

Public Document Pack



PEEBLES COMMON GOOD FUND SUB-COMMITTEE WEDNESDAY, 29 JUNE, 2016

A MEETING of the PEEBLES COMMON GOOD FUND SUB-COMMITTEE will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST BOSWELLS on WEDNESDAY, 29 JUNE, 2016 at 2.00 PM or at the conclusion of Council whichever is the later.

J. J. WILKINSON,
Clerk to the Council,

23 June 2016

BUSINESS		
1.	Apologies for Absence.	
2.	Order of Business.	
3.	Declarations of Interest	
4.	Minute. Minute of Meeting of 25 May 2016 for approval. (Copy to follow)	2 mins
5.	Applications for Financial Assistance - consider the following applications (Copies attached.)	
	(a) Peebles Community Trust - continued from 25 May 2016 (Pages 1 - 24)	10 mins
	(b) Bonny Peebles (Pages 25 - 28)	10 mins
6.	Peebles Lawn Tennis Club, Springhill Road, Peebles (Pages 29 - 46) Consider report by Service Director Assets and Infrastructure seeking approval for a new lease and to carry out tree works at the tennis courts – continued from 25 May 2016. (Copy attached).	10 mins
7.	Any Other Items Previously Circulated.	
8.	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 W. Archibald (Chairman), G. Logan (Vice-Chairman), S. Bell, C. Bhatia, K. Cockburn and G. H. T. Garvie, G. Logan.

Please direct any enquiries to Kathleen Mason Tel 01835 826772 Email: kmason@scotborders.gov.uk



**PEEBLES 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>Peebles Community Trust c/o David Pye, Chairman,</p>
<p>Address to which payment should be made:</p>	<p>As above.</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>Peebles Community Trust is a community owned organisation committed to creating “<i>a sustainable Peebles – strengthening and improving the community’s physical, economic, social and cultural infrastructure</i>”.</p> <p>Its core functions are:</p> <ul style="list-style-type: none"> • to provide strategic context to development efforts within Peebles - in terms of social infrastructure, service provision, asset management and community / social enterprise. • to assist organisations in securing funding for development projects and other community activities. • to facilitate the taking into community ownership, management and/or operation such assets, social enterprises, and businesses as it may, from time to time, be appropriate in pursuing community interest. • to take forward a small number of the larger projects / initiatives. <p>The Trust has headed up the preparation of a Peebles Town Action Plan (actions to be implemented between 2016 and 2018), and the drafting of the first stage of the Whole Town Master Plan (informing the direction and quality of development over the next 5 to 20 years). As well as moving elements of these plans forward, it is also actively reviewing opportunities for community acquisition of land and buildings to establish a community / enterprise hub within the town.</p>

<p><u>Assistance Requested</u> Please indicate the sum requested and the purpose for which it will be used:</p>	<p>We are requesting the sum of £1,500 to instruct a specialist lawyer to draw up revised Articles of Association for the Trust, which would enable us to undertake a Community Right to Buy bid for land or buildings, or to accept the transfer of an asset.</p> <p>In order to do this, we need to have Articles of Association that are compliant with the recently adopted Community Empowerment (Scotland) Act.</p>
<p>When will the donation be required:</p>	<p>June 2016</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>We wish to have appropriate Articles of Association in place by the end of June 2016</p> <p>£1,800</p> <p>£300</p>

PEEBLES COMMUNITY TRUST
FINANCIAL STATEMENTS
YEAR ENDED 30 SEPTEMBER 2014

PEEBLES COMMUNITY TRUST

DIRECTORS

Mrs M L L Baete
C R C Carleton
D R Pye
J B Swanson

COMPANY SECRETARY

Mrs M L L Baete

REGISTERED OFFICE

6 Crossland Crescent
Peebles
EH45 8LF

COMPANY NUMBER

SC 432119

BANKERS

Royal Bank of Scotland plc
4 Eastgate
Peebles
EH45 8SL

ACCOUNTANTS

Charles Gray & Co
Chartered Accountants
6 School Brae Business Centre
Peebles
EH45 8AT

YEAR ENDED 30 SEPTEMBER 2014

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Balance sheet	6
Accounting policies	7
Notes on the financial statements	8 Page 8

PEEBLES COMMUNITY TRUST

REPORT OF THE DIRECTORS

The directors have pleasure in presenting their report and the financial statements for the year ended 30 September 2014.

STATEMENT OF DIRECTOR'S RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PRINCIPAL ACTIVITY

The company continues to operate as a not-for-profit organisation to take forward community initiatives for the benefit of the community of Peebles. The company was successful in attracting an Awards For All grant from the Big Lottery Fund during the period ended 30 September 2013.

DIRECTORS

The directors who held office during the year were as follows:

Mrs M L L Baete
C R C Carleton
D R Pye
J B Swanson

SMALL COMPANIES

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

APPROVAL

The report of the directors was approved by the Board on 30 June 2015 and signed on its behalf by

MRS M L L BAETE
COMPANY SECRETARY

PEEBLES COMMUNITY TRUST

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF PEEBLES COMMUNITY TRUST FOR THE YEAR ENDED 30 SEPTEMBER 2014

As described on page 6 you are responsible for the preparation of the financial statements and you consider that the company is exempt from an audit under section 477 of the Companies Act 2006. In accordance with your instructions and in order to assist you to fulfil your responsibilities, we have prepared the financial statements on pages 5 to 8 from the accounting records and from information and explanations supplied to us.

CHARLES GRAY & CO
CHARTERED ACCOUNTANTS

PEEBLES
30 June 2015

PEEBLES COMMUNITY TRUST

PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 SEPTEMBER 2014

	NOTE	£	PERIOD 7/9/12 TO 30/9/13 £
TURNOVER	1	3,171	655
Cost of sales		<u>-</u>	<u>-</u>
GROSS PROFIT		3,171	655
Administrative expenses		<u>3,171</u>	<u>655</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		-	-
Taxation on profit on ordinary activities	2	<u>-</u>	<u>-</u>
PROFIT FOR THE FINANCIAL YEAR	4	<u><u>-</u></u>	<u><u>-</u></u>

The company has no recognised gains or losses other than the results for the year ended 30 September 2014 and the period from 7 September 2012 to 30 September 2013.

PEEBLES COMMUNITY TRUST

BALANCE SHEET
30 SEPTEMBER 2014

	NOTE	£	2013 £
CURRENT ASSETS			
Cash at bank		6,687	9,372
Cash in hand		31	31
		<u>6,718</u>	<u>9,403</u>
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	3	<u>6,718</u>	<u>9,403</u>
NET ASSETS		<u>-</u>	<u>-</u>
Financed by:			
RESERVES			
Profit and loss account	4	<u>-</u>	<u>-</u>

For the year ended 30 September 2014 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for:

- (a) ensuring that the company keeps records which comply with section 386 of the Companies Act 2006; and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of its financial year and of its profit or loss for the financial year in accordance with the requirements of section 393 of the Companies Act 2006, and which otherwise comply with the requirements of the Companies Act relating to financial statements, so far as is applicable to the company.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board on 30 June 2015 and signed on its behalf by

MRS M L L BAETE
DIRECTOR

D PYE
DIRECTOR

COMPANY NUMBER
SC 432119

PEEBLES COMMUNITY TRUST

ACCOUNTING POLICIES

ACCOUNTING CONVENTION

The financial statements have been prepared in compliance with the Companies Act 2006 and under the historical cost convention. The financial statements have also been prepared in accordance with the Financial Reporting Standard For Smaller Entities (effective April 2008).

DEFERRED TAXATION

Provision is made for deferred taxation to the extent to which liabilities are likely to arise in the foreseeable future.

PEEBLES COMMUNITY TRUST

NOTES ON THE FINANCIAL STATEMENTS
YEAR ENDED 30 SEPTEMBER 2014

1 TURNOVER

Turnover represents the value of donations, subscriptions and grants received which have been matched with the expenditure incurred to date on the development of the proposal for which the company was formed.

2 TAXATION ON PROFIT ON ORDINARY ACTIVITIES

No provision for taxation is required on the results of the year.

		2013
	£	£
3 CREDITORS : AMOUNTS FALLING DUE WITHIN ONE YEAR		
Grant received in advance	<u>6,718</u>	<u>9,403</u>
4 PROFIT AND LOSS ACCOUNT		
Retained profit for the period.	<u>-</u>	<u>-</u>

5 CONTROLLING PARTY

The company is controlled by its directors.

FOR DIRECTORS' USE ONLY

PEEBLES COMMUNITY TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 30 SEPTEMBER 2014

			PERIOD 7/9/12 TO 30/9/13 £
	£	£	£
INCOME			
Grant received		2,862	538
Donation		309	86
Subscriptions		-	35
		<u>3,171</u>	<u>659</u>
EXPENDITURE			
Website	1,490		572
Hall hire	275		38
Company formation	-		45
Printing, postage and stationery	794		4
Advertising	295		-
Public meeting costs	269		-
Sundry	48		-
		<u>3,171</u>	<u>659</u>
OPERATING PROFIT		<u>-</u>	<u>-</u>

Up To Date Accounts:-

PEEBLES COMMUNITY TRUST
FINANCIAL STATEMENTS
YEAR ENDED 30 SEPTEMBER 2015

PEEBLES COMMUNITY TRUST

DIRECTORS

Mrs M L L Baete
C R C Carleton
D R Pye
J B Swanson

COMPANY SECRETARY

Mrs M L L Baete

REGISTERED OFFICE

6 Crossland Crescent
Peebles
EH45 8LF

COMPANY NUMBER

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YEAR ENDED 30 SEPTEMBER 2015

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PEEBLES COMMUNITY TRUST

REPORT OF THE DIRECTORS

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STATEMENT OF DIRECTOR'S RESPONSIBILITIES

Company law requires the directors to prepare financial statements for each financial period which give a true and fair view of the state of affairs of the company and of the profit or loss of the company for that period. In preparing those financial statements, the directors are required to:

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The directors are responsible for keeping proper accounting records which disclose with reasonable accuracy at any time the financial position of the company and to enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

PRINCIPAL ACTIVITY

The company continues to operate as a not-for-profit organisation to take forward community initiatives for the benefit of the community of Peebles. The company was successful in attracting grants from Investing In Ideas and Development Trusts Association Scotland during the year.

DIRECTORS

The directors who held office during the year were as follows:

Mrs M L L Baete
C R C Carleton
D R Pye
J B Swanson

SMALL COMPANIES

This report has been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

APPROVAL

The report of the directors was approved by the Board on 21 June 2016 and signed on its behalf by

MRS M L L BAETE
COMPANY SECRETARY

PEEBLES

PEEBLES COMMUNITY TRUST

CHARTERED ACCOUNTANTS' REPORT TO THE DIRECTORS ON THE UNAUDITED FINANCIAL STATEMENTS OF PEEBLES COMMUNITY TRUST FOR THE YEAR ENDED 30 SEPTEMBER 2015

As described on page 6 you are responsible for the preparation of the financial statements and you consider that the company is exempt from an audit under section 477 of the Companies Act 2006. In accordance with your instructions and in order to assist you to fulfil your responsibilities, we have prepared the financial statements on pages 5 to 8 from the accounting records and from information and explanations supplied to us.

CHARLES GRAY & CO
CHARTERED ACCOUNTANTS

PEEBLES
21 June 2016

PEEBLES COMMUNITY TRUST

PROFIT AND LOSS ACCOUNT
YEAR ENDED 30 SEPTEMBER 2015

	NOTE	£	2014 £
TURNOVER	1	11,122	3,171
Cost of sales		<u>-</u>	<u>-</u>
GROSS PROFIT		11,122	3,171
Administrative expenses		<u>10,989</u>	<u>3,171</u>
PROFIT ON ORDINARY ACTIVITIES BEFORE TAXATION		133	-
Taxation on profit on ordinary activities	2	<u>-</u>	<u>-</u>
PROFIT FOR THE FINANCIAL YEAR	4	<u><u>133</u></u>	<u><u>-</u></u>

The company has no recognised gains or losses other than the results for the two years ended 30 September 2014 and 30 September 2015.

PEEBLES COMMUNITY TRUST

BALANCE SHEET
30 SEPTEMBER 2015

	NOTE	£	2014 £
CURRENT ASSETS			
Cash at bank		10,702	6,687
Cash in hand		<u>18</u>	<u>31</u>
		10,720	6,718
CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR			
	3	<u>10,587</u>	<u>6,718</u>
NET ASSETS			
		<u>133</u>	<u>-</u>
Financed by:			
RESERVES			
Profit and loss account	4	<u>133</u>	<u>-</u>

For the year ended 30 September 2015 the company was entitled to exemption from audit under section 477 of the Companies Act 2006.

The members have not required the company to obtain an audit in accordance with section 476 of the Companies Act 2006.

The directors acknowledge their responsibility for:

- (a) ensuring that the company keeps records which comply with section 386 of the Companies Act 2006; and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of its financial year and of its profit or loss for the financial year in accordance with the requirements of section 393 of the Companies Act 2006, and which otherwise comply with the requirements of the Companies Act relating to financial statements, so far as is applicable to the company.

These financial statements have been prepared in accordance with the provisions applicable to companies subject to the small companies regime.

The financial statements were approved by the Board on 21 June 2016 and signed on its behalf by

MRS M L L BAETE
DIRECTOR

D P Y E
DIRECTOR

COMPANY NUMBER
SC 432119

PEEBLES COMMUNITY TRUST

ACCOUNTING POLICIES

ACCOUNTING CONVENTION

The financial statements have been prepared in compliance with the Companies Act 2006 and under the historical cost convention. The financial statements have also been prepared in accordance with the Financial Reporting Standard For Smaller Entities (effective April 2008).

DEFERRED TAXATION

Provision is made for deferred taxation to the extent to which liabilities are likely to arise in the foreseeable future.

FOR DIRECTORS' USE ONLY

PEEBLES COMMUNITY TRUST

INCOME AND EXPENDITURE ACCOUNT
YEAR ENDED 30 SEPTEMBER 2015

	£	£	2014 £
INCOME			
Grant received		11,044	2,862
Donation and subscriptions		<u>78</u>	<u>309</u>
		11,122	<u>3,171</u>
EXPENDITURE			
Website	147		1,490
Hall hire	88		275
Consultancy fees	9,000		-
Printing, postage and stationery	108		794
Computer equipment	1,539		-
Advertising	-		295
Public meeting costs	-		269
Bank charges	45		-
Sundry	<u>62</u>		<u>48</u>
		<u>10,989</u>	<u>3,171</u>
OPERATING PROFIT		<u><u>133</u></u>	<u><u>-</u></u>

Chief Executive
23 MAY 2016
Democratic Scotland



**PEEBLES 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>BONNIE PEEBLES c/o MRS MARGARET WIGHTMAN (SECRETARY)</p>
<p>Address to which payment should be made:</p>	<p></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>Formed in 2006, we are a small committee and a group of volunteers who hold many fundraising events to enable us to plant and maintain 8 areas around the town, which otherwise would have been lost during S.B.C. cutbacks. Our efforts are admired by locals and visitors alike and everyone enjoys working outdoors and seeing the improvements we have made.</p>
<p><u>Assistance Requested</u> Please indicate the sum requested and the purpose for which it will be used:</p>	<p>£10,000 towards the cost of our Scott Brash Sculpture - to commemorate the tremendous achievements of this local lad, now world class showjumper.</p>
<p>When will the donation be required:</p>	<p>September 2016.</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>September / October 2016.</p> <p>£15,000 - £17,000.</p> <p>£3,500.</p> <p>Donations from public - local businesses. Our sponsor a horse shoe for £5. (stall at various events) Future events include race night, bingo & quiz. Time capsule to be placed under sculpture containing names of all who have donated.</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 continue to work hard with our own fundraising as we aim to have the sculpture in place by the end of 2016. We seek your assistance in order to achieve this.</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: <i>Secretary, Bonnie Pebles.</i></p> <p>Date: <i>19th May 2016.</i></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 Kathleen Mason Democratic Services Officer, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA for all funds. Telephone 01835 826772</p>	

Community Council of the Royal Burgh of Peebles and District, Bonnie Peebles

Bonnie Peebles Account

Income and Expenditure

1st April 2015 to 31st March 2016

INCOME		EXPENDITURE	
Donations	£616.08	Plants/Materials	£2140.42
Quiz Nights	926.60	Competitions	38.80
Collection Boxes	262.83	Secretarial	13.56
Coffee Morning	587.63	Projects	78.40
Bank Interest	1.78	SBC Planning	202.00
	-----		-----
	£2394.92		£2473.18
Balance B/Fwd	£5181.66	Royal Bank of Scotland	£5103.40
Deficit for year	78.26		
	-----		-----
	£5103.40		£5103.40
	-----		-----

I have examined the book and records of "Bonnie
~~Stable~~ Peebles for the year ended 31st March 2016 and
in my opinion these accounts give a true and fair
record of the affairs and of the loss shown.

(DONALD SWANSON)
11th April 2016

Treasurer.

11th April 2016.

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NEW LEASE TO PEEBLES TENNIS CLUB, SPRINGHILL ROAD, PEEBLES

Report by Service Director Assets & Infrastructure

PEEBLES COMMON GOOD SUB-COMMITTEE

25 May 2016

1 PURPOSE AND SUMMARY

- 1.1 **This report updates the Peebles Common Good Sub-Committee on the current lease with Peebles Tennis Club and seeks their approval for a new lease and to carry out tree works at the tennis courts.**
- 1.2 Peebles Tennis Club was granted a 25 year lease in 2000 for the lease of the tennis courts and clubhouse at a rent of £1 if asked.
- 1.3 The Club have plans to renovate the tennis courts and clubhouse but require a longer lease in order to raise the grant funding.
- 1.4 The tall Cypress trees are causing problems and it is proposed to replace them with a hedge.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Peebles Common Good Sub Committee authorises the granting of a new 25 year lease to Peebles Tennis Club on terms to be agreed with the Estates Manager which will include a rent of £1 if asked and consent for the Club to carry out works to the trees around the tennis courts.**

3 BACKGROUND

- 3.1 Peebles Tennis Club has been running since at least the 1930s. The land at the tennis courts was sold by Sir Duncan Hay of Smithfield to the Council in 1923. The most recent lease commenced in May 2000 for a 25 year period.
- 3.2 The Tennis Club are currently looking to upgrade the three blaes courts to an all weather surface, improve the clubhouse with new disabled access and carry out felling and replanting work on the trees next to the courts.
- 3.3 In order to raise the funding for the renovations the tennis club requires a longer term security of tenure. The current lease has 9 years remaining and so a new lease is required before funding requests can be submitted to bodies such as Sport Scotland and/or the Lawn Tennis Association.
- 3.4 It is proposed that the terms of a new lease would be in line with the terms of the current lease. These are a rent of £1 if asked, a 25 year term and the tennis club being responsible for all repairs and maintenance. The subjects of let will remain the same as the current lease. (See Appendix A – attached plan)
- 3.5 The trees around the tennis courts are within the subjects of lease and therefore the tennis club are responsible for them. The trees are subject to a Tree Preservation Order. A neighbouring resident has complained about the tall Cypress trees shading her house. The trees are mature and the roots now encroach onto the courts. It is proposed to fell the 8 Cypress trees and replace them with a combination hedge of blackthorn and hawthorn. The maintenance of the hedge will be the responsibility of the tennis club. The tree work can be co-ordinated with the work to renovate the courts.
- 3.6 The tennis club submitted an application to the Council for the proposed work to the trees and the Council's Tree Officer has no objections to the tall trees being removed. (Appendix B - attached letter)
- 3.7 The Tennis Club have employed architects, D&H Farmer, to progress the proposed upgrade to the courts and clubhouse including any planning permissions required. They hope to have the renovation work carried out by April 2017.

4 PROPOSAL

- 4.1 It is proposed to issue a new lease to Peebles Tennis Club and to grant them consent to carry out the felling of the tall Cypress trees and plant a new hedge as a replacement for the Cypresses.

5 IMPLICATIONS

5.1 Financial

There are no financial implications to the Peebles Common Good Fund but a renovation of the tennis courts will add to the sport facilities in Peebles.

5.2 Risks and Mitigations

If a new lease is not granted the Tennis Club will find it difficult to raise the funds to renovate the courts and clubhouse.

5.3 Equalities

There are no adverse equality implications.

5.4 Acting Sustainably

There are no effects on the economic, social or environmental aspects contained in this report.

5.5 Carbon Management

There are no effects on carbon emissions as a result of the proposal in this report.

5.6 Rural Proofing

This report does not affect the Council's rural proofing policy.

5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to the Scheme of Administration or the Scheme of Delegation as a result of the proposals in this report.

6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR and the Clerk to the Council have been consulted and any comments received have been incorporated into the final report.

Approved by

Martin Joyce
Service Director Assets & Infrastructure

Signature

Author(s)

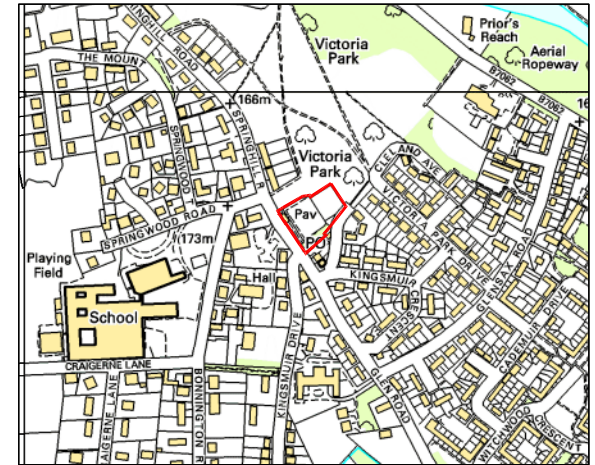
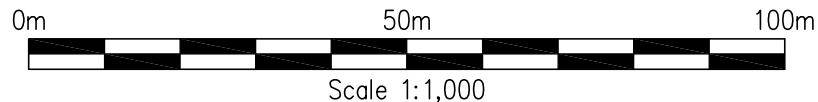
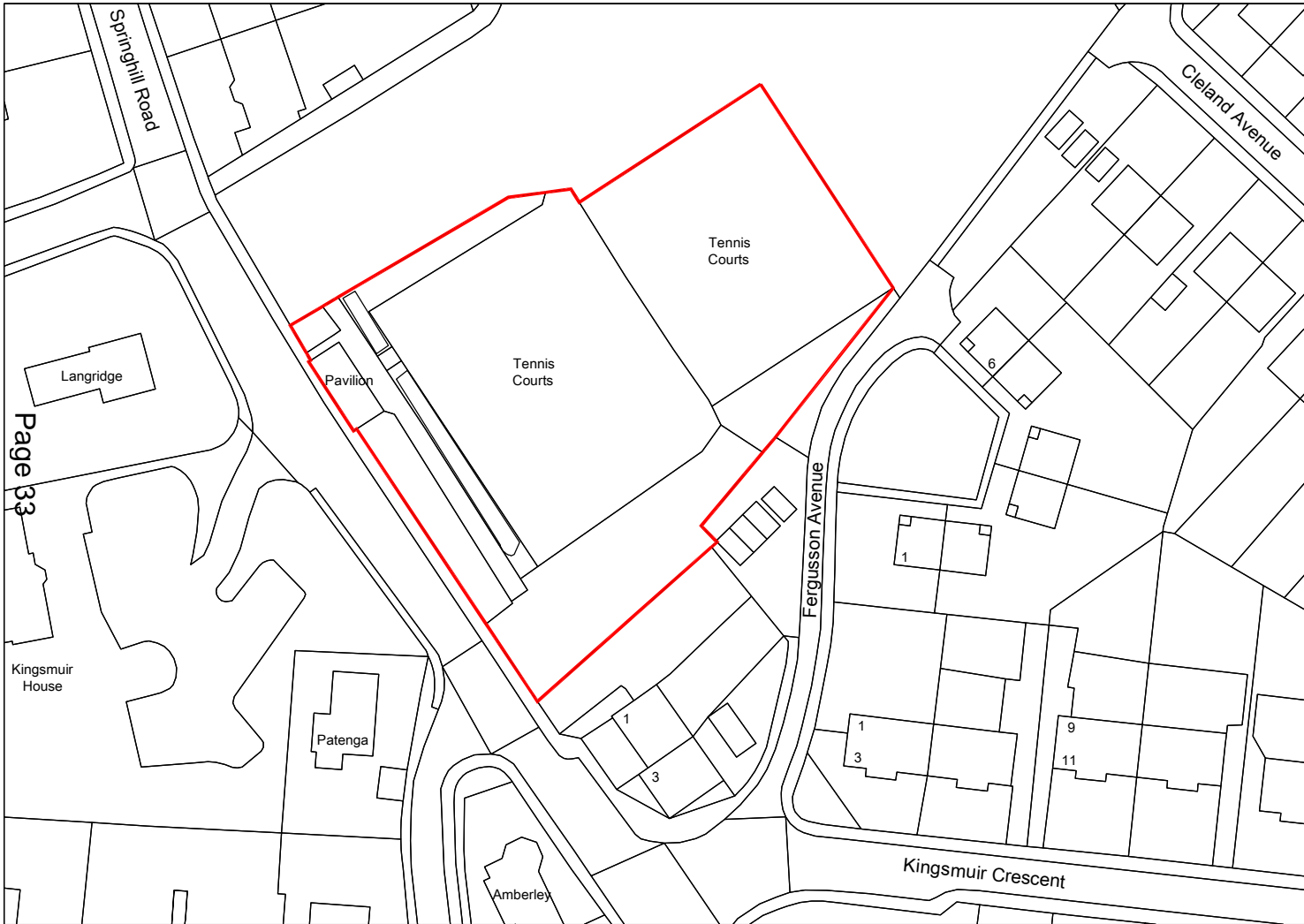
Name	Designation and Contact Number
James Morison	Estates Surveyor tel 01835 824000 Ext. 5295

Background Papers: None

Previous Minute Reference: None

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

Contact us at Scottish Borders Council, Council Headquarters, Newtown St Boswells, Melrose, Scottish Borders, TD6 0SA tel 01835 824000 fax 01835 793110 e-mail jmorison@scotborders.gov.uk



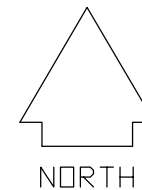
LOCATION PLAN (SCALE 1:10,000)

Area to be leased at:
 Tennis Courts & Clubhouse
 Victoria Park
 Springhill Road
 Peebles

Area: 4209 m² o.t.

16/CG/007

Date: 2nd March 2016



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Ian Aikman
Chief Planning Officer

Mr. R. Smith
77/3 Northgate
Peebles
EH45 8BU

Please ask for: Simon Wilkinson
Our Ref: PF3 1.1
Your Ref:
E-Mail: swilkinson@scotborders.gov.uk
Date: 6th April 2016

Dear Mr Smith,

Trees in Conservation Area, 1 Glen Road, Peebles

In reply to your application for tree works, I've now visited the site and looked at the Cypresses. Given the species and their individual form, all the trees from 6m-8m in height have multi-stemmed leaders. Longer term I would have concerns that individual leaders would fail due to poor unions, once a stem has failed it leaves the remainder more exposed and liable to fail in adverse conditions. The level change on the court side has also exposed a number of roots.

I therefore have no objections to their removal based on condition and limited safe long term retention in a public area. The hedge specification is acceptable, maintenance is essential to ensure successful establishment. While not formal requirement, I would suggest a couple of Hornbeams in the hedgerow, they have compact crowns and if planted at either end of the hedge would when established 'frame' the court when viewed from the park.

All tree work must adhere to BS3998:2010 and be undertaken by competent contractors. If you have any queries, I can be contacted at Council HQ.

Yours sincerely,

Simon Wilkinson

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LEASE TO PEEBLES TENNIS CLUB

Briefing to Peebles Common Good Sub-Committee

Following the Peebles Common Good meeting on 25th May, Peebles Tennis Club have supplied their accounts for the last three years (see attached). In summary they had approx. £23,000 in the bank on 22nd October 2015 and made a surplus of £4,118 in 2015.

The current lease to Peebles Tennis Club is rent free and I understand the previous leases were also rent free. Prior to 2012 the tennis courts were classed as a Council asset rather than a Common Good asset.

All other Scottish Borders tennis clubs who have leases from the Council are rent free. Selkirk tennis club is in the process of changing from a rent paying lease to a rent free lease because the responsibilities for repairs and maintenance are transferring from the Council to the tennis club.

Out of other sports clubs in the Borders who have leases from the Council, it is usually football or rugby clubs that pay a rent and these rents are approx. £200 per annum. The exception is where a sports club has a licence to sell alcohol in their clubhouse where the rent is around £1,000 pa.

James Morison
Estate Management
E/LR/224
21st June 2016

PEEBLES LAWN TENNIS CLUB 2015
PROFIT LOSS

INCOME

Subscriptions	2015		2014	
			£	£
3 Family	687.00		3	639.00
36 Adults	3852.00		36	3774.00
79 Juniors	1426.00		93	1655.00
17 Conc/Student	1100.00		13	819.00
2 half mem	107.00			
3 Country/Winter	143.00		6	303.00
	<u>7315.00</u>			<u>7190.00</u>
Joining / Late fees	80.00			30.00
 Levies paid Borders	 878.00	 6517	 859.00	 6361.00
 Visitors		 22.00		 28.00
 Court Hire				
Other				
 Total Income		 <u><u>6539.00</u></u>		 <u><u>6389.00</u></u>

EXPENDITURE

Rent				
Balls	600.00		636.00	
Insurance	209.98		204.00	
Courts			593.19	
Repairs and Cleaning	1437.00		2397.87	
Heat and Light	144.00		147.00	
Printing and Advertising	37.20			
Stationery and Postage	47.96			
Telephone				
Keys	88.40		11.50	
Engraving	82.00		47.00	
Donations			17.50	
Junior Tennis	578.21			
Wimbledon Tickets				
Other Fees				
Refund of O/paid membership				
Club Tags				
Miscellaneous	195.39		94	
Tfer out of HBOS to Building Soc				
		-3418.14		-4148.96
Surplus (Defecit) from Operating		<u>3120.86</u>		<u>2240.04</u>

OTHER INCOME

Tfer from HBOS to Building Soc				
Interest	20.22		15.93	
Late Subs (2014 season)	35.00		120.00	
Junior Tennis	180.00		391.00	
Emil Betherson's	0.00			
Visit Scotland	133.40		115.00	
Keys	95.00		158.00	
Other	274.00			
Scot Borders Council	260.00		220.00	
			997.62	1018.93
 TOTAL SURPLUS / (DEFECIT) FOR YEAR		 <u><u>4118.48</u></u>		 <u><u>3259.97</u></u>

PEEBLES LAWN TENNIS CLUB 2015
PROFIT LOSS

	£
Opening Balance at Bank 22/10/14	18530.30
Opening Balance at Building Society 22/10/14	450.51
Opening Balance in Petty Cash	-
Surplus / (Defecit) for Year	4118.48
	<u>23099.29</u>
Balance at Bank 22/10/2015	22469.78
Balance at Building Society 22/10/2015	450.51
Balance in Petty Cash	-
Balance Outstanding	-
Awating Bank Statement	179.00
	<u>23099.29</u>

PEEBLES LAWN TENNIS CLUB SEASON 2015 BANK REC

	£
CLOSING BALANCE PER BANK 20/10/15	22469.78
Cheques o/s	-
Lodgements o/s	-
	<u>22469.78</u>
Balance per Building Society 20/10/15	450.51
	-
	<u><u>22920.29</u></u>
Opening Balance at Bank 22/10/14	18530.30
Opening Balance at Building Society 22/10/14	450.51
	-
	<u>18980.81</u>
Lodgements per Cash Book	8235.62
Withdrawals per Cash Book	4296.14
Balance at 20/10/15	<u><u>22920.29</u></u>
Made up of:	
Bank of Scotland	22469.78
Denfermline Building Society	450.51

PEEBLES LAWN TENNIS CLUB 2013
PROFIT LOSS

INCOME

Subscriptions	2013		2012	
			£	£
2 Family	452.00		2	454.00
42 Adults	4284.00		42	4200.00
50 Juniors	1988.00		64	2466.00
15 Conc/Student	937.00		10	567.00
5 Late Members	180.00			
1 Country/Winter	30.00		3	100.00
	<u>7871.00</u>			<u>7787.00</u>
Joining / Late fees	90.00			60.00
Levies paid Borders	853.00	7108	868.00	6979.00
Visitors		43.00		5.00
Court Hire				
Other				
Total Income		<u><u>7151.00</u></u>		<u><u>6984.00</u></u>

EXPENDITURE

Rent				
Balls	527.52		641.40	
Insurance				
Courts	696.00			
Repairs and Cleaning	4027.38		1735.87	
Heat and Light	165.00		196.00	
Printing and Advertising				
Stationery and Postage				
Telephone				
Keys				
Engraving	90.00		101.00	
Donations	80.00			
Prizes	15.99			
Wimbledon Tickets	702.00		594.00	
Other Fees	65.00		458.95	
Refund of O/paid membership	61.00			
Club Tags				
Miscellaneous				
Tfer out of HBOS to Building Soc				
		<u>-6429.89</u>		<u>-3727.22</u>
Surplus (Defecit) from Operating		721.11		3256.78

OTHER INCOME

Tfer from HBOS to Building Soc				
Interest	13.23		10.16	
Social Events			62.00	
Junior Tennis	50.00		271.50	
Emil Betherson's				
Visit Scotland	433.80		72.00	
Keys	101.00		833.00	
Other	702.00		315.00	
Scot Borders Council				
			1300.03	1563.66

TOTAL SURPLUS / (DEFECIT) FOR YEAR		<u><u>2021.14</u></u>		<u><u>4820.44</u></u>
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PEEBLES LAWN TENNIS CLUB 2013
PROFIT LOSS

	£
Opening Balance at Bank 22/10/12	13248.29
Opening Balance at Building Society 22/10/12	444.00
Opening Balance in Petty Cash	-
Surplus / (Defect) for Year	<u>2021.14</u>
	<u>15713.43</u>
Balance at Bank 22/10/2013	15269.43
Balance at Building Society 22/10/2013	444.00
Balance in Petty Cash	-
Balance Outstanding	-
	<u>15713.43</u>

PEEBLES LAWN TENNIS CLUB SEASON 2014 BANK REC

£

CLOSING BALANCE PER BANK 20/10/14

18530.30

Cheques o/s

-

Lodgements o/s

-

18530.30

Balance per Building Society 20/10/14

450.51

-

18980.81

Opening Balance at Bank 22/10/13

15269.43

Opening Balance at Building Society 22/10/13

450.51

-

15719.94

Lodgements per Cash Book

8267.93

Withdrawals per Cash Book

5007.06

Balance at 20/10/14

18980.81

Made up of:

Bank of Scotland

18530.30

Denfermline Building Society

450.51

PEEBLES LAWN TENNIS CLUB SEASON 2013 BANK REC

	£
CLOSING BALANCE PER BANK 20/10/13	15269.43
Cheques o/s	-
Lodgements o/s	-
	<u>15269.43</u>
Balance per Building Society 20/10/13	443.69
	-
	<u><u>15713.12</u></u>
Opening Balance at Bank 22/10/12	13248.29
Opening Balance at Building Society 22/10/12	443.69
	-
	<u>13691.98</u>
Lodgements per Cash Book	9304.03
Withdrawals per Cash Book	7282.89
	<u><u>15713.12</u></u>
Balance at 20/10/13	
Made up of:	
Bank of Scotland	15269.43
Denfermline Building Society	443.69