

SCOTTISH BORDERS COUNCIL

SELKIRK COMMON GOOD FUND SUB COMMITTEE

MINUTE of Meeting of the SELKIRK
COMMON GOOD FUND SUB COMMITTEE
held in Committee Room 1, Council
Headquarters, Newtown St Boswells. TD6
0SA on Wednesday, 12 December 2018 at
3.00 pm

Present:- Councillors G. Edgar (Chairman), C. Penman, E. Thornton-Nicol (from para 3)
and Community Councillor T. Combe

In Attendance:- Pension & Investments Manager, Solicitor (J. Webster), Estates Surveyor
(A. Scott), Democratic Services Officer (F. Walling).

1. **MINUTE**

There had been circulated copies of the Minute of 12 September 2018.

DECISION

APPROVED the Minute for signature by the Chairman.

2. **FINANCIAL MONITORING REPORT FOR 6 MONTHS TO 30 SEPTEMBER 2018**

2.1 There had been circulated copies of a report by the Chief Financial Officer providing the details of income and expenditure for the Selkirk Common Good Fund for the six months to 30 September 2018, a full year projected out-turn for 2018/19 and projected balance sheet values as at 31 March 2019. Pension and Investments Manager, Kirsty Robb, referred to Appendix I to the report which provided the projected income and expenditure position. She advised that since the report had been written it had been brought to her attention that £71k which had been approved for the refurbishment of the Sir Walter Scott courthouse, would be due for payment before the end of the financial year. Therefore rather than the projected surplus of £36,143 shown, there would be a deficit of approximately £29k. Funding would be brought back from the Kames Investment Fund to cover this shortfall. The projected outturn position showed an amount of £68 relating to interest receivable on cash held by SBC. Also included were dividends from the Common Good Funds investment in Kames Capital amounting to £11,568. Dividends earned to date amounted to £7,462 which was in line with the overall 5% target and the monthly distribution profile projections provided by Kames. Appendix 2 provided a projected Balance Sheet value as at 31 March 2019. It showed a projected decrease in reserves of £31,815. A breakdown of the property portfolio and details of the projected annual rental income by individual property and actual property expenditure to 30 September 2018 was shown in Appendix 3 to the report. The current position of the Kames Capital Investment Fund was shown in Appendix 4 to the report. The additional investment of £75,000 approved at the meeting on 12 September had been fully invested and the additional income, estimated at £1,875, generated was reflected in the income assumptions. The fund had a 0.46% unrealised loss in market value since investment, largely due to continued volatility in investment markets. Overall, however taking account of the income received the fund had achieved a return of 1.86% for the year.

2.2 A question was asked about the list of moveable assets included in the appendices to the report. Councillor Edgar believed that the list was incomplete. He advised that paintings had been removed from the Town Hall prior to renovation, stored by Live Borders museums service, but replaced with different paintings. For clarification it was agreed to

request a review of the assets owned by the Selkirk Common Good and to establish their whereabouts. In response to a question about the flat within Victoria Hall, which was currently unoccupied, it was noted that this was under the management and control of Live Borders, being part of the Victoria Hall. However Ms Scott agreed to enquire about the intentions of Live Borders regarding this property.

DECISION

- (a) **AGREED the projected income and expenditure for 2018/19 as shown in Appendix 1 to the report as the revised budget for 2018/19, noting that this did not include an approved payment due for refurbishment work to the Sir Walter Scott Courthouse.**
- (b) **NOTED within the appendices to the report:-**
 - (i) **the projected balance sheet value as at 31 March 2019 in Appendix 2;**
 - (ii) **the summary of the property portfolio in Appendix 3; and**
 - (iii) **the current position of the Kames Capital investment Fund in Appendix 4.**
- (c) **AGREED to request a review of moveable assets owned by Selkirk Common Good Fund presently held by Live Borders; and**
- (d) **AGREED to request that the Estates Surveyor make an enquiry with Live Borders about the intentions regarding the flat at the Victoria Hall which was currently unoccupied.**

MEMBER

Councillor Thornton-Nicol joined the meeting and apologised for her unavoidable delay.

3. PROPERTY

3.1 Selkirk Hill

Ms Scott advised that 2018/19 was the final year of a five-year agreement for the warden management of Selkirk Hill, for which the Common Good paid £10,000 per year. An updated agreement for the next five years would need to be put in place assuming the arrangement continued. In the meantime the payment for the current year would be paid once a copy of the annual accounts for Selkirk Hill Management Group had been received. Ms Scott referred to repairs to the dyke and a replacement gate required on Selkirk Hill to ensure the boundaries were stockproof for the grazing of sheep. Quotes for the repairs would be obtained for the next meeting. As the boundary in question was a march dyke with the tenant's holding a contribution would be sought from the tenant for the repair.

DECISION

AGREED to renew the warden management agreement with the Selkirk Hill Management Group for a further five years.

3.2 Bridge Buxton – Greenhead

Members confirmed that the bridge on the right of way between Buxton and Greenhead was owned by Selkirk Common Good. Ms Scott explained that the bridge was in need of repair and estimates in excess of £7,000 had been obtained. A further update would be brought back once further details of the repairs required were available.

DECISION

NOTED

3.3 **Smedheugh Farm**

Ms Scott advised that quotes were being obtained for repair of the roof and replacement of the track for sliding doors of the conservatory, at Smedheugh Farm. There were also gutters and downpipes in need of repair which would be included in the five year programme of repairs being prepared for the rented farm properties.

DECISION NOTED

3.4 **Victoria Hall**

With reference to paragraph 7.2 of the Minute of 13 June 2018, Ms Scott had obtained quotes for repainting the railings at the Victoria Hall, the lowest of which was £3,485 with the others being substantially higher.

DECISION AGREED that the Estates Surveyor accept the lowest quote and to instruct the work to be carried out to repaint the railings in blue.

3.5 **Shawburn Toll and Embankment**

Selkirk Colonial Society had expressed interest in re-modelling the Shawburn toll and embankment. A public consultation had been suggested to look for ideas both for tidying up the area and for funding to carry out the work. Members referred to money spent in the past to plant the embankment but had no objection to a public consultation being carried out to look for ideas for improvement.

DECISION AGREED that the Selkirk Common Good Fund Sub Committee had no objection to the Selkirk Colonial Society carrying out a consultation to look for ideas to re-model the Shawburn Toll and Embankment.

3.6 **The Green Shed**

Community Councillor Combe drew attention again to the poor state of the gutters on the Green Shed and to the fact that there was graffiti on the front of the building.

DECISION AGREED to request the Estates Surveyor to obtain quotes for repair of the guttering of the Green Shed and to repaint the front of the building.

4. **APPLICATION FOR FINANCIAL ASSISTANCE**

There had been circulated copies of an application for financial assistance on behalf of Selkirk Musical Theatre Company, formerly known as Selkirk Amateur Operatic Society. In the supporting information, it was explained that the cost of staging a production was now heading towards £30,000. Within the Borders circuit, Selkirk had the smallest pool of potential audience numbers and would be the first to cease performing. The annual production had been a key part of the Selkirk social calendar for over 100 years. There was a limit as to what a member could be asked to pay in terms of subscription and a limit to the number of times help from the public could be sought through fundraising events. The application was for an annual contribution of £1,500 which would be used to offset the costs of hiring halls for rehearsals and staging the annual production. In discussing the application, Members noted the significant number of fundraising activities organised by the company. They were supportive of the organisation and sympathetic with the financial pressures faced. Members agreed to grant £1,500 to assist with the costs of staging this year's production. Although they were not prepared to grant this amount on an annual basis as had been requested, they intimated that if the company were to re-apply next year then the application would be given due consideration.

DECISION

AGREED to grant £1,500 to Selkirk Musical Theatre Company.

5. ITEMS LIKELY TO BE TAKEN IN PRIVATE DECISION

AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in Paragraphs 6 and 9 of Part I of Schedule 7A to the Act.

SUMMARY OF PRIVATE BUSINESS

6. MINUTE

The private section of the Minute of 12 September 2018 was approved.

7. SCOTTISH WATER TANK AT SOUTH COMMON FARM, SELKIRK

Members approved a report by the Service Director Assets & Infrastructure proposing the sale of 4.63 acres to Scottish Water for the installation of a new water storage tank at South Common.

8. PROPERTY

The Estates Surveyor gave a verbal update.

The meeting concluded at 4.30 pm