

# Public Document Pack



## SELKIRK COMMON GOOD FUND SUB COMMITTEE WEDNESDAY, 9 DECEMBER 2020

A MEETING of the SELKIRK COMMON GOOD FUND SUB COMMITTEE will be held on WEDNESDAY, 9 DECEMBER 2020 at 3.00 pm. The Chairman has directed that this meeting will be conducted in accordance with Section 43 of the Local Government in Scotland Act 2003 and will be accessed remotely by all Members via MS TEAMS. The meeting will be live streamed to the public and a link will be on the Council website.

J. J. WILKINSON,  
Clerk to the Council,

3 December 2020

<b>BUSINESS</b>		
1.	<b>Apologies for Absence</b>	
2.	<b>Order of Business</b>	
3.	<b>Declarations of Interest</b>	
4.	<b>Minute (Pages 3 - 6)</b>  Minute of 2 September 2020 to be approved (copy attached).	2 mins
5.	<b>Financial Monitoring Report for 6 months to 30 September 2020 (Pages 7 - 18)</b>  Consider report by Executive Director Finance & Regulatory (copy attached).	10 mins
6.	<b>Applications for financial assistance</b>	20 mins
	(a) <b>Selkirk Mini Hockey</b> (Pages 19 - 22)  Consider application from Selkirk Ladies Hockey Club Youth Development (copy attached).	
	(b) <b>Cycling Without Age - Scotland: Selkirk Community Chapter</b> (Pages 23 - 32)  Consider application from Selkirk Community Council on behalf of Cycling Without Age – Scotland: Selkirk Community Chapter (copies of papers attached).	
7.	<b>Solar Array Study (Pages 33 - 40)</b>  Consider proposal by Selkirk Regeneration (papers attached)	10 mins

8.	<b>Property update</b> (Pages 41 - 48)  Consider update by Estates Surveyor (Briefing Note and letter regarding Local Biodiversity Site proposal attached).	10 mins
9.	<b>Any Other Items Previously Circulated</b>	
10.	<b>Any Other Items which the Chairman Decides are Urgent</b>	
11.	<b>Items likely to be taken in private</b>  “That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following items of business on the grounds that it involves the likely disclosure of exempt information as defined in the relevant Paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”	
12.	<b>Minute</b> (Pages 49 - 50)  Private minute of 2 September 2020 to be approved.	2 mins
13.	<b>Property update</b> (Pages 51 - 60)  Consider update by Estates Surveyor in respect of private business (Briefing Note attached).	10 mins

#### 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 G. Edgar (Chairman), C. Cochrane, E. Thornton-Nicol and Community Councillor T. Combe.

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Please direct any enquiries to Fiona Walling 01835 826504  
Email:- [fwalling@scotborders.gov.uk](mailto:fwalling@scotborders.gov.uk)

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

MINUTE of Meeting of the SELKIRK  
COMMON GOOD FUND SUB COMMITTEE  
conducted remotely by Microsoft Teams Live  
Event on Wednesday, 2 September 2020 at  
10.00 am

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Present:- Councillors G. Edgar (Chairman), C. Cochrane and E. Thornton-Nicol

In Attendance:- Treasury Business Partner (S. Halliday), Solicitor (J. Webster), Estates  
Surveyor (T. Hill), Property Officer (F. Scott), Democratic Services Officer (F.  
Walling).

**CHAIRMAN**

The Chairman opened the meeting and welcomed Members of Selkirk Common Good Fund Sub Committee and members of the public to the Scottish Borders Council's open on-line meeting. The meeting was being held remotely in order to adhere to guidance on public meetings and social distancing currently in place, due to the Covid-19 pandemic.

1. **MINUTE**

There had been circulated copies of the Minute of 2 July 2020.

**DECISION**

**APPROVED the Minute for signature by the Chairman.**

2. **FINANCIAL MONITORING REPORT FOR 3 MONTHS TO 30 JUNE 2020**

There had been circulated copies of a report by the Executive Director Finance & Regulatory providing the details of income and expenditure for the Selkirk Common Good Fund for the three months to 30 June 2020, a full year projected out-turn for 2020/21, and projected balance sheet values as at 31 March 2021. Treasury Business Partner, Sara Halliday, highlighted the main points of the report and appendices. Appendix 1 provided the projected income and expenditure position for 2020/21. This showed a projected deficit of £44,426 for the year. Included in the outturn position were dividends from the Common Good Funds investment in Aegon Asset Management (formerly Kames Capital) amounting to £5,273, with the current projection estimated at a 2.5% return. As a result of the market value dropping due to the impact of the COVID-19, this projected 2.5% return was less than the 5% target and the monthly distribution profile projections provided by Aegon. In terms of the proposed property repair budget the report referred to a detailed record from Estates on the condition of all farms which was circulated to Members. Appendix 2 of the report, provided the balance sheet value to 31 March 2020, the projected movement in year and a projected balance as at 31 March 2021. All fixed assets of the Common Good Fund were revalued every 5 years as part of the Council's rolling programme. The fixed assets were revalued at 1 April 2019. Appendix 3 showed the values of the individual properties at 31 March 2020, projected depreciation charges 2020/21 and projected value at 31 March 2021. Ms Halliday confirmed that, following a rebranding exercise, from 7 September, Kames Capital would change its name to that of its parent company, Aegon Asset Management. This change did not affect the way in which the Fund was managed or invested. The current position of the Aegon Asset Management Investment Fund was shown in Appendix 4 to the report.

- 2.2 A question was asked about the amount of wayleave payments received for electricity poles situated on land owned by Selkirk Common Good. The Estates Surveyor, Tricia Hill, agreed to check this.

#### **DECISION**

- (a) **AGREED** the projected income and expenditure for 2020/21 in Appendix 1 as the revised budget for 2020/21
- (b) **NOTED** within the appendices to the report the:-
- (i) **projected balance sheet value as at 31 March 2021 in Appendix 2;**
  - (ii) **summary of the property portfolio in Appendix 3; and**
  - (iii) **current position of the Aegon Asset Management Investment Fund in Appendix 4.**
- (c) **NOTED** that the Estates Surveyor would check the detail of wayleave payments received for electricity poles situated on land owned by Selkirk Common Good.

#### **3. PROPERTY**

With reference to paragraph 4.1 and 4.2 of the Minute of 2 July 2020, the Property Officer, Frank Scott, gave the following update:

##### **3.1 Green Shed**

The locks had been changed on both doors and five sets of keys delivered to Council HQ where a record was being kept of who has possession of these. For any further keys to be cut, written permission would be required. Work on the roof had commenced although the speed of progress was weather dependent.

##### **3.2 Victoria Hall**

The inspection of the external condition of the building from the cherry picker had started during the current week. Mr Scott explained that any urgent work needed, in terms of health and safety consideration, would be completed by the end of the week and that the builder/roofer would come back after the inspection with a Phase 2 Plan.

##### **3.3 Smedheugh Farm**

With reference to paragraph 4.3 of the Minute of 2 July 2020, Mr Scott referred to his emails to Members which explained that, once started, the work to replace the lintel was a much larger job than anticipated. He advised that the work had been completed at a cost of just over £8k.

#### **DECISION**

**NOTED**

#### **4. ITEMS LIKELY TO BE TAKEN IN PRIVATE**

##### **DECISION**

**AGREED** under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 6 of Part I of Schedule 7A to the Act.

#### **5. MINUTE**

The private section of the Minute of 2 July 2020 was approved.

6. **PROPERTY**

Members considered a briefing note by the Estates Surveyor giving an update on repair and maintenance issues relating to Common Good property.

*The meeting concluded at 3.30 pm*

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## **MONITORING REPORT FOR 6 MONTHS TO 30 SEPTEMBER 2020**

### **Report by Executive Director, Finance & Regulatory**

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### **SELKIRK COMMON GOOD FUND SUB-COMMITTEE**

**9 December 2020**

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

- 1.1 This report provides the details of the income and expenditure for the Selkirk Common Good Fund for the six months to 30 September 2020, a full year projected out-turn for 2020/21, and projected balance sheet values as at 31 March 2021.**
- 1.2 Appendix 1 provides the projected income and expenditure position for 2020/21. This shows a projected deficit of £44,426 for the year.
- 1.3 Appendix 2 provides a projected balance sheet value as at 31 March 2021. It shows a projected decrease in the reserves of £133,727.
- 1.4 Appendix 3 provides a breakdown of the property portfolio showing projected rental income for 2020/21 and actual property expenditure to 30 September 2020.
- 1.5 Appendix 4 shows the value of the Aegon Asset Management Investment Fund to 30 September 2020.

#### **2 RECOMMENDATIONS**

- 2.1 It is recommended that the Common Good Fund Sub-Committee:**
  - (a) Notes the projected income and expenditure for 2020/21 in Appendix 1;**
  - (b) Notes the projected balance sheet value as at 31 March 2021 in Appendix 2;**
  - (c) Notes the summary of the property portfolio in Appendix 3; and**
  - (d) Notes the current position of the Aegon Asset Management Investment Fund in Appendix 4.**

### **3 BACKGROUND**

3.1 This report provides the Committee with financial information for the period to 30 September 2020 and projections to 31 March 2021. The report also contains a projected balance sheet for the Common Good Fund as at 31 March 2021.

### **4 FINANCIAL POSITION 2020/21**

4.1 Appendix 1 provides detail on income and expenditure for the 2020/21 financial year. The projected net position for the year is a deficit of £44,426.

#### **4.2 Income & Expenditure – Property Income**

Rental income for 2020/21 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**

- (a) The projected outturn position shows an amount of £50 relating to interest receivable on cash held by SBC. Also included are dividends from the Common Good Funds investment in Aegon Asset Management amounting to £5,273, with the current projection estimated at a 2.5% return. As a result of the market value dropping due to the impact of the COVID-19, this projected 2.5% return is less than the 5% target and the monthly distribution profile projections provided by Aegon.
- (b) Included within other income is a rebate from Aegon Asset Management of £52 which, along with the £55 received in March 2020, has been re-invested to purchase an additional 111 units.

#### **4.4 Income & Expenditure – Property Expenditure**

- (a) The property expenditure to 30 September 2020 is detailed in Appendix 3 by property.
- (b) The proposed budget for 2020/21 is shown in Appendix 1.

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

The grants and other donations approved and distributed to 31 March 2021, are shown below:

<b>Grant Recipients</b>	<b>Approved</b>	<b>£</b>
<b>Approved and Paid to 30 September 2020</b>		
Ettrick Forest Bowling Club	02/07/20	2,540
Blooming Selkirk	02/07/20	750
Selkirk Common Riding Trust	27/08/20	2,250
<b>Total Paid to 31 March 2021</b>		<b>5,540</b>
<b>Approved but not paid</b>		
Selkirk Musical Theatre Group (see Note(a) below)	02/07/20	1,500
		<b>7,040</b>
<b>2020/21 Budget</b>		<b>24,560</b>
<b><i>(Unallocated)/Overallocated Budget</i></b>		<b><i>(17,520)</i></b>

(a) Grant approved subject to the condition that, under COVID-19 restrictions, should the production not go ahead then the grant will not be paid out.

#### 4.6 Income & Expenditure – Depreciation Charge

The projected depreciation charge for the year is £110,081. This is not a cash transaction and is off-set by a corresponding contribution from the Revaluation Reserve.

4.7 Appendix 2 provides the balance sheet value to 31 March 2020, the projected movement in year and a projected balance as at 31 March 2021.

#### 4.8 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 2019. Appendix 3 shows the values of the individual properties at 31 March 2020, projected depreciation charges 2020/21 and projected value at 31 March 2021.

#### 4.9 Balance Sheet – Investment Fund

(a) The fund has a 7.91% unrealised loss in market value since investment, largely due to continued volatility in investment markets. Overall, however, taking account of the income received the fund has achieved a return of 4.83% since investment in February 2018.

#### 4.10 Balance Sheet – Cash Balance

The projected cash held by the fund is £6,057 at 31 March 2021 and is detailed below:

<b>Cash Balance</b>	<b>£</b>
<b>Opening Balance at 1 April 2020</b>	<b>50,687</b>
Projected surplus/(deficit) for year from I&E Statement	(44,426)
Net Cash Movement in Debtors/Creditors	0
Rebate Investment in Aegon	(204)
<b>Projected Closing Balance at 31 March 2021</b>	<b>6,057</b>

#### 4.11 Balance Sheet – Capital Reserve

The projections for the Capital Reserves include the unrealised loss for the Aegon Asset Management Fund as at 31 March 2020, with an estimate for the current years' movement based on the market position at 30 September 2020.

### 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 Aegon Asset Management 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 Intergrated Impact Assessment

There is no impact or relevance to Equality Duty or the Fairer Scotland Duty for this report. This is a routine financial monitoring report which forms part of the governance of the management of the Common Good Funds. Nevertheless, a light touch assessment has been conducted and this will be published on SBC's Equality and Diversity Pages of the website as in doing so, signifies that equality, diversity and socio-economic factors have duly been considered when preparing 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 Chief Legal Officer (including as Monitoring Officer), the Chief Officer Audit and Risk, Service Director HR, Communications and the Clerk to the Council have been consulted and their appropriate comments have been incorporated into this report.

### Approved by

**David Robertson** Signature .....

**Executive Director, Finance & Regulatory**

### Author(s)

Kirsty Robb	Pensions & Investments Manager - Tel: 01835 825249
Sara Halliday	Treasury Business Partner - Tel: 01835 824000 Extn5854

### Background Papers:

**Previous Minute Reference:** Selkirk Common Good Committee 2 September 2020

**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 & Investments, Council Headquarters, Newtown St Boswells, Melrose, TD6 0SA.

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**SELKIRK COMMON GOOD FUND  
PROJECTED INCOME AND EXPENDITURE 2020/21**

	<b>Actuals at 30/06/20</b>	<b>Full Year Approved Budget 2020/21</b>	<b>Full Year Projected Out-turn 2020/21</b>	<b>Full Year Projected Over/(Under) Spend 2020/21</b>	<b>Para Ref</b>	<b>Commentary</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>		
<b>Property Income</b>						
Rentals Receivable	(61,473)	(62,656)	(62,656)		4.2	
<b>Non-Property Related Income</b>						
Interest on Cash deposited with Council	0	(50)	(50)		4.3	
Investment Funds – Dividends Rec'd	(4,230)	(5,273)	(5,273)		4.3	
Realised Gain on Disinvestment	0	0	0			
Other Income	(52)	(260)	(260)		4.3	
<b>Total Income</b>	<b>(65,755)</b>	<b>(68,239)</b>	<b>(68,239)</b>			
<b>Property Expenditure</b>						
Property Costs – General	12,659	77,125	77,125		4.4	
<b>Total Property Expenditure</b>	<b>12,659</b>	<b>77,125</b>	<b>77,125</b>			
<b>Grants &amp; Other Donations</b>	<b>5,540</b>	<b>24,560</b>	<b>24,560</b>		4.5	
<b>Central Support Service Charge</b>	<b>10,980</b>	<b>10,980</b>	<b>10,980</b>			
<b>Depreciation</b>						
Depreciation Charge	0	110,081	110,081		4.6	
Contribution from Revaluation Reserve	0	(110,081)	(110,081)		4.6	
<b>Net impact of Depreciation on Revenue Reserve</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>Total Net (Surplus)/Deficit for year</b>	<b>(36,576)</b>	<b>44,426</b>	<b>44,426</b>			

## SELKIRK COMMON GOOD FUND

## PROJECTED BALANCE SHEET VALUE AS AT 31 MARCH 2021

	Opening Balance at 01/04/20	Projected Movement in Year	Projected Closing Balance at 31/03/21
	£	£	£
<b>Fixed Assets</b>			
Land & Buildings	3,900,892	(110,081)	3,790,811
Moveable Assets	1,500	0	1,500
<b>Total Fixed Assets</b>	<b>3,902,392</b>	<b>(110,081)</b>	<b>3,792,311</b>
<b>Capital in Investment Funds</b>			
Investment Fund Book Value	228,128	204	228,332
Unrealised Gains/(Loss)	(34,384)	20,780	(13,604)
<b>Market Value</b>	<b>193,744</b>	<b>20,984</b>	<b>214,728</b>
<b>Current Assets</b>			
Debtors	9,596	0	9,596
Cash deposited with SBC	50,687	(44,630)	6,057
<b>Total Current Assets</b>	<b>60,283</b>	<b>(44,630)</b>	<b>15,653</b>
<b>Current Liabilities</b>			
Creditors	(1,915)	0	(1,915)
Receipts in Advance	(358)	0	(358)
<b>Total Current Liabilities</b>	<b>(2,273)</b>	<b>0</b>	<b>(2,273)</b>
<b>Net Assets</b>	<b>4,154,146</b>	<b>(133,727)</b>	<b>4,020,419</b>
<b>Funded by:</b>			
<b>Reserves</b>			
Revenue Reserve	(111,530)	44,426	(67,104)
Capital Reserve	(160,616)	(20,780)	(181,396)
Revaluation Reserve	(3,882,000)	110,081	(3,771,919)
<b>Total Reserves</b>	<b>(4,154,146)</b>	<b>133,727</b>	<b>(4,020,419)</b>

## SELKIRK COMMON GOOD FUND

**PROPERTY PORTFOLIO PERFORMANCE FOR 2020/21**  
**(Projected Income and Expenditure to 30 September 2020)**

Fixed Assets – Land & Buildings	Net Book Value at 01/04/20	Projected Depn Charge 2020/21	Projected Net Book Value at 31/03/21	Projected Rental Income 2020/21	Actual Property Expenditure at 30/09/20				
					Repairs	Rates, Water & Power	Ins	Other	Total
	£	£	£	£	£	£	£	£	£
The Green Hut	3,300	0	3,300	1,175	105	0	0	0	<b>105</b>
Town Hall Clock	0	0	0	0	0	0	0	0	<b>0</b>
Pant Well Monument	0	0	0	0	0	0	0	0	<b>0</b>
Victoria Hall Caretakers Flat	56,144	3,857	52,287	0	0	0	0	0	<b>0</b>
Victoria Hall	861,404	53,671	807,733	0	3,801	0	0	0	<b>3,801</b>
Pringle Park	0	0	0	0	0	0	0	0	<b>0</b>
Victoria Park Pavilion site	4,000	0	4,000	200	0	0	0	0	<b>0</b>
Pringle Park Play Area	0	0	0	0	0	0	0	0	<b>0</b>
Selkirk Golf Course	152,000	0	152,000	0	0	0	0	0	<b>0</b>
South Common Farm	438,536	6,463	432,073	9,600	0	0	500	0	<b>500</b>
Smedheugh Farm	1,080,250	19,750	1,060,500	23,500	8,193	0	0	0	<b>8,193</b>
Selkirk Hill Grazings	36,000	0	36,000	410	0	0	0	0	<b>0</b>
Linglie Farm	713,198	6,800	706,398	7,300	196	0	0	0	<b>196</b>
Victoria Park & Caravan Site	0	0	0	0	0	0	0	0	<b>0</b>
26 Market Place	31,742	3,160	28,582	4,160	0	0	(37)	0	<b>(37)</b>
28 Market Place	39,400	4,000	35,400	5,600	0	0	(99)	0	<b>(99)</b>
Selkirk Town Hall	142,618	12,380	130,238	0	0	0	0	0	<b>0</b>
South Common Plantations	9,000	0	9,000	0	0	0	0	0	<b>0</b>
Smedheugh Farm Shootings	1,000	0	1,000	200	0	0	0	0	<b>0</b>
Smedheugh Plantations	35,000	0	35,000	0	0	0	0	0	<b>0</b>
Linglie Plantations	22,500	0	22,500	0	0	0	0	0	<b>0</b>
Linglie Farm Shootings	3,250	0	3,250	0	0	0	0	0	<b>0</b>
Linglie Mast Site	88,000	0	88,000	10,311	0	0	0	0	<b>0</b>
South Common Farm Shootings	1,000	0	1,000	200	0	0	0	0	<b>0</b>

Fixed Assets – Land & Buildings	Net Book Value at 01/04/20	Projected Depn Charge 2020/21	Projected Net Book Value at 31/03/21	Projected Rental Income 2020/21	Actual Property Expenditure at 30/09/20				
					Repairs	Rates, Water & Power	Ins	Other	Total
	£	£	£	£	£	£	£	£	£
Bog Park Recreation Area	0	0	0	0	0	0	0	0	0
Shawburn Amenity Ground	40,000	0	40,000	0	0	0	0	0	0
Shawburn Toll Embankment	0	0	0	0	0	0	0	0	0
Bog Park Playground	0	0	0	0	0	0	0	0	0
Victoria Park Play Area	0	0	0	0	0	0	0	0	0
Civic Amenity Site	109,800	0	109,800	0	0	0	0	0	0
Rosebank Quarry Former Tip Site	0	0	0	0	0	0	0	0	0
Rosebank Quarry Play Area	0	0	0	0	0	0	0	0	0
Shawpark Road Development Site	32,000	0	32,000	0	0	0	0	0	0
River Ettrick Salmon Fishing Right	750	0	750	0	0	0	0	0	0
Site of Walter Scott	0	0	0	0	0	0	0	0	0
Property Expenditure - General	0	0	0	0	0	0	0	0	0
<b>Total</b>	<b>3,900,892</b>	<b>110,081</b>	<b>3,790,811</b>	<b>62,656</b>	<b>12,295</b>	<b>0</b>	<b>(136)</b>	<b>500</b>	<b>12,659</b>

<b>Fixed Assets – Moveable Assets</b>	<b>Net Book Value at 31/03/20</b>
	<b>£</b>
Provosts Badge & Chain	0
Treasurer's Badge & Chain	0
Baillies Badges & Chains	0
Burgess Cup	0
Burgess Roll	0
Silver Arrow Display Case	1,500
Haining Painting	0
<b>Total</b>	<b>1,500</b>

## SELKIRK COMMON GOOD FUND

## INVESTMENTS EXTERNALLY MANAGED

Cost of Investment	Units	£
Aegon Asset Management Investment (February 2018)	168,040	181,938
Aegon Asset Management Investment (March 2018)	46,331	50,000
Aegon Asset Management Investment (August 2018)	69,335	75,000
Aegon Asset Management Disinvestment (March 2019)	(37,216)	(40,294)
Aegon Fund Rebate – (2018-2019)	290	313
Aegon Asset Management Disinvestment (June 2019)	(36,052)	(39,033)
Aegon Fund Rebate – (2019-2020)	184	204
Aegon Fund Rebate – (2020-2021)	111	107
<b>Total Invested to 30 September 2020</b>	<b>211,023</b>	<b>228,235</b>

Value of Investment	£
31 March 2018	231,938
30 June 2018	229,977
30 September	305,525
31 December 2018	288,700
31 March 2019	269,040
30 June 2019	233,639
30 September 2019	233,827
31 December 2019	241,751
31 March 2020	193,744
30 June 2020	208,945
30 September	214,631
<b>Increase/(Decrease) from Total Cash Invested</b>	<b>(13,604)</b>

Return on Investment from inception	Capital Return %	Total Return %
to 31 March 2018	-0.30	
to 31 March 2019	+3.86	+9.41
to 31 March 2020	-15.16	-5.98
to 30 June 2020	-8.52	+2.76
to 30 September 2020	-7.91	+4.83

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

<p><b><u>Applicant Details</u></b> Name and Address of Applicant/Organisation:</p> <p>Telephone No:</p> <p>E-mail address:</p>	<p>Selkirk Ladies Hockey Club Youth Development (Selkirk Mini Hockey) C/O Karen Findlater Treasurer Bankend Greenhead Farm Selkirk TD7 4PR</p> <p>selkirkminihockey@gmail.com</p>
<p>Address to which payment should be made:</p>	<p>Bankend Greenhead Selkirk TD7 4PR</p>
<p><b><u>Activities</u></b> Please supply a brief description of the activities of your organisation and the benefits it brings to the local community:</p>	<p>Selkirk mini hockey club has been running for over 50 years coaching hockey to primary aged children in Selkirk and the surrounding valley communities. The club is run by volunteers all being ex-hockey players and in recent years has attracted approximately 75 players per season. We provide hockey for 8-12 years old girls and boys on the 2G pitch at Selkirk High from mid August to end of April and indoor hockey for our 10-12 year olds at Selkirk High games hall from mid October to March. The club, coaches and players are all registered with Scottish Hockey and we are governed by them with all coaches PVG checked, with appropriate coaching training and first aid certificates. We follow Scottish Hockey's pathway 'Playground to Podium' programme to encourage as many youngsters to take up the sport and get fit and active in a safe environment on an equal and fair basis. Our aim is not only to get children interested in hockey but to encourage as many children as possible to be active in a group activity. To encourage youngsters to keep fit and active our membership fees are £20 per season to make it affordable for all.</p>

<p><u>Assistance Requested</u> Please indicate the sum requested and the purpose for which it will be used:</p>	<p>We are applying for £250 to cover the extra expense we have had due to Covid-19. In order to follow Scottish Hockey's guidelines (approved by the Scottish Government) 'Return To Safe Play' we are required to sanitise all our equipment prior to and after training, provide hand sanitizer for use of both coaches and players on entry and exit to the pitch and have full PPE in the event of injury to any players. The amount we are apply for is to cover the initial cost of purchasing sprayers, sanitizers and PPE and ongoing expenses we will have to continue to provide hockey safely under current guidelines.</p>
<p>When will the donation be required:</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>Due to the Covid-19 pandemic this is a one-off project.</p> <p>£250.00</p> <p>£0.00</p> <p>Due to Covid-19 restrictions unable to fund raise.</p>

Other information

If you have other information which you feel is relevant to this application please provide details including details of any previous assistance given:

Selkirk Mini Hockey Club has had no previous assistants from the Common Good Fund. We are usually well supported by our parents and the community of Selkirk when it comes to fund raising. These are uncertain times and the application is being made to cover the expenses associated in order that we can continue to provide hockey to our young players for them to stay fit and active in these uncertain times at an affordable cost.

Declaration

I hereby make application for assistance as set out above and certify that the information I have provided is accurate

Signed:

Karen Findlater (on behalf of Selkirk Mini Hockey Club)

Position Held: Treasurer

Date: 1<sup>st</sup> November 2020

**Note: All applications from organisations MUST be accompanied by a copy of the latest audited accounts**

This completed form, accounts and any supporting details should be submitted to Fiona Walling, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA.

Telephone 01835 826504 email [fwalling@scotborders.gov.uk](mailto:fwalling@scotborders.gov.uk)

Selkirk Ladies Hockey Club Youth Development  
Accounts 2019/2020 Season

Opening Balance @ 1 <sup>st</sup> August 2019		£1221.87
	Income	Expenses
Players Subs	£1400.00	
Clothing Payments	£1054.00	
Live Border (Pitch Hire)		£ 686.00
Scottish Hockey Registration		£ 231.50
Caladonian Clothing		£1015.23
Wullie Bruce (Xmas Disco)		£ 80.00
SBC (High School Hall Hire)		£ 114.62
Donation (Selkirk Food Bank)		£ 200.00
Total	<u>£2454.00</u>	<u>£2327.35</u>
Closing Balance @ 31 <sup>st</sup> July 2020 (as per bank statement)		<u>£1348.52</u>
Monies Due for Pitch Hire Jan-March 2020 (Delay due to Covid-19)		£ 195.00
Closing Balance for 2019/2020 Season		<u>£1153.52</u>

Accounts prepared by K Findlater Selkirk Mini Hockey Club Treasurer

Signed: .....

Date: 25/10/20 .....



When will the donation be required:	As soon as is practically possible.
If this is a one-off project then please give the following details –	
Date (s): Estimated total cost: Funds already raised by applicant's own efforts: Funds raised or expected to be raised from other sources (please state sources):	As soon as practically possible. £8.450 None as yet. We plan to apply to other Grant Awarding agencies, such as the Lottery Small Grants Scheme, the Robertson Trust, the Langhope Rig Community Fund and others for the remaining elements of our project.
<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:	We are a brand new organisation, formally constituted as recently as 6 <sup>th</sup> October 2020. We do however have a committee composed of representatives from several established groups and organisations in Selkirk. All of these representatives have significant committee or organisational experience in their respective groups. As a new group, we are unable to supply a history of audited accounts. Further to that, on investigation, we are currently unable to open a Bank Account of the "Charity and Small Group" type as the majority of banks are not accepting requests for these, except for existing customers. In light of these, and with their agreement, we intend to make use of Selkirk Community Council's Bank Account as a "Holding Account" or "Funding Stream". I attach copies of their Audited Accounts for the last 3 years and a recent Bank Statement. When possible, we would expect to set up our own separate bank account for use with fund raising activities and ongoing Insurance and Maintenance costs.  I have also attached a "Potted History" of Cycling Without Age and Cycling Without Age – Scotland which may be helpful,
<u>Declaration</u> I hereby make application for assistance as set out above and certify that the information I have provided is accurate. Signed: Jim McPherson Position Held: Chapter Administrator Date: 2/12/2020	
<b>Note: All applications from organisations MUST be accompanied by a copy of the latest audited accounts.</b>	
This completed form, accounts and any supporting details should be submitted to Fiona Walling, Democratic Services, Scottish Borders Council, Council Headquarters, Newtown St Boswells, TD6 0SA. Telephone 01835 826504 email <a href="mailto:fwalling@scotborders.gov.uk">fwalling@scotborders.gov.uk</a>	

Cycling Without Age Scotland SCIO  
(known as CWA Scotland)  
Glenbervie Golf Club  
Larbert  
FK5 4SJ

Jim McPherson  
C/o Cycling Without Age  
Scotland Selkirk  
By email

**Chapter Start Up  
(Quotation as requested)**  
Date 27<sup>th</sup> Nov 2020  
Order No N/A  
Account Ref N/A

Quantity	Description	Net Amount
2	Triobike Brose Trishaws	£8450
	complete with safety stands, blankets and bells	£8450
1	VanRaam Veloplus Wheelchair Transporter (Rigid frame)	£9000

Cost include full Cycling Without Age Scotland Selkirk Start up costs including;

Full assembly of trishaws

Pre delivery inspection

Delivery to Chapter

Full Cycling Without Age Scotland Membership and Support including:

Insurance for all vehicles, Public Liability and Personal Accident insurance for CWAS activities and full Training and Disclosure Check Services as outlined in our Chapter Licence Agreement.

**Bank details**

<b>Total Net Amount</b>	<b>£</b>
<b>Delivery</b>	<b>£</b>
<b>Total</b>	<b>£25,900</b>

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## A brief history of CWA, CWAS & Selkirk Community Chapter

### Cycling Without Age (Globally)

Cycling Without Age (CWA) is a movement started in 2012 by a Danish Doctor called Ole Kassow. Ole wanted to help the elderly get back on their bicycles, but he had to find a solution to their limited mobility. The answer was a trishaw and he hired one of these and started offering free bike rides to the local nursing home residents.

He then got in touch with a civil society consultant from the City of Copenhagen, Dorthe Pedersen, who was intrigued by the idea and together they bought five trishaws and launched Cycling Without Age. That was the start of CWA which soon spread to all corners of Denmark. In 2015 the first Chapter outside Denmark was set up in Norway. Since then, CWA has spread to another 50 countries around the world including Scotland. A "Chapter" is the name selected by CWA to describe any individual group operating one or more Trishaws. There are now over 2,200 Chapters around the World. Not bad for a largely voluntary organisation which is only 8 years old.

### Cycling Without Age Scotland

Cycling Without Age Scotland (CWAS) was established in 2018. Scotland is unique among the countries with a CWA presence, in that it is the only one which receives any support, financial or otherwise, from central Government. This means that Scotland has a centrally funded organisational structure and staff, able to support Chapters through their start up process and go on to give ongoing support to the established Chapters. They are able to give invaluable help and guidance with all aspects of Trishaw acquisition and maintenance, Insurance, Pilot Training and accreditation and all the necessary documentation.

The creation of Cycling Without Age Scotland was approved by the Holyrood Parliament in 2018, with all party support.

#### Some Numbers

Heading	CWA ( Global )	CWA Scotland	
		2018	2019 20 figures
Formed	2012	2018 19 Report	2019 20 figures
Info. From	CWA Web Site	23 Local Authorities	27 L.A.
Active where	50 Countries	17	32 Active 30 Pending
Chapters	2200	38	86
Trishaws	3000	1864	2,400+ (estimate)
Pilots	33,000		

The ethos of Cycling Without Age is simple. It is a voluntary organisation which aims to enable elderly, house bound or mobility limited folk to get out and about.

This will then allow them to reconnect with their local community, to reduce social isolation and, to use CWA's strapline "To feel the wind in their hair" again.

There are many more sources of information, where you can see much more about CWAS and CWA should you wish.

Cycling Without Age : Scotland : <https://cyclingwithoutage.scot/>

Cycling Without Age (Global) : <https://cyclingwithoutage.org/>

Hear a message from the founder : <https://youtu.be/O6Ti4qUa-OU>

# A brief history of CWA, CWAS & Selkirk Community Chapter

## **Cycling Without Age Scotland : Selkirk Community Chapter**

We first encountered Trishaws in Hawick where the "Chapter" there already has 2 in action around Wilton Park and its environs. A "Chapter" is the term used by Cycling Without Age for each of the Groups or organisations operating Trishaws.

With assistance from the Hawick Chapter, we held a demonstration in July where we were able to let interested groups see the Trishaws in action. After this demonstration, we established a Steering Group to set up a Chapter in Selkirk. This Group was comprised of members from several different existing organisations in the Town and we feel this breadth of personnel has created a strong and resilient Committee structure from that initial Steering Group. Each member of the Steering Group brought their own experience, knowledge and expertise to the Group. Once the Steering group had done the initial preparation work, we became a formally constituted Chapter of Cycling without Age Scotland (CWA-S) on the 6th of October. Since then, we have been identifying fund raising opportunities with a view to obtaining 2 Trishaws and a wheelchair carrier Trishaw for Selkirk in time to be "Up and Running" by the late Spring or early Summer of 2021. Much of our plans involve co-operative working with the Haining Trust and Volunteers. We would envisage all the early outings taking place on the recently improved network of paths around the Haining Loch. With new paths being planned and created as part of the Haining House and Estate Developments we hope to expand on what we can offer there, as well as identifying and assessing the suitability of other routes around Selkirk. We are also using the Haining Grounds for "Pilot" training with an on-loan Trishaw from the Scottish H.Q. of CWA-S in Falkirk.

The whole ethos of Cycling Without Age is to offer the opportunity to elderly and "Mobility Limited" individuals to get out and about in their Community. A guiding principle of CWA world-wide is to reduce Social Isolation. This ties in very well with the general approach of various Covid Recovery schemes, although not linked to any one specifically. When we have been carrying out our training runs around the Haining, the reactions and obvious support we have received from every one that we met is incredibly encouraging. A number of folk have already experienced the benefits of a "trip round the Haining Loch". They have been our best ambassadors in spreading the word around the town. We already have good contacts with the Care Homes and Sheltered Housing residences in Selkirk and will be in a good position to start offering our services to their residents. Sadly this isn't allowed yet due to Covid, which is why we have set a target start date of late Spring next year. By this time, some of the current Covid 19 restrictions will hopefully have been eased.

Being able to obtain a Trishaw in the near future would allow us to continue with this awareness raising and training secure in the knowledge that we will have one available to us at all times. The one we have just now is "on loan" from CWAS and could easily be recalled at any time to be used by any other Chapter in their Set Up phase. The Trishaws we have "earmarked" for us by CWAS are also a slightly different model, more appropriate to the hilly terrain in Selkirk, so our training would be more relevant, and guaranteed to continue, with the model we hope to be using next year.

In discussion with a representative of the Care Homes in Selkirk, we received the following response:-

*In the greater Selkirk area there are three aged care facilities with a combined total of 105 rooms. Many of our residents suffer from age-related ailments including dementia, cognitive impairment and a variety of physical illnesses.*

*Making the trishaw mobility bike available for our residents will allow more frequent and safe access to the Haining, allowing them to experience the benefits of a fantastic outdoor environment in a controlled manner and with appropriate supervision.*

*As many of our residents grew up or lived in the Selkirk area prior to entering into our care, it also allows them a valuable opportunity to socially interact with family and friends in a familiar location.*

*We are positive that there will be additional benefits that haven't been considered through an engagement with Cycling Without Age, and we look forward to bringing positive change to the lives of the residents in our care.*

**Royal Burgh of Selkirk & District Community Council**  
**Statement of Income and Expenditure for the year ended 31st March 2018**

<b>31.03.2017</b>		<b>31.03.18</b>
£		£
	<b>Income</b>	
0.00	SBC Community Council Support Grant Scheme	1,365.00
7.69	Bank interest	0.29
<u>7.69</u>		<u>1365.29</u>
	<b>Expenditure</b>	
0.00	Hanging Baskets	180.00
307.00	RB Standard Bearer function catering	290.00
51.99	RB Standard Bearer gift	51.50
159.50	Post, website, secretarial & travel	0
0.00	Election expenses	19.08
40.00	Independent examiner's fee	40.0
29.00	Wreath	30.00
0.00	Flowers for Hall Keeper	17.50
0.00	Donation Memorial Garden	500.00
0.00	Donation Selkirk Chamber of Trade Bike Event	500.00
0.00	Insurance	175.18
<u>587.49</u>		<u>1,803.26</u>
-579.80	Surplus/(deficit) for year	-437.97
2,038.93	Opening Bank and Cash balance	1459.13
<u>1,459.13</u>		<u>1021.16</u>
1,545.63	Closing Bank Balance	1061.16
-86.50	Unpresented cheques	-40
<u>1,459.13</u>		<u>1021.16</u>

I have examined the books and vouchers of the Royal Burgh of Selkirk and District Community Council for the year ended 31st March 2018

In my opinion they show a true and fair view of the affairs of the Council as at 31st March 2018, and for the year then ended.

Vivien Ross  
 Independent Examiner

7th April 2018

**Royal Burgh of Selkirk & District Community Council**  
**Statement of Income and Expenditure for the year ended 31st March 2019**

31.03.2018		31.03.19
£		£
	<b>Income</b>	
1,365.00	SBC Community Council Support Grant Scheme	2,730.00
0.29	Bank interest	3.75
<u>1,365.29</u>		<u>2,733.75</u>
	<b>Expenditure</b>	
180.00	Hanging Baskets	0.00
290.00	RB Standard Bearer function catering	354.00
51.50	RB Standard Bearer gift	54.50
0.00	Post, website, secretarial & travel	173.95
19.08	Election expenses	0.00
40.00	Independent examiner's fee	0.00
30.00	Wreath	31.00
17.50	Flowers for Hall Keeper	0.00
0.00	New notice board	74.95
500.00	Donation Memorial Garden	0.00
500.00	Donation Selkirk Chamber of Trade Bike Event	0.00
175.18	Insurance	56.00
<u>1,803.26</u>		<u>744.40</u>
-437.97	Surplus/(deficit) for year	1,989.35
1,459.13	Opening Bank and Cash balance	1,021.16
<u>1,021.16</u>		<u>3,010.51</u>
	<b>Represented by:</b>	
1,021.16	General Funds	1,510.51
0.00	Ring-fenced Funds	1,500.00
<u>1,021.16</u>		<u>3,010.51</u>
1,061.16	Closing Bank Balance	3,010.51
-40.00	Unpresented cheques	0.00
<u>1,021.16</u>		<u>3,010.51</u>

I have examined the books and vouchers of the Royal Burgh of Selkirk and District Community Council for the year ended 31st March 2019  
In my opinion they show a true and fair view of the affairs of the Council as at 31st March 2019, and for the year then ended.

Vivien Ross  
Independent Examiner

5th April 2019

**Royal Burgh of Selkirk & District Community Council**  
**Statement of Income and Expenditure for the year ended 31st March 2020**

<b>31.03.2019</b>		<b>31.03.2020</b>
£		£
	<b>Income</b>	
2,730.00	SBC Community Council Support Grant Scheme	1,365.00
	Localities Bid Fund Grant	1,644.30
3.75	Bank interest	5.39
-	Donations	280.00
<b>2,733.75</b>		<b>3,294.69</b>
	<b>Expenditure</b>	
-	Grants	1,098.00
-	Transfer to BS	415.00
354.00	RB Standard Bearer function catering	277.50
54.50	RB Standard Bearer gift	53.99
56.00	Insurance	56.00
120.00	Secretarial, post, stationery	176.35
53.95	Website	53.95
31.00	Wreath	30.00
-	Independent examiner's fee	40.00
-	Sundry	255.00
74.95	New notice board	-
<b>744.40</b>		<b>2,455.79</b>
1,989.35	Surplus/(deficit) for year	838.90
1,021.16	Opening Bank and Cash balance	3,010.51
<b>3,010.51</b>		<b>3,849.41</b>
	<b>Represented by:</b>	
1,510.51	General Funds	955.11
1,000.00	Ring-fenced Funds Response Team	1,250.00
500.00	Ring-fenced funds Walking Festival	-
-	Ring-fenced funds Localities Bids grant	1,644.30
<b>3,010.51</b>		<b>3,849.41</b>
3,010.51	Closing Bank Balance	3,849.41
-	Unpresented cheques	-
<b>3,010.51</b>		<b>3,849.41</b>

I have examined the books and vouchers of the Royal Burgh of Selkirk and District  
 In my opinion they show a true and fair view of the affairs of the Council as at  
 31st March 2020, and for the year then ended.

Vivlen Ross  
 Independent Examiner

1st June 2020

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**From:** Lawrence Robertson

**Subject:** Solar array on Common Good land

**Date:** 16 November 2020 at 12:05:38 GMT

**To:** Councillor Edgar <[Gordon.Edgar@scotborders.gov.uk](mailto:Gordon.Edgar@scotborders.gov.uk)>, [Caroline.cochrane@scotborders.gov.uk](mailto:Caroline.cochrane@scotborders.gov.uk), [e.thornton-nicol@scotborders.gov.uk](mailto:e.thornton-nicol@scotborders.gov.uk)

**Cc:** David and Anne

Dear Gordon, Caroline and Elaine,

Selkirk Regeneration continue to look for opportunities to create renewable energy that will also bring some income to the town.

One we have identified is a site in a field to the south and below the Rig in which it might be feasible to make an array of solar panels.

We have discussed this with Community Energy Scotland and they may consider giving us up to £5,000 to fund a basic feasibility study on condition that the landowner, in this case the Common Good Fund, allows us to do the study. I am writing to ask you to consider consenting to the study. Your consent does not imply that you support the principles, it just allows us to try to get a little bit of funding.

The study will mainly assess the probable cost, income and technical matters.

Since feed-in tariffs have now ended, generating income will be a lot harder but we are keen to see what might be possible.

We have met with senior planners who have given us a steer on what might be acceptable in principle in siting panels-mainly that they be away from normal public gaze. In our case this also means being well out of sight of the Common Riding gathering at the Rig.

Should the study show some prospect of a feasible project Selkirk Regeneration will still have to do a huge amount of work and consultation and will be willing to do this for the benefit of the town.

I attach a map showing the possible location, a note of a public consultation on energy held earlier this year, and our recent newsletter.

If you need more discussion or a visit to site please contact me or David Bethune.

I don't have an e mail address for Tom Coombe so ask you to pass this on to him.

Thanks,

Lawrence



# SelkirkRegeneration

CES Community Energy Futures Newsletter

Programme Feedback

November 2020

## 1. Introduction

Selkirk Regeneration Company was formed in 2009 to bring benefit to the residents of the TD7 area. Our constitution has recently been changed to a SCIO together with a change of title to Selkirk Regeneration. There has been no change to the aims, dedication and ambition to improve opportunities in the area with many initiatives and successful projects.

One of our key ambitions throughout has been to encourage better use of renewable energy in the community. For example we dedicated considerable time and resource in investigating a community wind farm but were unable to proceed. We have, at present, set up Sustainable Selkirk to assist residents to reduce energy in their homes. We are renovating and extending a former shop at 5 Tower Street to be a community hub and energy advice centre. This should be ready early in 2021.

Last year we examined a big range of opportunities in and close to Selkirk for generation of renewable energy and low carbon transport. The investigation was done in co-operation with Community Energy Scotland through one of their programmes called Community Energy Futures. The ideas were discussed at a meeting attended by interested people and groups on 29<sup>th</sup> October 2019 in Selkirk Parish Church Hall. From this meeting we were able to identify key proposals to develop. Research and recommendations were presented to Community Energy Scotland early this year and we were accepted. The report comprised a Local Energy Plan, Energy Analysis, list of opportunities and a summary of recommendations.

A second community meeting was due to take place on 24<sup>th</sup> March of this year. This had to be cancelled due to the Covid 19 emergency. Any similar meeting can only take place once government guidance allows. This looks like being some way off. In the meantime we feel it is essential that we make some progress so this newsletter is to inform you of what we plan to do, and to invite any comments you may have.

Over the years since our group started the need for everyone to make a positive effort to address climate change continues to increase. Next year's global conference in Glasgow will no doubt highlight big strategic measures. We want to see Selkirk do its bit.

## 2. Proposals

### General

Reduce energy demand, improve efficiency, increase use of renewable sources.

### Short term (less than 1 year)

Develop an energy advice centre. Funding (through Scot Gov's Climate Challenge Fund), staffing and development of this is in hand with an interim provision at 42 Market Place and a final home under construction in 5 Tower Street.

**Assess opportunities for solar power.** Our research suggests that this may be possible in the form of a ground array of panels located away from normal public view on Common Good land at the Rig. We would need an Enablement Grant form from Community Energy Scotland to fund an initial feasibility study, together with permission from the Common Good to allow this study to be done. Should this be possible and if the study suggests the project is feasible, we would be eligible to apply for funding to develop the proposal to the point where it is viable and ready to be constructed, using a CARES loan and a small amount of match funding. Note that Feed-in Tariffs (FiTs) were stopped in April 2019 so direct supply to an end user may be necessary.

**Low carbon transport.** Initially this will be an assessment of lessons from Teviot EV Club.

### Medium term (up to 3 years)

**Opportunities for renewable resources other than wind or solar power.** These include biomass and heat pumps together with investigation of appropriate incentives such as Renewable Heat Initiative.

### Long Term (5 years or more)

**Assessments and workshops.** It is important to keep reviewing opportunities to improve energy use. At one level this includes understanding the capacity and operation of the grid, government incentives, legal requirements, the development in vehicle technology and the possible savings that ensue, and the increasing viability of domestic low carbon technology as gas and solid fuel gradually phases out.

We will continue to review opportunities for:

- Insulating and draft-proofing homes to the greatest extent possible
- Phasing out coal and coal-based products, replacing these with wood.
- Installing PV Panels on house roofs
- Relacing ICE Vehicles at end of life with EV vehicles
- Use diverters to maximise consumption of PVs using EV s and heat stores
- Replacing oil boilers with heat pumps or biomass boilers wherever possible
- Use open land for heat pumps
- Commercial Ventures: EV Commercial Van Hire and District Heating studies requiring a CARES Loan
- Solar PV on common good land or roof tops

### 3. Feedback from the October 2019 community consultation meeting

The following suggestions were put forward by members of the community for ongoing consideration (together with our commentary).

- **Further Water Turbines on the Ettrick & the Yarrow.** The new floodwall on the right bank hinders any development of Ettrick Riverside. Lindean Mill cauld is in disrepair and the laid filled in. We have been advised that there are 2 potential sites on the Yarrow.
- **Solar Arrays on the sunny side of the hills, on the roof of mills, swimming pool, or on housing.** All these are embraced within the scope of the proposed feasibility study, including the consideration of the potential for **bulk-purchasing of domestic PV systems**.
- **Sainsbury's Site for Solar Powered EV battery charging: PV panels on the roof, battery storage in the building and EV charging in the car park.** The rent @£20K per annum detracts from the potential financial viability.
- **Small scale Community Transport (Community Bus).** This is an opportunity for investigation in the medium term.
- **Encourage new local industry to make things eg solar panels, charging points.** Rather than pursuing OEM type businesses, it may be opportune to seek an Energy Workshop type entity for Renewable Energy Projects, servicing and repairs. This is included in the LEP as a medium term objective.



### Acknowledgements

We thank all who have attended and contributed for your support and commitment and for your suggestions to enhance the environment of the Selkirk Burgh.

Further thanks are due to **Janis Cornwall** for her diligence and support in organizing the Community Engagement, and to **Andy Maybury**, CES Project Manager, who gave the initial presentation and produced the Energy Analysis Report.

*on behalf of the Board of Selkirk Regeneration*

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**From:** David Bethune info@selkirkregen.com  
**Subject:** Selkirk Regeneration November 2020 update  
**Date:** 13 November 2020 at 19:12  
**To:** quintus245@gmail.com



[View this email in your browser](#)

Regeneration

# SelkirkRegeneration

## November 2020 newsletter

Dear SRC member,

### Welcome all new members

Thanks to all of you who responded to last month's newsletter to confirm that you wanted to **continue** to be a member of Selkirk Regeneration (SCIO) and those new members who have signed up since then.

### Board meeting

The next meeting of the trustees of Selkirk Regeneration (David, Jenna, Lawrence, Ken and on Tuesday 8th December at 10am. All members are welcome to "attend" this on-line meeting. Contact [david@dbethune.com](mailto:david@dbethune.com) if you want to join, and we will send you the meeting link.



Many of you have already met the Sustainable Selkirk staff team Kasha and Kasha. Kasha's main role is to provide home energy advice and visits, while Iain's focus is on "active travel". They are working for 2 years, funded by the Scottish Government's Climate Challenge Fund. Throughout the year, they will be organising a variety of activities and events. Details of these will appear on the project website at [sustainable.selkirk.org.uk](http://sustainable.selkirk.org.uk). If you haven't already done so, sign up to receive project newsletters full of advice, ideas and events.

### 42 Market Place ....

The Sustainable Selkirk team has moved into its new temporary base in the former Sparkies in the Market Place, and will be there until March next year, by which time the old fish shop in Tower Street should be ready. You can call in at 42 Market Place to speak to Kasha or Iain at the following times: Monday 10-2, Wednesday 2-6, Friday 10-2,



### Home Energy Advice visits ....

A "visit" can be an actual visit to your home, or a virtual visit by "zoom" or by phone. There is no pressure - just free impartial advice, tailored to your own situation, which may help you to save energy, reduce costs and benefit the environment.



environment. We encourage every SM member to take advantage of this free, friendly and impartial advice. To a visit, use the contact form on the [project website](#).

### Active travel ....

Travel is a major contributor to Scotland's environmental impact. If you want to talk about active travel (eg e-bike, electric vehicles or fuel-efficient driving), contact Iain on [iain@sustainableseelkirk.org.uk](mailto:iain@sustainableseelkirk.org.uk).

### Update on 5 Tower Street

At long last, the renovation of 5 Tower Street has begun! We have the funding (thanks to the Landfill Community Fund, the Robertson Trust, the Fallago Windfarm Trust, SBC Localities Fund and the Selkirk Common Good Fund), and our contractors have moved in. We expect the work to take 4 months to complete, and then Sustainable Selkirk can move in there as its permanent home.



### Community Energy Projects ....

Some of you attended a consultation meeting last October about potential community energy projects. We had a small grant from Community Energy Scotland to carry out some basic scoping work, thanks to Ken Turnbull and Janis Cornwall. We now have a brief report on the findings which we can send out to you if you are interested. Please email [david@dbethune.com](mailto:david@dbethune.com) to request a copy.

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Selkirk Regeneration. A Scottish Charitable Incorporated Organisation.

Registered Office: 1 Tower Street, Selkirk, TD7 4LR. Registered Charity No. SC037397.



**Selkirk Common Good 9<sup>th</sup> December 2020**

**Property Update – Public**

The Green Hut

Works now complete

Selkirk Victoria Hall

The safety inspection with a cherry picker been undertaken. A stone balustrade was taken down as it was unsafe and will need rebuilt. One window needs replaced and all other windows need painted. Works are needed to the roof.

Works needed internally to remove a rotten water tank, plumb men's bathroom into mains and refurbish the bathroom.

Local Biodiversity Site

The Gala Rig area of Smedheugh and an adjacent field are being proposed as a Local Biodiversity Site in the new Local Development Plan (LDP). This is a non-statutory designation but could affect any future development on the designated land which requires planning permission. The LDP is currently out for consultation with response to be made by 25<sup>th</sup> January.

Electricity wayleave at Riverside Road

New pole no longer required.

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Mr Neil Hastie  
Selkirk Common Good  
Council Headquarters  
Scottish Borders Council  
Newtown St Boswells  
TD6 0SA

29/10/2020

Dear Mr Hastie,

## Local Biodiversity Sites in Scottish Borders (proposed for adoption)

Please take this letter as notification that the site, known as **Gala Rig**, shown on the attached site statement, is a Local Biodiversity Site proposed for adoption as part of the Scottish Borders Council's Proposed Local Development Plan (LDP). The site statement provides a site location plan and details of the features present on the site that have merited it becoming proposed as a Local Biodiversity Site. If none of this site is within your ownership, I would be grateful if you could please notify me of this and please accept my apologies for contacting you. Furthermore, if you are able to forward the name of who you understand to be the owner that would be much appreciated.

The Scottish Wildlife Trust previously co-ordinated a Scottish Borders Wildlife Sites System that assessed and approved Wildlife Sites. This has now been replaced by the Local Biodiversity Sites system following the publication in 2006 of Scottish Natural Heritage's 'Guidance on Establishing and Managing Local Nature Conservation Site Systems in Scotland'. This guidance provided a framework for assessing local sites of biodiversity value to determine if they merited the new designation of Local Biodiversity Site. One aim of the guidance was to reduce the number of different local designations and simply have one designation for local sites possessing biodiversity value throughout Scotland.

Status as a Local Biodiversity Site does not confer any access rights or alter existing access rights across land, and neither does it affect the requirements for management of land. It reflects the biodiversity value present within the identified site. Presence of Local Biodiversity Sites may be advantageous and of assistance in accessing some grant funding programmes.

While Local Biodiversity Sites are non-statutory local designations, their role and significance should not be devalued or ignored. The Proposed LDP affords protection to Local Biodiversity Sites for new development proposals requesting a planning consent.

The Proposed LDP is currently subject to consultation and can be viewed online at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2). As part of this consultation, details of the Local Biodiversity Sites (to be adopted) and their selection is provided in a Technical Note, which can be viewed at the above link.

The consultation period for the document is from **2 November 2020** until **25 January 2021**. We would encourage you to make a representation online, however, comments on the Proposed LDP can also be made:

- by email to: [localplan@scotborders.gov.uk](mailto:localplan@scotborders.gov.uk)
- by writing to: **The Forward Planning Team, Corporate Improvement and Economy, Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0SA**

If you require any further information please contact the Forward Planning Team on 01835 825010.

Yours sincerely,  
Natalie Harmsworth

Acting Centre Manager



## Gala Rig Local Biodiversity Site

<b>Grid reference</b>	NT496274
<b>Total area (ha)</b>	50.17
<b>Associated sites</b>	Whitmuirhall Loch bSSSI, Selkirk Racecourse Moss bSSSI and Whitmuir Moss LBS to be adopted.

### SITE DESCRIPTION

<b>Summary</b>	Species-rich grasslands, mire and heath with many locally rare plants. A Northern Brown Argus site.
<b>Physical description</b>	
<b>Management Summary</b>	Bracken control needed.
<b>Main habitats</b>	Poor semi-improved grassland and improved grassland.
<b>Notable habitats</b>	Semi-natural broadleaved woodland and standing water.
<b>Notable species</b>	Meadow Pipit ( <i>Anthus pratensis</i> ), Reed Bunting ( <i>Emberiza schoeniclus</i> ), Moonwort ( <i>Botrychium lunaria</i> ), Lesser Marshwort ( <i>Apium inundatum</i> ), Lesser Tussock-sedge ( <i>Carex diandra</i> ), Dioecious Sedge ( <i>Carex dioica</i> ), Greater Tussock-sedge ( <i>Carex paniculata</i> ), Floating Club-rush ( <i>Eleogiton fluitans</i> ), Autumn Gentian ( <i>Gentianella amarella</i> ), Field Gentian ( <i>Gentianella campestris</i> ), Common Twayblade ( <i>Neottia ovata</i> ), Knotted Pearlwort ( <i>Sagina nodosa</i> ), Bulrush ( <i>Typha latifolia</i> ), Marsh Valerian ( <i>Valeriana dioica</i> ), Crimson Waxcap ( <i>Hygrocybe punicea</i> ), Northern Brown Argus ( <i>Aricia artaxerxes</i> ), Small Heath ( <i>Coenonympha pamphilus</i> ), Lempke's Gold Spot ( <i>Plusia putnami</i> ), July Belle ( <i>Scotopteryx luridata</i> ), Pale Eggar ( <i>Trichiura crataegi</i> ), Varnished Hook-moss ( <i>Hamatocaulis vernicosus</i> ), Hooked Scorpion-moss ( <i>Scorpidium scorpioides</i> ), Red Bog-moss ( <i>Sphagnum capillifolium</i> ), Compact Bog-moss ( <i>Sphagnum compactum</i> ), Blunt-leaved Bog-moss ( <i>Sphagnum palustre</i> ), Brown Hare ( <i>Lepus europaeus</i> ), Eurasian Badger ( <i>Meles meles</i> ), Brown Long-eared Bat ( <i>Plecotus auritus</i> )
<b>Access and Use</b>	Core path through site. Regular systematic biodiversity recording at site
<b>Biodiversity Features</b>	1) Water Quality: Howden Burn/Hartwood Burn has good water quality according to SEPA data (2014). 2) Notable birds: Reed Bunting breeding on site – a UK BAP Priority Species and Scottish Biodiversity List species.

**BOUNDARY STATEMENT****Summary****ASSESSMENT AND STATUS**

<b>Assessment date</b>	16/09/2016
<b>Current status</b>	LBS to be adopted
<b>Previous status</b>	None
<b>Other status</b>	
<b>Date:</b>	06/01/2020

**Map:**  
Local Biodiversity Site Map

**Local Authority:**  
Scottish Borders

**Site**  
Gala Rig

**Grid Reference**  
NT496274

**Legend**

-  Site Boundary
-  SSSI
-  BIOLOGICAL
-  GEOLOGICAL
-  MIXED
-  LBS to be adopted
-  pLBS

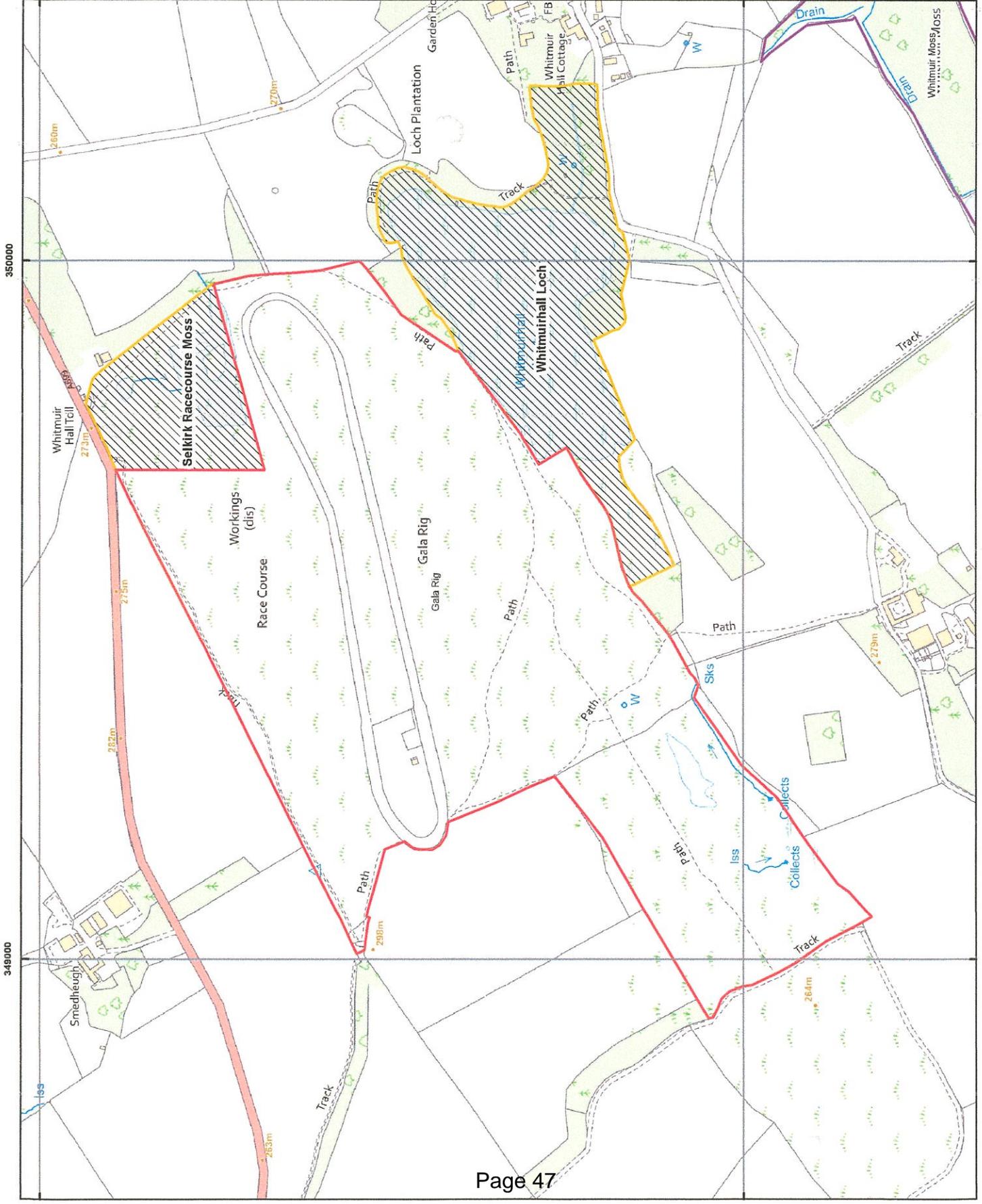
This plan does not confer  
landownership or access rights.  
It is for identification of  
Local Biodiversity Site  
Purposes only.

Map prepared by The  
Wildlife Information Centre  
on behalf of  
Scottish Borders Council.



Date: 06 January 2020

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