of the Sub-Committee to provide information on the income and expenditure of the dance group and answer Members' questions.

DECISION

AGREED that Amanda Renwick, Community Capacity Manager, Scottish Borders Council be invited to attend the next meeting of the Sub-Committee to provide information on the income and expenditure of the dance group and answer Members' questions.

PEEBLES GOLF CLUB

4. There had been circulated copies of a letter dated 25 August 2014 from Peebles Golf Club asking for the help of the Common Good Fund to allow the Club to invest and secure their future. The Club currently paid a ground rent to the Common Good Fund and requested that they be allowed to pay a peppercorn rent to allow the Club to commit reinvestment of the money in developing the course. The Club also hoped to attract further matched funding. It was noted during the discussions which took place that Peebles Golf Club paid an annual ground rent to the Peebles Common Good in the sum of £15,000. The Legal and Licensing Services Manager presented background information in relation to lease agreements with Scottish Borders Council for other golf clubs within the area. The Senior Financial Analyst expressed concern, advising that the request did not provide sufficient information relating to what the project entailed. He submitted that if the request for a peppercorn rent was granted this would result in a serious impact on the Common Good Fund's Revenue Budget.

DECISION

AGREED that the Senior Financial Analyst would write, in suitable terms, to Peebles Golf Club to request more detailed information from them in relation to the project and matched funding.

SUMMARY OF PRIVATE BUSINESS

1. **Minute**
The Sub-Committee approved the private section of the Minute of Meeting of 25 June 2014.
2. **Council and Common Good Funding for Hay Lodge Park, Peebles**
The Sub-Committee received an update from the Senior Financial Analyst relating to Common Good Funding for Hay Lodge Park, Peebles.

The meeting concluded at 5.20 p.m.

**Outturn for 2013/14, Budget Setting 2014/15 & Monitoring
Report for 6 Months to end September 2014**

Report by the Chief Financial Officer

Peebles Common Good Working Group

3 December 2014

1 PURPOSE AND SUMMARY

- 1.1 This report sets out the outturn for 2013/14, variances from the final budget and the effect on revenue and capital reserves at 31 March 2014. It also sets out a budget for the year to 31 March 2015 for which approval is sought, together with details of transactions for the 6 months to 30 September 2014 and their projected impact upon reserves at 31 March 2015.
- 1.2 The performance of the investment in the Newton Fund is reported in paragraph 6 below.
- 1.3 Income and Expenditure for 2014/15 are projected to be in line with the proposed budget in Appendix 6.

2 RECOMMENDATIONS

- 2.1 **It is recommended that the Common Good Working Group:**
 - (a) **approves**
 - (i) **the budget for 2014/15 as shown in Appendix 6 and**
 - (b) **notes**
 - (i) **the key outturn figures for 2013/14 shown in Appendix 1**
 - (ii) **the financial performance for 2013/14 as shown in Appendix 2**
 - (iii) **the grants analysis provided in Appendix 3**
 - (iv) **the balances on revenue and capital reserves at 31 March 2014 as shown in Appendix 4**
 - (c) **(i) the key figures for 2014/15 shown in Appendix 5**
 - (ii) **the financial monitoring report for 2014/15 as shown in Appendix 6**
 - (iii) **the grants analysis for 2014/15 provided in Appendix 7**
 - (iv) **the projected balances on revenue and capital reserves**

at 31/3/15 as shown in Appendix 8
(v) the review of the property portfolio provided in Appendix 9.

2 ACTUAL OUTTURN 2013/14

- 2.1 During 2013/14 the Common Good Fund had total expenditure of £60,912 and income of £65,348 supplemented by £21,809 from the Revaluation Reserve, resulting in an outturn net revenue surplus of £26,245.

3 PROJECTED OUTTURN 2014/15

- 3.1 Appendix 1 summarises key financial data on the Revenue performance and Balance Sheet situation for 2014/15.
- 3.2 Appendices 2 to 5 provide details on the proposed revenue budget in an extended format showing grants paid and payable, revenue and capital reserves and the performance of the property portfolio.
- 3.3 Projected income from interest and dividends for 2014/15 has been updated following the dividend distribution from the Newton Fund made in September. A second distribution in respect of dividends should follow in February 2015. Interest is not added until the end of the year and the amount is dependent on interest rates over the remainder of the year.
- 3.4 Projected income and expenditure are in line with the proposed budget.
- 3.5 Taking all of the above into consideration the Common Good Fund is projecting total expenditure of £82,035 and income of £66,100 supplemented by £21,809 from the Revaluation Reserve, resulting in an outturn net surplus of £5,874.

4 REVENUE & CAPITAL RESERVES

- 4.1 Appendix 4 shows the effect on accumulated reserves of the projected outturn for 2014/15.

5 INVESTMENTS

- 5.1 The performance of the fund since inception is a return of 4.01%, which remains ahead of the target return of 3.54%. The values of the investment at the start of the financial year and at the end of September 2014 are shown in Appendix 5.
- 5.2 Distributions from the Fund are made twice a year in September and February. A dividend of £6,119 was received by the Peebles Common Good Fund at 30 September 2014.

6 IMPLICATIONS

6.1 Financial

There are no financial implications, other than those explained above in sections 3, 4 & 5.

6.2 Risk and Mitigations

No significant risk to the financial position of the fund is identified.

6.3 Equalities

It is anticipated that there are no adverse equality implications arising from the proposals contained in this report.

6.4 Acting Sustainably

Whilst there are no economic, social or environmental effects arising from the proposals contained in this report, there are, through the activities reported upon, positive impacts upon the economy through protection of employment, positive impacts upon the quality of community life, improvements in local amenities and nurturing of local talent.

6.5 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to the Scheme of Administration or Scheme of delegation arising from the proposals contained in this report.

7 CONSULTATION

- 7.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and their comments incorporated into this report.

Approved by

David Robertson – Chief Financial Officer

Signature

Author(s)

Name	Designation and Contact Number
Andrew Mitchell	Senior Financial Analyst
Neil Campbell	Senior Finance Officer – Capital & Investments (Tel 01835 824000, Ext 5495)

**Background Papers:
Previous Minute Reference:**

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

Contact us at Corporate Finance, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA. Tel: 01835 824000, Fax: 01835 825166.
email: treasuryteam@scotborders.gov.uk

**Scottish Borders Council
Peebles Common Good**

Appendix 1

**Key
Figures**

2013/14

	£	£
<u>2013/14 Outturn:</u>		
Property Rental Income		49,304
Less Expenditure on property		-5,601
Net Income		43,703
Income from other sources:-		
Interest and Dividends	5,811	
Land Sale	7,500	
Cash collected from Fountain	0	
		13,311
		57,014
Less Expenditure on running costs:-		
Cost of Haylodge Toilets	-6,571	
Net Central Support Service Costs	-5,094	
		-11,665
Excess of Income over running costs		45,349
Less Expenditure other than running costs:-		
Alterations to Shop at Old Corn Exchange	-13,809	
Net Grants & Donations made to local bodies	-5,295	
		-19,104
Funds to Transfer to Revenue Reserve		26,245

<u>Revenue Reserve</u>		
Revenue Reserve at start of year		54,823
Add Projected funding available from net Revenue income above		26,245
Projected Revenue Reserve at end of year		81,068

<u>Grants & Donations</u>		
- Approved budget for Grants		27,795
- Less approved expenditure:-		
Prior Year Grants paid this year	-5,000	
Grant to be made as condition of Donation received	0	
Grants approved in 2013/14 to date	-295	
		-5,295
Unused Budget by year end.		22,500

Investments & Loans

External Investment - Newton Fund

In December 2013 the Council approved the recommendation of the Peebles Common Good Fund Sub Committee to invest a total of £350,000 in the Newton Managed Fund.

The Fund makes distributions in February and September.

In 2013/14 the Newton Investment Fund exceeded its performance target.

The valuation of the Peebles Common Good in the fund is

Cost	350,000
Value at 1.4.14	356,851

Funds on Interest Free Loan to Tweedgreen until 31.3.13	3,000
Less repaid	(3,000)
	<u>0</u>
Revenue in SBC Loans Funds	
Funds invested in SBC Revenue Loans Fund at 31.3.14	86,691
Capital in SBC Loans Funds	
Funds invested in SBC Capital Loans Fund at 31.3.14	0

**SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND
REVENUE OUTTURN FOR 2013/14**

Appendix 2

Description	Approved Annual Budget	Actual Transactions for year to 31.3.14	Over / (under) spend for year against full year budget
	(1)	(2)	(2)-(1) (3)
Expenditure	£	£	£
Donations and contributions			
Material for Gardens at Dovecot Court Sheltered Housing	2,500	0	(2,500)
Approved in prior year	5,000	5,000	0
For approval in current year	20,295	295	(20,000)
	27,795	5,295	(22,500)
Property costs	8,000	5,601	(2,399)
Shop Division	13,809	13,809	0
Haylodge Toilet Provision	6,600	6,571	(29)
Central support recharges	7,827	7,827	0
Depreciation	21,648	21,809	161
Transfer to Capital Reserve	7,500		(7,500)
	93,179	60,912	(32,267)
Income			
Donations from Fountain	(20)	0	20
Sale of Land	(7,500)	(7,500)	0
Rents etc	(54,392)	(49,304)	5,088
Interest received	(4,000)	(5,811)	(1,811)
Central Support Recharges Grant	(2,706)	(2,733)	(27)
	(68,618)	(65,348)	3,270
Funding from Fixed Asset Revaluation Reserve	(21,648)	(21,809)	(161)
Funding from reserves for Shop Division & Grant re DCSH funded in 2012/13	(20,320)		20,320
Net (Income) / Expenditure	(17,407)	(26,245)	(8,838)

SCOTTISH BORDERS COUNCIL

PEEBLES COMMON GOOD FUND

Appendix 3

DONATIONS AND CONTRIBUTIONS PAID AND APPROVED 2013/14

	Date Approved	£	£	£
Approved budget for 2013/14				27,795
Paid as at 31 March 2014				
<u>Approved prior to 31.3.13</u>				
Eastgate Theatre Upgraded IT and integrated Box-office for online booking	6.3.13	5,000		
		5,000		
<u>Approved in Current Year</u>				
Remembrance Sunday PA system		205		
Remembrance Sunday booklets		90		
		295		
Total paid as at 31 March 2014			5,295	
Approved but not yet paid as at 31 March 2014				
<u>Approved in Current Year</u>				
Peebles Rugby Football Club - Drainage & Lighting		20,000		
		20,000		
<u>To be made as part of income condition from Scottish Gas Network Donation</u>				
Materials for Gardens at Dovecot Court Sheltered Housing			2,500	
			22,500	
Total approved but not yet paid as at 31 March 2014			22,500	
Total paid and approved as at 31 March 2014				27,795
Budget over committed				0

SCOTTISH BORDERS COUNCIL

PEEBLES COMMON GOOD FUND

Appendix 4

PROJECTED RESERVES AT 31 MARCH 2014

Revenue Reserve

£

Balance as at 31 March 2013

(54,823)

Net income for 2013/14

(26,245)

Balance at 31 March 2014

(81,068)

Capital Reserve

Balance as at 31 March 2013

(366,045)

Net movements in the year

(6,851)

Balance at 31 March 2014

(372,896)

**SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND**

Appendix 5

Key Figures	2014/15	Based upon data to	30.9.14	£	£
<u>Projected Outturn:</u>					
Property	Rental Income				(54,320)
	Less Expenditure on property				8,000
	Net Income				<u>(46,320)</u>
Income from other sources:-					
	Interest & Dividends		(9,000)		
	Land Sale		-		
	Cash collected from Fountain		<u>(20)</u>		(9,020)
					<u>(55,340)</u>
Less Expenditure on running costs:-					
	Cost of Haylodge Toilets		(7,000)		
	Net Central Support Service Costs		<u>(5,067)</u>		(12,067)
					<u>(43,273)</u>
Excess of Income over running costs					(43,273)
Less Expenditure other than running costs:-					
	Alterations to Shop at Old Corn Exchange		2,199		
	Net Grants & Donations made to local bodies		<u>35,200</u>		37,399
					<u>(5,874)</u>
Transfer from Revenue Reserve agreed at start of year					-
					<u>(5,874)</u>
Less transfer to Capital Reserve					-
Projected Funds available to return to Revenue Reserve at end of year					<u>(5,874)</u>

<u>Revenue Reserve</u>					
	Revenue Reserve at start of year				(81,068)
	Add Projected funding available from net Revenue income above				<u>(5,874)</u>
	Projected Revenue Reserve at end of year				<u>(86,942)</u>

<u>Grants & Donations</u>					
	Approved budget for Grants				(35,200)
	Less approved expenditure:				
	Prior Year Grants to be paid this year		12,700		
	Grant to be made as condition of Donation received		2,500		
	Grants approved in 2014/15 to date		<u>4,870</u>		(20,070)
					<u>(15,130)</u>
	Remaining current budget available for grants in the rest of the year				(15,130)

<u>Investments & Loans</u>					
	External Investment - Newton Fund Cost in 2013/14				<u>350,000</u>
	Value of investment in Newton Fund at 1.4.2014				<u>356,851</u>
	Value of investment in Newton Fund at 30.6.2014				<u>361,100</u>
	Value of investment in Newton Fund at 30.9.2014				<u>355,185</u>

**SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND
REVENUE BUDGET MONITORING 2014/15**

Appendix 6

Description	Proposed Current Yr Annual Budget	Actual Transaction for 6 months to 30/9/14	Over / (Under) spend to date against full year budget	Projected Outturn for the year	Projected Over / (under) spend for year against full year budget (4)-(1)
	(1)	(2)	(2)-(1) (3)	(4)	(5)
	£	£	£	£	£
Expenditure					
Donations and contributions					
Material for Gardens at Dovecot Court Sheltered Housing	2,500	-	(2,500)	2,500	-
Approved prior to 31.3.13	12,700	12,700	-	12,700	-
For approval in 2014/15	20,000	3,000	(17,000)	20,000	-
	35,200	15,700	(19,500)	35,200	-
Property costs	8,000	1,027	(6,973)	8,000	-
Shop Division	2,199	2,199	-	2,199	-
Haylodge Toilet Provision	7,000	2,843	(4,157)	7,000	-
Central support recharges	7,827	-	(7,827)	7,827	-
Depreciation	21,809	-	(21,809)	21,809	-
Transfer to Capital Reserve					
	82,035	21,770	(60,265)	82,035	
Income					
Donations from Fountain	(20)	-	20	(20)	-
Rents etc	(54,320)	(49,886)	4,434	(54,320)	-
Interest & Dividends	(9,000)	(6,119)	2,881	(9,000)	-
Central Support Recharges Grant	(2,760)	-	2,760	(2,760)	-
	(66,100)	(56,005)	10,095	(66,100)	-
Funding from Fixed Asset Restatement Reserve	(21,809)	-	21,809	(21,809)	-
Net (Income) / Expenditure	(5,874)	(34,236)	(28,362)	(5,874)	-

SCOTTISH BORDERS COUNCIL				
PEEBLES COMMON GOOD FUND				
DONATIONS AND CONTRIBUTIONS PAID AND APPROVED 2014/15				
	Date Approved	£	Appendix 7 £	£
Proposed budget for 2014/15				35,200
Paid as at 30 September 2014				
<u>Approved prior to 31.3.14</u>				
Peebles Rugby Football Club - Drainage & Lighting		20,000		
Funding not required		(7,300)	12,700	
<u>Approved in Current Year</u>				
Peebles Arts Festival - programmes and distribution	7.5.14	2,000		
Venlaw Community Woodland - running costs	7.5.14	1,000		
			3,000	
Total paid as at 30 September 2014			15,700	
Approved but not yet paid as at 30 September 2014				
<u>Approved in Current Year</u>				
Peebles Mural Project - Prep of wall if Awards for All funding in place	7.5.14	1,870		
<u>To be made as part of income condition from Scottish Gas Network Donation</u>				
Materials for Gardens at Dovecot Court Sheltered Housing		2,500		
Total approved but not yet paid as at 30 September 2014			4,370	
Total paid and approved as at 30 September 2014			20,070	
Budget still available				15,130

SCOTTISH BORDERS COUNCIL

PEEBLES COMMON GOOD FUND

Appendix 8

PROJECTED RESERVES AT 31 MARCH 2015

Revenue Reserve

£

Balance at 31 March 2014	(81,068)
Projected net income for yr	<u>(2,874)</u>
Balance at 31 March 2015	(83,942)

Capital Reserve

Balance as at 31 March 2014	(372,896)
Projected movement during 2014/15	-
Projected balance at 31 March 2015	<u>(372,896)</u>

SCOTTISH BORDERS COUNCIL

Appendix 9

Peebles Common Good

Details of Assets, Rent Generated & Property Costs. 2014/15

	Net Book Value at 31.3.14	Annual Rental Budget	Projected Rental Outturn at 31.3.15	Property Revenue Costs to 30.9.14	Fencing	Roof repairs	Water & Rates	Electrical Works	New Tank & Pump system	Insurance	Joinery	Estates & Property team recharge
	£	£	£	£	£	£	£	£	£	£	£	£
Jedderfield Farm & Farmhouse	82,583	-2,100	-2,100									
Neidpath Grazings	4,087	-300	-300									
New Kingsland P S Site	60,000	-3,500	-3,500									
Kingsland Sub Station site	0											
Old Corn Exchange	28,700	-3,000	-3,000									
Old Corn Exchange - Band Hall		-450	-450	88			88					
Old Corn Exchange - Shop	134,400	-13,750	-13,750	116			116				20	
Peebles Golf Course	142,000	-15,290	-15,290									
Connor Ridge Monitoring Station	0											
Eliot's Park Grazings	100,000											
Kirklands Garages (8)		-680	-680									
Tweed Green	0											
Tweed Green - Garage 1	2,150	0	0									
Tweed Green - Garage 2	1,500	0	0									
Tweed Green - Garage 3	1,200	0	0									
Tweed Green Car Park site	0											
Greenside Car Park site	0											
Kingsmeadows Car Park site	0											
Kingsmeadow Rd Toilets site	800											
Gas Governor Site	750											
Haylodge Depot	33,933	-8,150	-8,150									
Land at site of 2 Haylodge Cottages	10,200											
Haylodge Park (Rent is for Pavilion site)	0	-150	-150									
Haylodge Park Play Area	0											
Haylodge Park Toilets - Site only	300			161				161				
Ninians Haugh Park Play Area	0											
Ninians Haugh Park	0											
Tweed Fishings	0											
Fotheringham Bridge	0											

Details of Assets, Rent Generated & Property Costs. 2014/15

	Net Book Value at 31.3.14	Annual Rental Budget	Projected Rental Outturn at 31.3.15	Property Revenue Costs to 30.9.14	Fencing	Roof repairs	Water & Rates	Electrical Works	New Tank & Pump system	Insurance	Joinery	Estates & Property team recharge
	£	£	£	£	£	£	£	£	£	£	£	£
Victoria Park Area 1 & 2	0											
Victoria Park Amenity Fues	0											
Victoria Park Tennis Courts	17,699											
Victoria Park Construction Store	0											
Cuddy Green	0											
Old Town Green	0											
Old Town Wall	0											
Land at March Street	0											
Walkershaugh ACF Site	3,900	-450	-450									
Walkershaugh Store	26,600	-6,500	-6,500									
Walkershaugh Bowling Green	400											
Railway Site, Walkershaugh	0											
Railway Embankments Walkershaugh	0											
Venlaw Amenity Ground	0											
Venlaw Quarry - stone rights only	0											
Venlaw Wood	9,500											
The Gytes - former mill lade land only	0											
George Meikle Kemp Monument	0											
Fountain outside Eastgate				79					79			
Sundries effecting more than one property				103							103	
Property Insurances				448						448		
Property Services Time recharge				193								193
	690,012	-54,320	-54,320	1,027	0	0	203	0	79	448	103	193

HAYLODGE PARK PUBLIC TOILETS

Report by Service Director Regulatory Services

PEEBLES COMMON GOOD FUND SUB COMMITTEE

3 DECEMBER 2014

1 PURPOSE AND SUMMARY

- 1.1 This report requests that the Members of the Sub Committee consider the future arrangements for the opening of the public toilets sited in the Haylodge Park, Peebles for the period 2015 going forward.**
- 1.2 Since 2012 the Common Good Fund has met the costs of opening the Public Toilets in the Haylodge Park, the park being a common good asset maintained and operated by the Council. The Council had reviewed the provision of public toilets provision in the area in 2011 and resolved not to continue to meet the costs of this facility from the Council General Fund but Members of the then Common Good Fund Working Group decided that the inhabitants of Peebles would benefit for the service being provided by the Fund and advertised for a contractor to carry out the service. A three year award of contract for service was given and this will terminate at the close of this 2014 season in September. There was no extension provision in that original contract.
- 1.3 Members now require to consider if they wish to continue to fund this service from the Common Good Fund and if so to instruct officers to take the necessary steps to procure the service and determine the time period.

2 RECOMMENDATIONS

- 2.1 I recommend that the Sub Committee**
 - (a) Determine if they wish to continue to fund the provision of public toilets in the Haylodge Park, Peebles from the Common Good Fund and**
 - (b) Consider for what period the service contract should be procured and instruct officers to take the necessary steps to put this in place.**

3 Background

- 3.1 The Peebles Common Good Working Group agreed at the meeting on 9 February 2012 to make arrangements for the operation of the public toilets sited within the Haylodge Park which had been closed by the local authority in a review of the provision of such facilities.
- 3.2 The park is a common good asset which is managed by the Council as a local authority park.
- 3.3 A contractor was secured through advertisement in the local press and seasonal openings from Easter to the end of September for 2012, 2013 and 2014 carried out.
- 3.4 The service has been enjoyed by users of the Park although there has been no logging or recording of numbers. No adverse comment has been received regarding the use of the Fund for this service and it is proposed that arrangements are made for 2015 onwards with similar opening season.
- 3.5 The use of a 3 year service contact reduced the costs of administration and Members are invited to consider this as the shortest period to continue with and to give consideration to seeking tenders for a 5 year period.

4 IMPLICATIONS

4.1 Financial

The provision of this service, including service and materials, has cost the common good fund

2012	£6032
2013	£6571
2014 (est.)	£6000

These have been met within budget.

4.2 Risk and Mitigations

There is a risk that should the Sub Committee determine not to continue with the provision that there is adverse publicity for the loss of service to inhabitants and visitors to the town.

4.3 Equalities

It is anticipated that there will be no adverse impact arising from the proposal that the service be continued

4.4 Acting Sustainably

There are no anticipated economic, social or environmental effects of doing or not doing what is proposed and evaluate any impact other than the opportunity to continue the likely provision of part time work for 6 months.

4.5 Carbon Management

There are no impacts on the Council's carbon emissions of doing or not doing what is proposed.

4.5 Rural Proofing

This is not a new or amended policy or strategy and no rural proofing is required.

4.6 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to either the Scheme of Administration or the Scheme of Delegation as a result of these

5 CONSULTATION

- 5.1 The Chief Financial Officer, the Chief Legal Officer, the Monitoring Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR, Procurement Officer and the Clerk to the Council have been consulted.

Approved by

Service Director Regulatory Services

Signature

Author(s)

Name	Designation and Contact Number
Anne Isles	Legal and Licensing Services Manager ext 5002

Background Papers:

Previous Minute Reference: Peebles CGF Working Group 9 February 2012

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

Contact us at Anne Isles, Legal and Licensing Services Manager , Council Headquarters, Newtown St Boswells , tel. 01835 825002 (DL) or by email aisles@scotborders.gov.uk

PROPOSED LAND DEVELOPMENT
ELIOT'S PARK GRAZINGS
PEEBLES

14-023

ASSESSMENT REPORT
FOR
SUITABILITY OF LAND FOR PLANNING APPLICATION PURPOSES
IN RELATION TO SOCIAL HOUSING

for

Director of Commercial Services



Architects' Section
August 2014

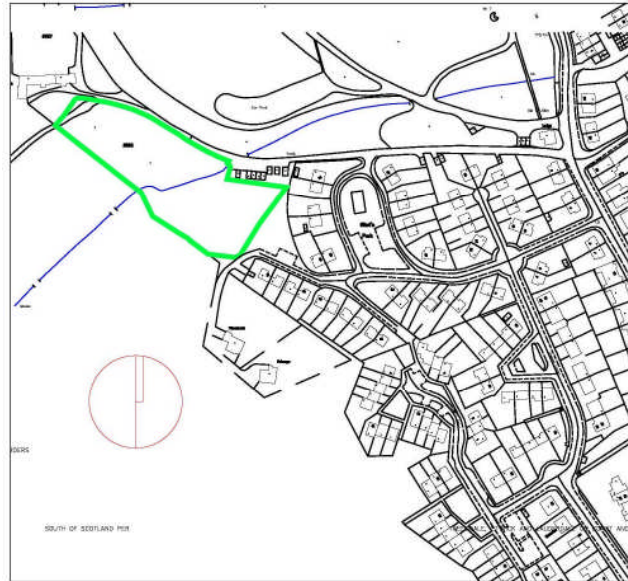
Version: 2.0
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1.00 INTRODUCTION

- 1.01 The purpose of this report is to review the suitability of land at Eliot's Park Grazings, Peebles for disposal with the intention of developing social housing.



Site Location Plan

2.00 BACKGROUND

- 2.01 This piece of land is part of the Peebles Common Good portfolio.
- 2.02 Members of the Sub-Committee requested, at their meeting of 7 May 2014, that the use of the land be reviewed with a view to its development for social housing use. It was further requested that the benefits of preparing a preliminary Planning Application on behalf of the Sub-Committee be examined.
- 2.03 The Council's Architects' Section undertook a review of this same site in 2001, in which the option to develop up to eight semi-detached and three detached properties was identified.
- 3.04 At the time of the previous report the following observations were made:

"The initial assessment of the site has revealed that access is the primary obstacle to any future development. There are two possible options: (a) from the existing housing estate to the south west of the site & (b) from a track to the north west of the site. The final section of road from the existing housing estate (a) is not owned by Scottish Borders Council & suffers from poor visibility. Work would be required to improve this access. Additionally there is a triangle of land on the northern edge of this road adjacent to the site which is identified for transfer to Scottish Borders Housing Association; it has been suggested that this land be retained pending the outcome of any decision in relation to the disposal of the site. The track (b) to the north west is in poor condition & is not owned by Scottish Borders Council.

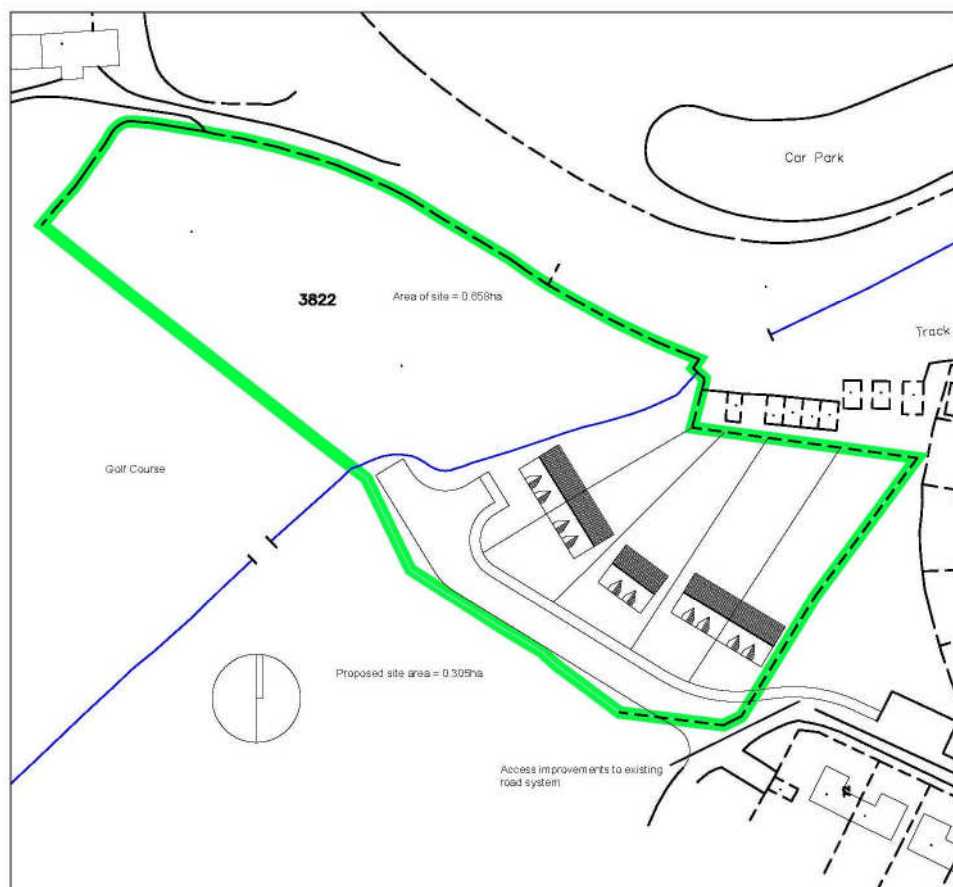
The available land equates to 0.658 hectares sloping downwards to the north. The southern edge is bounded by the golf course. A small watercourse bisects the site & delineates the extent of the settlement boundary."

3.00 PROPOSALS

3.01 The site has been re-visited as part of the current exercise and, at first inspection, would appear to be a good location for housing development. Its position on the edge of the town and adjacent to the golf course would seem to be good factors in its favour and ones that would be attractive to developers and potential purchasers.

3.02 The undulating nature of the site along with the watercourse that bisects it would make development disproportionately expensive, but these factors would also contribute to the creation of larger than normal plots in the current market. It is assumed that this would generate higher sale prices, thereby compensating the cost of development. This would not be a beneficial factor if the site is developed for social housing.

3.03 The sketch proposals prepared in 2001 would still be valid and are considered suitable for the current exercise for illustrative purposes without expending further design costs at this stage.



Sketch Proposal From 2001

3.04 As part of the research for the current review a meeting has been held with the Planning Officer in the Forward Planning Team to discuss the suitability of the site in relation to the Council's Local Plan. This consultation has revealed that the land had been identified for possible housing use in the Council's Draft Local Plan, but that objections were received from the adjacent Golf Club and a private individual.

3.05 The proposed use of the site was considered by the Reporter during the Inquiry into the Local Plan and is recorded in his Report into the Finalised Local Plan 2005. The inquiry was held on 24 October 2006. The conclusion of the Reporter was that the site is unsuitable for development

for housing. The Reporter's assessment was detailed and considered the suitability of the site under four separate headings, deeming it "acceptable" in three of the four categories. Critically, however, it was deemed to be "unacceptable" in terms of its *local impact & integration*. This resulted in his overall assessment of the site being "unacceptable."

3.06 In reaching this conclusion, the Reporter paid particular attention to the proximity of the golf course, the possible loss of mature trees along the boundary and the risk of injury from golf balls.

3.07 A discussion has also been held with the Council's Housing Officer who was aware of the site & has advised that it had been considered previously by Eildon Housing Association. It had been recognised that the site was physically capable of development, but that the combination of its topography, access difficulties and the Reporter's findings made it an unattractive development proposal. At the time of its investigation, Eildon HA identified the possibility of six units on the site.

3.08 There has been no known application for Planning Consent submitted for this site. The Reporter's findings do not preclude any application being made, but it is likely that they would have a bearing on any decision taken.

3.09 If the Sub-Committee wished to pursue a formal application it would be incumbent on the applicant to demonstrate how any development would address the concerns raised previously, especially in relation to protection against stray golf balls.

4.00 CONCLUSIONS

4.01 The land at Eliot's Park Grazings is of a sufficient size to allow the construction of a number of houses.

4.02 The restricted access arrangements and the natural topography of the site, including the presence of a water course, would make any such development disproportionately expensive, especially for social housing.

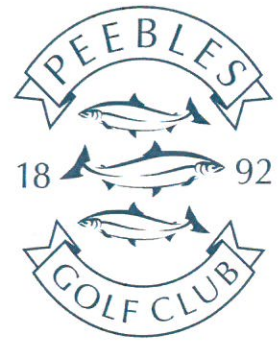
4.03 It is considered that any application for Planning Consent would be challenged on the same grounds as were identified during the preparation of the Local Plan and that the findings of the Reporter would be given due prominence in the assessment process. The conclusion of such an application is, however, not yet tested and it may be that the gap of a number of years since the Local Plan inquiry may permit an alternative conclusion to be drawn.

4.04 Provision should be made for higher than normal professional fee allocation by the Sub-Committee, if it wishes to instruct the submission of a formal application, to reflect the abnormal issues identified above and the time that would be required to develop a suitable submission.

CORPORATE RESOURCES

- 1 SEP 2014

ADMINISTRATIVE LEGAL



Peebles Common Good Fund Trustees
Scottish Borders Council
Council Headquarters
Newtown St. Boswells
Melrose
TD6 0SA

25 August 2014

Dear Sirs,

REQUEST FOR SUPPORT FOR PEEBLES GOLF CLUB

We are approaching the Common Good Fund as landlords of the Peebles Golf Club for support.

Over the last few years the Golf Club has face very challenging times with rising costs and a decline in member and visitor income which has threatened the long term viability of the club.

The Committee has had to take very hard decisions on reducing costs. We believe that we have stabilized through positive promotion, but much remains to be done. We are developing ambitious plans to invest in the course over the next decade.

The course was redesigned in the 1930's by the world renowned golf architect HS Colt. We hope to build on this legacy with course improvements to enhance the appeal of the course and to help significantly in our marketing to visitors. We are also working hard to work with our local children to promote the game to the next generation. We are also contributing to Border wide marketing initiatives to promote tourism in our part of the Borders.

We are writing to seek your help to allow us to invest and secure our future. The Club currently pays a ground rent to the Common Good Fund. We request that you allow us to pay a peppercorn rent and we will commit

VAT No 553 7629 18
Peebles Golf Club
Kirkland Street, Peebles, Peeblesshire EH45 8EU (01721 720197)
www.peeblesgolfclub.com

to reinvest all of this money in developing the course. We would also hope to attract further matching funding.

We understand that another Borders Club, in a similar viability position as Peebles has been supported through a peppercorn rent. We hope you will be able to help us invest in making the most of our "Colt Legacy". This would enhance Peebles as a golfing venue and link to the wider tourism strategy mentioned above. We believe developing a quality product is the best way to secure the future sustainability of this very important community asset.

We look forward to hearing from you.

Should you require any further information, please let me know.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Alan Boocock', with a long, sweeping flourish extending to the right.

Alan Boocock
Captain
On Behalf of Peebles Golf Club