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PEEBLES COMMON GOOD FUND SUB-COMMITTEE WEDNESDAY, 8 JUNE 2022

A MEETING of the PEEBLES COMMON GOOD FUND SUB-COMMITTEE will be held VIA MS TEAMS on WEDNESDAY, 8 JUNE 2022 at 5.00 pm

J. J. WILKINSON,
Clerk to the Council,

1 June 2022

BUSINESS		
1.	Appointment of Chairman	
2.	Appointment of Vice Chairman	
3.	Apologies for Absence.	
4.	Order of Business.	
5.	Declarations of Interest	
6.	Minutes (Pages 3 - 8) Consider Minutes of Meetings held on 23 February and 16 March 2022. (Copies attached.)	5 mins
7.	Financial Monitoring for 12 Months to 31 March 2022 (Pages 9 - 22) Consider report by Director Finance and Corporate Governance. (Copy attached.)	
8.	Jedderfield Farm Update Consider report by Director Infrastructure and Environment. (Copy to follow.)	15 mins
9.	Property Update Update by Estates Surveyor.	10 mins
10.	Request to Locate Peebles Memorial to "Witchcraft" Accused on Tweed Green Consider request from Peebles residents campaigning to have a small memorial placed in Peebles to commemorate the 27 people executed in the town in 1629 accused of "witchcraft".	

11.	Report from Interest Link on Use of Funding (Pages 23 - 24) Note report by Interest Link of use of funding provided by the Common Good Fund. (Copy attached.)	5 mins
12.	Any Other Items Previously Circulated.	
13.	Any Other Items Which The Chairman Decides Are Urgent.	
14.	Private Business Before proceeding with the private business, the following motion should be approved:- “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.”	
15.	Minutes (Pages 25 - 28) Consider private sections of Minutes of Meetings held on 23 February and 16 March 2022. (Copy attached.)	2 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 D. Begg, M. Douglas, J. Pirone, E. Small, R. Tatler
V. Thomson, Community Councillor P. Maudsley

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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, 23
February 2022 at 5.00 p.m.

Present:- Councillors R. Tatler (Chair) , H. Anderson, S. Bell, S. Haslam, E. Small
Absent:- Councillor K. Chapman, Community Councillor P. Maudsley
In Attendance:- Treasury Business Partner (S. Halliday), Solicitor (G. Sellar), Estates
Surveyor (T. Hill), Democratic Services Team Leader

1. MINUTES

- 1.1 The Minutes of the Meeting of Peebles Common Good Fund Sub-Committee held on 17 November and 15 December 2021 were circulated.
- 1.2 With reference to paragraph 1 of the Minute of 15 December 2021 and in response to a question from Councillor Anderson, Ms Sellar advised that there had been a good response to the consultation so far but it would be helpful to receive more. The Chairman suggested that Members publicise at Community Council meetings.

DECISION

AGREED to approve the Minutes for signature by the Chairman.

2. BUDGET MONITORING FOR THE 9 MONTHS TO 31 DECEMBER 2021 AND PROPOSED BUDGET FOR FINANCIAL YEAR 2022/23

There had been circulated copies of a report by the Director, Finance & Corporate Governance providing details of the income and expenditure for the Peebles Common Good Fund for the nine months to 31 December 2021, a full year projected outturn for 2021/22, projected balance sheet values as at 31 March 2022 and proposed budget for 2022/23. Appendix 1 provided the projected income and expenditure position for 2021/22 and showed a projected surplus of £3,914, for the year which was less than previously reported as a result of additional works at Venlaw Quarry. Appendix 2 provided a projected balance sheet value as at 31 March 2022 and showed a projected decrease in the reserves of £51,797. 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 31 December 2021. The Treasury Business Partner highlighted the main points in the report and advised that although a loss was projected no disinvestment would be required. Councillor Bell queried the large increase in costs for the cleaning of Haylodge toilets in 2022/23 and Ms Halliday undertook to look at that again. Councillor Bell proposed that the allocation of £14,000 for grants in 2022/23 be increased to £20,000 and this was unanimously approved.

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) the proposed budget for 2022/23 as shown in Appendix 1 to the report subject to the allocation for grants being increased to £20,000.
- (c) to note the projected balance sheet value as at 31 March 2022 in Appendix 2 to the report;
- (d) to note the summary of the property portfolio in Appendices 3 and 4 to the report; and
- (e) to note the current position of the Aegon Asset Management Investment Fund in Appendix 5 to the report.

3. PROPERTY UPDATE

3.1 Bookings for Common Good Fund Parks

The Estates Surveyor reported that the following bookings had been received:-

- Orienteering event - Haylodge Park in February
- Kenny Stuart Funfair – Victoria Park in April
- Family Event – Victoria Park in June
- Bike festival – Haylodge Park in September
- Trail run – Haylodge Park in September/October

3.2 Provision of Lighting in Victoria Park and Tweedgreen

The Estates Surveyor advised that she had met with officers from Street Lighting and Parks and asked for preliminary estimate for the works. These officers would not recommend extra lighting in either park but preferred the usual lantern style rather than bollards which they felt were more susceptible vandalism and required more energy to operate. Initial rough estimates for costs were provided but detailed design requirements needed to be understood before final costs could be confirmed. Members agreed that they needed more information before they could take a final decision and asked if a detailed report could be provided to the next meeting in June to include final costs and any other low impact solution that could be considered. It was noted that residents adjoining the park would also need to be consulted. With regard to the works on the steps it was agreed that these proceed now and not wait until a decision on lighting had been taken

DECISION

AGREED:-

- (a) to note the park bookings;
- (b) that, subject to available officer time to prepare a report, a detailed report on the provision of lighting be provided at the Sub-Committee meeting in June 2022; and
- (c) that the Estates Surveyor instruct the required works to the Victoria Park steps.

4. HAYLODGE PARK TOILETS

The Chairman advised that a request had been received from Peebles Community Council to open the Haylodge toilets all year round. The Estates Surveyor advised that the cost for cleaning had been £300 per week in 2021. Weekend opening over the winter period was suggested and it was agreed that a paper be presented to the next meeting in June detailing the options and associated costs.

DECISION

AGREED that a report be provided detailing the options and associated costs of opening Haylodge toilet outwith the current schedule.

5. **REQUEST FOR FINANCIAL ASSISTANCE**

There had been circulated copies of a request for funding of £1884.91 from the Peebles Christmas Light Association to purchase new “ribbon” bulbs and radio harnesses/shoulder microphones and speakers. Councillor Haslam advised that she did not feel the community benefit section was sufficient and suggested that the Association be put in touch with Hannah Lacon, Community Engagement Officer to improve this section of the application. Unfortunately due to an oversight Mr. Bruce had not been invited to attend the meeting to answer Members questions. The Chairman considered that the application should be approved but received no support for this. It was therefore agreed to continue consideration of the application to allow an improved application form to be submitted

DECISION

AGREED to continue consideration of the application to allow the Association to work with the Community Engagement Officer to improve the community benefit section of the application.

6. **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

7. **MINUTE**

The Private Minute of the meeting held on 17 November 2021 was approved.

The meeting concluded at 5.50 p.m.

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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, 16
March 2022 at 5.00 p.m.

Present:- Councillors R. Tatler (Chair) , H. Anderson, S. Haslam, E. Small
Apologies:- Councillors S. Bell, K. Chapman, Community Councillor P. Maudsley
In Attendance:- Treasury Business Partner (S. Wilson), Solicitor (G. Sellar), Estates
Surveyor (T. Hill), Democratic Services Team Leader

1. REQUEST FOR FINANCIAL ASSISTANCE

With reference to paragraph 5 of the Minute of 23 February 2022, the Sub-Committee continued their consideration of the request for funding of £1884.91 from the Peebles Christmas Light Association to purchase new “ribbon” bulbs and radio harnesses/shoulder microphones and speakers. It was noted that an updated application form had been submitted and Mr Malcolm Bruce was present to answer Members questions. Councillor Tatler, seconded by Councillor Haslam agreed that the application be approved and this was unanimously accepted.

DECISION

AGREED to approve the request for funding in the sum of £1884.91.

2. URGENT BUSINESS

Under Section 50B(4)(b) of the Local Government (Scotland) Act 1973, the Chairman was of the opinion that the items dealt with in the following paragraphs should be considered at the meeting as a matter of urgency, in view of the need to make an early decision and to keep Members informed.

3. FRUIT TREES, HAYLODGE PARK

The Chairman advised that he had been approached regarding the planting of fruit trees in Haylodge Park which were mainly replacements for those previously planted which had died. It was noted that the fruit was for public consumption. Ms Hill advised that the Parks Department should be informed.

DECISION

AGREED to allow the planting of fruit trees in Haylodge Park.

4. JEDDERFIELD FARM

Ms Sellar advised that the lease for Jedderfield Farm had now been signed and confirmed that a press release confirming this would be issued.

DECISION

NOTED.

5. 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

6. HAYLODGE PARK TOILETS

The Sub-Committee agreed the cleaning regime for the usual summer opening.

The meeting concluded at 5.10 p.m.

MONITORING REPORT FOR 12 MONTHS TO 31 MARCH 2022

Report by Director – Finance & Corporate Governance

PEEBLES COMMON GOOD FUND SUB-COMMITTEE

8 June 2022

1 PURPOSE AND SUMMARY

- 1.1 This report provides the details of the income and expenditure for the Peebles Common Good Fund for the year 2021/22 including balance sheet values as at 31 March 2022, a full year projected out-turn for 2022/23, and projected balance sheet values as at 31 March 2023.**
- 1.2 Appendix 1 provides the actual income and expenditure for 2021/22. This shows a surplus of £11,858 for the year, which is better than the previously reported surplus on 23 February 2022, mainly as a result of an underspend in the Grants and Donations budget.
- 1.3 Appendix 2 provides an actual balance sheet value as at 31 March 2022. It shows an increase in the reserves of £7,844,603, partly due to the annual release from Revaluation Reserve, but mainly due to the consultation and re-classification exercise being carried out by Estates & Legal.
- 1.4 Appendix 3a provides a breakdown of the property portfolio showing actual rental income and net return for 2021/22.
- 1.5 Appendix 3b provides a breakdown of the property portfolio showing actual property expenditure for 2021/22.
- 1.6 Appendix 4 provides a breakdown of the property portfolio showing actual property valuations at 31 March 2022.
- 1.7 Appendix 5 shows the value of the Aegon Asset Management Investment Fund to 31 March 2022.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Fund Sub-Committee:**
 - (a) Notes the actual income and expenditure for 2021/22 in Appendix 1;**
 - (b) Agrees the projected income and expenditure for 2022/23 in Appendix 1 as the revised budget for 2022/23;**
 - (c) Notes the final balance sheet value as at 31 March 2022, and projected balance sheet value as at 31 March 2023 in Appendix 2;**

- (d) Notes the summary of the property portfolio in Appendices 3 and 4;**
- (e) 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 31 March 2022 and projections to 31 March 2023. The report also contains a projected balance sheet for the Common Good Fund as at 31 March 2023.

4 FINANCIAL POSITION 2021/22

4.1 Appendix 1 provides details on income and expenditure for the 2021/22 financial year, which resulted in a surplus of £11,858, as well as projections for 2022/23.

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.

4.3 Income & Expenditure – Non-Property Related Income

(a) The final outturn position shows an amount of £37 relating to interest receivable on cash held by SBC, a drop from projections due to the prolonged lower level of interest rates. Also included are dividends from the Common Good Funds investment in Aegon Asset Management amounting to £25,509 which is slightly ahead of the revised projection of 4.5% return, with the projection for 2022/23 returning to 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 £384 which, along with the £126 received in March 2021, has been re-invested to purchase an additional 464 units. Rebate income received in March 2022 of £126 has been accounted for within income but the corresponding 117 units were not purchased until April 2022.

4.4 Income & Expenditure – Property Expenditure

(a) The property expenditure for 2021/22 is shown in Appendices 1 & 3b, with Appendix 3b detailing the actual 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) The projected expenditure for 2022/23 is shown in Appendix 1.

(c) Appendices 3a and 3b show a full breakdown of the projections for property rental and repairs for 2022/23. These will be revised as further information is received.

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 31 March 2022		
Peebles Cricket Club	26/05/21	2,600
Tweeddale Youth Action	18/08/21	7,840
Remembrance Day	Annual	200
Hire of Burgh Hall (recurring annual payment)		103
Total Paid to 31 March 2022		10,743
Approved Budget 2021/22		27,000
<i>(Unallocated)/Overallocated Budget</i>		<i>(16,257)</i>
2022/23 Future Commitments		
Peebles Xmas Light Association	16/03/22	1,884.91

Following approval by Members at the meeting of 23 February 2022, the budget for 2022/23 has been increased to £20,000.

4.6 Income & Expenditure – Central Support Service Charge

The proposed charge for 2022/23 is currently estimated using a 2% uplift on the 2021/22 charge. This is subject to revision once a full Service Charge Review has been completed and approved by Council.

4.7 Income & Expenditure – Depreciation Charge

The depreciation charge for the year is £301,739. 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.

4.8 Appendix 2 provides the actual balance sheet value as at 31 March 2022, and a projected balance sheet as at 31 March 2023.

4.9 Balance Sheet – Fixed Assets

All fixed assets of the Common Good Fund are revalued every 5 years as part of the Council's rolling programme. The fixed assets were revalued at 1 April 2019. Appendix 4 shows the actual values of the individual properties at 31 March 2022, actual depreciation charges for 2021/22 and projected values at 31 March 2023.

As a result of a discrepancy in the update of the 2019 re-valuations, and in conjunction with the consultation exercise being carried out by Legal, there have been a number of adjustments made to the fixed asset register in 2021/22 which are broken down in the table below:

Asset Adjustments	Re-valuation as at 1/4/2019 £	Re-classification as at 1/4/2021 £
26. Old Corn Exchange Shop –(Front)	250	
15. Garages Sites at Kirkland St (1-8)	1,250	
16. Land at Haylodge Cottage Site		136,000
21. Land at Kingsmeadows Toilets		101,600
7. Kingsland Primary School & Site		7,496,900
7. Kingsland Nursery School		399,000
	1,500	8,133,500

As a result of the recent Angus Council judgement and confirmation from Legal dept that any public asset built on Common Good land remains the property of the Common Good, the Kingsland Primary School and Nursery School have been re-classified as Common Good assets with effect from 1 April 2021; these were previously treated as Council assets.

The list of both Land & Buildings and Moveable Assets in Appendix 4 have been updated to reflect the current position regarding the consultation on Common Good Assets being led by Legal dept, with those assets that have a value as at 1 April 2021 included in the table above.

A report will be submitted to Council in September setting out the results of the consultation on Common Good assets.

4.10 **Balance Sheet – Investment Fund**

The fund has a 0.68% 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 22.56% since investment in February 2018.

4.11 **Balance Sheet – Cash Balance**

The cash held by the fund is £78,514 at 31 March 2022 and is detailed below:

Cash Balance	£
Opening Balance at 1 April 2021	60,865
Surplus for year from Income & Expenditure Statement	11,858
Net cash movement in Debtors/Creditors	(3,699)
Loan to East Gate Theatre – Full repayment	10,000
Rebate Investment in Aegon	(510)
Projected Closing Balance as at 31 March 2022	78,514

4.12 **Balance Sheet – Capital Reserve**

The movement in the Capital Reserves include the unrealised gain for the Aegon Asset Management Fund as at 31 March 2022, 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 Wilson	Treasury Business Partner - Tel:01835 824000 Extn 5854

Background Papers:

Previous Minute Reference: Peebles Common Good Committee 15 December 2021 and 23 February 2022

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.

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**PEEBLES COMMON GOOD FUND
ACTUAL INCOME AND EXPENDITURE 2021/22**

APPENDIX 1

	Actuals at 31/03/22	Full Year Approved Budget 2021/22	Over/ (Under) Spend 2021/22	Full Year Approved Budget 2022/23	Full Year Projected Out-turn 2022/23	Full Year Projected Over/ (Under) Spend 2022/23	Para Ref
	£	£	£	£	£	£	
Property Income							
Rental Income	(54,027)	(52,976)	(1,051)	(69,571)	(69,571)		4.2
Non-Property Related Income							
Interest on Cash deposited with Council	(37)	(300)	263	(300)	(300)		4.3
Interest on East Gate Theatre Loan	(44)	(44)	0	(0)	(0)		4.3
Investment Funds – Dividends Rec'd	(25,509)	(19,290)	(6,219)	(23,313)	(23,313)		4.3
Other Income	(510)	(500)	(10)	(500)	(500)		4.3
Total Income	(80,127)	(73,110)	(7,017)	(93,684)	(93,684)		
Property Expenditure							
Property Costs – General	40,960	25,630	15,330	65,000	65,000		4.4
Haylodge Toilets – Cleaning etc	7,800	7,800	0	12,000	8,500	(3,500)	
Total Property Expenditure	48,760	33,430	15,330	77,000	73,500		
Grants & Other Donations	10,743	27,000	(16,257)	14,000	20,000	6,000	4.5
Central Support Service Charge	8,766	8,766	0	8,941	8,941		4.6
Depreciation							
Depreciation Charge	301,739	71,560	230,178	71,560	301,739	230,178	4.7
Contribution from Revaluation Reserve	(301,739)	(71,560)	(230,178)	(71,560)	(301,739)	(230,178)	4.7
Net impact of Depreciation on Revenue Reserve	0	0	0	0	0		
Total Net (Surplus)/Deficit for year	(11,858)	(3,914)	(7,944)	6,257	8,757	2,500	

BALANCE SHEET VALUE AS AT 31 MARCH 2022

	Opening Balance at 01/04/21 £	Movement in Year £	Closing Balance at 31/03/22 £	Projected Closing Balance at 31/03/23 £
Fixed Assets				
Land & Buildings	778,580	7,833,261	8,611,841	8,310,102
Feu Duties	1,619	0	1,619	1,619
Total Fixed Assets	780,199	7,833,261	8,613,460	8,311,721
Capital in Investment Fund				
Investment Fund Book Value	504,669	510	505,179	505,689
Unrealised Gains/(Loss)	3,615	(516)	3,099	3,099
Market Value	508,284	(6)	508,278	508,788
Current Assets				
Loan to Eastgate Theatre Debtors	10,000	(10,000)	0	0
Cash deposited with SBC	4,695	7,137	11,832	11,832
Total Current Assets	75,560	14,786	90,346	81,079
Current Liabilities				
Creditors	(50)	(2,877)	(2,927)	(2,927)
Receipts in Advance	(5,828)	(561)	(6,389)	(6,389)
Total Current Liabilities	(5,878)	(3,438)	(9,316)	(9,316)
Net Assets	1,358,165	7,844,603	9,202,768	8,892,272
Funded by:				
Reserves				
Revenue Reserve	(152,351)	(11,858)	(164,209)	(155,452)
Capital Reserve	(475,410)	516	(474,894)	(474,894)
Revaluation Reserve	(730,404)	(7,833,261)	(8,563,665)	(8,261,926)
Total Reserves	(1,358,165)	(7,844,603)	(9,202,768)	(8,892,272)

PROPERTY PORTFOLIO PERFORMANCE FOR 2021/22
(Actual income to 31 March 2022 and projected 2022/23)

Rental Income – Land & Buildings	2021/22			2022/23		
	Approv'd Budget	Actuals	Actual Net (Return) /Loss	Approv'd Budget	Project'd Out-turn	Project'd Net (Return) /Loss
	£	£	£	£	£	£
28. Tweed Green Car Park	0	0	0	0	0	0
25. Greenside Car Park	0	0	0	0	0	0
22. Kings Meadows Car Park	0	(20)	(20)	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0	0
11. Victoria Park	(801)	0	210	(801)	(801)	(801)
10. Victoria Park Tennis Courts	0	0	365	0	0	0
Peebles Disused Railway	0	0	0	0	0	0
6. Peebles Golf Course	(15,290)	(15,290)	(15,290)	(15,290)	(15,290)	(15,290)
1. Jedderfield Farm & Grazing	(905)	(2,519)	(1,718)	(17,500)	(17,500)	47,500
2. Neidpath Grazings	0	0	63	0	0	0
8. Haylodge Park	(250)	(250)	34	(250)	(250)	(250)
17. Haylodge Depot	(9,500)	(9,500)	(9,460)	(9,500)	(9,500)	(9,500)
26. Old Corn Exchange Hall	(450)	(450)	(316)	(450)	(450)	(450)
34. Walkershaugh Store	(6,500)	(6,500)	(6,137)	(6,500)	(6,500)	(6,500)
28. Tweed Green	0	0	84	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0	0
29. Venlaw Wood	0	0	0	0	0	0
20. Tweed Fishings	0	0	0	0	0	0
27. Peebles Town Clock	0	0	84	0	0	0
26. Old Corn Exchange Shop (Front)	(10,830)	(11,050)	(8,342)	(10,830)	(10,830)	(10,830)
28. Garage 1 Tweed Green	(300)	(300)	(315)	(300)	(300)	(300)
12. Venlaw Quarry	0	0	31,457	0	0	0
30. Venlaw Amenity Ground	0	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0	0
37. Walkershaugh ACF Site	(500)	(500)	(500)	(500)	(500)	(500)
36. Walkershaugh Bowling Green	0	0	0	0	0	0
40. Former Railway	0	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0	0
19. Old Town Green	0	0	0	0	0	0
28. Garage 2 Tweed Green	(175)	(175)	(182)	(175)	(175)	(175)
28. Garage 3 Tweed Green	(175)	(175)	(180)	(175)	(175)	(175)
23. Land at March Street	0	0	0	0	0	0
38. Gas Governor Site	0	0	0	0	0	0
4. Fotheringham Bridge	0	0	0	0	0	0
16. Haylodge Cottage & Land	0	0	0	0	0	0
15. Garages Sites at Kirkland St (1-8)	(800)	(798)	(798)	(800)	(800)	(800)
21. Kingsmeadows Toilets & Land	0	0	200	0	0	0
13. Haylodge Toilets	0	0	12,036	0	0	8,500
39. Land at Gytes Leisure Centre	0	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	(3,000)	(3,000)	(3,164)	(3,000)	(3,000)	(3,000)
18. Haylodge Pavilion Site	0	0	0	0	0	0
5. Elliots Park Grazings	0	0	0	0	0	0
7. Kingsland Primary School & Site	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)	(3,500)
7. Kingsland Primary School Sub Stn	0	0	0	0	0	0
7. Kingsland Nursery School	0	0	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0	0	0
General Property Expenditure	0	0	122	0	0	0
TOTAL	(52,976)	(54,027)	(5,267)	(69,571)	(69,571)	3,929

PROPERTY PORTFOLIO PERFORMANCE FOR 2021/22
(Actual expenditure to 31 March 2022 and projected 2022/23)

Property Expenditure – Land & Buildings	2021/22				2022/23	
	Approv'd Budget	Actual (Repair & Maint)	Actual (Other)	Actual Total	Approv'd Budget	Project'd Out-turn
	£	£	£	£	£	£
28. Tweed Green Car Park	0	0	0	0	0	0
25. Greenside Car Park	0	0	0	0	0	0
22. Kings Meadows Car Park	0	0	0	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0	0
11. Victoria Park	0	0	210	210	0	0
10. Victoria Park Tennis Courts	0	508	(143)	365	0	0
Peebles Disused Railway	0	0	0	0	0	0
6. Peebles Golf Course	0	0	0	0	0	0
1. Jedderfield Farm & Grazing	1,000	505	296	801	65,000	65,000
2. Neidpath Grazings	0	0	63	63	0	0
8. Haylodge Park	2,465	200	84	284	0	0
17. Haylodge Depot	0	240	(200)	40	0	0
26. Old Corn Exchange Hall	0	50	84	134	0	0
34. Walkershaugh Store	650	342	21	363	0	0
28. Tweed Green	0	0	84	84	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0	0
29. Venlaw Wood	0	0	0	0	0	0
20. Tweed Fishings	0	0	0	0	0	0
27. Peebles Town Clock	0	0	84	84	0	0
26. Old Corn Exchange Shop –(Front)	0	2,640	68	2,708	0	0
28. Garage 1 Tweed Green	0	0	(15)	(15)	0	0
12. Venlaw Quarry	16,915	31,153	304	31,457	0	0
30. Venlaw Amenity Ground	0	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0	0
37. Walkershaugh ACF Site	0	0	0	0	0	0
36. Walkershaugh Bowling Green	0	0	0	0	0	0
40. Former Railway	0	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0	0
19. Old Town Green	0	0	0	0	0	0
28. Garage 2 Tweed Green	0	0	(7)	(7)	0	0
28. Garage 3 Tweed Green	0	0	(5)	(5)	0	0
23. Land at March Street	0	0	0	0	0	0
38. Gas Governor Site	0	0	0	0	0	0
4. Fotheringham Bridge	0	0	0	0	0	0
16. Haylodge Cottage & Land	0	0	0	0	0	0
15. Garages Sites at Kirkland St (1-8)	0	0	0	0	0	0
21. Kingsmeadows Toilets & Land	0	200	0	200	0	0
13. Haylodge Toilets	11,800	3,907	8,129	12,036	12,000	8,500
39. Land at Gytes Leisure Centre	0	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	0	0	0	0	0	0
18. Haylodge Pavilion Site	0	0	0	0	0	0
5. Elliots Park Grazings	0	0	0	0	0	0
7. Kingsland Primary School & Site	0	0	(164)	(164)	0	0
7. Kingsland Primary School Sub Stn	0	0	0	0	0	0
7. Kingsland Nursery School	0	0	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0	0	0
General Property Expenditure	600	80	42	122	0	0
Total	33,430	39,824	8,936	48,760	77,000	73,500

PROPERTY PORTFOLIO VALUATION FOR 2021/22

(Actual property valuation to 31 March 2022 and projected to 31 March 2023)

Fixed Assets – Land & Buildings	Net Book Value at 01/04/21	Adjustment (see Para 4.9 above)	Depn Charge 2021/22	Net Book Value at 31/03/22	Project'd Depn Charge 2022/23	Project'd Net Book Value at 31/03/23
	£	£	£	£	£	£
28. Tweed Green Car Park	0	0	0	0	0	0
25. Greenside Car Park	0	0	0	0	0	0
22. Kings Meadows Car Park	0	0	0	0	0	0
9. George Meikle Kemp Monument	0	0	0	0	0	0
11. Victoria Park (part)	0	0	0	0	0	0
10. Victoria Park Tennis Courts	28,600	0	0	28,600	0	28,600
Peebles Disused Railway	0	0	0	0	0	0
6. Peebles Golf Course	158,000	0	0	158,000	0	158,000
1. Jedderfield Farm & Grazing	146,800	0	(4,100)	142,700	(4,100)	138,600
2. Neidpath Grazings	20,000	0	0	20,000	0	20,000
8. Haylodge Park	0	0	0	0	0	0
17. Haylodge Depot	57,520	0	(12,240)	45,280	(12,240)	33,040
26. Old Corn Exchange Hall	28,200	0	(7,900)	20,300	(7,900)	12,400
34. Walkershaugh Store	33,280	0	(9,360)	23,920	(9,360)	14,560
28. Tweed Green	0	0	0	0	0	0
24. Cuddy Green (Part 1)	0	0	0	0	0	0
29. Venlaw Wood	16,000	0	0	16,000	0	16,000
20. Tweed Fishings	0	0	0	0	0	0
27. Peebles Town Clock	0	0	0	0	0	0
26. Old Corn Exchange Shop –(Front)	69,450	250	(22,150)	47,550	(22,150)	25,400
28. Garage 1 Tweed Green	3,200	0	(900)	2,300	(900)	1,400
12. Venlaw Quarry	0	0	0	0	0	0
30. Venlaw Amenity Ground	0	0	0	0	0	0
Old Town Wall Monument	0	0	0	0	0	0
3. Haylodge Park Play Area	0	0	0	0	0	0
37. Walkershaugh ACF Site	10,000	0	0	10,000	0	10,000
36. Walkershaugh Bowling Green	500	0	0	500	0	500
40. Former Railway	0	0	0	0	0	0
35. Ninians Haugh Park	0	0	0	0	0	0
35. Ninians Haugh Play Area	0	0	0	0	0	0
19. Old Town Green	0	0	0	0	0	0
28. Garage Tweed 2 Tweed Green	1,920	0	(540)	1,380	(540)	840
28. Garage 3 Tweed Green	1,920	0	(540)	1,380	(540)	840
23. Land at March Street	0	0	0	0	0	0
38. Gas Governor Site	750	0	0	750	0	750
4. Fotheringham Bridge	0	0	0	0	0	0
16. Haylodge Cottage & Land	20,000	136,000	(6,444)	149,556	(6,444)	143,111
15. Garage Sites at Kirkland St (1-8)	6,750	1,250	0	8,000	0	8,000
21. Kingsmeadows Toilets & Land	2,600	101,600	(5,211)	98,989	(5,211)	93,779
13. Haylodge Toilets	15,540	0	(4,730)	10,810	(4,730)	6,080
39. Land at Gytes Leisure Centre	0	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	31,800	0	(9,100)	22,700	(9,100)	13,600
18. Haylodge Pavilion Site	5,000	0	0	5,000	0	5,000
5. Elliots Park Grazings	50,000	0	0	50,000	0	50,000
7. Kingsland Primary School & Site	70,000	7,496,900	(210,399)	7,356,501	(210,399)	7,146,102
7. Kingsland P'mary School Sub Stn	750	0	0	750	0	750
7. Kingsland Nursery School	0	399,000	(8,125)	390,875	(8,125)	382,750
14. Connor Ridge Monitoring Site	0	0	0	0	0	0
Total	778,580	8,135,000	(301,739)	8,611,841	(301,739)	8,310,102

Fixed Assets – Moveable Assets

Eastgate Fountain

Arts & Artefacts – held in locations below:

Chambers Institute

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), 4 Single Brass Gas Wall Fittings

Tweeddale Museum

Silver Bowl, Provosts Chain (2), Weights & Balances, Provosts Chain & Baillie's Insignia 1957, Provost & Baillie's Robes 1957, Commemorative Bronze Plaque, Beltane Cup & Saddle 1663, Beltane Silver Plate 1677, Town Drum 1677, Silver Arrow for St Bartholomew's Fair 1628, Silver Plate donated by Earl of March 1708, Silver Bell of Peebles with 2 smaller bells 1647, Engraving of Neidpath Castle, Rennie Trophy and Silver Medallion, Civic Photograph Album, Old Fire Engine, Portrait of Sir Michael Grieve Thorburn

Rosetta Road Offices

Portraits of J Ramsay Smith, Sir Michael Thorburn of Glenormiston, Alexander-7th Lord Elibank, Harry B Marshall of Rachan, Sir Graham Graham-Montgomery of Stanhope, Sir R J Thompson of Kaimes, Montolieu-10th Lord Elibank, Sir John Hay c1818, Back of Old Town Peebles

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)	464	510
Total Invested to 31 March 2022	466,267	505,179

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
31 December 2021	524,514
31 March 2022	508,278
Increase/(Decrease) from Total Cash Invested	3,099

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
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
to 31 December 2021	+3.93	+25.02
to 31 March 2022	+0.68	+22.56

Interest Link Borders Report to Peebles Common Good Fund on grant to Tweeddale Branch March 2021-22

Activities: From March to May we continued delivering our distance service, using Zoom, Penpal connections, newsletters, activity packs, WhatsApp, Facetime and telephone contact.

Our befriending groups were replicated on Zoom, and activities included Nonsense Drama Adventures, Bingo & Indoor Scavenger Hunt Nights, Snack & Chat sessions, Self Portrait Mindfulness, Uplifting Arts, Herbal Tea Tasting & Plant Folklore, Yoga Session and a Beetle Drive and various arts & crafts projects

1:1 links started meeting (mainly outdoors) from May, going for walks and picnics, or to cafes for coffee & cake, visiting charity shops. As the summer progressed, trips ventured further afield, to Edinburgh and sightseeing.

A new outdoors group was piloted from July to October, focusing primarily on gardening at Peebles Can Community Garden, and restarted in February as a longterm group.

Groups started meeting face-to-face in August for Decorating and Planting Pots with Flowers, and Halloween Storytelling Drama, Firework Art & Cake Decorating for Bonfire Night, Autumn Lanterns, and Christmas Celebrations. The children’s and youth groups enjoyed a Creative Arts Programme during February and March involving art, drama and music.

The number of Peebles members supported was slightly lower than in the application (28 against 30), but with 40 family carers benefiting from respite as aimed for, and 20 Peebles volunteers involved as planned.

Impact:

At our annual survey in June 2021, results were:

Impact on Members	Friendships maintained	Greater Happiness	Improved Confidence	More Self-esteem	Better Distance Social Skills	Felt at least 1 outcome	Felt all outcomes
	100%	100%	89%	100%	89%	100%	89%

Impact on Carers	Helped Sustain Caring Role	Greater Wellbeing	Felt at least 1 outcome	Felt all outcomes
	75%	50%	100%	50%

Case study, November 2021

Elaine is 41 years old and lives with her mum, stepdad, and some of her siblings. She has learning disabilities and is deaf. Elaine has been a regular attendee at our Motivators Group for some years. Before lockdown the Motivators Group met fortnightly on Wednesday evenings and enjoyed a variety of social activities including games evenings, cooking, art and crafts, music and drama workshops, movie nights, tenpin bowling, fish and chip suppers and meals out at Wetherspoons. Elaine also enjoyed monthly social events organised by the Branch, including beetle drives and pot luck suppers.

Elaine is very fun loving and always happy to try something new. She is particularly creative and has produced some great art work and crafts over the years. She gets on really well with other group members and has made friendships that have flourished outside of the group too. Elaine says, 'I love going to Interest Link as I get to see my friends'.

During the pandemic Elaine regularly contributed to Motivators' Group newsletters with her news and photos of the things she had made at home. A pen pal link was also set up with one of the volunteers, and her sister Karen said Elaine loved writing letters to her pen pal and looked forward to the replies. Elaine also attended Motivators' Zoom sessions, which included Bingo nights, crafting and baking, and joined our Make That craft sessions on Zoom. Once lockdown lifted she was part of our face-to-face gardening project. Karen says all these activities helped keep Elaine's spirits up and stay connected during the pandemic.

Now that our groups have re-started back at our venue, Elaine is able to see her friends face to face again, and she is really enjoying meeting up with everyone once more.

Recent Feedback from Expressing Ourselves through Creative Arts Feb & March 2022: Members

"I loved the great activities and the time to chat with friends."

"I really liked being part of the group."

"The flowers are outside my house. I enjoyed planting and watering them. They make me cheerful."

"(I could) express what I felt like onto the calendar and make it look nice for the rest of the year. Put loads of detail to make it look really good. Was a lot of fun."

"Liked the sound we were making. Liked doing rhythms."

Carers:

"It has been lovely to see her grow in confidence especially when trying new things."

"Interest link has given my daughter something to look forward to and plan for and a sense of normality I can't thank them enough."

Tutors:

"The first group was so quiet with concentration that you could have heard a pin drop and they carried on through their break without stopping for breath! The 2nd group was full of excited chat about what they were doing."

"I could see their confidence growing throughout the sessions, and it was great to see everyone (whether they had previous experience of hand drumming or not) playing and being part of a group."

"The puppets enabled people to engage with others in different ways to normal and there was a lot of laughter both from actors and audience. I was very pleased that the puppets had created a fun, open platform in which the group could be spontaneous and talk about feelings without embarrassment."

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