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GALASHIELS COMMON GOOD FUND SUB COMMITTEE THURSDAY, 8 DECEMBER 2016

A MEETING of the GALASHIELS COMMON GOOD FUND SUB COMMITTEE will be held in the TRANSPORT INTERCHANGE, GALASHIELS on THURSDAY, 8 DECEMBER 2016 at **4.30 pm**

J. J. WILKINSON,
Clerk to the Council,

1 December 2016

BUSINESS		
1.	Apologies for Absence.	
2.	Order of Business.	
3.	Declarations of Interest.	
4.	Minute. (Pages 1 - 4) Minute of 8 September 2016 to be approved and signed by the Chairman (copy attached).	2 mins
5.	Financial Monitoring Report for 6 months to 30 September 2016 (Pages 5 - 14) Consider report by the Chief Financial Officer (copy attached).	15 mins
6.	Applications for Financial Assistance	
	(a) Just Cycle Ltd (Pages 15 - 30) Copy of application attached.	15 mins
	(b) Galashiels Camera Club (Pages 31 - 34) Copy of application attached.	15 mins
7.	Tree Planting next to Galashiels Golf Club, Ladhope (Pages 35 - 44) Discuss way forward (copies attached of further information and notes from public consultation, provided by Tweed Forum).	20 mins
8.	Any Other Items Previously Circulated.	
9.	Any Other Items which the Chairman Decides are Urgent.	

NOTES

1. Timings given above are only indicative and not intended to inhibit Members' discussions.
2. Members are reminded that, if they have a pecuniary or non-pecuniary interest in any item of business coming before the meeting, that interest should be declared prior to commencement of discussion on that item. Such declaration will be recorded in the Minute of the meeting.

Membership of Committee:- Councillors B. White (Chairman), S. Aitchison, B. Herd, J. G. Mitchell and Community Councillor R. Kenney.

Please direct any enquiries to Fiona Walling 01835 826504
Email:- fwalling@scotborders.gov.uk

**SCOTTISH BORDERS COUNCIL
GALASHIELS COMMON GOOD FUND SUB COMMITTEE**

MINUTE of Meeting of the GALASHIELS
COMMON GOOD FUND SUB COMMITTEE
held in the Transport Interchange,
Galashiels, on Thursday, 8 September, 2016
at 5.00 pm

Present:- Councillors B White (Chairman), S. Aitchison, B Herd and J. G. Mitchell;
Community Councillor R. Kenney.

In Attendance:- Managing Solicitor, People and Court (C. Donald), Capital & Investments
Manager (K. Robb), Democratic Services Officer (F. Walling).

Public - 1

1. MINUTE.

1.1 There had been circulated copies of the Minute of 12 May 2016.

DECISION

NOTED the Minute

1.2 With regard to paragraph 3 of the Minute, the Chairman referred to a communication from the Estates Surveyor giving an update with regard to the Ladhope Tree Planting project. The planting design had been guided and approved by the Forestry Commission and the plans had been supported by the Langlee Community Woodland group. Detailed planting design in terms of proportion of each species was being finalised in order to input public consultation which was still to be arranged.

DECISION

NOTED

2. FINANCIAL MONITORING REPORT FOR 3 MONTHS TO 30 JUNE 2016

There had been circulated copies of a report by the Chief Financial Officer providing details of the income and expenditure for the three months to 30 June 2016, full year projected out-turn for 2016/17 and projected balance sheet values as at 31 March 2017. Capital and Investments Manager, Kirsty Robb, highlighted the main points of the report and appendices. Appendix 1 to the report provided a projected Income and Expenditure position which showed a projected deficit of £55 for the year and a projected closing cash balance of £6,478. The projected Balance Sheet as at 31 March 2017, in Appendix 2 to the report, showed a projected decrease in the Revaluation reserves of £36,247 due mainly to the projected depreciation charge. Appendix 3 provided a breakdown of the property portfolio. There was no rental income and no property expenses for the properties owned by the Common Good. With regard to non-property related income, the proposed budget for 2016/17 was based on a distribution to 2.0% from the Newton Fund Investments which would be subject to the overall performance of the fund. An amount of £3,000 had also been projected for income received from donations from the Ladhope Estate and Ex Provost Mercer Bequest. There had been no requests for financial assistance as at 30 June 2016 leaving a total unallocated Grants budget of £2,000. The current position of the investment in the Newton Fund was shown in Appendix 4. The market value of Galashiels Common Good investments at 30 June 2016 had yielded a 6%

unrealised gain on the total invested to date. Ms Robb advised that there would be a seminar for Trustees on 19 October 2016, at Council Headquarters. In addition to the presentation of the annual accounts for the charitable funds and an update on Trust reorganisation, the seminar would be attended by Newton Fund managers who would be available to answer questions.

DECISION

- (a) AGREED the projected Income and Expenditure for 2016/17 in Appendix I to the report.**
- (b) NOTED within the appendices to the report:-**
 - (i) the projected Balance Sheet value as at 31 March 2017 in Appendix 2;**
 - (ii) the summary of the property portfolio in Appendix 3; and**
 - (iii) the current position of the investment in the Newton Fund in Appendix 4.**

3. APPLICATION FOR FINANCIAL ASSISTANCE

There had been circulated copies of an application for financial assistance from Mr Ian Middlemass, on behalf of Reivers Sports Bar, Galashiels. A grant of £900 was requested to refurbish the pool tables at the Reivers Sports Bar and to improve the entrance to the hall to bring it up to a good standard. Mr Middlemass and Mr Kieren Riddell, attended the meeting to provide further information and answer Members' questions. Mr Middlemass explained that £6,000 had been invested in pool tables at the Reivers Sports Bar and that last year there had been 3 major pool competitions in which the best players in the UK had taken part. These competitions were of significant benefit to the local economy with the associated demand for accommodation and facilities. With the success of the competitions around £450 had recently been donated to local charities and there were plans in place to raise more money and to become self-sufficient. The pool tables were also used by local young people and people with special needs, with coaching being provided and junior competitions being planned. The room was fitted with CCTV. The popularity of the facility had led to the need to refurbish the tables. A committee and bank account had recently been set up and the group had also just affiliated with the Scottish Pool Association, with the result that the Reivers Bar was now on the Association's list of venues. In response to questions Mr Middlemass emphasised that there was no bar in the pool hall and no under-18s were allowed in the bar area. In this respect the room was the only facility available for young people to play pool within the Borders. Members indicated that they were in support of the development of this pool facility particularly as a resource for young people. However they were not comfortable with the application in its present form, were concerned that the group did not yet have a club or constitution and did not believe the Common Good Fund to be an appropriate source of funding. Mr Kenney advised the applicants to set up a club and to seek advice and affiliate with Club Sport Ettrick and Lauderdale. This would then entitle the club and members to access financial assistance that was on offer through various schemes. The Chairman thanked Mr Middlemass and Mr Riddell for attending and wished them well with their project.

DECISION

AGREED:-

- (a) to support in principle the development of a club to promote the sport of pool at the Reivers Sports Bar; but**
- (b) not to give a grant for the refurbishment of the pool tables as there would be more appropriate sources of funding available once the club was established.**

The meeting concluded at 5.35 pm

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MONITORING REPORT FOR 6 MONTHS TO 30 SEPTEMBER 2016

Report by the Chief Financial Officer

GALASHIELS COMMON GOOD SUB-COMMITTEE

8 December 2016

1 PURPOSE AND SUMMARY

- 1.1 This report provides the details of the income and expenditure for the Galashiels Common Good Fund for the six months to 30 September 2016 and full year projected out-turn for 2016/17 and projected balance sheet values as at 31 March 2017.**
- 1.2 Appendix 1 provides a projected Income and Expenditure position. This shows a projected deficit of £55 for the year.
- 1.3 Appendix 2 provides a projected Balance Sheet as at 31 March 2017. It shows a projected decrease in the Revaluation reserves of £36,247 due mainly to the projected depreciation charge.
- 1.4 Appendix 3 provides a breakdown of the property portfolio showing projected rental income for 2016/17 and actual property expenditure to 30 September 2016.
- 1.5 Appendix 4 shows the value of the Newton Fund to 30 September 2016.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Sub-Committee:**
 - (a) Agrees the projected Income and Expenditure for 2016/17 in Appendix 1;**
 - (b) Notes the projected Balance Sheet value as at 31 March 2017 in Appendix 2;**
 - (c) Notes the summary of the property portfolio in Appendix 3; and**
 - (d) Notes the current position of the investment in the Newton Fund in Appendix 4.**

3 BACKGROUND

3.1 This report provides the Committee with financial information for the period to 30 September 2016 and projections to 31 March 2017. The report also contains a projected balance sheet for the Common Good Fund as at 31 March 2017.

4 FINANCIAL POSITION 2016/17

4.1 Appendix 1 provides details on income and expenditure for the 2016/17 financial year. The projected net position for the year is a deficit of £55.

4.2 **Income & Expenditure – Rental Income**

There is no rental income from the properties owned by the Common Good.

4.3 **Income & Expenditure – Non-Property Related Income**

The projected out-turn includes an estimate for the interest receivable on cash deposited with the Council. This, however, does not show as an actual income until the end of the financial year as the amount is dependent on interest rates and the average cash revenue balance invested with the Council over the full financial year. The annual rate of interest applied to the cash deposits is expected to be around 0.36%.

4.4 Distributions are made twice a year in September and February from Newton Fund Investments. The first of two annual Dividends (£393) was received in October 2016, therefore not shown in the actuals in Appendix 1. The proposed budget for 2016/17 is based on a distribution of 2.0% which will be subject to the overall performance of the fund.

4.5 An amount of £3,000 has also been projected for income received from donations from other Ladhope Estate and Ex Provost Mercer Bequest.

4.6 **Income & Expenditure – Property Expenditure**

There are no Property Expenses on the Galashiels Common Good properties.

4.7 **Income & Expenditure – Grants & Other Donations**

There are currently no requests for financial assistance from the Galashiels Common Good Fund.

Grant Recipients	Approved	£
Approved and Paid to 30 September 2016		
-		0
Total Paid to 30 September 2016		0
Approved but not yet paid		
-		0
Total Grants Approved		0
Budget 2016/17		2,000
Unallocated/(Overallocated) Budget		2,000

4.8 **Income & Expenditure – Depreciation Charge**

The depreciation charge is projected to be £36,192. This is not a cash transaction and is off-set by a corresponding contribution from the Revaluation reserve at the end of the financial year.

4.9 Appendix 2 provides the balance sheet value to 31 March 2016, the projected movement in year and a projected balance as at 31 March 2017.

4.10 **Balance Sheet – Fixed Assets**

All fixed assets of the Common Good Fund are revalued every five years as part of the Council's rolling programme. The fixed assets were revalued at 31 March 2015. Appendix 3 shows the values of the individual properties at 31 March 2016, projected depreciation charges for 2016/17 and projected value at 31 March 2017.

4.11 **Balance Sheet – Newton Investment**

- (a) Over the quarter to 30 September 2016 the Fund again delivered a positive absolute return and although being behind its Benchmark figure for the Quarter remains well ahead for the year to date. The Fund has delivered a significant proportion of global-equity performance (in Sterling terms) since the start of the year, while managing to exhibit reduced levels of volatility and demonstrating an impressive ability to preserve capital.
- (b) These returns have been realised despite significant economic uncertainty in the UK as a result of the EU Referendum vote and global geopolitical uncertainties surrounding the US presidential election. Significant returns were made in equity markets (amplified for UK based investors by further weakening of the pound which dropped to a 30 year low against the US dollar). Strong performance by government bond exposures as well as higher yields in corporate bond holdings have also contributed to the returns made by the Fund in the quarter.
- (c) The Funds strategy is to provide an absolute return with an acceptable level of volatility by promoting capital preservation over the pursuit of short-term gains. To this end in times of economic uncertainty the Fund remains cautiously positioned.

4.12 **Balance Sheet – Cash Balance**

The cash held by the fund is projected to be £6,478, an in-year projected decrease of £55. The projected cash movement for 2016/17 is as follows:

Cash Balance	£
Opening Balance at 1 April 2016	6,533
Projected Surplus/(Deficit) for year from Income & Expenditure Statement	(55)
Projected Closing Balance at 31 March 2017	6,478

4.13 **Balance Sheet – Capital Reserve**

The projections for the Capital Reserves include the unrealised gain for the Newton Fund as at 31 March 2017 but due to the nature of the markets, no estimate has been made for the current years' movement.

5 IMPLICATIONS

5.1 Financial

There are no further financial implications other than those explained above in Section 4.

5.2 Risk and Mitigations

There is a risk that investments in the Newton Fund may reduce in value due to market or investment performance. This risk cannot be fully mitigated; however, it is being managed by the selection of a Fund Manager with a clear objective of preserving capital values while aiming to produce returns in line with the benchmark.

5.3 Equalities

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

5.4 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 and improvements in local amenities and nurturing of local talent. The potential improvement in levels of income through the use of the new investment fund will act to make the Common Good Fund more sustainable in the future.

5.5 Carbon Management

There are no effects on carbon emissions arising from the proposals contained in this report.

5.6 Rural Proofing

There are no effects on rural proofing arising from the proposals contained in this report.

5.7 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.

6 CONSULTATION

6.1 The Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council are currently being consulted and their comments will be incorporated into the final report.

Approved by

David Robertson
Chief Financial Officer

Signature

Author(s)

Kirsty Robb John Yallop	Capital and Investments Manager Tel: 01835 825249 Senior Finance Officer – Treasury & Investments Tel: 01835 824000 Extn 5933
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Background Papers:

Previous Minute Reference: Galashiels Common Good Committee 8 September 2016

Note – You can get this document on tape, in Braille, large print and various computer formats by contacting the address below. We 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

GALASHIELS COMMON GOOD FUND

INCOME AND EXPENDITURE 2016/17

	Actuals at 30/09/16	Full Year Approved Budget 2016/17	Full Year Projected Out-turn	Full Year Projected Over/ (Under) Spend	Para Ref	Commentary
	£	£	£	£		
Property Income						
Rentals Receivable	0	0	0	0	4.2	
Non-Property Related Income						
Interest on Cash deposited with Council	0	(28)	(28)	0	4.3	
Newton Fund Investment – Dividends Rec'd	0	(517)	(517)	0	4.4	
Other Income	0	(3,000)	(3,000)	0	4.5	
Total Income	0	(3,545)	(3,545)	0		
Property Expenditure						
Property Costs – General	0	1,000	1,000	0	4.6	
Total Property Expenditure	0	1,000	1,000	0		
Grants & Other Donations	0	2,000	2,000	0	4.7	
Running Costs						
Central Support Service Charge	1,922	1,922	1,922	0		
SBC Grant towards Service Charge	(1,322)	(1,322)	(1,322)	0		
Net Running Costs	600	600	600	0		
Depreciation						
Depreciation Charge	0	36,192	36,192	0	4.8	
Contribution from Revaluation Reserve	0	(36,192)	(36,192)	0	4.8	
Net impact of Depreciation on Revenue Reserve	0	0	0	0		
Total Net (Surplus)/Deficit for year	600	55	55	0		

GALASHIELS COMMON GOOD FUND

PROJECTED BALANCE SHEET VALUE AS AT 31 MARCH 2017

	Opening Balance at 01/04/16 £	Projected Movement in Year £	Projected Balances at 31/03/17 £
Fixed Assets			
Land & Buildings	624,558	(36,192)	588,366
Heritable Assets	0	0	0
Total Fixed Assets	624,558	(36,192)	588,366
Capital in Newton Investment Fund			
Investment in Newton Fund	25,476	0	25,476
Unrealised Gains/(Loss)	390	0	390
Market Value	25,866	0	25,866
Current Assets			
Debtors	0	0	0
Cash deposited with SBC	6,533	(55)	6,478
	6,533	(55)	6,478
Current Liabilities			
Creditors	0	0	0
	0	0	0
Net Assets	656,956	(36,247)	620,710
Funded by: Reserves			
Revenue Reserve	(6,533)	55	(6,478)
Capital Reserve	(179,190)	0	(179,190)
Revaluation Reserve	(471,233)	36,192	(435,041)
Total Reserves	(656,956)	36,247	(620,710)

GALASHIELS COMMON GOOD FUND

PROPERTY PORTFOLIO PERFORMANCE FOR 2016/17
(Actual Income and Expenditure to 30 September 2016)

Fixed Assets	Net Book Value at 31/03/16 £	Projected Depn Charge 2016/17 £	Projected Net Book Value at 31/03/17 £	Projected Rental Income 2016/17 £	Actual Property Expenditure at 30/09/16				
					Repairs £	Rates, Water & Power £	Ins £	Other £	Total £
Bank Street Gardens	0	0	0	0	0	0	0	0	0
Ladhope Drive Car Park	0	0	0	0	0	0	0	0	0
Ladhope Golf Course	110,000	0	110,000	0	0	0	0	0	0
Ladhope Woodland	6,250	0	6,250	0	0	0	0	0	0
Ladhope Glen Park	0	0	0	0	0	0	0	0	0
Ladhope Recreation Ground	0	0	0	0	0	0	0	0	0
Old Gala House	508,309	36,192	472,117	0	0	0	0	0	0
Market Cross	0	0	0	0	0	0	0	0	0
Sir Walter Scott Statue	0	0	0	0	0	0	0	0	0
Old Town Cemetery	0	0	0	0	0	0	0	0	0
Amenity Ground at Haliburton Pl	0	0	0	0	0	0	0	0	0
Leabrae Playground	0	0	0	0	0	0	0	0	0
Sml area of Netherdale Play Field	0	0	0	0	0	0	0	0	0
Property Expenditure (General)	-	-	-	0	0	0	0	0	0
Total	624,559	36,192	588,367	0	0	0	0	0	0

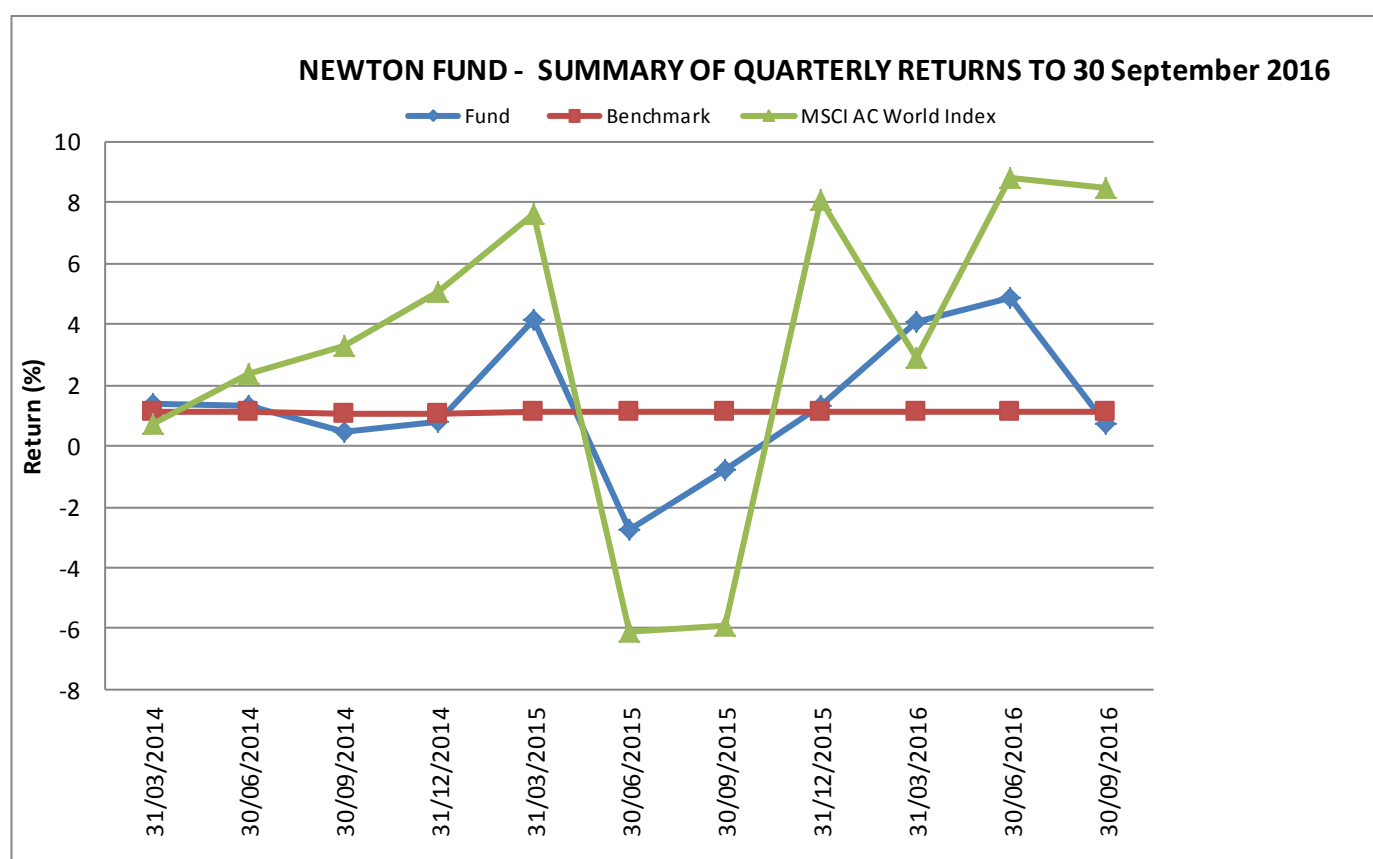
GALASHIELS COMMON GOOD FUND

INVESTMENTS EXTERNALLY MANAGED IN NEWTON REAL RETURN FUND

Cost of Investment	Units	£
5 September 2014	10,411	20,000
Contribution from SBC compensation for late investment	248	476
7 December 2015	2,636	5,000
Total Invested to 30 September 2016	13,295	25,476

Value of Investment	£
31 March 2016	25,866
30 June 2016	26,941
30 September 2016	26,918
31 December 2016	
31 March 2017	
Increase/(Decrease) from Total Cash Invested	1,442

The following chart shows the Newton Funds quarterly return performance against the Benchmark and against an equity performance index (MSCI AC World Index).



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**GALASHIELS COMMON GOOD FUND
APPLICATION FOR FINANCIAL ASSISTANCE**

Applicant Details	
Name and Address of Applicant/Organisation:	Lynne Marshall Just Cycle Ltd 5 TWEEDBANK CRAFT CENTRE, TWEEDBANK, TD1 3RU
Telephone No:	01896 208180
E-mail address:	info@justcycle.org.uk
Address to which payment should be made:	5 TWEEDBANK CRAFT CENTRE, TWEEDBANK, TD1 3RU
Activities Please supply a brief description of the activities of your organisation and the benefits it brings to the local community:	Just Cycle recycle and re-use bikes that would otherwise have been thrown out. Unused bikes are recovered from a range of sources, including at present two of the SBC recycling centres, transported to our base and then recycled. We make use of the many bikes left in people's sheds and garages and encourage people of all ages to cycle and remove the burden of disposing of these bikes from the community waste bill. It is our intention ultimately to take bikes from all SBC recycling centres. The charitable aims of the organisation are environmental, educational, recreational and reducing inequalities. In addition to reducing waste we aim to help more people to cycle safely and to reduce the number of short journeys they make by car.
Assistance Requested Please indicate the sum requested and the purpose for which it will be used:	£1260 which will be used to cover the monthly shortfall in our rent costs for a 7 month period January to July. Currently we earn about £300 a month from the sales of bikes and we will be looking to increase this amount until we can self-fund our overheads.
When will the donation be required:	January 2017
If this is a one-off project then please give the following details –	
Date (s):	January to July 2017 (July is our financial year end)
Estimated total cost:	£3360

<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>We raise around £300 a month in bike sales which we will be looking to increase to be totally self-sustaining by means of advertising, increased partnership working and a revised pricing structure as agreed by the board.</p> <p>We received a small amount in start-up costs for our first year (Jan 16-Jan 17) from Awards for All and from Cycling Scotland. We have not had any funding from SBC through the form of a community grant.</p> <p>In March we applied to SBC for a Community Grant but were advised in June that since the overall budget for community grants was so small this year, it might be better for us to make the application to Bank of Scotland Foundation. We did this but were advised in August that we had been unsuccessful. We have also applied to Voluntary Action Fund for assistance with overheads but again without success. We currently have an application in with BCCF Environmental for Scottish Landfill Communities Funding and expect to hear sometime in December/January. We also have an application in with Foundation Scotland (Scot Rail) but having been knocked back by Foundation Scotland earlier in the year (their Express Grant) we are not too hopeful of a positive outcome.</p>
<p><u>Other information</u> If you have other information which you feel is relevant to this application please provide details including details of any previous assistance given:</p>	<p>We are a young company who has successfully completed our first year in business and we are looking to expand and capitalise on the knowledge gained last year to increase our income and run an expanded project in 2017. We are a group of professional people that really believes that what we are doing at Just Cycle will be of real benefit to the community, to people of all ages in Gala and the surrounding area.</p>
<p><u>Declaration</u> I hereby make application for assistance as set out above and certify that the information I have provided is accurate</p> <p>Signed: Lynne Marshall</p> <p>Position Held: Trustee /Director</p> <p>Date: 06/10/16</p>	
<p>Note: All applications from organisations MUST be accompanied by a copy of the latest audited accounts</p>	
<p>This completed form, accounts and any supporting details should be submitted to the Fiona Walling, Democratic Services Officer, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Telephone 01835 826504 email fwalling@scotborders.gov.uk</p>	

REGISTERED COMPANY NUMBER: SC511792 (Scotland)
REGISTERED CHARITY NUMBER: SC046036

**Report of the Trustees and
Financial Statements for the Period 8 October 2015 to 31 July 2016
for
Just Cycle Ltd**

Gall Robertson CA
Tweedside Park
Tweedbank
Galashiels
Selkirkshire
Page 17
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Just Cycle Ltd

**Contents of the Financial Statements
for the Period 8 October 2015 to 31 July 2016**

	Page
Report of the Trustees	1 to 3
Independent Examiner's Report	4
Statement of Financial Activities	5
Balance Sheet	6 to 7
Notes to the Financial Statements	8 to 9
Detailed Statement of Financial Activities	10

Just Cycle Ltd

Report of the Trustees for the Period 8 October 2015 to 31 July 2016

The trustees who are also directors of the charity for the purposes of the Companies Act 2006, present their report with the financial statements of the charity for the period 8 October 2015 to 31 July 2016. The trustees have adopted the provisions of the Statement of Recommended Practice (SORP) 'Accounting and Reporting by Charities' issued in March 2005.

INCORPORATION

The charitable company was incorporated on 8 October 2015 and commenced trading on 11 January 2016.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Company number

SC511792 (Scotland)

Registered Charity number

SC046036

Registered office

1 Orchard Park
St Boswells
Melrose
Roxburghshire
TD6 0DA

Trustees

Mrs L A Marshall

Mrs E Findlay

P J Douglas

- resigned 12.7.16

G M Martin

Miss A K Cameron

- appointed 25.7.16

Company Secretary

Independent examiner

Karen Currie (ICAS)

Chartered Accountant

Gall Robertson CA

Tweedside Park

Tweedbank

Galashiels

Selkirkshire

TD1 3TE

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The charity is controlled by its Memorandum and Articles and constitutes a limited company, limited by guarantee, as defined by the Companies Act 2006.

Recruitment and appointment of new trustees

We have looked for people with experience serving on other Boards, finance expertise, business acumen, previous involvement with Charities. This in addition to experience of bikes and organisations involving cycles and /or recycling. In June 16 we advertised widely involving third sector partners to try to recruit new Trustees and we had a very positive response. We have a form to complete which enables the applicant to demonstrate their experience and identify the areas where they feel their strengths lie.

Just Cycle Ltd

Report of the Trustees for the Period 8 October 2015 to 31 July 2016

STRUCTURE, GOVERNANCE AND MANAGEMENT

Organisational structure

The Charity was first registered in October 2015 and at that time had four Trustees. We have recently had one change in personnel but still have four Trustees. We have a wider supporting group that has been meeting regularly since June 2014 at approximately two month intervals. The expertise/background in the wider group ranges across organisations such as NHS, Zero Waste Scotland, Outdoor Education at SBC, Ability Borders.

All meetings have agendas, are minuted and the minutes discussed at subsequent meetings. We have received regular support from Scottish Enterprise staff, Business Gateway staff at SBC and from social Enterprise Chamber staff. In addition one of the Trustees attended Just Enterprise and Business Gateway training sessions on Business Planning, Leadership and finance planning.

Risk management

The trustees have a duty to identify and review the risks to which the charity is exposed and to ensure appropriate controls are in place to provide reasonable assurance against fraud and error.

We seek advice from other organisations - we are involved in the recently set up Scotland wide bike Re-use Network - and we network with third sector organisations represented at the business group meetings facilitated by Scottish Enterprise Chamber in St Boswells.

We have also had support from Business Banking staff in the past year since they have been looking at ways Banking can help businesses to work with local charities and community organisations.

Early on in registering as a Company Limited by Guarantee, we identified the following risks:-

- Undervaluing bikes
- Poor pricing structure
- Missing opportunities for partnership working
- Poor decision making
- Lack of financial control by Board

We address these by trying to monitor regularly our spending and income, having a sensible pricing structure which balances the need to generate reasonable income with the need to obtain a regular throughput of bikes each month. We agree priorities for action at each meeting and we are clear about how to deal with the new opportunities which arise for us at regular intervals - each month at the moment. We are always networking to promote what we are doing and we continue to revisit our key priorities and defined Business Plan that was worked up during our first year.

OBJECTIVES AND ACTIVITIES

Objectives and aims

Our charitable purposes are:

- the advancement of education
- the provision of recreational facilities, or the organisation of recreational activities, with the object of improving the conditions of life for the persons for whom the facilities or activities are primarily intended
- the promotion of equality and diversity
- the advancement of environmental protection or improvement

The company's charitable objects are:

- to advance education by: providing opportunities to support and train individuals in both bike maintenance and bike and road safety by linking with local educational establishments and the police. We will also endeavour to offer opportunities for modern apprenticeships linking with Skills Development Scotland. Supporting cycling proficiency of people of all ages to encourage more people to take up safe cycling across the region.
- The provision and organisation of recreational facilities and activities by: providing and making recycled bikes available to tourists visiting the Borders at key strategic points i.e. local train station. Promoting fund raising activities around cycling which will help with the operational and sustainability costs of the organisation. Supporting the provision of further safe cycle paths in the Borders to encourage people of all ages to cycle to work and for pleasure.
- to reduce inequalities and encourage strong intergenerational relationships locally by: Involving all sectors of the community in the recycling work and encouraging cycling across all sectors including socially disadvantaged or isolated people.
- to advance environmental protection or improvement by: recovering bicycles from the waste stream, reducing the waste sent to landfill and by doing this raise awareness of reuse and recycling locally. We will link with local groups to get them involved with this agenda to encourage them to reuse and recycle.

Just Cycle Ltd

Report of the Trustees for the Period 8 October 2015 to 31 July 2016

OBJECTIVES AND ACTIVITIES

Significant activities

In our first year of operation we have been successful in reducing the number of bikes going into containers at Recycling Centres. We have linked in with Police Scotland to use unclaimed bikes and we have obtained bikes from direct donation that were not being used. We have developed opportunities for skills development, including setting up a link with Criminal Justice at SBC to see people on unpaid work orders developing skills working on bike re-use.

We have encouraged people to take up cycling by selling bikes at affordable prices and we have been supporting people to learn how to maintain their own bikes.

We have attended local events to promote cycling and we have been looking at developing partnerships with local organisations to help to achieve our objectives around promoting greater equality and diversity and improved opportunities for recreation.

We have volunteers attending the unit each week and we have potential partners to work on projects for mutual benefit and these will likely support further volunteer involvement.

FINANCIAL REVIEW

In getting started, we have taken advantage of the fact that we have three main charitable objectives - recreational, environmental and educational. This means we are able to look at different funding streams to support each of these different objectives.

Initial start-up funding was obtained from Awards for All (£9,900) and from Cycling Scotland (£4,700). Funds were available for overheads and for tools in the first year. The balance unspent at 31 July 2016 was £3,275 in total.

Planning ahead to ensure income and expenditure is controlled has been agreed as crucial and we are attempting to keep our costs down so that in future we do not have to rely upon grant funding for core activities.

FUTURE DEVELOPMENTS

The organisation wishes to develop its potential for achieving greater income from the sale of bikes but we recognise that this means devoting more time to promotion and marketing. We hope that additional Trustee(s) will help this to happen. Another option is to obtain funding to promote the environmental/recycling aspect of the business and be able to employ a co-ordinator to head up the charity.

We currently have a number of funding applications pending as we recognise that we need a reasonable sum held as reserves. We are not holding sufficient at present.

The outcome of existing funding applications will help to determine how well we will meet our priorities in the next financial year. We already know that we are able to re-use bikes that would otherwise have been unused or sent to landfill or metal containers. We know that people can be encouraged to take up cycling if they have support and can obtain a bike at a reasonable cost. Our challenge is to communicate our belief in, and passion for, bike re-use to the people of the Scottish Borders.

Aims for next year

- Obtain bikes from additional SBC recycling Centres
- Increase opening times of workshop
- Further develop skills of volunteers
- Obtain funding to run outreach projects in two Border towns
- Promote bikes sales using events, local radio and social media

Approved by order of the board of trustees on 3 October 2016 and signed on its behalf by:

.....
Mrs L A Marshall - Trustee

**Independent Examiner's Report to the Trustees of
Just Cycle Ltd**

I report on the accounts for the period 8 October 2015 to 31 July 2016 set out on pages five to nine.

Respective responsibilities of trustees and examiner

The charity's trustees are responsible for the preparation of the accounts in accordance with the terms of the Charities and Trustee Investment (Scotland) Act 2005 and the Charities Accounts (Scotland) Regulations 2006. The charity's trustees consider that the audit requirement of Regulation 10(1)(a) to (c) of the Accounts Regulations does not apply. It is my responsibility to examine the accounts as required under Section 44(1)(c) of the Act and to state whether particular matters have come to my attention.

Basis of the independent examiner's report

My examination was carried out in accordance with Regulation 11 of the Charities Accounts (Scotland) Regulations 2006. An examination includes a review of the accounting records kept by the charity and a comparison of the accounts presented with those records. It also includes consideration of any unusual items or disclosures in the accounts, and seeking explanations from you as trustees concerning any such matters. The procedures undertaken do not provide all the evidence that would be required in an audit, and consequently I do not express an audit opinion on the view given by the accounts.

Independent examiner's statement

In connection with my examination, no matter has come to my attention:

- (1) which gives me reasonable cause to believe that, in any material respect, the requirements
 - to keep accounting records in accordance with Section 44(1)(a) of the 2005 Act and Regulation 4 of the 2006 Accounts Regulations; and
 - to prepare accounts which accord with the accounting records and to comply with Regulation 8 of the 2006 Accounts Regulations

have not been met; or

- (2) to which, in my opinion, attention should be drawn in order to enable a proper understanding of the accounts to be reached.

Karen Currie (ICAS)
Chartered Accountant
Gall Robertson CA
Tweedside Park
Tweedbank
Galashiels
Selkirkshire
TD1 3TE

Date: 3 October 2016

Just Cycle Ltd

Statement of Financial Activities
(Incorporating an Income and Expenditure Account)
for the Period 8 October 2015 to 31 July 2016

	Notes	Unrestricted funds £
INCOMING RESOURCES		
Incoming resources from generated funds		
Voluntary income		14,600
Activities for generating funds	2	<u>1,619</u>
Total incoming resources		16,219
RESOURCES EXPENDED		
Costs of generating funds		
Costs of generating voluntary income		12,594
Fundraising trading: cost of goods sold and other costs		25
Governance costs		<u>350</u>
Total resources expended		12,969
NET INCOMING RESOURCES		<u>3,250</u>
TOTAL FUNDS CARRIED FORWARD		<u><u>3,250</u></u>

The notes form part of these financial statements

Just Cycle Ltd

**Balance Sheet
At 31 July 2016**

	Notes	£	Unrestricted funds £
FIXED ASSETS			
Tangible assets	5		4,557
CURRENT ASSETS			
Stocks			555
Cash at bank and in hand			<u>2,935</u>
			3,490
CREDITORS			
Amounts falling due within one year	6		(4,797)
			<u> </u>
NET CURRENT ASSETS/(LIABILITIES)			<u>(1,307)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES			<u>3,250</u>
			<u> </u>
NET ASSETS			<u><u>3,250</u></u>
FUNDS	7		
Unrestricted funds			<u>3,250</u>
TOTAL FUNDS			<u><u>3,250</u></u>

The notes form part of these financial statements

Just Cycle Ltd

Balance Sheet - continued
At 31 July 2016

The charitable company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the period ended 31 July 2016.

The members have not required the charitable company to obtain an audit of its financial statements for the period ended 31 July 2016 in accordance with Section 476 of the Companies Act 2006.

The trustees acknowledge their responsibilities for

- (a) ensuring that the charitable company keeps accounting records that comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the charitable company as at the end of each financial year and of its surplus or deficit for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the charitable company.

These financial statements have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small charitable companies and with the Financial Reporting Standard for Smaller Entities (effective January 2015).

The financial statements were approved by the Board of Trustees on 3 October 2016 and were signed on its behalf by:

.....
Mrs L A Marshall -Trustee

.....
Miss A K Cameron -Trustee

Just Cycle Ltd

Notes to the Financial Statements for the Period 8 October 2015 to 31 July 2016

1. ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention, and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008), the Companies Act 2006 and the requirements of the Statement of Recommended Practice, Accounting and Reporting by Charities.

Incoming resources

All incoming resources are included on the Statement of Financial Activities when the charity is legally entitled to the income and the amount can be quantified with reasonable accuracy.

Resources expended

Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life.

Plant and machinery etc - 25% on reducing balance

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items.

Taxation

The charity is exempt from corporation tax on its charitable activities.

Fund accounting

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

2. ACTIVITIES FOR GENERATING FUNDS

	Unrestricted funds
Shop income	£ <u>1,619</u>

3. NET INCOMING/(OUTGOING) RESOURCES

Net resources are stated after charging/(crediting):

Depreciation - owned assets	£ <u>537</u>
-----------------------------	-----------------

4. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the period ended 31 July 2016.

Trustees' expenses

There were no trustees' expenses paid for the period ended 31 July 2016.

Just Cycle Ltd

Notes to the Financial Statements - continued
for the Period 8 October 2015 to 31 July 2016

5. TANGIBLE FIXED ASSETS

	Plant and machinery etc £
COST	
Additions	<u>5,094</u>
DEPRECIATION	
At 8 October 2015	<u>537</u>
NET BOOK VALUE	
At 31 July 2016	<u><u>4,557</u></u>

6. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

Other creditors	£ <u>4,797</u>
-----------------	-------------------

Other creditors include deferred income in respect of grants received which are being written off to the profit and loss account at the same rate as the depreciation on the assets they relate to. The balance in relation to deferred grants at 31 July 2016 was £4,448.

7. MOVEMENT IN FUNDS

	Net movement in funds £	At 31.7.16 £
Unrestricted funds		
General fund	(25)	(25)
Awards for All	2,231	2,231
Cycling Scotland	<u>1,044</u>	<u>1,044</u>
	3,250	3,250
	<u> </u>	<u> </u>
TOTAL FUNDS	<u><u>3,250</u></u>	<u><u>3,250</u></u>

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General fund	1,619	(1,644)	(25)
Awards for All	9,899	(7,668)	2,231
Cycling Scotland	<u>4,701</u>	<u>(3,657)</u>	<u>1,044</u>
	16,219	(12,969)	3,250
	<u> </u>	<u> </u>	<u> </u>
TOTAL FUNDS	<u><u>16,219</u></u>	<u><u>(12,969)</u></u>	<u><u>3,250</u></u>

Just Cycle Ltd

Detailed Statement of Financial Activities
for the Period 8 October 2015 to 31 July 2016

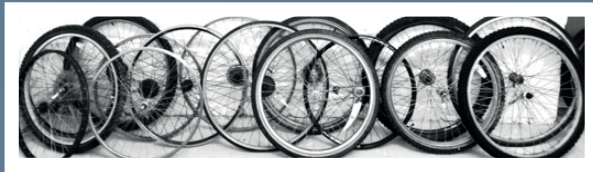
	Unrestricted funds £
INCOMING RESOURCES	
Voluntary income	
Grants	14,600
Activities for generating funds	
Shop income	<u>1,619</u>
Total incoming resources	16,219
RESOURCES EXPENDED	
Costs of generating voluntary income	
Rent, rates and water	2,158
Insurance	484
Light and heat	23
Telephone	274
Postage and stationery	124
Grant used to buy fixed assets	4,974
Materials	4,105
Property repairs	378
Protective clothing	156
Stock adjustment	(92)
Plant and machinery	<u>10</u>
	12,594
Fundraising trading: cost of goods sold and other costs	
Purchases	488
Closing stock	<u>(463)</u>
	25
Governance costs	
Accountancy	<u>350</u>
Total resources expended	12,969
	<u> </u>
Net income	<u><u>3,250</u></u>

This page does not form part of the statutory financial statements



JUST CYCLE

We are a local charity that recycles and re-uses unwanted and unused bikes before making them available to people on low incomes keen to take up cycling.



WHAT DO WE DO?

RECOVERY

Just Cycle collects bikes direct from people's homes (on request), as well as from Local Authority land fill sites. Many of our bikes are donated by people who are clearing out their garden shed or garage; many more come from local recycling centres, most of which will soon have a separate storage area where bicycles can be donated to Just Cycle.

The bikes are then transported back to our base in Tweedbank, where Just Cycle's skilled mechanics assess each bike and

either return it to pristine working condition or, where a bike is beyond repair, keep it for spare parts.

REUSE

Most of our bikes are then ready for sale (at affordable prices), loan or donation to local people of all ages who would like to take up cycling to lead a healthier lifestyle, get fit after an illness, or simply to reduce their dependence on cars and do their bit for the environment. Just Cycle's volunteers can provide basic maintenance

skills to encourage its customers to maintain their own bikes, and run 'Bike-ability' classes for various groups on cycling etiquette and safety.

RECYCLE

We actively encourage people with learning disabilities, as well as youth groups and those carrying out unpaid work, to help us to recycle those bikes in poor condition but which can provide a stock of spare parts.

JUST CYCLE LTD

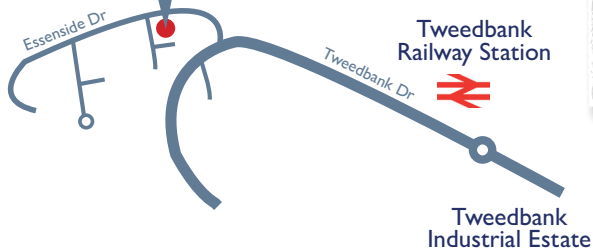
5 Tweedbank Craft Centre, Tweedbank, Galashiels, TD1 1RU

01896 208180 Charity No. SCO46036



JUST CYCLE

CYCLE RECYCLE JUST CYCLE



supported by

Cycling Scotland



AWARDS
FOR ALL
SCOTLAND

LOTTERY FUNDED

OPENING HOURS

Tuesday and Wednesday afternoons from 12 noon until 4.30pm

HOW YOU CAN HELP!

- **CHOOSE** - a Just Cycle bike (to help us to help as many other people as possible)
- **DONATE** - your outgrown/unwanted /unused bike
- **VOLUNTEER** - your skills as a bike mechanic (even just a few hours weekly – every little helps)

Page 30

CONTACT US

T 01896 208180

E info@justcycle.org.uk

F www.facebook.com/justcycle1

Chief Executive

12 OCT 2016

Democratic Services



**GALASHIELS COMMON GOOD FUND
APPLICATION FOR FINANCIAL ASSISTANCE**

<p><u>Applicant Details</u> Name and Address of Applicant/Organisation:</p> <p>Telephone No:</p> <p>E-mail address:</p>	<p>Galashiels Camera Club C/O James Paxton 6 Station Yard Clovenfords Galashiels TD1 3LT</p>
<p>Address to which payment should be made:</p>	<p>Ford Renton (Treasurer) 3 Parsonage Road, Galashiels, TD1 3HS</p>
<p><u>Activities</u> Please supply a brief description of the activities of your organisation and the benefits it brings to the local community:</p>	<p>The aim of the club is to practice and promote photography amongst its members and members of the public. The objectives of the club are to expand photographic knowledge and skills through lectures, competitions, tuition and other activities within a social environment.</p>
<p><u>Assistance Requested</u> Please indicate the sum requested and the purpose for which it will be used:</p>	<p>A sum of £300 would assist the Club to stage its annual Agricultural competition. This is the annual showcase for the club which attracts members of the public and other camera clubs in the Scottish Borders.</p>
<p>When will the donation be required:</p>	<p>As soon as it becomes available.</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>The club raised £304 from the event last year and this will go towards the outlay this year.</p>
<p><u>Other information</u> If you have other information which you feel is relevant to this application, please provide details including details of any previous assistance given:</p>	<p>It has been normal in the past to ask members to provide catering for the event at their own expense. In the interest of bio-security it is felt that the catering should be allocated to a suitably qualified caterer. The funds that we have at the moment will become seriously depleted or wiped out, as we have to buy new equipment, in the form of a new projector, laptop computer and associated software in the near future. Our present equipment is beginning to fail. We need this to continue to function as a successful club. Therefore, any assistance you can give us would be gratefully received.</p>
<p><u>Declaration</u> I hereby make application for assistance as set out above and certify that the information I have provided is accurate</p> <p>Signed:</p> <p>Position/Held: Chairman/Secretary</p> <p>Date: 10TH October 2016</p>	
<p>Note: All applications from organisations MUST be accompanied by a copy of the latest audited accounts</p>	
<p>This completed form, accounts and any supporting details should be submitted to the Fiona Walling, Democratic Services Officer, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Telephone 01835 826504 email fwalling@scotborders.gov.uk</p>	

Galashiels Camera Club

Accounts for year to 22nd March 2016

Income and Expenditure

Income	2015/16	2014/15
Membership Subscriptions	£405.00	£490.00
Tea/Raffle takings	£296.20	£297.40
Agri Competition:		
Entry (£179) and raffle (£125)	£304.00	£297.00
Agri float	£50.00	
Culross outing Members contribution	£70.00	£0.00
Total	£1,125.20	£1,084.40
Expenditure		
Langlee Affiliation/Room Hire	£170.00	£234.75
Judges/Speakers/Expenses	£176.50	£443.00
Catering/Wine	£80.86	£65.74
Supplies/Equipment (bulb)	£0.00	£125.47
Office Expenses	£136.15	£197.59
SPF Annual Subscription/Insurance	£122.07	£92.84
Club Outing – petrol/minibus hire	£111.38	£0.00
Auditor Fees	£25.00	£25.00
Total	£821.96	£1,184.39
Surplus/Deficit	£303.24	-£99.99
Funds held at start of period	1914.53	£2,014.52
Funds held at close of period	2217.77	£1,914.53

Accounts prepared by Steve Currie (Treasurer)

I have examined the books and records of Galashiels Camera Club and certify that the Income and Expenditure Account for the year ended has been prepared therefrom.

Galashiels Camera Club

Accounts for year to 28 February 2015

Income and Expenditure

Income	2014/15	2013/14
Membership Subscriptions	£490.00	£625.00
Tea/Raffle takings	£297.40	£341.80
Agri Competition: Sponsors		£0.00
Entries (Raffle £152/£188.00)	£297.00	£349.00
Surplus of outing	£0.00	£10.00
Total	£1,084.40	£1,325.80
Expenditure		
Langlee Affiliation/Room Hire	£234.75	£227.75
Judges/Speakers/Expenses	£443.00	£440.00
Catering/Wine	£65.74	£94.26
Supplies/Equipment (bulb)	£125.47	
Office Expenses	£197.59	£140.67
SPF Annual Subscription/Insurance	£92.84	£161.83
Club Outing – petrol/minibus hire	£0.00	£0.00
Auditor Fees	£25.00	£25.00
Total	£1,184.39	£1,089.51
Surplus/Deficit	£99.99	£236.29
Funds held at start of period	2014.52	£1,778.23
Funds held at close of period	1914.53	£2,014.52

Accounts prepared by Alice Goodwin (Treasurer)

I have examined the books and records of Galashiels Camera Club and certify that the Income and Expenditure Account for the year ended has been prepared therefrom.

Team Leader - SPAA

16/3/15

PROPOSED TREE PLANTING NEXT TO GALASHIELS GOLF CLUB, LADHOPE

**PUBLIC CONSULTATION Tuesday 25th October.
Galashiels Transport Interchange. 3-5pm and 7-9pm**

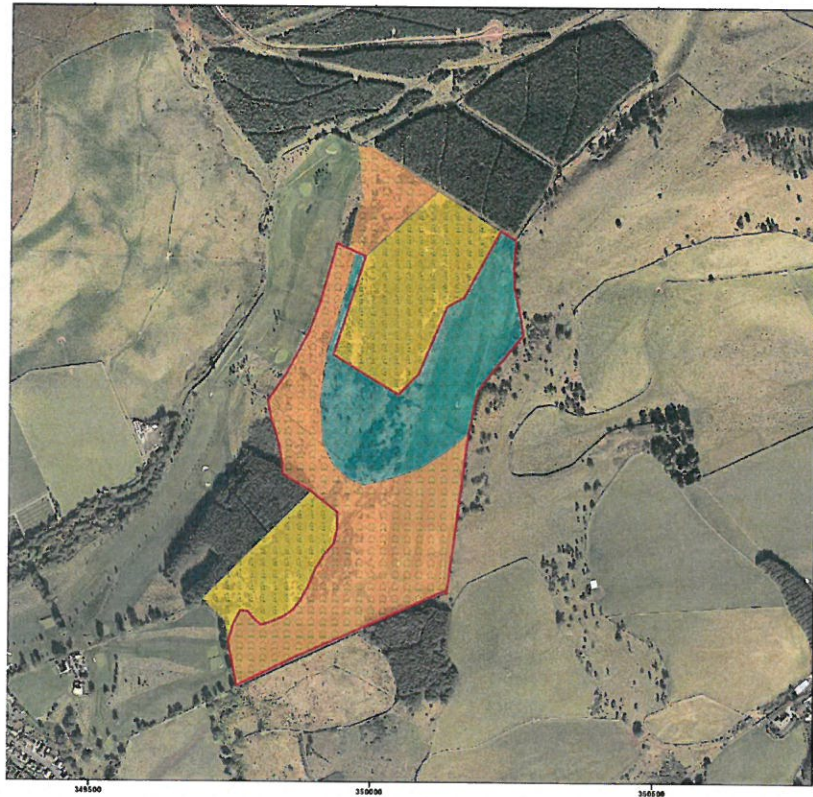


Tweed Forum is consulting with Scottish Borders Council and the Galashiels Common Good Sub Committee on a proposal to plant a mixture of native trees and Scots pine on the land next to Galashiels Golf Club at Ladhope.

The proposed design takes into account all the requirements to establish an attractive and productive woodland, good for public access and retaining the amazing views over Galashiels.



There are many roe deer in the area, and they love to eat young trees. The fence will exclude them while the trees are growing, and will be removed when the trees are established.



**LADHOPE
New Woodland**

Legend
Ladhope Planting
Scots Pine Woodland
Native Woodland
Retained Gorse
Deer Fence



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Most of the gorse areas will be retained but small areas of gorse within the deer and rabbit fence will be cut to reduce cover for rabbits who would eat the trees



The existing path network will be retained, with self-closing deer gates on the deer fence to allow easy access.



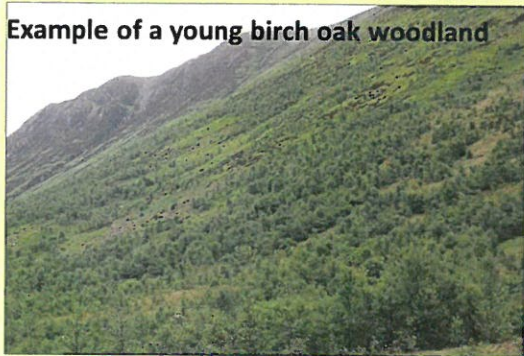
Drone view of Ladhope



PUBLIC CONSULTATION



The proposal is to plant around 18 hectares of woodland, with up to 20% open space to preserve views, paths and habitats. We are considering about 8ha of Scots pine woodland, with the remainder native trees such as oak, birch and hazel. The trees will be protected by a combination of deer fence, rabbit net, tree shelters and vole guards, which will be removed over time as the trees grow.



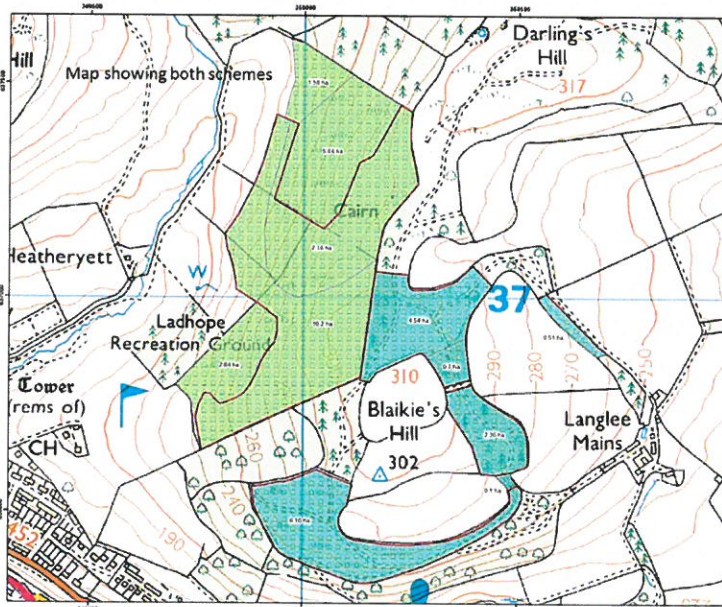
Example of a young birch oak woodland

The proposed tree species include birch, oak, hazel, rowan, aspen, holly, bird cherry, alder, and willows, with shrubs including juniper, hawthorn, blackthorn and guelder rose.

In the area with mostly Scots pine, trees will be planted at around 2m spacing to encourage straight growth of stems which could be harvested in 50 years time.



Scots pine forest



LADHOPE & GLENDEARG New Woodland

Legend
 Glendearg
 Ladhope
 Fencing



0 50 100 200 Metres

© Crown copyright (and database rights) (2015) OS (100040348)



A self-closing deer gate



View east over the golf course

At Glendearg farm, next door to Ladhope, a similar tree planting scheme is proposed and has been approved by the Forestry Commission. Planting will start in 2016



Paths and views will be maintained at Ladhope

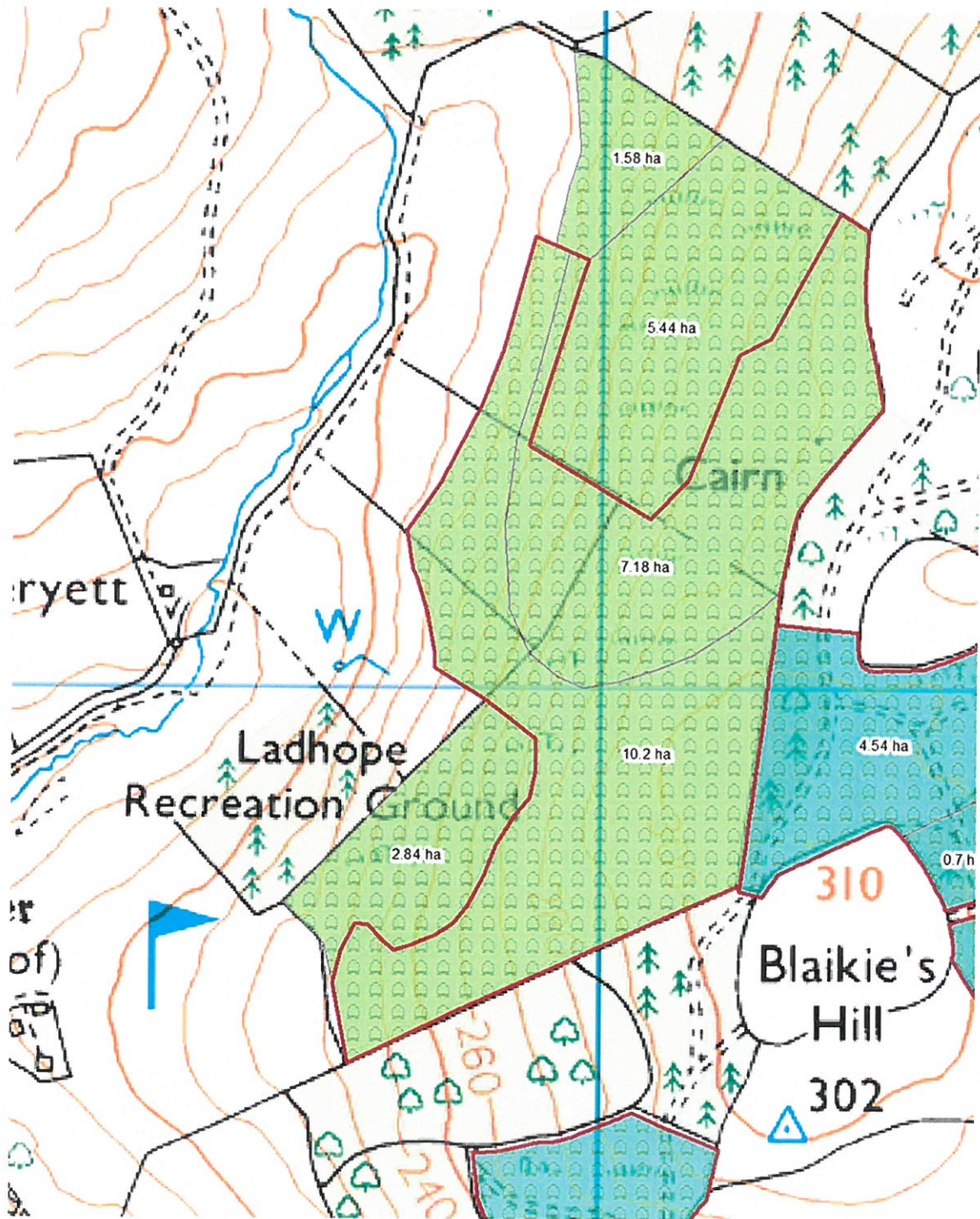
For more information, contact; TWEED FORUM.
 Email info@tweedforum.org tel 01896 849723
 Drygrange Steading, Melrose TD6 9HT



PUBLIC CONSULTATION



Please add comments and observations using post-it notes on the map below



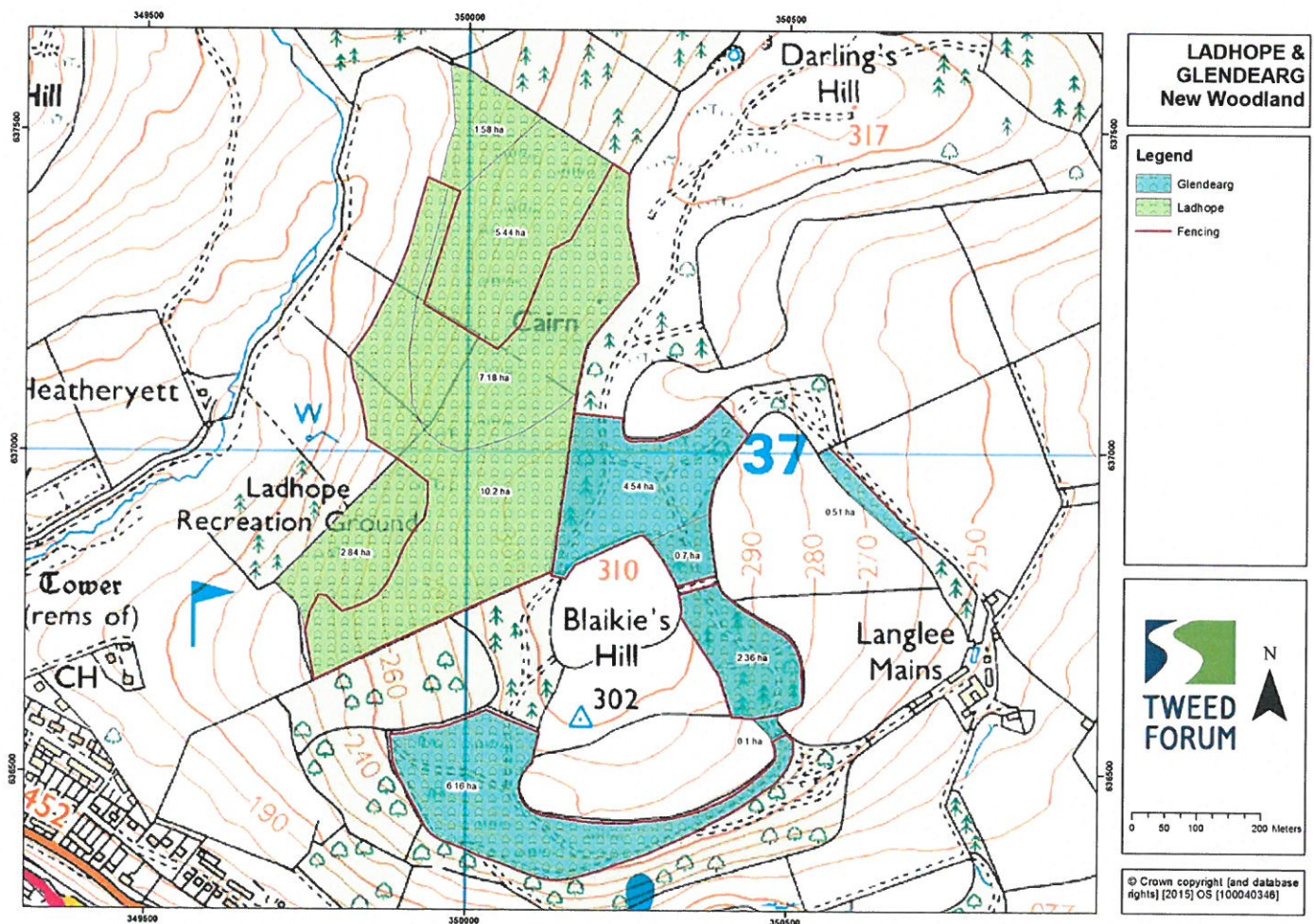
POTENTIAL MOUNTAIN BIKE TRAILS AT LADHOPE AND LANGLEE MAINS

PUBLIC CONSULTATION



In conjunction with the two areas of tree planting at Galashiels Golf Course at Ladhope and Glendearg farm, a network of mountain bike paths is proposed. This proposal is at a very early stage and your views are important.

Potential MB trails and other paths to the north of Galashiels



QUESTIONS...

How much will it cost? Who will pay for it? Who will maintain the trails? Can I still walk my dog? Where will people park? What about golfers? How will bikes get through the deer fence? Can bikes and walkers share the same path? What about horses?

Could these mountain bike trails bring new life to Galashiels? Could the railway bring thousands of mountain bikers to spend money in the area? Could there be an uplift facility? How will trails connect to the new Langlee Bike trail?

For more information, contact; TWEED FORUM.
Email info@tweedforum.org tel 01896 849723
Drygrange Steading, Melrose TD6 9HT



PLEASE WRITE YOUR COMMENT BELOW ON THE PROPOSED TREE PLANTING AT LADHOPE AND THE POTENTIAL FOR MOUNTAIN BIKE TRAILS

PUBLIC CONSULTATION



Comment

Name, address, contact details (optional)

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Ladhope Planting-Biking – Public Meeting 25th October 2016 7pm -9pm Galashiels Transport Interchange.

Chair – Cllr Bill White

Also in attendance – Cllr Bill Herd

There were a total of 50 attendees who registered their names.

(Meeting notes by Luke Comins and additional notes from public comments compiled by Hugh Chalmers)

Cllr White welcomed everyone and emphasised that this was the start of consultation process and that this represented an exciting opportunity.

Presentations

Luke Comins (Tweed Form) gave a brief introduction to Tweed Forum and why they were involved in the project. He recognised that the initial proposals had met with opposition from certain quarters for valid reasons, but stated that nothing had been set in stone. He apologised that a map had been circulated at an early stage which showed where trails might go, some of which were on private land, and which had caused offence.

Hugh Chalmers (Tweed Forum) talked about how Tweed Forum had met Ben Douglas (owner of Glendearg farm) a year ago and planned new native woodland planting on his farm, which is adjacent to Ladhope Golf course. He was aware that a planting proposal had been discussed in 2008, and decided to follow this up with SBC, James Morison (Estate Manager) in the first instance. The bike trails idea came from Ben and a friend who could see the potential of the site and the potential to bring business to Galashiels.

Beryl Masson (British Horse Society) made the following points:

- Economic contribution of horse riding very important
- Important to maintain existing routes
- Need for suitable gates
- Design needs to be sensitively done
- Need for 'positive' signage

Iain Laidlaw (Forestry Commission) outlined the dual role of regulating planting and also grant aiding it. He described the application/assessment process and confirmed that Glendearg Forestry Grant Scheme (FGS) application had been through the normal process and had been approved. Ladhope was at an earlier stage and the design including provision of views, access etc. all needed to be decided.

Gareth Owen (Scottish Woodlands) – described the various stages in planting a woodland including – design and establishment; key features such as views, habitats, landscape etc.; use of native trees; ground prep; protection – fencing vs tubes.

Ben Douglas (Landowner at Glendearg) – outlined why the land lent it so well to a possible biking trail including steep gradient, close to a major town, with a train connection, not far from Edinburgh. He stated that the aim would be to cater for all user types not just bikes and the potential to link in with Langlee, Stow and beyond. He described the socio-economic and health benefits that this would bring.

Ranald Boydell (Energise Galashiels) Invited to speak but could not attend – **Cllr White** spoke on Ranald's behalf and stated that you only had to look to Peebles to see the huge benefits that this could bring. He stated that Galashiels had never been a 'destination' and this proposal could change this.

Pete Laing (Mountain Bike trail designer) – described the multi-use nature of any such venture, the possibility of linking up with Langlee skills trails. He expounded on the positive qualities that the site had in terms of position, gradient and ground conditions. He emphasised the need to cater for kids and provision of easier trails. He stated that up to 20km of trail could be constructed at a cost of £25/m giving a possible construction cost of £500k. He said that community leadership was essential and gave the example of Golspie who had achieved a similar vision. The trails should really be called a 'Community Trail Network'.

Questions and discussion, and comments from the floor.

- Not a community trail, too bike focused (Susan Burrell). Pete Lain (PL) responded that all trails were multi-user and that all recreational activities could be included.
- How long does the fencing stay up (Cllr White)? Gareth Owen (GO) stated that 10 years is normal.
- What about disturbance of wildlife – badgers, SSSI? GO stated that they frequently had to deal with such sites and buffers would be left around them and the licensing process meant that this had to be fully taken on board at the outset.
- What will be used – tubes or fences. GO said that fencing was cheaper but sometimes you needed tubes (e.g. for voles). Likely that it would be a mixture.
- 25 horses stabled at Glendearg so they are significant. The train only allows 2 bikes on so this is a non-starter. Why don't bikers go to Glentress? (Caroline Grant)
- Need to get all sports interest around the table. There is an existing network that could be used (John McBay, Sport Development Manager Live Borders.)
- Is Common Good land the same as public ground? Ladhope is owned by the community so a subtle difference.
- Safety of riders is key. Horses are easily scared.
- Need for mutual respect. Is there a code of conduct (Cllr Herd)? Yes there is.
- Car park is major issue. Also, the issue of crossing the privately maintain road to Langlee Mains. PL outlined this is a common issue and there are very basic measures form making people stop at roads and cross safely.
- Not enough on what the project might bring in economically (Diane Leaver) LC stated that a feasibility stage would be essential and this would ascertain this sort of information (as well as all the other issues of demand, access, parking, costs etc).
- Are bikers insured? Some are but NB that no requirement for any user to be insured.
- Planting would deny Ladhope golf course to ever go back to being an 18 hole course again.
- This development is an essential piece of the jigsaw in reinvigorating Galashiels (Dawn Derbyshire)
- Need for survey of kids and schools? Would come in the next stage.
- The Golf course road is not suitable for traffic (Claire Howden)
- Golf Club was consulted at the beginning.....but not since. Need to be better involved (Graham Forsyth).
- Could be the key to saving the Golf Club and they would be keen to coordinate (Steven King)
- Scott Watson emphasised that different users didn't need to use the same paths.
- Huge benefit that this would bring to the area (Craig Hardie MB Instructor)
- Who pays for the tree planting? Is it just to benefit the bikers? Hugh Chalmers said that the FCS grant would cover most of it and TF could find sources to top it up so it would be cost neutral.
- Worried about spoiling the view. 20% open ground not enough. GO said views can be built.
- Just look at Glentress. Multi-use already there and it works.

- Huge benefit for the youth of the Borders. Glentress too far away for those that cannot drive or cannot get a lift. This would make a massive difference for them (Ruaridh Cunningham)
- We cannot afford **not** to do this. Galashiels desperately needs this.
- Need for Steering Group of the various different users to drive it forward (Cllr Herd)

Cllr White closed the meeting by inviting people to leave further thoughts on the maps and sheets at the back of the room. These comments would be assimilated, and further dialogue would need to take place before any plan for Ladhope was submitted to the Common Good Fund committee (next meeting on the 8th December).

End of meeting notes

Notes made by those who attended

- That trails for horse riders are kept as rough grass, as I use the Ladhope Golf Course 5-6 times a week to get my horse fit by galloping up and down them.
- That any area for a track for horses on the Ladhope golf course area is left as the ground is now. Horses cannot canter /gallop on hardcore/stone tracks.
- Galashiels is on the east end of the Tweed valley, Peebles to the west. Every opportunity must be taken to create an attractive wooded environment that can absorb all forms of biking at the highest level, with the rail link, Galashiels has the long term potential to exceed Peebles. The woodland at the Golf Course will link perfectly with other woodlands. Fantastic.
- Safety awareness of all people
- Would like to be part of working group. Would like to be included in tree design also.
- It works at Glentress and Innerleithen and could only benefit the town and the area. All we need to do is work together in it and seek common gains for all party's. Greig temple
- Potential issues re vehicle access through Ladhope if parking etc. in area of golf course and increased traffic. In general a good idea. Tom Ingoldsby, (Ladhope Drive)
- Brilliant idea, much needed facility for the growing mountain bike fraternity in gala. Careful design needed for walkers/horses/MBers. Will definitely use it.
- Great idea having MBT Trails in close proximity to Town. This would need to be suitable for all abilities. Would they be bike specific or multi user paths? Who would oversee trails FC or local body?
- Decent path network would empower others to explore including those with disabilities who could use electric powered bikes or adapted cycles. It will generate revenue for the Borders and Gala in particular.
- Gain support and guidance from the Region's sports development team and the clubstort Ettrick and Lauderdale contact John McBay. Sports to be included; Horse riders, cycling, orienteering, archery, cross country running, Events venue. Sports funding is available.
- Fiona Wilson – Langlee Mains resident I'm very concerned at the proposal to plant the top of Ladhope Golf Course as this will preclude it ever returning to an 18 hole golf course. Access is also a high concern as is disturbance to indigenous wildlife. Mountain biking is not compatible with the more gentle pastimes of walking, dog walking and riding. Many older people already enjoy this area for walking and many runners and riders use this area for regular training and daily hacking. Also there is a SSSI site on the lower reaches of this proposal (actually, this is not the case. The nearest SSSI's are at Avenel Gorge and the River Tweed – HC) This is already a multi-use site and it seems crazy to spend £500,000+ just to accommodate mountain bikers who already have good facilities nearby.
- Would like to be part of working group. Susan Burrell
- Graham Forsyth. President Gala Golf Club. we wish to be consulted at all time with the process and from an early stage. Happy to have one or two representatives on any group is required.

- Rick Kenney, Vice Chair of Galashiels Community Council (Chair is Judith Cleghorn). Keen on the idea and wish to be kept informed and be part of the discussion (This is from the afternoon drop-in session)
- MTB trails would be a great gateway for locals and tourists to link the railway to the 7 Stanes trails to the Tweed Valley. They would encourage multi-day stays in the Borders. Opportunity to link them with local providers (bike shops and guides) and the unique MTB BASE course in Borders College.
- Thought it wasn't just mountain bike trails!!!
- Create for all users.
- Have anybody the right to (x) a private road
- What consideration is being given to the residents of Langlee mains!
- Community multi-use trails – opportunity for us all to get along!
- Multiuser path network can only become a positive for gala putting us back on the map. Local cycle trails would enable the next generation of bikers to progress. We have the world class BASE college course in Gala this will benefit them and local kids and workers elsewhere. There is a long trail multi user network in Jedburgh (Jed Forest Trail). This works well and could easily be replicated in the Galashiels area. Fantastic idea to redevelop some land and better the county.

There are some sketches on the maps which will also be referred to during future discussions.

END