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## PEEBLES COMMON GOOD FUND SUB-COMMITTEE WEDNESDAY, 29 AUGUST 2018

A MEETING of the PEEBLES COMMON GOOD FUND SUB-COMMITTEE will be held in the COUNCIL CHAMBER, ROSETTA ROAD, PEEBLES on WEDNESDAY, 29 AUGUST 2018 at 5.00 pm

J. J. WILKINSON,  
Clerk to the Council,

22 August 2018

<b>BUSINESS</b>		
1.	<b>Apologies for Absence.</b>	
2.	<b>Order of Business.</b>	
3.	<b>Declarations of Interest</b>	
4.	<b>Minutes</b> (Pages 3 - 8)  Consider Minutes of Meetings held on:- (a) 9 May 2018; and (b) 30 July 2018  (Copies attached.)	2 mins
5.	<b>Financial Monitoring</b> (Pages 9 - 18)  Consider report by Chief Financial Officer on financial monitoring for the 3 months to 30 June 2018. (Copy attached.)	15 mins
6.	<b>Victoria Park - Application by Peebles Lawn Tennis Club</b> (Pages 19 - 26)  Consider report by Service Director Assets and Infrastructure on request from Peebles Lawn Tennis Club to extend an existing tarmac path in Victoria Park to provide wheelchair access to their courts. (Copy attached.)	10 mins
7.	<b>Any Other Items Previously Circulated.</b>	
8.	<b>Any Other Items Which The Chairman Decides Are Urgent.</b>	

## **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.**

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**Membership of Committee:-** Councillors R. Tatler (Chairman), H. Anderson, S. Bell, K. Chapman, S. Haslam, E. Small, Community Councillor L. Hayworth

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**SCOTTISH BORDERS COUNCIL  
PEEBLES COMMON GOOD FUND SUB-COMMITTEE**

MINUTE of MEETING of the PEEBLES  
COMMON GOOD FUND SUB-COMMITTEE  
held in the Council Chamber, Rosetta Road,  
Peebles on 9 May 2018 at 5.00 p.m.

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Present:- Councillors H. Anderson (Chairman), K. Chapman, S. Haslam, E. Small,  
Community Councillor L. Hayworth  
Apologies:- Councillors S. Bell, R. Tatler.  
In Attendance:- Chief Financial Officer, Solicitor (C. Kubala), Estates Surveyor (A.  
Graham), Democratic Services Team Leader

Members of the Public:- 4

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1. **CHAIRMAN**

In the absence of Councillor Tatler, Councillor Anderson chaired the meeting.

2. **MINUTE**

The Minute of the Meeting of Peebles Common Good Fund Sub-Committee held on 7 March 2018, had been circulated. With reference to paragraph 4.3, the Democratic Services Team Leader undertook to check if any other sources of funding had been identified by the Twinning Association. With reference to paragraph 7, Councillor Anderson advised that 3 potential sites had been identified for the Peebles Men's Shed and she was in contact with the Estates Surveyor regarding this matter.

**DECISION**

**APPROVED the Minute.**

3. **MONITORING REPORT FOR 12 MONTHS TO 31 MARCH 2018**

There had been circulated copies of a report by the Chief Financial Officer providing details of the income and expenditure for the Peebles Common Good Fund for the year 2017/18 including the balance sheet values as at 31 March 2018 and proposed budget for 2018/19. Appendix 1 to the report provided an actual Income and Expenditure for 2017/18 which showed a surplus of £2,828 which varied from the previously reported position largely due to lower than anticipated grant expenditure. Appendix 2 to the report contained a projected Balance Sheet to 31 March 2017 and projected a decrease in the reserves of £51,941. Appendix 3 to the report detailed the breakdown of the property portfolio showing projected rental income for 2017/18 and actual property expenditure to 31 December 2017. Appendix 4 to the report showed the value of the Newton Fund to 31 March 2018. The Chief Financial Officer highlighted the main points in the report and confirmed that invested funds had now been transferred to Kames with the first month dividend being received at the end of March. It was noted that the fixed assets were due to be revalued as part of the normal 5 year cycle, Mr Robertson answered Members questions and agreed to provide some further details in respect of "Receipts in Advance" and the movement in the "Revaluation reserve" both detailed in Appendix 2. In response to a request by Community Councillor Hayworth that the grants budget be increased to £30k Members agreed that this be reviewed in 6 months' time. With regard to grant payments it was noted that the account for the PA system for Remembrance Day Service had now been paid and that the grant of up to £2350 to the Peebles-Hendaye Twinning Association approved at the last meeting needed to be included under "approved but not yet paid".

**DECISION**

**AGREED to:-**

- (a) note the actual Income and Expenditure for 2017/18, as detailed in Appendix 1 to the report;
- (b) the proposed budget for 2018/19 as detailed in Appendix 1 to the report;
- (c) note the final Balance Sheet value as at 31 March 2018, as detailed in Appendix 2 to the report;
- (d) note the summary of the property portfolio, as detailed in Appendix 3 to the report;
- (e) note the current position of the Kames Capital investment, as detailed in Appendix 4 to the report; and
- (f) that the level of funding for grant applications be reviewed in 6 months' time.

#### 4. PREVIOUS GRANT ASSISTANCE

With reference to paragraph 5 of the Minute of 7 March 2018, there had been circulated copies of a list detailing all grants made by the Sub-Committee over the previous 10 years. The Chief Financial Officer advised that work on a single application form for all grant funding was progressing. Members asked that this be brought to their next meeting.

#### DECISION

**AGREED that a new application form be presented at the next meeting of the Sub-Committee.**

#### DECLARATION OF INTEREST

Community Councillor Hayworth declared an interest in the applications received from Peebles Community Council and Peebles Archaeological Society as he was a Member of both organisations. He did not take part in the discussion on these applications.

#### 5. APPLICATIONS FOR FINANCIAL ASSISTANCE

##### 5.1 Peebles Youth Trust

There had been circulated copies of a request for funding in the sum of £300 towards the purchase of a projector to assist with the delivery of training for volunteers and the delivery of children's workshops. Members agreed that the application be approved

#### DECISION

**AGREED to approve a grant of £300 to Peebles Youth Trust.**

##### 5.2. Peebles Community Council on behalf of Parkrun

With reference to paragraph 3 of the Minute of 7 March 2018, there had been circulated copies of a request for funding in the sum of £3,000 to commence Parkrun in Peebles. Graham Mackie from Peebles Community Council and Susan Morrison, Parkrun Event Organiser were present at the meeting and spoke in support of the application and also answered Members questions. Members discussed the application and agreed that while the Sub-Committee were very supportive of the proposal they felt some level of match funding should be obtained. Councillor Haslam, seconded by Councillor Chapman, moved that a grant of £2000 be made and this was unanimously approved. Councillor Haslam undertook to put organisers in touch with Councillor Jardine, Executive Member for Culture and Sport who would be able to assist with other avenues of funding.

#### DECISION

**AGREED that the a grant of £2000 be made to Peebles Community Council towards the setting up of Parkrun in Peebles.**

**5.3 Peeblesshire Archaeological Society**

There had been circulated copies of a request for funding in the sum of £1500 towards the production of a leaflet "A Walk in the Park: The Archaeology and History of Hay Lodge Park and its Environs." Members were disappointed that there was no representative of the Society present to answer questions but agreed that the application be approved.

**DECISION**

**AGREED that a grant of £1500 be made to Peeblesshire Archaeological Society.**

*The meeting concluded at 5.40 p.m.*

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# SCOTTISH BORDERS COUNCIL PEEBLES COMMON GOOD FUND

MINUTE of the Special Meeting of the  
PEEBLES COMMON GOOD FUND SUB-  
COMMITTEE held in the Council Chamber,  
Rosetta Road, Peebles on Monday, 30th  
July, 2018 at 4.00 pm

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Present:- Councillors R. Tatler (Chairman), H. Anderson, S. Bell, E. Small and  
Community Councillor L. Hayworth.  
Apologies:- Councillors K. Chapman and S. Haslam.  
In Attendance:- Senior Finance Officer (John Yallop), Solicitor (Emma Moir), and Clerk to the  
Council (Jenny Wilkinson).

## 1. **DECLARATIONS OF INTEREST**

The Chairman, Councillor Tatler, declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct and left the meeting. Councillor Anderson assumed the Chair.

## 2. **REQUEST FOR FINANCIAL ASSISTANCE**

With reference to paragraph 4.3 of the Minute of Meeting of 29 November 2017, there had been circulated copies of an application for financial assistance by Eastgate Theatre. Members had previously agreed at that meeting in November 2017 to approve in principle the sum of £8,375 financial assistance to the Theatre subject to the success of the funding application to Big Lottery. Mr Jenkins, Vice Chairman of the Theatre, was present and advised that the Big Lottery application had been unsuccessful and a new application for financial assistance was now being submitted. The planned development of the Theatre had now been split into 3 phases, with Phase 1 being the upgrade of the Auditorium at an estimated total cost of £360-400k. In order to secure external grants, the Common Good Fund was being asked to make Third Party contributions of £3k (to secure £30k grant from the Landfill Trust) and £8.6k (to secure £80k grant from WREN). A further request was being made to the Common Good Fund to also consider a short term pledge of up to £20k to demonstrate sufficient match funding was in place to secure a LEADER grant of £150k. The deadline for match funding for this was 30 August 2018. Mr Jenkins confirmed that funds raised so far came to just over £40k and he anticipated that this figure would increase to £50k by the end of August, leaving a shortfall of £20k, although it was anticipated the full amount would be raised prior to the project build starting in summer 2019. Mr Jenkins answered further questions on the wider project phases, the different funds being accessed and the various timelines associated with these.

## **DECISION**

### **(a) AGREED:**

- (i) to grant unconditionally £3k as a Third Party Payment to Land Trust to unlock a £30k payment from Land Trust to the Eastgate Theatre;**
- (ii) to grant 10% (up to £8k) plus admin fee (up to £600) to WREN to unlock an £80k payment from WREN to the Eastgate Theatre; and**
- (iii) that, should WREN grant a lesser amount to the Eastgate Theatre, the contribution by the Common Good Fund be reduced accordingly.**

- \* (b) **AGREED to RECOMMEND a loan of up to £20k (should it be required) be made to Eastgate Theatre on the following conditions:**
  - (i) **the loan be repaid in full within one year from the date the loan is drawn down;**
  - (ii) **interest on the loan be charged at 5% over base rate; and**
  - (iii) **interest is paid monthly from the date the loan is drawn down.**

*The meeting concluded at 5.05 pm*



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## **Monitoring Report for 3 Months to 30 June 2018**

**Report by the Chief Financial Officer**

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### **PEEBLES COMMON GOOD SUB-COMMITTEE**

**29 August 2018**

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#### **1 PURPOSE AND SUMMARY**

- 1.1 This report provides the details of the income and expenditure for the Peebles Common Good Fund for the three months to 30 June 2018, a full year projected out-turn for 2018/19 and projected balance sheet values as at 31 March 2019.**
- 1.2 Appendix 1 provides the projected income and expenditure position. This shows a projected surplus of £24,111 for the year.
- 1.3 Appendix 2 provides a projected balance sheet value as at 31 March 2019. It shows a projected decrease in reserves of £13,330.
- 1.4 Appendix 3 provides a breakdown of the property portfolio showing projected rental income for 2018/19 and actual property expenditure to 30 June 2018.
- 1.5 Appendix 4 shows the value of the Kames Capital Investment Fund to 30 June 2018.

#### **2 RECOMMENDATIONS**

- 2.1 It is recommended that the Common Good Sub-Committee:**
  - (a) Agrees the projected income and expenditure for 2018/19 in Appendix 1;**
  - (b) Notes the projected balance sheet value as at 31 March 2019 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 Kames Investment Fund in Appendix 4;**

### 3 BACKGROUND

3.1 This report provides the Committee with financial information for the period to 30 June 2018 and projections to 31 March 2019. The report also contains a projected balance sheet for the Common Good Fund as at 31 March 2019.

### 4 FINANCIAL POSITION 2018/19

4.1 Appendix 1 provides details on income and expenditure for the 2018/19 financial year. The projected net position for the year is a surplus of £24,111.

#### 4.2 Income & Expenditure – Property Income

Rental income for 2018/19 is shown in Appendices 1 & 3 with Appendix 3 detailing the projected annual rental income by individual property.

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

The projected outturn position shows an amount of £150 relating to interest receivable on cash held by SBC. Also included are dividends from the Common Good Funds investment in Kames Capital amounting to £20,898. This dividend projection is significantly more than previous dividends earned by Newton. Dividends earned to date amount to £6,181 which is in line with the overall 5% target and the monthly distribution profile projections provided by Kames.

#### 4.4 Income & Expenditure – Property Expenditure

(a) The property expenditure to 30 June 2018 is detailed in Appendix 3 by property.

(b) The approved Budget for 2018/19 is shown in Appendix.

#### 4.5 Income & Expenditure – Grants & Other Donations

The grants and other donations approved and distributed to 30 June 2018 are shown below.

<b>Grant Recipients</b>	<b>Approved</b>	<b>£</b>
<b>Approved and Paid to 30 June 2018</b>		
PA System for Remembrance Day Service	27/09/04	220
Peebles-Hendaye Twinning Association	07/03/18	2,150
Peebles Archaeological Society	09/05/18	1,500
Peebles Community Council – Path Run	09/05/18	2,000
Peebles Youth trust	09/05/18	300
<b>Total Paid to 30 June 2018</b>		<b>6,170</b>
<b>Approved but not yet paid</b>		
Hire of Burgh Hall	27/09/04	100
Eastgate Theatre	30/07/18	3,000
Eastgate Theatre (maximum)	30/07/18	8,600
<b>Total Grants Approved</b>		<b>11,700</b>
<b>Budget 2018/19</b>		<b>27,000</b>
<b>Unallocated/(Overallocated) Budget</b>		<b>9,130</b>

4.6 An additional commitment has also been given to Eastgate Theatre of a loan up to £20k for a maximum of one year if required.

#### 4.7 **Income & Expenditure – Depreciation Charge**

The depreciation charge is projected to be £37,441. This is not a cash transaction and is off-set by a corresponding contribution from the Revaluation reserve.

4.8 Appendix 2 provides the balance sheet value as at 31 March 2018, the projected movement in year and a projected balance as at 31 March 2019.

#### 4.9 **Balance Sheet – Fixed Assets**

All fixed assets of the Common Good Fund are revalued every 5 years as part of the Council's rolling programme. The fixed assets were revalued at 1 April 2014. Appendix 3 shows the values of the individual properties at 31 March 2018, projected depreciation charges for 2018/19 and projected value at 31 March 2019.

#### 4.10 **Balance Sheet –Kames Capital Investment Fund**

a) 30 June 2018 represents the end of the first full quarter that Common Good and Trust funds have held investments with the Kames Capital plc Diversified Monthly Income Fund. Dividend receipts amounted to £6,181 for the quarter. This is in excess of the 5% target, although dividends are profiled to reduce slightly over the coming months, but still projected to meet the projected total of £20,898 for the year.

(b) The fund has a 0.59% unrealised loss in market value for the quarter, largely due to continued volatility in equity markets. Overall, with the income received the fund has achieved a return of 0.9% to date.

#### 4.11 **Balance Sheet – Cash Balance**

The cash held by the fund is projected to be £71,841 at 31 March 2019 and is detailed below:

<b>Cash Balance</b>	<b>£</b>
<b>Opening Balance at 1 April 2018</b>	<b>47,730</b>
Projected surplus/(deficit) for year from Income & Expenditure Statement	24,111
Projected Net cash movement in Debtors/Creditors	0
<b>Projected Closing Balance as at 31 March 2019</b>	<b>71,841</b>

#### 4.12 **Balance Sheet – Capital Reserve**

The projections for the Capital Reserves include the unrealised gain for the Kames Fund as at 31 March 2018 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 Kames 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, Service Director HR and the Clerk to the Council have been consulted and their appropriate comments have been incorporated into this report.

### Approved by

**David Robertson**  
**Chief Financial Officer**

**Signature .....**

### Author(s)

Kirsty Robb Judith Whellans	Pensions and Investments Manager Tel: 01835 825249 Finance Technician – Treasury & Investments Tel: 01835 824000 Extn 5901
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### Background Papers:

**Previous Minute Reference:** Peebles Common Good Committee 28 February 2017

**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 Pension & Investment Team, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.

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**PEEBLES COMMON GOOD FUND  
PROJECTED INCOME AND EXPENDITURE 2018/19**

	Actuals at 30/06/18	Full Year Approved Budget 2018/19	Full Year Projected Out-turn 2018/19	Full Year Projected Over/(Under) Spend	Para Ref	Commentary
	£	£	£	£		
<b>Property Income</b>						
Rentals Receivable	(2,200)	(49,690)	(49,690)	0	4.2	
<b>Non-Property Related Income</b>						
Interest on Cash deposited with Council	0	(150)	(150)	0	4.3	
Investment Funds – Dividends Rec'd	(6,181)	(20,898)	(20,898)	0	4.3	
Other Income	0	0	0	0		
<b>Total Income</b>	<b>(8,381)</b>	<b>(70,738)</b>	<b>(70,738)</b>	<b>0</b>		
<b>Property Expenditure</b>						
Property Costs – General	512	4,680	5,000	0	4.4	
Holly Lodge Toilets – Cleaning etc	2,469	6,800	6,800	0		
<b>Total Property Expenditure</b>	<b>2,981</b>	<b>11,800</b>	<b>11,800</b>	<b>0</b>		
<b>Grants &amp; Other Donations</b>	<b>6,170</b>	<b>27,000</b>	<b>27,000</b>	<b>0</b>	4.5	
<b>Central Support Service Charge</b>	<b>0</b>	<b>7,827</b>	<b>7,827</b>	<b>0</b>		
<b>Depreciation</b>						
Depreciation Charge	0	37,441	37,441	0		
Contribution from Revaluation Reserve	0	(37,441)	(37,441)	0	4.7	
<b>Net impact of Depreciation on Revenue Reserve</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>Total Net (Surplus)/Deficit for year</b>	<b>770</b>	<b>(24,111)</b>	<b>(24,111)</b>	<b>0</b>		

## PEEBLES COMMON GOOD FUND

## PROJECTED BALANCE SHEET VALUE AT 31 March 2019

	Opening Balance at 01/04/18 £	Projected Movement in Year £	Projected Balances at 31/03/19 £
<b>Fixed Assets</b>			
Land & Buildings	801,485	(37,441)	764,044
Feu Duties	1,619	0	1,619
<b>Total Fixed Assets</b>	<b>803,104</b>	<b>(37,441)</b>	<b>765,663</b>
<b>Capital in Investment Funds</b>			
Investment Fund Book Value	419,388	0	419,388
Unrealised Gains/(Loss)	(1,356)	0	(1,356)
<b>Market Value</b>	<b>418,032</b>	<b>0</b>	<b>418,032</b>
<b>Current Assets</b>			
Debtors	4,813	0	4,813
Cash deposited with SBC	47,730	24,111	71,841
	<b>52,543</b>	<b>24,111</b>	<b>76,654</b>
<b>Current Liabilities</b>			
Creditors	(100)	0	(100)
Receipts in Advance	(7,391)	0	(7,391)
<b>Total Current Liabilities</b>	<b>(7,491)</b>	<b>0</b>	<b>(7,491)</b>
<b>Net Assets</b>	<b>1,266,188</b>	<b>13,330</b>	<b>1,252,858</b>
<b>Funded by:</b>			
<b>Reserves</b>			
Revenue Reserve	(42,440)	(24,111)	(66,551)
Capital Reserve	(470,439)	0	(470,439)
Revaluation Reserve	(753,309)	37,441	(715,868)
<b>Total Reserves</b>	<b>(1,266,188)</b>	<b>13,330</b>	<b>(1,252,858)</b>

## PEEBLES COMMON GOOD FUND

**PROPERTY PORTFOLIO PERFORMANCE FOR 2018/19**  
**(Actual Income and Expenditure at 30 June 2018)**

Fixed Assets	Net Book Value at	Depn Charge	Net Book Value at	Rental Income	Actual Property Expenditure at 30/06/18				
	31/03/18	2018/19	31/03/19	2018/19	Repairs	Rates, Water & Power	Ins	Other	Total
	£	£	£	£	£	£	£	£	£
Greenside Car Park	0	0	0	0	0	0	0	0	0
Kings Meadows Car Park	0	0	0	0	0	0	0	0	0
George Meikle Kemp Monument	0	0	0	0	0	0	0	0	0
Victoria Park	0	0	0	0	0	0	0	0	0
Victoria Park Tennis Courts	21,000	0	21,000	0	0	0	0	0	0
Peebles Disused Railway	0	0	0	0	0	0	0	0	0
Peebles Golf Course	155,000	0	155,000	15,290	0	0	0	0	0
Jedderfield Farm	132,800	1,800	131,000	2,100	0	0	0	0	0
Neidpath Grazings	20,000	0	20,000	0	0	0	0	0	0
Haylodge Park	0	0	0	250	0	0	0	0	0
Haylodge Depot	52,800	5,550	47,250	9500	512	0	0	0	512
Old Corn Exchange Hall (Front)	25,680	3,580	22,100	0	0	0	0	0	0
Walkershaugh Store	33,900	4,025	29,875	6,500	0	0	0	0	0
Tweed Green	0	0	0	0	0	0	0	0	0
Cuddy Green (Part 1)	0	0	0	0	0	0	0	0	0
Venlaw Wood	16,000	0	16,000	0	0	0	0	0	0
Tweed Fishings	0	0	0	0	0	0	0	0	0
Peebles Town Clock	0	0	0	0	0	0	0	0	0
Old Corn Exchange Shop	91,200	14,700	76,500	12,000	0	0	0	0	0
Garage 1 Tweed Green	1,800	800	1,000	200	0	0	0	0	0
Venlaw Quarry	0	0	0	0	0	0	0	0	0
Venlaw Amenity Ground	0	0	0	0	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0	0	0	0	0
Haylodge Park Play Area	0	0	0	0	0	0	0	0	0

Fixed Assets	Net Book Value at 31/03/18	Projected Depn Charge 2018/19	Projected Net Book Value at 31/03/19	Projected Rental Income 2018/19	Actual Property Expenditure at 30/06/18				
					Repairs	Rates, Water & Power	Ins	Other	Total
					£	£	£	£	£
Walkershaugh ACF Site	7,500	0	7,500	500	0	0	0	0	0
Walkershaugh Bowling Green	500	0	500	0	0	0	0	0	0
Former Railway	0	0	0	0	0	0	0	0	0
Ninians Haugh Park	0	0	0	0	0	0	0	0	0
Ninians Haugh Play Area	0	0	0	0	0	0	0	0	0
Old Town Green	0	0	0	0	0	0	0	0	0
Garage 2 Tweed Green	1,250	500	750	175	0	0	0	0	0
Garage 3 Tweed Green	1,000	500	500	175	0	0	0	0	0
Land at March Street	0	0	0	0	0	0	0	0	0
Gas Governor Site	750	0	750	0	0	0	0	0	0
Fotheringham Bridge	0	0	0	0	0	0	0	0	0
Land at Haylodge Cottage Site	11,500	0	11,500	0	0	0	0	0	0
Garages Sites at Kirkland Street	6,750	0	6,750	0	0	0	0	0	0
Land at Kingsmeadows Toilets	2,000	0	2,000	0	0	0	0	0	0
Haylodge Toilets	24,375	1,906	22,469	0	469	0	0	2,000	2,469
Land at Gytes Leisure Centre	0	0	0	0	0	0	0	0	0
Old Corn Exchange Shop (Rear)	28,680	4,080	24,600	3,000	0	0	0	0	0
Kingsland School Site	70,000	0	70,000	0	0	0	0	0	0
Haylodge Pavilion Site	1,250	0	1,250	0	0	0	0	0	0
Elliots Park Grazings	95,000	0	95,000	0	0	0	0	0	0
Kingsland Primary School Sub Stn	750	0	750	0	0	0	0	0	0
Connor Ridge Monitoring Site	0	0	0	0	0	0	0	0	0
Tweed Green Car Park Site	0	0	0	0	0	0	0	0	0
Victoria Park Construction Store	0	0	0	0	0	0	0	0	0
Walkershaugh Railway Embank	0	0	0	0	0	0	0	0	0
Biggiesknowe Garage	0	0	0	0	0	0	0	0	0
Property Expenditure (General)	-	-	-	0	0	0	0	0	0
<b>Total</b>	<b>801,485</b>	<b>37,441</b>	<b>764,044</b>	<b>49,690</b>	<b>981</b>	<b>0</b>	<b>0</b>	<b>2,000</b>	<b>2,981</b>



**Moveable Assets**

Leather Chairs (14)  
Chairs (5)  
China Cabinet  
Antique Mirror  
Square Coal Scuttle  
Oak Mantle Clock (1930)  
Antique Fire Irons & Grate  
Log Effect Electric Fire  
Oval Oak Table  
Light Pendants (5)  
Single Pendant  
4 Single Brass Gas Wall Fittings

## PEEBLES COMMON GOOD FUND

## INVESTMENTS EXTERNALLY MANAGED

<b>Cost of Investment</b>	<b>Units</b>	<b>£</b>
Initial Investment - 13 December 2013	187,196	350,000
Further 2014-15 Investment	10,341	20,082
Further 2016-17 Investment	27,165	52,000
Newton Fund Disinvestment (February 2018)	(224,702)	(422,082)
Kames Capital Investment ( February 2018)	387,354	419,388
<b>Total Invested to 30 June 2018</b>	<b>387,354</b>	<b>419,388</b>

<b>Value of Investment</b>	<b>£</b>
31 March 2018	418,032
30 June 2018	415,553
<b>Increase/(Decrease) from Total Cash Invested</b>	<b>3,835</b>



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## **VICTORIA PARK, APPLICATION BY PEEBLES LAWN TENNIS CLUB**

### **Report by Service Director Assets & Infrastructure PEEBLES COMMON GOOD FUND SUB COMMITTEE**

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**29 August 2018**

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#### **1 PURPOSE AND SUMMARY**

- 1.1 This report proposes that the Committee approves a request by Peebles Lawn Tennis Club to extend an existing tarmac path in Victoria Park to provide wheelchair access to their courts.**
- 1.2 The courts are located some distance below the clubhouse on Springhill Road, and the current access is by way of two short, steep flights of steps. Wheelchair access is therefore impossible.
- 1.3 The proposal would enable wheelchair access to the rear courts by using the entrance to Victoria Park adjacent to the clubhouse and the existing tarmac path, which slopes gently down from Springhill Road to the courts.
- 1.4 The existing lease will be varied to extend the tennis club's demise and allow a newly built short section of path across the grass to be incorporated in it. All costs associated with the building and future maintenance/repair of the path will be borne by the club.

#### **2 RECOMMENDATIONS**

- 2.1 I recommend that the Committee approves an application by Peebles Lawn Tennis Club to extend the existing Tarmac path in Victoria Park subject to the following conditions :-**
  - (a) The cost of the path extension is paid for by the Tennis Club;**
  - (b) The path design and specification is to be approved by the local authority;**
  - (c) The existing lease of the Tennis Club is amended to include the future maintenance of the path to a standard approved by the local authority; and**
  - (d) No costs or liability shall be met by either the Peebles Common Good Fund or the local authority.**

### **3 BACKGROUND**

- 3.1 Victoria Park sits immediately to the south of the Tweed, in a roughly triangular site, bounded on two sides by Kingsmeadows Road (B7062) and Springhill Road. It provides an attractive place for recreation and enjoyment for the inhabitants of Peebles and visitors to the town.
- 3.2 Peebles Lawn Tennis Club is located on Springhill Road, and has five flood-lit, all weather courts held on a full repairing lease from Scottish Borders Council, as administrators for Peebles Common Good Fund. The lease has approximately 23 years unexpired and stipulates, among other terms, that 'The Tenant will make a court available, so far as is reasonably possible, for members of the public...'

### **4 INCLUSIVE & ACCESSIBLE TENNIS**

- 4.1 The club aspires to become a venue for tennis for disabled people, and is in the process of raising funds from external sources to allow various adaptations to be made to the existing facilities, encouraging this broader community participation.
- 4.2 Tennis Scotland has lent its support to the club, pointing out that disability tennis participation is growing in Scotland, and the club's plans to become 'fully inclusive and accessible' will help this to continue. A copy of a letter of support from Tennis Scotland is attached to this report as Appendix I.
- 4.3 The proposal accords with evidence given by the Scottish Sports Association to the Health and Sport Committee of the Scottish Parliament in 2016 in relation to the long term benefits deriving from the Commonwealth Games in Glasgow in 2014. In order to maximise those benefits the association states, 'everyone, especially people with a disability, has an entitlement to realise and enjoy the benefits of sport/being active. We must ensure that individuals with a disability, who are currently the least active, enjoy equitable access and support to sport/being active through explicit inclusion across policies, process and delivery opportunities'.
- 4.4 The existing tarmacadam path slopes gently down from the entrance to the park on Springhill Road, to the level of the tennis courts. In conjunction with the other modifications proposed by the club, this proposal would allow wheelchair access from the clubhouse to the two, rear courts furthest away from the road, via this path. A plan showing the proposed location of the extension to the path is attached to this report as Appendix II.
- 4.5 Permission to construct an extension to the path would be formally documented by way of a variation to the existing lease, extending the demise, and thereby placing all repairing/maintenance obligations on the club and indemnifying the Common Good Fund from any claims in connection with it.

## 5 IMPLICATIONS

### 5.1 Financial

There are no costs attached to any of the recommendations contained in this report.

### 5.2 Risk and Mitigations

By supporting this application the reputations of Scottish Borders Council and the Common Good Fund will be enhanced by being seen to support wider participation in sport, and the inclusion of people with disabilities in the life of the wider community. The proposal is a simple and straightforward way of removing a significant barrier to participation in sport. The risk of any repairing/maintenance liability falling to the council is mitigated by varying the existing lease so that this responsibility is explicitly borne by the club.

### 5.3 Equalities

No adverse equality implications are envisaged.

### 5.4 Acting Sustainably

There are no economic, social or environmental effects envisaged.

### 5.5 Carbon Management

There are no significant effects on carbon emissions.

### 5.6 Rural Proofing

None.

### 5.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

## 6 CONSULTATION

- 6.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR, Corporate Communications and the Clerk to the Council are being consulted and any comments received will be incorporated into the final report.

### Approved by

**Martin Joyce**

**Service Director Assets & Infrastructure Signature .....**

### Author(s)

Name	Designation and Contact Number
Andrew Graham	Estates Surveyor 01835 824000 Ext 5883

**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. Andrew Graham can also give information on other language translations as well as providing additional copies.

Contact us at Andrew Graham, Council Headquarters, Newtown St Boswells, Melrose, Scottish Borders TD6 0SA, 01835 824000, [andrew.graham@scotborders.gov.uk](mailto:andrew.graham@scotborders.gov.uk)



Stuart Brown  
Tennis Scotland  
177 Colinton Road  
22/02/2018

**Peebles Tennis Club Letter of Support**

Dear Sir/Madam,

I am writing to you in support of Peebles Tennis Club application to improve their facilities to allow the club to become fully inclusive and accessible.

Disability tennis participation is growing year on year Scotland and to satisfy the demand, nationally we need more venues with accessible facilities to allow for disability programmes to flourish. Through support with our partners at The Tennis Foundation we are able to support a number of disabilities nationally including; *Physical Impairment, Hearing Impairment, Visual Impairment, Learning Disability and those managing Mental Health.*

Currently there are 466 weekly disability participants in Scotland today (583 monthly) with only a small proportion of these in the Scottish Borders. It would be absolutely fantastic to have another club involved in the disability network to extend the outreach within clubs and improvements to Peebles Tennis Club would be a huge boost to not only the Borders but the South and East of Scotland.

Yours in Sport,

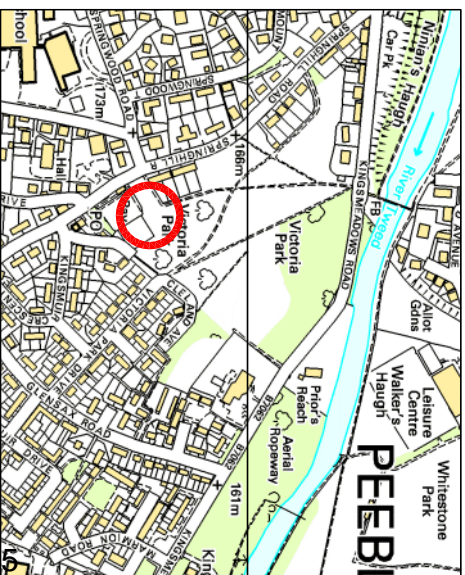
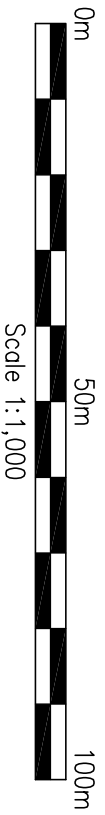
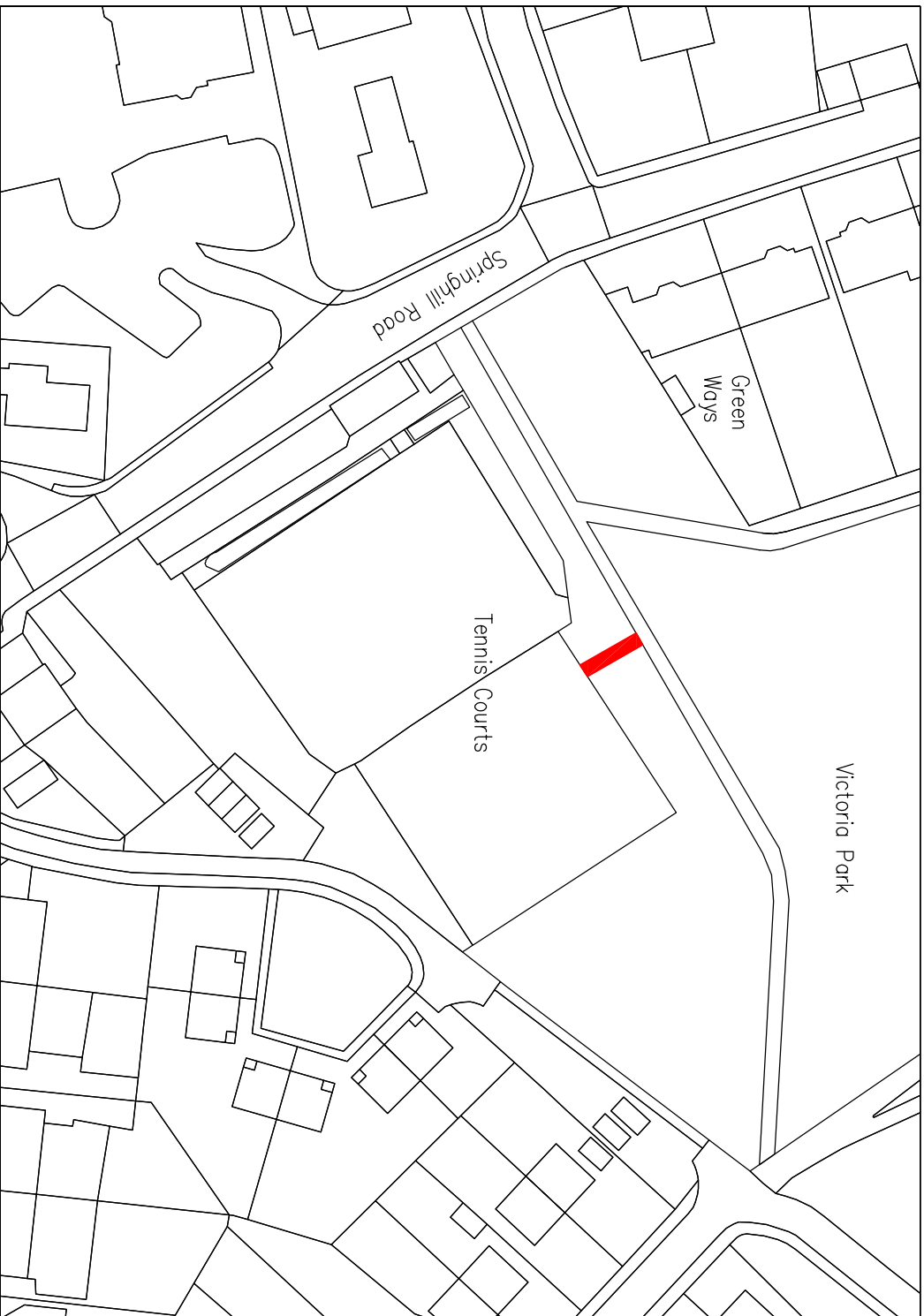
A handwritten signature in black ink, appearing to read "Stuart Brown".

Stuart Brown  
Regional Development Manager  
Tennis Scotland



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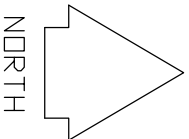
LOCATION PLAN (SCALE 1:10,000)

Indicative site of proposed path  
(disabled access) to Peebles

Tennis Courts at:  
Victoria Park,  
Peebles

18/CG/004

Date: 14<sup>th</sup> August 2018



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