

**SCOTTISH BORDERS COUNCIL
PEEBLES COMMON GOOD FUND SUB-COMMITTEE**

MINUTE of MEETING of the PEEBLES
COMMON GOOD FUND SUB-COMMITTEE
held in the Council Chamber, Rosetta Road,
Peebles on 20 November 2019 at 5.00 p.m.

Present:- Councillors R. Tatler (Chairman), H. Anderson (from paragraph 2), S. Bell, K. Chapman, E. Small, Community Councillor L. Hayworth

Apology:- Councillor S. Haslam

In Attendance:- Chief Financial Officer, Solicitor (E. Moir), Estates Manager, Democratic Services Team Leader

Members of the Public:- 9.

1. MINUTE

The Minutes of the Meetings of Peebles Common Good Fund Sub-Committee held on 21 August and 5 November 2019 had been circulated.

DECISION

AGREED to approve the Minutes.

2. MONITORING REPORT FOR 3 MONTHS TO 30 SEPTEMBER 2019

There had been circulated copies of a report by the Chief Financial Officer providing details of the income and expenditure for the Peebles Common Good Fund for the six months to 30 September 2019 and full year projected out-turn for 2019/20 and projected balance sheet values as at 31 March 2020. Appendix 1 to the report provided a projected Income and Expenditure position which currently showed a projected surplus of £31,322 for the year. Appendix 2 to the report contained a projected Balance Sheet to 31 March 2020 and projected a decrease in the reserves of £6,119. Appendix 3 to the report detailed the breakdown of the property portfolio showing projected rental income for 2019/20 and actual property expenditure to 30 September 2019. Appendix 4 to the report showed the value of the Kames Capital Investment Fund to 30 September 2019. The Chief Financial Officer highlighted the main points in the report. In response to a question regarding the inclusion of new properties on the list at Appendix 3 and the lack of rental income against them, the Estates Manager undertook to provide a full report at the next meeting. He further confirmed that good progress was being made with regards to the map plotting the location of land and property owned by the Common Good Fund.

DECISION

AGREED:-

- (a) **the projected Income and Expenditure for 2019/20, as detailed in Appendix 1 to the report;**
- (b) **to note the projected Balance Sheet value as at 31 March 2020, as detailed in Appendix 2 to the report;**
- (c) **to note the summary of the property portfolio, as detailed in Appendix 3 to the report;**
- (d) **to note the current position of the investment in the Kames Investment Fund, as detailed in Appendix 4 to the report; and**

- (e) that the Estates Manager provide a report on the properties which had been added to the list together with recommendations regarding possible rental for these.
3. **HAYLODGE PARK, PEEBLES**

There had been circulated copies of a plan showing plans for planting to improve the biodiversity of Haylodge Park, which included the creation of an orchard. Councillor Anderson advised that this had been prepared following a walk around the park with officers and community council members. Members confirmed they were happy with these proposals.

DECISION

AGREED to approve the plans for planting to improve the biodiversity of Haylodge Park.

4. **PARKRUN**

There had been circulated copies of a request from the Parkrun organisers to offer a Parkrun on Christmas Day. If this proved successful then they planned to offer runs on both Christmas Day and New Years Day in future years. In response to a question regarding toilets it was noted that the Rugby Club allowed runners to use their facilities.

DECISION

AGREED to approve the request to hold a Parkrun on Christmas Day.

5. **JEDDERFIELD FARM**

- 5.1 The Estates Manager advised that Edwin Thompson, Chartered Surveyors had been tasked with preparing a report on Jedderfield Farm and other areas of grazing in the ownership of the Common Good Fund and it was hoped that this would be available soon. The Solicitor outlined the legal issues which required to be resolved before any decisions regarding the future of the farm could be taken. As the previous tenant had died without a will there was a possibility that the tenancy may pass to another family member through intestate succession. If the farm was not passed on in this way then the current lease would terminate. Contact had been made with the next of kin but there had been no response so far. In response to a question it was noted that there may require to be a level of reimbursement for any leaseholder improvements. The solicitor confirmed that she had checked and was able to confirm that the land was not inalienable but any asset transfer would require a full consultation procedure.
- 5.2 In light of the information provided above it was agreed that Tweedgreen could give their presentation on proposals for the farm but the Sub-Committee could make no comment on them at this time. Mr. Scott Noble representing Tweedgreen, a local environmental group, gave a presentation on their vision for the future use of the farm. They would like a 25 year lease under Community Asset Transfer to turn the farm into a community asset which promoted good environmental practice. The initial phase would be to improve the buildings including renewal power sources such as hydroelectric. They wished to create an example of self-sufficient living and a larger community garden. There would also be provision for a number of other activities including wood storage, biodiversity, an orchard, an affordable hostel, an education centre and food production. It was also proposed to have full-time caretakers living on the site. The Chairman thanked Mr. Noble for his presentation.

DECISION

NOTED the current position with regard to the future of Jedderfield Farm.

6. **PEEBLES TENNIS CLUB**

The Chairman invited Mr Gordon Russell from Peebles Tennis Club to outline his plans to the Sub-Committee. Mr Russell advised that the Lawn Tennis Association were encouraging them to provide facilities for disabled players including wheelchair tennis. The current clubhouse had been examined to see if conversion was possible but was found to be in very

poor condition with issues such as woodworm and would cost many thousands of pounds to repair. The best option was to replace the clubhouse with a similar but more modern building. It was noted that planning permission and a building warrant would be required for a new building and the permission of the Sub-Committee would be required prior to submission. In response to a question on the number of members Mr Russell advised that there were currently around 160 members with the aim to increase this to 250. Members agreed that they would give their approval so that the Tennis Club could apply for planning permission. Changes to the building would require the current lease to be amended and this would be considered at a future meeting.

DECISION

AGREED that Peebles Tennis Club could apply for planning permission for the erection of a new clubhouse and that a report on the lease implications be considered at a future meeting.

DECLARATION OF INTEREST

Community Councillor Hayworth declared an interest in the following two item of business and took no part in the discussion.

7. APPLICATIONS FOR FUNDING

7.1 Community Council of the Royal Burgh of Peebles and District

There had been circulated copies of a request from the Community Council for funding of £2,200 towards the upkeep of the flower beds in Peebles for the coming year. Mr. Turnbull, Community Council Chairman advised that following agreement of the Chambers Institution Trust to provide £1000 for the beds in their quadrangle the request was now only for £1,200. Mr Turnbull advised that they had recruited over 60 volunteers to plant and maintain the flower beds. They provided their own tools and the funding was for the plants. Members agreed to approve the request.

DECISION

AGREED to grant funding of £1,200 to the Community Council of the Royal Burgh of Peebles and District.

7.2 Peebles Ex-Servicemen's Pipe Band

With reference to paragraph 3.1 of the Minute of 29 May 2019, there had been circulated copies of a request from the Pipe Band for funding of £3,500. Ms Starr, Pipe Band Secretary advised that the Pipe Band had now secured its new accommodation and were now applying for the remainder of the funding previously requested in May to meet rental costs and the building of new storage cupboards. Members agreed to approve the request.

DECISION

AGREED to grant funding of £3,500 to Peebles Ex-Servicemen's Pipe Band.

DECLARATION OF INTEREST

Councillor Chapman declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct and left the Chamber during the discussion.

7.3 Peebles and District Citizens Advice Bureau

There had been circulated copies of a request from the Citizens Advice Bureau for funding of £2,000 toward the cost of new IT equipment. Mr Kelso, CAB Board Member, advised that it was essential that the CAB moved over to Windows 10 to enable the continuation of service provision and this required that the current hardware be updated. He advised that there were applications made to other funders to assist with the full cost. In response to a question he confirmed that the majority of clients lived in Peebles. Members agreed to approve the request.

DECISION

AGREED to grant funding of £2,000 to Peebles and District Citizens Advice Bureau.

8. **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

9. **Minute**

Approved the private section of the Minute of the meeting held on 21 August 2019.

The meeting concluded at 6.05 p.m.