

SCOTTISH BORDERS COUNCIL LAUDER COMMON GOOD FUND SUB-COMMITTEE

MINUTE of Meeting of the LAUDER
COMMON GOOD FUND SUB-COMMITTEE
held remotely via Microsoft Teams on
Tuesday, 15 December 2020 at 2.00 p.m.

Present:- Councillors D. Parker (Chairman), T. Miers, Community Councillor A. Smith
In Attendance:- Pension & Investment Manager, Principal Solicitor (H. MacLeod), Estates
Surveyor (J. Stewart), Democratic Services Team Leader.

1. **MINUTE**

There had been circulated copies of the Minute of the meeting held on 29 September 2020.

DECISION

NOTED the Minute for signature by the Chairman.

2. **FINANCIAL MONITORING REPORT FOR 6 MONTHS TO 31 SEPTEMBER 2020**

There had been circulated copies of a report by the Executive Director Finance and Regulatory detailing income and expenditure for the Lauder Common Good Fund for the 6 months to 31 September 2020, a full year projected outturn and projected balance sheet values as at 31 March 2021. The Pensions & Investment Manager highlighted the main points of the report and appendices. Appendix 1 to the report provided actual income and expenditure position for 2019/20. This showed a projected deficit for the year of £17,432. Appendix 2 to the report showed projected balance sheet values as at 31 March 2021. This showed a decrease in reserves of £12,796. Appendix 3 provided a breakdown of the property portfolio which showed projected rental income and actual property expenditure. Appendix 4 detailed the value of the funds invested with Aegon Asset Management Investment Fund to 31 September 2020.

DECISION

AGREED:-

- (a) **the projected income and expenditure and revised budget for 2020/21 as shown in Appendix 1 to the report;**
- (b) **to note the final balance sheet value as at 31 March 2020 in Appendix 2 to the report;**
- (c) **to note the summary of the property portfolio in Appendix 3 to the report; and**
- (d) **to note the current position of the investment in the Aegon Asset Management Investment Fund in Appendix 4 to the report.**

3. **LEASE OF LAND TO LAUDERDALE CYCLING CLUB**

The Estates Surveyor reported that she had met with Mrs Jackson from the Cycling Club. A suitable area of land had been identified which could be leased to the club but plans for the use of the land needed to be prepared. Mrs Jackson had queried if something could be done to the adjacent derelict buildings but as these were not in the ownership of the Common Good and even demolition costs would be high it was agreed that no action would

be taken to acquire them. The Council's Enforcement Officer had been asked to look at them to ascertain if any action could be taken. The Principal Solicitor confirmed that in terms of the legislation there would have to be a public consultation on the proposed use of the land before a lease could be issued. The Estates Surveyor had also advised Mrs Jackson that she should make a pre-application enquiry with regards to planning permission for the site including access.

DECISION

AGREED that the Estates Surveyor provide a report at the next meeting with proposals following further negotiations with the Cycling Club.

4. PROPERTY

The Estates Surveyor raised a number of property items as follows:-

- (a) With regard to the woodland planting it was noted that the consultation period ended on 10 January and it was proposed that a special meeting of the Common Good Fund Sub-Committee be held in January to receive the feedback. This would allow the lease and minute of agreement to be issued in February followed by grant applications being finalised.
- (b) It was noted that the Lauder Burn was being proposed as an area of outstanding biodiversity in the next Local Plan.
- (c) It was reported that the lease for the golf course did not match the actual area of the current golf course so it was suggested that a variation be made to the lease to correct this error.
- (d) With regard to the trees at the Lauder Burn the bat survey had now been received and 3 trees had been identified as having potential bat roosts. The Tree Specialist had recommended crown reduction for the trees around the Burnmill Car Park and quotes were being obtained for that work. A 2nd phase of works had been recommended which would look to carry out similar works to the trees on the other side of the road. Quotes were also being obtained for those works.

DECISION

(a) AGREED that:-

- (i) **a special meeting be arranged for 10 am on 27 January 2021 to look at the outcome of the consultation detailed at (a) above;**
 - (ii) **that powers be delegated to the Estates Surveyor to issue the variation of lease in respect of the golf course and that the plans showing this variation be shared with the Members of the Sub-Committee.**
- (b) NOTED the other items and that further reports would be provided where appropriate.**

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 8 of Part I of Schedule 7A to the Act.

SUMMARY OF PRIVATE BUSINESS

6. **MINUTE**

The private minute of the meeting held on 29 September 2020 was noted.

7. **PROPERTY UPDATE**

Members approved proposals to obtain quotes for the tree works and to proceed with negotiations for the lease of grazing land.

The meeting concluded at 2.40 p.m.