

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, 24 August 2021 at 2.00 p.m.

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

1. **MINUTE**

There had been circulated copies of the Minute of the meeting held on 15 June 2021.

DECISION

NOTED the Minute for signature by the Chairman.

2. **BUDGET MONITORING REPORTS FOR 3 MONTHS TO 30 JUNE 2021**

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 3 months to 30 June 2021. Appendix 1 to the report provided projected income and expenditure position for 2021-22. This showed a projected surplus for the year of £2,684. Appendix 2 to the report provided a projected balance sheet value as at 31 March 2022. This showed a decrease in projected reserves of £23,649. Appendix 3(a) and 3(b) provided a breakdown of the property portfolio which showed projected rental income, net return for 2021-22, actual property income to 30 June 2021 and actual property expenditure to 30 June 2022. Appendix 4 provided a breakdown of the property portfolio showing projected property valuations at 31 March 2022. Appendix 5 detailed the value of the funds invested with Aegon Asset Management Investment Fund to 30 June 2021. The Pensions and Investments Manager highlighted the main points of the report and commented on the return from Aegon being better than had been anticipated and that expenditure on Woodland Planting would commence in 2021-22.

DECISION

AGREED to:-

- (a) **note the projected income and expenditure for 2021/22 in Appendix 1 to the report;**
- (b) **note the projected balance sheet value as at 31 March 2022 in Appendix 2 to the report;**
- (c) **note the summary of the property portfolio in Appendices 3 and 4 to the report; and**
- (d) **note the current position of the Aegon Asset Management Investment Fund in Appendix 5 to the report.**

3. **GENERAL PROPERTY UPDATE**

- 3.1 The Estates Surveyor provided a verbal general property update. Fly-tipping of asbestos was reported on the Stow Road. Specialist contractors were called to dispose of the waste which cost £2350 plus VAT. Enquiries were being made to determine liability of the costs of disposal.
- 3.2 With reference to paragraph 4.2 of the Minute of 15 June 2021, discussions continued with the interested party regarding the grazing let. The water pump was to be replaced with a hand-held pump for the benefit of ponies. A small section of additional fencing on riverside was required and a quote for the cost had been requested.
- 3.3 Ms Stewart advised that although Lauder Public Hall had been built by the Council it sat on Common Good land. The hall had been leased to Live Borders until 2036 and they had submitted a request to sublet Lauder Public Hall to the Lauder Leisure Centre on a short-term basis with a view to a long-term let. Members discussed whether the sublet may constitute a change of use for the facility. Members were notified that caveats could be put in place and for additional details to be submitted regarding longer term use of the hall. It was noted that Live Borders could sublet the facility subject to landlord's consent within reason. Members agreed that Ms Stewart request further information regarding the proposed use of the hall from Live Borders before a short-term lease was agreed. It was further agreed that the decision whether or not to agree to the short-term lease be delegated to the Estates Surveyor in consultation with the Members of the Sub-Committee.

DECISION

(a) NOTED the update.

(b) AGREED to delegate authority to the Estates Surveyor in consultation with sub-committee members regarding the possible short-term sub-lease of Lauder Public Hall.

4. **FORESTRY UPDATE**

The Estates Surveyor provided a verbal forestry update. Members heard that the community woodland land transfer had been documented by the Scottish Government and a final signature document was pending from Michael Middlemiss on behalf of the Lauderhill Sheep Company. A contract had been signed with Scottish Forestry to be implemented in October. There was a contingency for gorse mulching to address a fire hazard which would have an additional cost of £26,800.

DECISION

NOTED the update.

The meeting concluded at 2.20 p.m.