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PEEBLES COMMON GOOD FUND SUB-COMMITTEE WEDNESDAY, 17 NOVEMBER 2021

A MEETING of the PEEBLES COMMON GOOD FUND SUB-COMMITTEE will be held VIA MICROSOFT TEAMS on WEDNESDAY, 17 NOVEMBER 2021 at 5.00 pm

J. J. WILKINSON,
Clerk to the Council,

10 November 2021

BUSINESS		
1.	Apologies for Absence.	
2.	Order of Business.	
3.	Declarations of Interest	
4.	Minutes (Pages 3 - 8) Consider Minutes of Meetings held on:- (a) 18 August 2021; and (b) 30 September 2021 (Copies attached.)	2 mins
5.	Budget Monitoring for the 6 Month Period to 30 September 2021 (Pages 9 - 20) Consider report by Director Finance and Corporate Governance. (Copy attached.)	15 mins
6.	Property Update Consider general property update by Estates Surveyor.	20 mins
7.	Victoria Park Steps Consider replacement of the steps in Victoria Park leading to Springhill Road and improved lighting for the path.	5 mins
8.	Haylodge Park Toilets Consider request to use Haylodge Toilets for event on Sunday, 12 December 2021.	5 mins
9.	Friends of Victoria Park	15 mins

	Presentation by Chairman, Mike Pearson.	
10.	Any Other Items Previously Circulated.	
11.	Any Other Items Which The Chairman Decides Are Urgent.	
12.	<p>Private Business</p> <p>Before proceeding with the private business, the following motion should be approved:-</p> <p>“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 they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”</p>	
13.	<p>Private Minutes (Pages 21 - 24)</p> <p>Consider private sections of Minutes for meetings held on:-</p> <p>(a) 18 August 2021; and</p> <p>(b) 30 September 2021</p> <p>(Copies attached.)</p>	2 mins
14.	<p>Jedderfield Farm, Peebles (Pages 25 - 34)</p> <p>Consider report by Director Infrastructure and Environment. (Copy attached.)</p>	15 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.**

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

Please direct any enquiries to Louise McGeoch Tel: 01835 825005
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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 via Microsoft Teams on Wednesday, 18
August 2021 at 5.00 p.m.

Present:- Councillors H. Anderson (Chair) , S. Bell, K. Chapman, S. Haslam, E.
Small and Community Councillor L. Hayworth
Apology:- Councillor R. Tatler
In Attendance:- Pension & Investment Manager (K.Robb), Solicitor (G. Sellar), Estates
Surveyor (T. Hill), Democratic Services Team Leader

1. **MINUTE**

The Minute of the Meeting of Peebles Common Good Fund Sub-Committee held on 10 June 2021 had been circulated. With reference to paragraphs 1.1 and 1.2 of the Minute the Estates Surveyor reported that Underdog had ceased trading and The Flower of Milk would not be operating until summer 2022.

DECISION

AGREED to approve the Minute for signature by the Chairman.

2. **BUDGET MONITORING FOR THE 3 MONTHS TO 30 JUNE 2021**

There had been circulated copies of a report by the Executive Director, Finance & Regulatory providing details of the income and expenditure for the Peebles Common Good Fund for the three months to 30 June 2021, a full year projected outturn for 2021/22 and projected balance sheet values as at 31 March 2022. Appendix 1 provided the actual income and expenditure position for 2021/22 and showed a surplus of £18,028 for the year. Appendix 2 provided a projected balance sheet value as at 31 March 2022 and showed a projected decrease in the reserves of £53,532. Appendix 3a provided a breakdown of the property portfolio showing projected rental income and net return for 2021/22. Appendix 3b provided a breakdown of the property portfolio showing projected property expenditure for 2021/22. Appendix 4 provided a breakdown of projected property valuations at 31 March 2022. Appendix 5 showed the value of the Aegon Asset Management Investment Fund to 30 June 2021. The Pension & Investment Manager highlighted the main points in the report. In response to a query on the map of assets to match the list shown in Appendix 3a as to whether an interim version could be made available until all ownerships were checked, the Solicitor agreed to raise with the team involved to see if it could be made public with a caveat attached

DECISION

AGREED:-

- (a) **the projected income and expenditure for 2021/22 in Appendix 1 to the report and the revised budget for 2021/22;**
- (b) **to note the projected balance sheet value as at 31 March 2022 in Appendix 2 to the report;**

- (c) to note the summary of the property portfolio in Appendices 3 and 4 to the report; and
- (d) to note the current position of the Aegon Asset Management Investment Fund in Appendix 5 to the report.

3. **APPLICATION FOR FUNDING**

There had been circulated copies of an application from Tweeddale Youth Action requesting £7,840 to fund refurbishment works in their building. Mr David Hodson was present at the meeting and explained why the works were required. Members discussed the request and noted that the Group leased their property from the Council. Although the Sub-Committee were supportive of the application they asked that the Estates Surveyor check the terms of the lease regarding responsibility for maintenance of the building. Councillor Haslam, seconded by Councillor Chapman proposed that the request be approved and this was unanimously accepted.

**DECISION
AGREED:-**

- (a) to award a grant of £7,840 to Tweeddale Youth Action; and
- (b) that the Estates Survey report back on the terms of the lease regarding maintenance of the building.

4. **PROPERTY UPDATE**

4.1 **Victoria Park Funfair**

A request had been received to operate a funfair in Victoria Park between 19-26 September and a fee of £801 would be charged.

DECISION

AGREED to approve the request subject to the operator making good any damage to the park.

4.2 **Braw Brew Street Trader**

A request had been received from Braw Brew Street Trader to operate at either Kingsmeadows Car Park or Haylodge Park. It was recommended that Haylodge Park be not approved. Members expressed concern at the possible number of traders on site and the need to ensure that there were not more than 2 traders operating at any one time. Members agreed that a proposal was required for the operation of mobile vendors on Common Good land and requested that the Estates Surveyor bring back a proposal for consideration.

DECISION

AGREED to that a proposal covering the operation of mobile vendors operating on Common Good land be prepared for consideration before any further requests were granted.

4.3 **Tweedgreen Pavilion**

It was noted that interest had been expressed in leasing the Tweedgreen Pavilion as a seasonal café. It was suggested that this could also come under the policy requested above. It was agreed that the Estates Surveyor could continue to have discussions with the interested party and noted that detailed proposal would be submitted if this was to be progressed.

DECISION

AGREED that the Estates Survey have further discussions with the interested party and that detailed proposal would be brought back for consideration in due course.

4.4 **Annual Fireworks Display**

A request had been received from the Peebles Round Table to hold their annual fireworks display in Victoria Park on 6 November. It was noted that this would require the temporary closure of the playpark.

DECISION

AGREED to approve the request.

5. **EASTGATE THEATRE FISHES SCULPTURE**

Councillor Anderson, in the absence of Councillor Tatler, reported that Bonnie Peebles had requested that in return for the repair and maintenance of the Fishes Sculpture adjacent to the Eastgate Theatre that they be allowed to collect the coins thrown into the surrounding pond. They had also requested that a new plaque attributing the provision of the sculpture to the Common Good Fund be erected. Members agreed that a detailed request in writing was required before a decision could be taken and agreed that the matter be deferred until this was provided.

DECISION

AGREED to defer consideration until further information in writing was received from Bonnie Peebles.

6. **PEEBLES HIGHLAND GAMES – SITING OF SHIPPING CONTAINER**

A paper on the proposed relocation of the Peebles Highland Games container had been circulated. However, the Chairman did not consider that the item should be considered as urgent business and asked the representatives from the Highland Games Committee to have a detailed discussion with officers on what might be acceptable on that site before a report was considered by the Sub-Committee.

DECISION

AGREED to defer consideration to allow further discussions with officers and that a detailed proposal by officers be brought back for consideration in due course.

7. **PRIVATE BUSINESS**

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.

SUMMARY OF PRIVATE BUSINESS

8. **PROPERTY UPDATE**

Members received an update from the Estates Surveyor and agreed safety works at Venlaw Quarry and noted an update on Jedderfield Farm.

The meeting concluded at 6.10 p.m.

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SCOTTISH BORDERS COUNCIL PEEBLES COMMON GOOD FUND SUB-COMMITTEE

MINUTE of Special Meeting of the PEEBLES
COMMON GOOD FUND SUB-COMMITTEE
held via Microsoft Teams on Thursday, 30
September 2021 at 9.00 a.m.

Present:- Councillors R. Taler (Chairman, H. Anderson, S. Bell, S. Haslam, E. Small
Apology:- Councillor K. Chapman
In Attendance:- Chief Legal Officer, Treasury Business Partner (S. Halliday), Estates Surveyor (T. Hill), Democratic Services Team Leader

1. **STREET TRADERS – KINGSMEADOWS CAR PARK**

With reference to paragraph 4 of the Minute of 18 August 2021, there had been circulated copies of a paper by the Estates Surveyor on the use of Kingsmeadows Car Park by Street Traders. The paper explained that 2 Traders, namely Braw Brew and Flower of Milk, had requested to use Kingsmeadows Car Park. There was only space for one trader and their requested days and times would overlap next summer. It was proposed that the site be allocated on a first come first served basis which would give Flower of Milk their preferred days and times. However, they did not want to trade until next June so on that basis it was proposed that Braw Brew be allowed to trade from Wednesday to Sunday until next June when their days would be reduced to Wednesday, Saturday and Sunday when Flower of Milk would trade on Thursday and Friday. A daily charge of £10 per day would be made. Members agreed to approve this proposal. However, the Chairman asked that both traders be encouraged to use sustainable materials when serving their food and drink and was agreed that this be recommended to them

DECISION

AGREED that:-

- (a) subject to the traders entering into a temporary occupation agreement, obtaining all necessary licences and planning permissions and paying daily charge of £10**
 - (i) Braw Brew be given permission to use the site Wednesday through Sunday until next June whereby they would be able to occupy the site Wednesday, Saturday and Sunday; and**
 - (ii) Flower of Milk be given permission to use the site on Thursday and Friday next June, July and August.**
- (b) that both traders be encouraged to use sustainable materials when serving their food and drink..**

2. **HAYLODGE PARK**

There had been circulated copies of a request from Michelle Fraser of branching Upwards for permission to use the woodland at the edge of the river in Haylodge Park to run sessions for children from Kingsland Primary School. These sessions were entitled "Nurture in Nature" and funded by the Scottish Government. It was noted that this Group had used this area previously.

DECISION

AGREED to approve the request.

3. **PRIVATE BUSINESS**

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.

SUMMARY OF PRIVATE BUSINESS

4. **JEDDERFIELD FARM**

Members approved a paper by the Estates Surveyor on the scoring scheme for applications to lease Jedderfield Farm.

The meeting concluded at 9.20 a.m.

MONITORING REPORT FOR 6 MONTHS TO 30 SEPTEMBER 2021

Report by Director – Finance & Corporate Governance

PEEBLES COMMON GOOD FUND SUB-COMMITTEE

17 November 2021

1 PURPOSE AND SUMMARY

- 1.1 This report provides the details of the income and expenditure for the Peebles Common Good Fund for six months to 30 September 2021, a full year projected out-turn for 2021/22, and projected balance sheet values as at 31 March 2022.**
- 1.2 Appendix 1 provides the projected income and expenditure position for 2021/22. This shows a projected surplus of £4,779 for the year, which is less than the surplus figure reported at the 18 August 2021 meeting, due to the approval of repair works at Venlaw Quarry.
- 1.3 Appendix 2 provides a projected balance sheet value as at 31 March 2022. It shows a projected decrease in reserves of £66,781.
- 1.4 Appendix 3a provides a breakdown of the property portfolio showing projected rental income and projected net return for 2021/22 and actual property income to 30 September 2021.
- 1.5 Appendix 3b provides a breakdown of the property portfolio showing projected property expenditure for 2021/22 and actual property expenditure to 30 September 2021.
- 1.6 Appendix 4 provides a breakdown of the property portfolio showing projected property valuations at 31 March 2022.
- 1.7 Appendix 5 shows the value of the Aegon Asset Management Investment Fund to 30 September 2021.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Fund Sub-Committee:**
 - (a) Agrees the projected income and expenditure for 2021/22 in Appendix 1 as the revised budget for 2021/22;**
 - (b) Notes the projected balance sheet value as at 31 March 2022 in Appendix 2;**
 - (c) Notes the summary of the property portfolio in Appendices 3 and 4;**
 - (d) Notes the current position of the Aegon Asset Management Investment Fund in Appendix 5.**

3 BACKGROUND

3.1 This report provides the Committee with financial information for the period to 30 September 2021 and projections to 31 March 2022. The report also contains a projected balance sheet for the Common Good Fund as at 31 March 2022.

4 FINANCIAL POSITION 2021/22

4.1 Appendix 1 provides details on income and expenditure for the 2021/22 financial year. The projected net position for the year is a surplus of £4,779.

4.2 Income & Expenditure – Property Income

(a) Rental income for 2021/22 is shown in Appendices 1 & 3a, with Appendix 3a detailing the projected annual rental income by individual property. Actual income is reported on a cash basis until the year end with quarter 4 reports incorporating any annual adjustments for prepayments and accruals.

(b) Projected rental income has increased by £801 for Victoria Park Funfair.

4.3 Income & Expenditure – Non-Property Related Income

(a) The projected outturn position shows an amount of £300 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 £19,290 which is currently estimated at 4.5% return. As a result of the market value dropping due to the impact of the COVID-19, this projected 4.5% return is less than the 5% target and the monthly distribution profile projections provided by Aegon. The position will be monitored closely with Aegon Asset Management.

(b) Included within other income is a rebate from Aegon Asset Management of £128 which, along with the £126 received in March 2021, has been re-invested to purchase an additional 231 units.

4.4 Income & Expenditure – Property Expenditure

(a) The property expenditure for 2021/22 is shown in Appendices 1 & 3b, with Appendix 3b detailing the projected property expenditure by individual property. Actual expenditure is reported on a cash basis until the year end with quarter 4 reports incorporating any annual adjustments for prepayments and accruals.

(b) Appendices 3a and 3b show a full breakdown of the projections for property rental and repairs for 2021/22.

(c) The projected expenditure has increased by £14,050, following Committee approval for fencing works and tree removal to be carried out at Venlaw Quarry.

4.5 Income & Expenditure – Grants & Other Donations

The grants and other donations approved and distributed to 31 March 2022 are shown below:

Grant Recipients	Approved	£
Approved and Paid to 30 September 2021		
Peebles Cricket Club	26/05/21	2,600
Tweeddale Youth Action	18/08/21	7,840
Total Paid to 31 March 2022		10,440
Approved but not yet paid	Annual	
Remembrance Day	07/09/04	212
Hire of Burgh Hall		100
Total Grants Approved		312
Approved Budget 2021/22		27,000
<i>(Unallocated)/Overallocated Budget</i>		<i>(16,248)</i>

4.6 Income & Expenditure – Depreciation Charge

The projected depreciation charge for the year is £71,560. This is not a cash transaction and is off-set by a corresponding contribution from the Revaluation Reserve at the end of the financial year.

4.7 Appendix 2 provides the actual balance sheet value as at 31 March 2021, the projected movement in year and a projected balance sheet as at 31 March 2022.

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 4 shows the actual values of the individual properties at 1 April 2021, projected depreciation charges for 2021/22 and projected values at 31 March 2022.

4.9 Balance Sheet – Investment Fund

The fund has a 0.36% unrealised gain in market value since investment, largely due to continued volatility in investment markets. Overall, taking account of the income received the fund has achieved a return of 19.52% since investment in February 2018.

4.10 Balance Sheet – Cash Balance

The cash held by the fund is projected to be £75,207 at 31 March 2022 and is detailed below:

Cash Balance	£
Opening Balance at 1 April 2021	60,865
Projected surplus for year from Income & Expenditure Statement	4,779
Net cash movement in Debtors/Creditors	0
Loan to East Gate Theatre – Full repayment	10,000
Rebate Investment in Aegon	(437)
Projected Closing Balance as at 31 March 2022	75,207

4.11 Balance Sheet – Capital Reserve

The projections for the Capital Reserves include the unrealised gain for the Aegon Asset Management Fund as at 31 March 2021 but due to the nature of the markets no estimate has been made for the future 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 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 Sustainable Development Goals

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 Climate Change

There are no effects on climate change 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 Data Protection Impact Statement

There are no personal data implications arising from the proposals contained in this report.

5.8 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, Director (People performance & Change), the Clerk to the Council and Communications have been consulted and their appropriate comments have been incorporated into this report.

Approved by

David Robertson

Director, Finance & Corporate Governance

Signature

Author(s)

Kirsty Robb	Pensions and Investments Manager - Tel:01835 825249
Sara Halliday	Treasury Business Partner - Tel:01835 824000 Extn 5854

Background Papers:

Previous Minute Reference: Peebles Common Good Committee 18 August 2021

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. Tel: 01835 824000 Fax: 01835 825166
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**PEEBLES COMMON GOOD FUND
PROJECTED INCOME AND EXPENDITURE 2021/2022**

APPENDIX 1

	Actuals at 30/09/21	Full Year Approved Budget 2021/22	Full Year Projected Out-turn 2021/22	Full Year Projected Over/ (Under) Spend 2021/22	Para Ref	Commentary
	£	£	£	£		
Property Income						
Rental Income	(47,468)	(52,175)	(52,976)	(801)	4.2	
Non-Property Related Income						
Interest on Cash deposited with Council		(300)	(300)		4.3	Loan fully repaid
Interest on East Gate Theatre Loan	(44)	(44)	(44)		4.3	
Investment Funds – Dividends Rec'd	(10,611)	(19,290)	(19,290)		4.3	
Other Income	(128)	(500)	(500)		4.3	
Total Income	(58,251)	(72,309)	(73,110)	(801)		
Property Expenditure						
Property Costs – General	7,564	10,715	24,765	14,050	4.4	
Haylodge Toilets – Cleaning etc	6,000	7,800	7,800			
Total Property Expenditure	13,564	18,515	32,565	14,050		
Grants & Other Donations	10,440	27,000	27,000		4.5	
Central Support Service Charge	8,766	8,766	8,766			
Depreciation						
Depreciation Charge	0	71,560	71,560		4.6	
Contribution from Revaluation Reserve	0	(71,560)	(71,560)		4.6	
Net impact of Depreciation on Revenue Reserve	0	0	0			
Total Net (Surplus)/Deficit for year	(25,481)	(18,028)	(4,779)	13,249		

PROJECTED BALANCE SHEET VALUE AT 31 MARCH 2022

	Opening Balance at 01/04/21	Projected Movement in Year	Projected Closing Balance at 31/03/22
	£	£	£
Fixed Assets			
Land & Buildings	778,580	(71,560)	707,020
Feu Duties	1,619	0	1,619
Total Fixed Assets	780,199	(71,560)	708,639
Capital in Investment Fund			
Investment Fund Book Value	504,669	437	505,106
Unrealised Gains/(Loss)	3,615	0	3,615
Market Value	508,284	437	508,721
Current Assets			
Loan to Eastgate Theatre	10,000	(10,000)	0
Debtors	4,695	0	4,695
Cash deposited with SBC	60,865	14,342	75,207
Total Current Assets	75,560	4,342	79,902
Current Liabilities			
Creditors	(50)	0	(50)
Receipts in Advance	(5,828)	0	(5,828)
Total Current Liabilities	(5,878)	0	(5,878)
Net Assets	1,358,165	(66,781)	1,291,384
Funded by:			
Reserves			
Revenue Reserve	(152,351)	(4,779)	(157,130)
Capital Reserve	(475,410)	0	(475,410)
Revaluation Reserve	(730,404)	71,560	(658,844)
Total Reserves	(1,358,165)	66,781	(1,291,384)

PROPERTY PORTFOLIO PERFORMANCE FOR 2021/22

(Actual income to 30 September 2021 and projections to 31 March 2022)

Rental Income – Land & Buildings	2020/21			
	Approved Budget 2021/22	Projected Budget 2021/22	Actuals as at 30/09/21	Projected Net (Return)/ Loss
	£	£	£	£
25. Greenside Car Park	0	0	0	0
22. Kings Meadows Car Park	0	0	(20)	0
9. George Meikle Kemp Monument	0	0	0	0
11. Victoria Park	0	(801)	0	(801)
10. Victoria Park Tennis Courts	0	0	0	0
Peebles Disused Railway	0	0	0	0
6. Peebles Golf Course	(15,290)	(15,290)	(15,290)	(15,290)
1. Jedderfield Farm	0	0	0	1,000
1. Jedderfield Farm Grazing	(905)	(905)	(987)	(905)
2. Neidpath Grazings	0	0	0	0
8. Haylodge Park	(250)	(250)	(355)	2,215
17. Haylodge Depot	(9,500)	(9,500)	(8,260)	(9,500)
26. Old Corn Exchange Hall	(450)	(450)	(675)	(450)
34. Walkershaugh Store	(6,500)	(6,500)	(4,875)	(5,850)
28. Tweed Green	0	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0
29. Venlaw Wood	0	0	0	0
20. Tweed Fishings	0	0	0	0
27. Peebles Town Clock	0	0	0	0
26. Old Corn Exchange Shop (Front)	(10,830)	(10,830)	(13,000)	(10,830)
28. Garage 1 Tweed Green	(300)	(300)	(300)	(300)
12. Venlaw Quarry	0	0	0	16,050
30. Venlaw Amenity Ground	0	0	0	0
Old Town Wall Monument	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0
37. Walkershaugh ACF Site	(500)	(500)	(375)	(500)
36. Walkershaugh Bowling Green	0	0	0	0
40. Former Railway	0	0	0	0
35. Ninians Haugh Park	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0
19. Old Town Green	0	0	0	0
28. Garage 2 Tweed Green	(175)	(175)	(263)	(175)
28. Garage 3 Tweed Green	(175)	(175)	(263)	(175)
23. Land at March Street	0	0	0	0
38. Gas Governor Site	0	0	0	0
4. Fotheringham Bridge	0	0	0	0
16. Land at Haylodge Cottage Site	0	0	0	0
15. Garages Sites at Kirkland Street No 1-8	(800)	(800)	(805)	(800)
21. Land at Kingsmeadows Toilets	0	0	0	0
13. Haylodge Toilets	0	0	0	11,800
39. Land at Gytes Leisure Centre	0	0	0	0
26. Old Corn Exchange Shop (Rear)	(3,000)	(3,000)	(2,000)	(3,000)
7. Kingsland School Site	(3,500)	(3,500)	0	(3,500)
18. Haylodge Pavilion Site	0	0	0	0
5. Elliots Park Grazings	0	0	0	0
7. Kingsland Primary School Sub Stn	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0
General Property Expenditure	0	0	0	600
Total	(52,175)	(52,976)	(47,468)	(20,411)

PROPERTY PORTFOLIO PERFORMANCE FOR 2021/22
(Actual expenditure to 30 September 2021)

Property Expenditure – Land & Buildings	2021/22				
	Approv'd Budget	Proposed Budget	Actual (Repair & Maint)	Actual (Other)	Actual Total
	£		£	£	£
25. Greenside Car Park	0	0	0	0	0
22. Kings Meadows Car Park	0	0	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0
11. Victoria Park	0	0	0	0	0
10. Victoria Park Tennis Courts	0	0	508	(220)	288
Peebles Disused Railway	0	0	0	0	0
6. Peebles Golf Course	0	0	0	0	0
1. Jedderfield Farm	1,000	1,000	505	0	505
1. Jedderfield Farm Grazing	0	0	0	0	0
2. Neidpath Grazings	0	0	0	0	0
8. Haylodge Park	2,465	2,465	0	0	0
17. Haylodge Depot	0	0	120	0	120
26. Old Corn Exchange Hall	0	0	0	(207)	(207)
34. Walkershaugh Store	650	650	342	0	342
28. Tweed Green	0	0	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0
29. Venlaw Wood	0	0	0	0	0
20. Tweed Fishings	0	0	0	0	0
27. Peebles Town Clock	0	0	0	0	0
26. Old Corn Exchange Shop –(Front)	0	0	0	(44)	(44)
28. Garage 1 Tweed Green	0	0	0	(13)	(13)
12. Venlaw Quarry	2,000	16,050	2,752	0	2,752
30. Venlaw Amenity Ground	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0
37. Walkershaugh ACF Site	0	0	0	0	0
36. Walkershaugh Bowling Green	0	0	0	0	0
40. Former Railway	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0
19. Old Town Green	0	0	0	0	0
28. Garage 2 Tweed Green	0	0	0	(9)	(9)
28. Garage 3 Tweed Green	0	0	0	0	0
23. Land at March Street	0	0	0	0	0
38. Gas Governor Site	0	0	0	0	0
4. Fotheringham Bridge	0	0	0	0	0
16. Land at Haylodge Cottage Site	0	0	0	0	0
15. Garages Sites at Kirkland Street No 1-8	0	0	0	0	0
21. Land at Kingsmeadows Toilets	0	0	0	0	0
13. Haylodge Toilets	11,800	11,800	3,906	6,027	9,933
39. Land at Gytes Leisure Centre	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	0	0	0	0	0
7. Kingsland School Site	0	0	0	(103)	(103)
18. Haylodge Pavilion Site	0	0	0	0	0
5. Elliots Park Grazings	0	0	0	0	0
7. Kingsland Primary School Sub Stn	0	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0	0
General Property Expenditure	600	600	0	0	0
Total	18,515	32,565	8,133	5,431	13,564

PROPERTY PORTFOLIO VALUATION FOR 2021/22
(Projected property valuation to 31 March 2022)

Fixed Assets – Land & Buildings	Net Book Value at 01/04/21	Project'd Depn Charge 2021/22	Projected Net Book Value at 31/03/22
	£	£	£
25. Greenside Car Park	0	0	0
22. Kings Meadows Car Park	0	0	0
9. George Meikle Kemp Monument	0	0	0
11. Victoria Park	0	0	0
10. Victoria Park Tennis Courts	28,600	0	28,600
Peebles Disused Railway	0	0	0
6. Peebles Golf Course	158,000	0	158,000
1. Jedderfield Farm	146,800	4,100	142,700
1. Jedderfield Farm Grazing	0	0	0
2. Neidpath Grazings	20,000	0	20,000
8. Haylodge Park	0	0	0
17. Haylodge Depot	57,520	12,240	45,280
26. Old Corn Exchange Hall	28,200	7,900	20,300
34. Walkershaugh Store	33,280	9,360	23,920
28. Tweed Green	0	0	0
24. Cuddy Green (Part 1)	0	0	0
29. Venlaw Wood	16,000	0	16,000
20. Tweed Fishings	0	0	0
27. Peebles Town Clock	0	0	0
26. Old Corn Exchange Shop –(Front)	69,450	22,150	47,300
28. Garage 1 Tweed Green	3,200	900	2,300
12. Venlaw Quarry	0	0	0
30. Venlaw Amenity Ground	0	0	0
Old Town Wall Monument	0	0	0
3. Haylodge Park Play Area	0	0	0
37. Walkershaugh ACF Site	10,000	0	10,000
36. Walkershaugh Bowling Green	500	0	500
40. Former Railway	0	0	0
35. Ninians Haugh Park	0	0	0
35. Ninians Haugh Play Area	0	0	0
19. Old Town Green	0	0	0
28. Garage 2 Tweed Green	1,920	540	1,380
28. Garage 3 Tweed Green	1,920	540	1,380
23. Land at March Street	0	0	0
38. Gas Governor Site	750	0	750
4. Fotheringham Bridge	0	0	0
16. Land at Haylodge Cottage Site	20,000	0	20,000
15. Garages Sites at Kirkland Street	6,750	0	6,750
No 1-8	0	0	0
21. Land at Kingsmeadows Toilets	2,600	0	2,600
13. Haylodge Toilets	15,540	4,730	10,810
39. Land at Gytes Leisure Centre	0	0	0
26. Old Corn Exchange Shop (Rear)	31,800	9,100	22,700
7. Kingsland School Site	70,000	0	70,000
18. Haylodge Pavilion Site	5,000	0	5,000
5. Elliots Park Grazings	50,000	0	50,000
7. Kingsland Primary School Sub Stn	750	0	750
14. Connor Ridge Monitoring Site	0	0	0
Total	778,580	71,560	707,020

Fixed Assets – 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

INVESTMENTS EXTERNALLY MANAGED

Cost of Investment	Units	£
Aegon Asset Management Investment (February 2018)	387,354	419,388
Aegon Asset Management Investment (August 2018)	22,187	24,000
Aegon Fund Rebate – (2018-2019)	422	452
Aegon Asset Management Investment – (May 19)	18,254	20,000
Aegon Fund Rebate – (2019-2020)	350	392
Aegon Asset Management Investment – (January 2021)	36,802	40,000
Aegon Fund Rebate – (2020-2021)	434	437
Aegon Fund Rebate – (2021-2022)	231	254
Total Invested to 30 September 2021	466,034	504,923

Value of Investment	£
31 March 2018	418,032
31 March 2019	446,938
31 March 2020	393,681
31 March 2021	508,284
30 June 2021	509,993
30 September 2021	506,392
Increase/(Decrease) from Total Cash Invested	1,469

Return on Investment from inception	Capital Return %	Total Return %
to 31 March 2018	-0.03	
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
to 31 December 2020	-0.61	+14.09
to 31 March 2021	+0.78	+16.84
to 30 June 2021	+1.10	+18.71
to 30 September 2021	+0.36	+19.52

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