

SCOTTISH BORDERS COUNCIL INNERLEITHEN COMMON GOOD FUND SUB COMMITTEE

MINUTE of Meeting of the INNERLEITHEN
COMMON GOOD FUND SUB-COMMITTEE
held in the Council Chamber, Council
Headquarters, Newtown St Boswells on
Thursday, 22 August, 2019 at 3.00 pm

Present:- Councillors R. Tatler (Chairman), S. Bell and S. Haslam.

In Attendance:- Capital and Investments Manager (K. Robb), Solicitor (E. Moir), Estates
Surveyor (A. Scott), Democratic Services Officer (F. Walling).

1. **MINUTE**

The Minute of Meeting of the Innerleithen Common Good Fund Sub-Committee held on 23 August 2018 had been circulated.

DECISION

APPROVED the Minute for signature by the Chairman.

2. **FINANCIAL MONITORING REPORT FOR 12 MONTHS TO 31 MARCH 2019**

2.1 There had been circulated copies of a report by the Chief Financial Officer providing details of the assets held by the Innerleithen Common Good Fund as at 31 March 2019, a full year revenue out-turn for 2018/19 and projected balance sheet values as at 31 March 2020. Within the background information provided it was explained that Innerleithen Memorial Hall was recognised as a Common Good asset on 1 April 2015. Until that time the Hall was deemed to belong to Scottish Borders Council (SBC). This transfer related to the *ownership* of the hall and had no impact on the transfer of the operation and maintenance of the hall, which was undertaken jointly between SBC and Live Borders. Live Borders were liable for operating costs such as staffing, energy and communications in return for their retention of all income earned. Scottish Borders Council had retained budget and liability for rates, insurance and maintenance costs.

2.2 Detail on income and expenditure for the 2018/19 financial year was provided in Appendix 1 to the report. With regard to property costs, as the liability for the upkeep of the Hall fell to Scottish Borders Council, there was no anticipated income or expenditure relating to the Hall. The annual depreciation cost, £16,605, was not a cash transaction and was offset by a contribution from the Revaluation Reserve as shown on the balance sheet. Appendix 2 provided the balance sheet value as at 31 March 2019, the projected movement in year and balance as at 31 March 2020. All fixed assets of the Common Good Fund were revalued every 5 years as part of the Council's rolling programme. The next revaluation of the Innerleithen Memorial Hall would be carried out during 2019/20. It was anticipated that a revaluation surplus would be realised upon revaluation and this would partially or wholly replace the deductions from the Revaluation Reserve used to fund the annual depreciation charges.

DECISION

AGREED:-

(a) **to note within the appendices to the report:-**

(i) **the actual income and expenditure for 2018/19 in Appendix 1; and**

(ii) the final balance sheet value as at 31 march 2019 in Appendix 2.

(b) the proposed budget for 2019/20

3. **INNERLEITHEN MEMORIAL HALL - START-UP OFFICE SPACE**

3.1 With reference to paragraph 2 of the Minute of 23 August 2019, Annabelle Scott explained that having taken over as the Estates Surveyor in support of Innerleithen Common Good, she had consulted Economic Development about taking forward the proposal to create a self-contained suite of offices on the ground floor of the Memorial Hall, in space formerly occupied by the contact centre. Officers from Economic Development had indicated their support for the proposal but queried whether there was demand for office space in Innerleithen and how demand could be established. Members expressed some concern about an apparent lack of communication between the Council and Live Borders as they believed there clearly was a demand for space, one unit already having been let. Ms Scott agreed to look for more information and circulate this to Members.

3.2 With reference to paragraph 3 of the Minute of 23 August 2019, regarding refurbishment of the hall by Live Borders, Councillor Tatler had attended a meeting of the Memorial Hall User Group. He confirmed that the hall had been repainted and the floor given new surface treatment. At the meeting an issue had been raised about the condition of the electrical points. Ms Scott confirmed that she would arrange for the electrics to be inspected and also agreed to attend the next meeting of the User Group. In further discussion and in response to a question from Councillor Bell Ms Scott agreed to check whether the grassed area around the hall was in the ownership of the Common Good. Councillor Bell suggested that this space at that location could be at a premium in connection with the development of the Borderlands Bike Park project.

DECISION

AGREED to request the Estates Surveyor to:

- (a) **take forward discussions with Live Borders and SBC Economic Development regarding the proposal to let office space in the Memorial Hall; and**
- (b) **establish whether the grassed area of ground around the Memorial Hall was included in the land owned by the Common Good Fund.**

The meeting concluded at 3.15 pm