

**CONFIDENTIAL
NOT FOR PUBLICATION**

**SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND SUB-COMMITTEE
WEDNESDAY, 22 NOVEMBER 2023
APPENDIX
BUSINESS CONSIDERED IN PRIVATE**

1. **ORDER OF BUSINESS.**
2. **DECLARATION OF INTEREST**
3. **MINUTE AND ACTION TRACKER**
4. **FINANCIAL MONITORING REPORT TO 30 SEPTEMBER 2023**
5. **VICTORIA PARK: SHELTER & TOILET FACILITIES**
6. **COMMERCIAL USE OF COMMON GOOD LAND**
7. **ENERGY AUDIT OF COMMON GOOD PROPERTIES**
8. **PUBLIC PROFILE OF COMMON GOOD SUB-COMMITTEE**
9. **CHARITABLE DE-REGISTRATION OF COMMON GOOD FUNDS (FOR NOTING)**
10. **POLICE SCOTLAND RESPONSE TO FUNFAIR (FOR NOTING)**
11. **ANY OTHER ITEMS WHICH THE CHAIRMAN DECIDES ARE URGENT.**
12. **PRIVATE BUSINESS**
13. **PRIVATE MINUTE**
The Private Section of the Minutes of 11 October 2023 had been circulated.

DECISION

AGREED to approve the Private Section of the Minutes for signature by the Chair.

14. **VICTORIA PARK LIGHTING**

15. **OLD CORN EXCHANGE HALL LEASE AND ROOF REPAIRS**

- 14.1 There had been circulated copies of a report by Director Infrastructure & Environment, the purpose of which was to propose to grant a new lease for the Old Corn Exchange rear hall to Tweeddale Youth Action on the current terms with a continuation of the rent at £3,000 per annum and approve works to the roof. The responsibility to keep the building wind and watertight lay with the Peebles Common Good Fund.
- 14.2 With reference to the re-slating work, Tricia Hill Estates Surveyor reported that discussions with Heritage Officer Sanne Roberts had taken place which confirmed that a like for like replacement of Welsh slate and the reuse of existing slate was recommended at an estimated cost of £55,100 (including 10% contingency). There was a requirement to divest approximately £60k from Aegon Asset Management Fund investments to meet the cost. Members agreed, subject to approval by Scottish Borders Council, to spend £55,100 on roof repairs to Old Corn Exchange Hall. With reference to the Heritage Scotland's recommendation to replace iron window frames with velux windows, the Chair requested a report and further quotations be provided to a future meeting for further consideration by the Sub-Committee.
- 14.3 There followed a discussion on the lease renewal during which differing opinions were expressed. Councillor Douglas, seconded by Councillor Tatler, proposed a rent increase to £3,500 with a rent review in 3 years. Members agreed to the proposal.

**DECISION
AGREED to**

- (a) grant a new ten-year lease for the hall to TYA on the current lease terms at an annual rent of £3,500 with a rent review in 3 years' time; and**
(b) recommend to Scottish Borders Council the approval to spend of £55,100 on roof repairs to Old Corn Exchange Hall.*

16. **BRIEFING NOTE: OLD CORN EXCHANGE SHOP**

With reference to paragraph 4.2 of the Minute of 11 October 2023, there had been circulated copies of a briefing note by Tricia Hill Estate Surveyor, the purpose of which was to update Members on discussions with Tweeddale Youth Action (TYA) regarding rent and lease terms for the Old Corn Exchange shop. The initial rent proposal from TYA was 10 months rent free followed by 6 months at £625 per month. The Common Good committee requested a discussion with TYA on reducing the rent free period to 6 months. TYA have asked if the committee would consider a rent-free period of 8 months followed by 8 months at £625 per month, to which Members agreed. Members were also advised that the public consultation was due to launch in two weeks and the necessary planning process had begun.

DECISION

AGREED to a rent-free period of 8 months followed by 8 months at £625 per month for the Old Corn Exchange shop.

17. **BIKE PARKING - KINGSMEADOWS CAR PARK**

With reference to paragraph 4 of the minute of 23 August 2023, there had been circulated a briefing note by Robert Reid which presented options for secure bike parking in Kingsmeadows Car Park. Following a brief discussion, Members agreed to take no action on the provision and location of secure bike parking.

DECISION

AGREED to take no action on the provision and location of secure bike parking in Kingsmeadows car park.

MEMBERS

The Chair and Councillor Thomson declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct and left the meeting during the discussion. Both Councillors had direct links with Nomad Beat. Councillor Small agreed to assume the role of Vice Chair.

18. FUNDING APPLICATION

There had been circulated copies of a funding application, business plan and supplementary information from Nomad Beat. Tim Wilcock, Treasurer and Roddy Macfarlane, Manager of Nomad Beat spoke in favour of the application. Mr Wilcock had been in position since October 2023 and advised that Nomad Beat was in a perilous position whereby it would be unable to meet its liabilities in 5-6 weeks' time and be insolvent by the end of financial year 2023/24. The charity had sought £10k of funding from Peebles Common Good Fund to allow time for necessary changes to their business operating model going forward. The charity had fixed running costs of approximately £30k per year of which £22k was for rent of the premises; a rent increase had been agreed in June 2023 as part of the 5 year no break lease. An action plan was shared with Members which detailed short term £15k fund raising: £5k by March 2024 through crowdfunding; £5k from grants; and £5k by the end of 2023. It was confirmed that staffing costs for the next 2-3 months were to be met through an anticipated grant from the Robertson Trust. Staff costs had previously been met through Kickstart funding, a now defunct funding stream. A rebate from HMRC was pending. There followed a lengthy discussion about the financial viability of the charity. Concern was raised about the likelihood of grants being awarded for core operational costs. Councillor Small, seconded by Councillor Douglas, proposed that £5k be awarded to Nomad Beat with an understanding that further applications for additional funds were to be considered later if necessary.

DECISION

AGREED to award £5,000 to Nomad Beat to help pay for running costs during the next 3 months, with the proviso that further applications be considered later if necessary.

19. JEDDERFIELD: REPLACEMENT WATER TANK

There had been circulated copies of a quotation from Graham Irvine & Partners to supply and install a 5000-litre water tank and associated connections at a cost of £4290 inc. VAT. Since renovations had been completed on the Jedderfield bungalow, it had come to light that the water storage tank which fed both the bungalow and the farm buildings and water troughs was leaking. There followed a brief discussion during which it was agreed that Estates go back to the farmer to seek agreement on both parties sharing the cost of the replacement water tank. The matter was to be reconsidered at a future meeting.

DECISION

AGREED to reconsider the costs associated with the replacement of the Jedderfield water tank at a future meeting.