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PEEBLES COMMON GOOD FUND SUB-COMMITTEE WEDNESDAY, 23 NOVEMBER 2022

A MEETING of the PEEBLES COMMON GOOD FUND SUB-COMMITTEE will be held in the VIA MICROSOFT TEAMS on WEDNESDAY, 23 NOVEMBER 2022 at 5.00pm. All Attendees, including members of the public, should note that the public business in this meeting will be livestreamed and video recorded and that recording will be available thereafter for public view for 180 days.

J. J. WILKINSON,
Clerk to the Council

15 November 2022

BUSINESS		
1.	Apologies for Absence.	
2.	Order of Business.	
3.	Declarations of Interest	
4.	Minutes (Pages 3 - 8) Consider Minutes of Meetings held on 24 August and 14 September 2022. (Copies attached.)	2 mins
5.	Financial Monitoring for the 3 Months to 30 September 2022 (Pages 9 - 20) Consider report by Acting Chief Financial Officer. (Copy attached.)	15 mins
6.	Common Good Land Parking Consider revenue from parking charges from Greenside and Kingsmeadows Car Parks.	15 mins
7.	Update from the Peebles Stroke Group on Use of Funding (Pages 21 - 22) Note comments on the use of funding provided by Peebles Common Good Fund. (Copy attached.)	5 mins
8.	Property Update Update by Estates Surveyor.	15 mins

9.	Any Other Items Previously Circulated.	
	(a) Use of Parks under control of Peebles Common Good Fund Consider charging for the use of parks under the control of Peebles Common Good Fund.	10 mins
	(b) Meeting request Consider a request from Tweed Green for a meeting to discuss the operation of Peebles Common Good Fund.	10 mins
10.	Any Other Items Which The Chairman Decides Are Urgent.	
11.	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.”	
12.	Minute (Pages 23 - 24) Consider Private Minute of the meeting held on 24 August 2022. (Copy attached)	2 mins
13.	Lease for Old Corn Exchange	10 mins

NOTES

- Timings given above are only indicative and not intended to inhibit Members' discussions.**
- 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 (Chair), D. Begg, M. Douglas, J. Pirone, E. Small, V. Thomson and 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, 24
August 2022 at 5.00 p.m.

Present:- Councillors R Tatler (Chairman) D, Begg, M. Douglas, J. Pirone, E. Small
V. Thomson, Community Councillor P. Maudsley (from paragraph 3)
In Attendance:- Chief Legal Officer (Monitoring Officer), Treasury Business Partner (S.
Wilson), Estates Strategy Manager, Estates Surveyor (T. Hill), Democratic
Services Team Leader

1. MINUTES

The Minutes of Meetings of Peebles Common Good Fund Sub-Committee held on 8 June and 12 July 2022 had been circulated.

DECISION

APPROVED for signature by the Chairman.

2. FINANCIAL MONITORING FOR THE 3 MONTHS TO 30 JUNE 2022

There had been circulated copies of a report by the Acting Chief Executive providing details of the income and expenditure for the Peebles Common Good Fund for the three months to 30 June 2022, a full-year projected outturn for 2022/2023 and projected balance sheet values as at 31 March 2023. Appendix 1 provided the projected income and expenditure position for 2022/23 and showed a projected deficit of £8,757 for the year. Appendix 2 provided a projected balance sheet value as at 31 March 2023 and showed a decrease in the reserves of £310,696. Appendix 3a provided a breakdown of the property portfolio showing projected rental income and projected net return for 2022/23. Appendix 3b provided a breakdown of the property portfolio showing projected property expenditure for 2022/2023 actual property expenditure to 30 June 2022. Appendix 4 provided a breakdown of the projected property valuations at 31 March 2023. Appendix 5 showed the value of the Aegon Asset Management Investment Fund to 30 June 2022. The Treasury Business Partner highlighted the main points in the report and answered Members questions. In response to a question from the Chairman as to whether some of the cash reserves should be invested it was suggested that this would be premature until the full costs of the renovations to the bungalow at Jedderfield were known

DECISION

AGREED:-

- (a) the projected income and expenditure for 2022/2023 Appendix 1 to the report as the revised budget for 2022/2023;
- (b) to note the projected balance sheet value as at 31 March 2023 in Appendix 2 to the report;
- (c) to note the summary of the property portfolio in Appendices 3 and 4 to the report;

(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 a request for funding from Peebles Stroke Club who were seeking £600 to assist them to get back up and running following Covid. Mags Mills from the Group was present at the meeting and explained the purpose of the Group. She advised that they had previously enjoyed the use of free accommodation at the NHS Haylodge facility. Unfortunately due to fire safety issues this accommodation was no longer available. They had been able to secure a replacement at the Drill Hall although there would be a cost which still had to be confirmed. Ms Mills answered Members questions and advised the Bridge had helped them look for alternative funding but they had been too late to apply for one which might have been suitable. Members were happy to support the application but also suggested that there could be other avenues of funding for the Group. The Chairman undertook to provide email addresses for Mr Harrow and Ms Lacon from the Community Engagement Team and Councillor Begg suggested the "Make a Difference Movement Foundation".

DECISION

AGREED to approve a grant of £600 for the Peebles Stroke Club.

4. PROPERTY UPDATE

4.1 Park Bookings

The Estates Surveyor advised that the following park bookings had been made for September and October:-

- Tour O The Borders, Tweed Green
- Peebles Highland Games, Haylodge Park
- Family Day, Victoria Park
- Funfair, Victoria Park
- Tweedlove Bike Festival, Tweed Green
- Bike Festival, Haylodge Park
- Trail Run, Haylodge Park

In response to a question from Community Councillor Maudsley it was confirmed that the camping offered as part of the upcoming Tweed Love Festival was not on land owned by the Common Good Fund. However, it was agreed that an item be included on the agenda for the next meeting to discuss the policy of charging for the use of parks owned by the Common Good Fund as it was noted that the current Council Policy only levied charges for the use of parks by funfairs and circuses.

DECISION

AGREED

4.2 Jedderfield

The Estates Surveyor advised that final costs were being obtained for the works to the Bungalow and these would be reported at the next meeting of the Sub-Committee. With regard to Paragraph 5 of the minute of 8 June 2022, she confirmed that regular annual inspections of the property would be carried out.

DECISION

NOTED.

5. **REQUEST TO LOCATE PEEBLES MEMORIAL TO “WITCHCRAFT” ACCUSED ON TWEED GREEN**

With reference to paragraph 7 of the Minute of 8 June 2022, the Chairman welcomed Elisa Smith and Simon Ritchie to the meeting. Copies had been circulated of the proposed location and design of the memorial. Mr Ritchie advised that the plaque would be situated away from the tree so no roots were damaged and a small circular wall would be constructed around the tree to protect it from visitors to the Memorial. The Callant’s Club had agreed to construct the wall and would also maintain it. Members were supportive of the proposals but asked that checks be made with the Planning Officer and Tree Officer to ensure there were no permissions required prior to construction.

DECISION

AGREED in to the siting of a memorial to the “witchcraft” accused on Tweed Green subject to there being no need for planning permission or any objections from the Tree Officer and on the basis that the Common Good Fund were not responsible or any future maintenance.

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. **PROPERTY UPDATE**

The Estates Surveyor updated Members on a tenant issue.

The meeting concluded at 5.45 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, 14
September 2022 at 2.30 p.m.

Present:- Councillors R Tatler (Chairman) M. Douglas, J. Pirone, E. Small,
Community Councillor P. Maudsley (from paragraph 3)

Apologies:- Councillors D. Begg, V. Thomson

In Attendance:- Principal Solicitor (Monitoring Officer), Capital & Investments Manager,
Estates Surveyor (T. Hill), Democratic Services Team Leader

1. **CONSULTATION ON HERITABLE AND MOVEABLE ASSET REGISTERS FOR FORMER BURGH OF PEEBLES**

With reference to paragraph 1 of the Minute of 15 December 2021, there had been circulated copies of a report by the Principal Solicitor advising on the outcome of the recent consultation under the Community Empowerment (Scotland) Act 2015, and to seek approval of the final Common Good Register for Peebles. Under the Community Empowerment (Scotland) Act 2015 the Council was required to establish and maintain a register of property which was held by the authority as part of the Common Good ("a Common Good Register"). Before establishing a Common Good Register, the Act required the Council to publish a list of property that it proposed to include in the Register and consult the public on this list. The Sub-Committee had approved the draft asset register in December 2021 and agreed to the commencement of the public consultation. The consultation ran from December 2021 to 31 March 2022. The Sub-Committee now required to consider the responses received to the consultation, and approve the final register to be recommended to Council for publication. Details of the consultation responses were appended to the report together with the proposed response to each. There were 65 responses to the consultation and 13 of these responses related to Peebles, including submissions from Peebles Community Council and Peebles Civic Society. The Principal Solicitor advised that the consultation had identified an area of woodland running parallel to and between Edinburgh Road and the Eddleston Water, north of Brown Brothers Showroom, which used to form part of Venlaw Estate. This had been gifted to the town of Peebles so this asset had been added to the register. She further confirmed that any further assets identified as being Common Good in the future could be added and the Council would update the Common Good Asset Registers accordingly. The Registers would similarly be updated if existing property was disposed of or reclassified. The Council would also ensure that the Common Good Asset Registers were reviewed on a regular basis, and at least every five years. In response to a question from Community Councillor Maudsley regarding the views of the Peebles Civic Society, Mrs MacLeod advised that these points had been raised before and Council position was that there was no evidence to support any further additions at this time.

DECISION

AGREED to:-

- (a) **note the consultation responses and officers' comments thereon, as set out at Appendix 1 to the report;**

- (b) approves the contents of the final list of heritable and moveable property assets held by the Council within the former Burgh of Peebles, as set out in Appendix 2 to the report; and**
- (c) recommend to Council the said final asset list for publication as a completed Common Good Register for Peebles.**

The meeting concluded at 2.50 p.m.

MONITORING REPORT FOR 6 MONTHS TO 30 SEPTEMBER 2022

Report by Acting Chief Financial Officer

PEEBLES COMMON GOOD FUND SUB-COMMITTEE

23 November 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 six months to 30 September 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 projected income and expenditure position for 2022/23. This shows a projected deficit of £10,037 for the year, which is higher than the previously reported deficit on 24 August 2022, as a result of an increase in the property repairs budget.
- 1.3 Appendix 2 provides a projected balance sheet value as at 31 March 2023. It shows a projected decrease in reserves of £311,776.
- 1.4 Appendix 3a provides a breakdown of the property portfolio showing projected rental income and projected net return for 2022/23 and actual property income to 30 September 2022.
- 1.5 Appendix 3b provides a breakdown of the property portfolio showing projected property expenditure for 2022/23 and actual property expenditure to 30 September 2022.
- 1.6 Appendix 4 provides a breakdown of the property portfolio showing projected property valuations at 31 March 2023.
- 1.7 Appendix 5 shows the value of the Aegon Asset Management Investment Fund to 30 September 2022.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Common Good Fund Sub-Committee:**
 - (a) Agrees the projected income and expenditure for 2022/23 in Appendix 1 as the revised budget for 2022/23;**
 - (b) Notes the projected balance sheet value as at 31 March 2023 in Appendix 2;**
 - (c) Notes the summary of the property portfolio in Appendices 3 and 4; and**
 - (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 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 2022/23

4.1 Appendix 1 provides details on income and expenditure for the 2022/23 financial year. The projected net position for the year is a deficit of £10,037.

4.2 Income & Expenditure – Property Income

(a) Rental income for 2022/23 is shown in Appendices 1 & 3a, with Appendix 3a detailing the actual 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 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 £23,313 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 £118 which, along with the £126 received in March 2022, has been re-invested to purchase an additional 240 units.

4.4 Income & Expenditure – Property Expenditure

(a) The property expenditure for 2022/23 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 property expenditure for 2022/23 has been increased by £1,280 to cover agreed frost protection costs to Haylodge Park Toilets.

(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 2023 are shown below:

Grant Recipients	Approved	£
Approved and Paid to 30 September 2022		
Peebles Xmas Light Association	16/03/22	1,885
Tweeddale Citizen of the Year	Annual	262
ClubSport Tweeddale	12/07/22	5,782
Total Paid to 31 March 2023		7,929
Approved but not yet paid		
Peebles Stroke Club	24/08/22	600
Total Grants Approved not paid		600
Approved Budget 2022/23		20,000
(Unallocated)/Overallocated Budget		(11,471)

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, however this is subject to change pending confirmation of the agreed pay award for 2022/23. A full Service Charge Review will be carried out in 2023/24.

4.7 Income & Expenditure – Depreciation Charge

The projected depreciation charge for the year is £301,939. 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 1 April 2022, the projected movement in year 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, with interim review. A full revaluation was carried out at 1 April 2019, with an interim review at 31 March 2022. Appendix 4 shows the actual values of the individual properties at 1 April 2022, projected depreciation charges for 2022/23 and projected values at 31 March 2023; any amendments required following completion of the 2021/22 annual audit will be incorporated into the 9 month monitoring report.

4.10 Balance Sheet – Investment Fund

The fund has a 16.12% unrealised loss 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 5.84% since investment in February 2018.

4.11 Balance Sheet – Cash Balance

The cash held by the fund is projected to be £67,967 at 31 March 2023 and is detailed below:

Cash Balance	£
Opening Balance at 1 April 2022	78,514
Projected deficit for year from Income & Expenditure Statement	(10,037)
Net cash movement in Debtors/Creditors	0
Rebate Investment in Aegon	(510)
Projected Closing Balance as at 31 March 2023	67,967

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

Suzy Douglas
Acting Chief Financial Officer

Signature

Author(s)

Sara Wilson	Treasury Business Partner - Tel: 01835 825155
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Background Papers:

Previous Minute Reference: Peebles Common Good Committee 24 August 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
PROJECTED INCOME AND EXPENDITURE 2022/23**

APPENDIX 1

	Actuals at 30/09/22	Full Year Approved Budget 2022/23	Full Year Projected Out-turn 2022/23	Full Year Projected Over/ (Under) Spend 2022/23	Para Ref	Comments
	£	£	£	£		
Property Income						
Rental Income	(60,034)	(69,571)	(69,571)		4.2	
Non-Property Related Income						
Interest on Cash deposited with Council	(0)	(300)	(300)		4.3	Est 5% return
Investment Funds – Dividends Rec'd	(12,267)	(23,313)	(23,313)		4.3	
Other Income	(118)	(500)	(500)		4.3	
Total Income	(72,419)	(93,684)	(93,684)			
Property Expenditure						
Property Costs – General	3,092	65,000	65,000		4.4	
Haylodge Toilets – Cleaning etc	7,200	8,500	9,780	1,280	4.4	
Total Property Expenditure	10,292	73,500	74,780	1,280		
Grants & Other Donations	7,929	20,000	20,000		4.5	
Central Support Service Charge	0	8,941	8,941		4.6	Subject to review
Depreciation						
Depreciation Charge	0	301,939	301,939		4.7	
Contribution from Revaluation Reserve	(0)	(301,939)	(301,939)		4.7	
Net impact of Depreciation on Revenue Reserve	0	0	0			
Total Net (Surplus)/Deficit for year	(54,198)	8,757	10,037	1,280		

PROJECTED BALANCE SHEET VALUE AS AT 31 MARCH 2023

	Opening Balance at 01/04/22	Projected Movement in Year	Projected Closing Balance at 31/03/23
	£	£	£
Fixed Assets			
Land & Buildings	8,611,641	(301,939)	8,309,702
Feu Duties	1,619	0	1,619
Total Fixed Assets	8,613,260	(301,939)	8,311,321
Capital in Investment Fund			
Investment Fund Book Value	505,179	510	505,689
Unrealised Gains/(Loss)	3,099	0	3,099
Market Value	508,278	510	508,788
Current Assets			
Debtors	11,832	0	11,832
Cash deposited with SBC	78,514	(10,547)	67,967
Total Current Assets	90,346	(10,547)	79,799
Current Liabilities			
Creditors	(2,927)	0	(2,927)
Receipts in Advance	(6,389)	0	(6,389)
Total Current Liabilities	(9,316)	0	(9,316)
Net Assets	9,202,568	(311,776)	8,890,592
Funded by:			
Reserves			
Revenue Reserve	(164,209)	10,037	(154,172)
Capital Reserve	(474,894)	0	(474,894)
Revaluation Reserve	(8,563,465)	301,939	(8,261,526)
Total Reserves	(9,202,568)	311,776	(8,890,592)

PROPERTY PORTFOLIO PERFORMANCE FOR 2022/23
(Actual income to 30 September 2022 and projections to 31 March 2023)

Rental Income – Land & Buildings	2022/23			
	Approv'd Budget	Project'd Budget	Actuals as at 30/09/22	Project'd Net (Return) /Loss
	£	£	£	£
33. Tweed Green Car Park	0	0	0	0
25. Greenside Car Park	0	0	0	0
22. Kings Meadows Car Park	0	0	(380)	0
9. George Meikle Kemp Monument	0	0	0	0
11. Victoria Park	(801)	(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 & Grazing	(17,500)	(17,500)	(11,241)	47,500
2. Neidpath Grazings	0	0	0	0
8. Haylodge Park	(250)	(250)	(354)	(250)
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)	(6,500)
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)	(14,950)	(10,830)
32. Garage 1 Tweed Green	(300)	(300)	(300)	(300)
12. Venlaw Quarry	0	0	0	0
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
32. Garage 2 Tweed Green	(175)	(175)	(438)	(175)
32. Garage 3 Tweed Green	(175)	(175)	(88)	(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. Haylodge Cottage & Land	0	0	0	0
15. Garages Sites at Kirkland St (1-8)	(800)	(800)	(808)	(800)
21. Kingsmeadows Toilets & Land	0	0	0	0
13. Haylodge Toilets	0	0	0	9,780
39. Land at Gytes Leisure Centre	0	0	0	0
26. Old Corn Exchange Shop (Rear)	(3,000)	(3,000)	(2,000)	(3,000)
18. Haylodge Pavilion Site	0	0	0	0
5. Elliots Park Grazings	0	0	0	0
7. Kingsland Primary School & Site	(3,500)	(3,500)	0	(3,500)
7. Kingsland Primary School Sub Stn	0	0	0	0
7. Kingsland Nursery School	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0
General Property Expenditure	0	0	0	0
TOTAL	(69,571)	(69,571)	(60,034)	5,209

PROPERTY PORTFOLIO PERFORMANCE FOR 2022/23
(Actual expenditure to 30 September 2022)

Property Expenditure – Land & Buildings	2022/23				
	Approv'd Budget	Project'd Budget	Actual (Repair & Maint)	Actual (Other)	Actual Total
	£	£	£	£	£
33. Tweed Green Car Park	0	0	0	0	0
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	0	(229)	(229)
Peebles Disused Railway	0	0	0	0	0
6. Peebles Golf Course	0	0	0	0	0
1. Jedderfield Farm & Grazing	65,000	65,000	409	2,580	2,989
2. Neidpath Grazings	0	0	0	0	0
8. Haylodge Park	0	0	(200)	0	(200)
17. Haylodge Depot	0	0	0	(241)	(241)
26. Old Corn Exchange Hall	0	0	0	0	0
34. Walkershaugh Store	0	0	0	0	0
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	(51)	(51)
32. Garage 1 Tweed Green	0	0	0	(8)	(8)
12. Venlaw Quarry	0	0	0	0	0
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
32. Garage 2 Tweed Green	0	0	0	(2)	(2)
32. Garage 3 Tweed Green	0	0	0	(2)	(2)
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. Haylodge Cottage & Land	0	0	0	0	0
15. Garages Sites at Kirkland St (1-8)	0	0	0	0	0
21. Kingsmeadows Toilets & Land	0	0	940	2	942
13. Haylodge Toilets	8,500	9,780	0	7,214	7,214
39. Land at Gytes Leisure Centre	0	0	0	0	0
26. Old Corn Exchange Shop (Rear)	0	0	0	(120)	(120)
18. Haylodge Pavilion Site	0	0	0	0	0
5. Elliots Park Grazings	0	0	0	0	0
7. Kingsland Primary School & Site	0	0	0	0	0
7. Kingsland Primary School Sub Stn	0	0	0	0	0
7. Kingsland Nursery School	0	0	0	0	0
14. Connor Ridge Monitoring Site	0	0	0	0	0
General Property Expenditure	0	0	0	0	0
Total	73,500	74,780	1,149	9,143	10,292

PROPERTY PORTFOLIO VALUATION FOR 2022/23
(Projected property valuation to 31 March 2023)

Fixed Assets – Land & Buildings	Net Book Value at 01/04/22	Project'd Depn Charge 2022/23	Project'd Net Book Value at 31/03/23
	£	£	£
33. Tweed Green Car Park	0	0	0
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 (part)	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 & Grazing	142,700	(4,100)	138,600
2. Neidpath Grazings	20,000	0	20,000
8. Haylodge Park	0	0	0
17. Haylodge Depot	45,280	(12,240)	33,040
26. Old Corn Exchange Hall	20,300	(7,900)	12,400
34. Walkershaugh Store	23,920	(9,360)	14,560
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)	47,550	(22,150)	25,400
32. Garage 1 Tweed Green	2,300	(900)	1,400
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
32. Garage Tweed 2 Tweed Green	1,380	(540)	840
32. Garage 3 Tweed Green	1,380	(540)	840
23. Land at March Street	0	0	0
38. Gas Governor Site	750	0	750
4. Fotheringham Bridge	0	0	0
16. Haylodge Cottage & Land	149,556	(6,444)	143,111
15. Garage Sites at Kirkland St (1-8)	8,000	0	8,000
21. Kingsmeadows Toilets & Land	98,989	(5,211)	93,779
13. Haylodge Toilets	10,810	(4,730)	6,080
39. Land at Gytes Leisure Centre	0	0	0
26. Old Corn Exchange Shop (Rear)	22,700	(9,100)	13,600
18. Haylodge Pavilion Site	4,800	200	4,600
5. Elliots Park Grazings	50,000	0	50,000
7. Kingsland Primary School & Site	7,356,501	(210,399)	7,146,102
7. Kingsland P'mary School Sub Stn	750	0	750
7. Kingsland Nursery School	390,875	(8,125)	382,750
14. Connor Ridge Monitoring Site	0	0	0
Total	8,611,641	(301,939)	8,309,702

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
Aegon Fund Rebate – (2022-2023)	240	244
Total Invested to 30 September 2022	466,507	505,423

Value of Investment	£
31 March 2018	418,032
31 March 2019	446,938
31 March 2020	393,681
31 March 2021	508,284
31 March 2022	508,278
30 June 2022	452,112
30 September 2022	423,681
Increase/(Decrease) from Total Cash Invested	(81,742)

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
to 30 June 2022	-10.46	+10.70
30 September 2022	-16.12	+5.84

Item 7: Update from the Peebles Stroke Group on Use of Funding

Dear Robin,

Please convey our thanks for the grant of £600 from The Common Good Fund to our group. We have enjoyed outings to Caberston Cafe for afternoon tea, a Barge cruise with the Seagull Trust at Ratho and lunch at the Big Red Barn at Elsrickle.

There was a family of 7 swans escorted the barge all the way on the cruise. It was a very therapeutic outing. In between we have had interesting speakers and a wonderful music man who brought Brazilian hand made percussion instruments and had everyone enthusiastically making music.

We still have not heard how much we are being charged to use the Drill Hall but I will attend the Community Council meeting this month and hopefully get more information.

Again a big thank you.

Mags Mills (Secretary)



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