

Agenda Item	11a
Report No	CIA/41/19

THE HIGHLAND COUNCIL

Committee: City of Inverness Area Committee

Date: 29 August 2019

Report Title: Inverness Common Good Fund
Review of Priorities

Report By: Head of Corporate Finance and Inverness City Area Manager

1. Purpose/Executive Summary

- 1.1 This report invites Members to consider the priorities for the Inverness Common Good Fund (ICGF) for the next 5 years noting the level of Usable Reserves, recurring revenue expenditure and Projects.
- 1.2 The report provides background information which clarifies:-
 - governance arrangements;
 - anticipated income (primarily from tenancy rentals);
 - the proposed expenditure, split into essentials (for the maintenance of buildings and the provision of basic services) and a number of additional items;
 - action on the future investment of any projected surplus funds; and
 - actions taken to date to provide strategic direction to the application of available funds
- 1.3 The outcome will be the preparation of an Action Plan for the ICGF.

2. Recommendations

- 2.1 Members are asked to:
 - i. Note the progress to date of the Strategy agreed in 2014;
 - ii. Consider existing expenditure commitments;
 - iii. Agree to instruct officers to develop a draft Action Plan for the Inverness Common Good Fund, for consideration by CIAC, in terms of the report;

- iv. Note that Members will be engaged, through the process utilising the workshop format;
- v. Agree that the Committee instruct the Inverness City Area Manager to prepare a Feasibility Study at a cost of no more than £5k into the future use of the Town House based on the objective of ensuring that it continues to be used for the principal benefit of the Residents of the Burgh, with a focus on retaining the Town House as a Civic Hub for the City. All under the scrutiny of the ICGF Sub Committee, with a report on the outcome being brought back to this Committee in due course; and
- vi. Note that annual Budget Setting reports will be utilised to keep the strategy for the Inverness Common Good Fund (ICGF) under review.

3. Implications

3.1 Resource

If the expenditure outlined above and set out in the proposed budget is spent, it would total £4.701m. For 19/20, this exceeds income by £2.303m leaving a deficit which will have to be funded by liquidating bond investments. The expenditure proposed will provide the relevant properties, many more years of strength and stability.

3.2 Legal

The application of funds will fall within the competency guidelines set out both in statute and in common law in relation to Common Good Funds. Additionally, through the governance being applied by the Council, funds will remain compliant with all financial regulations. In order to meet revenue expenditure requirements, it may prove necessary to sell equity investments.

3.3 Community (Equality, Poverty, Rural and Island)

In the application of funding, whether it be through the provision of improvements to facilities or the supply of funds to third party organisations who are running projects, care is taken to ensure that the relevant projects give close attention to the need to provide facilities for as broad a range of the community as possible, including those who are disadvantaged. Also, wherever possible, projects incorporate consideration for the increasing number of people coming to live in our City who will not necessarily have English as their first language. Care is also taken to ensure that any projects targeted at a particular age sector of the population are supported by a strong business case for doing so.

Principal benefit of any grant awards rests with the residents of the former Burgh. However when applications are made which impact areas outside the Burgh, consideration is given as how this reflected benefit impacts Residents of the Burgh. Projects which improve the wellbeing of communities are looked on favourably so long as they have a strong Business Plan.

3.4 Climate Change / Carbon Clever

In the application of funds, in particular relating to the improvement/refurbishment of buildings, attention is given to the need to reduce energy consumption. A balance has to be achieved between the costs of providing additional materials for doing so set against the benefit.

3.5 **Risk**

The decision making process along with the administration of the agreed budgets addresses all known risk implications. There is a risk to the long term sustainability of the ICGF if over reliance is placed on reserves for the financing of capital projects. The current profiling of expenditure over the next two years will leave reserves near the agreed minimum level.

3.6 **Gaelic**

Projects will be undertaken in compliance with the Council's Policies in relation to the promotion of the Gaelic Language and Culture.

4. Current Strategy - Background and Progress

- 4.1 The focus of the current Investment Strategy, agreed at the CIAC held on 3 June 2014 and reviewed at Budget setting in each year, has been on ensuring that the Council remains in the best position to deliver Market Value returns. It also extends to providing opportunity to use the ICGF to support the development of a strong and vibrant economy for the City. The principal beneficiaries of the ICGF remain the residents of the Burgh of Inverness.
- 4.2 Progress has been made with the Town House Refurbishment Project proceeding successfully through Phases 1 and 2 and now working through Phase 3, with an anticipated completion date in September 2020. The Victorian Market has an Action Plan with a Market Manager appointed in November 2017 with the first project – refurbishing the Academy Street entrance, underway.
- 4.3 Cash invested through Adam & Co, has also produced Market Value returns averaging 6.45% per annum for the last 5 years.
- 4.4 In producing the Action Plan, particular attention will be given to:
- Current and potential financial commitments;
 - The retention of sufficient income to allow for a discretionary grants programme to assist in the delivery of projects bringing benefit to Residents of the Burgh;
 - Support for activity which brings economic benefit to the City and which would not be funded by the Council. Specific attention has been given to property under the control of the ICGF; and
 - The need to provide advice and guidance to prospective applicants for funding in the context of the existing Investment Strategy and other funding options.
- 4.5 The pressure on available funds for discretionary grants has been recognised. The Revised Guidance for applications for funding issued through the ICGF Sub Committee was considered at this Committee on 30th May 2019 and a decision deferred until put in the overall context of the review of the Investment Strategy and creation of an Action Plan. **Appendix 1** clarifies the type of project that has been funded in the last three years. These projects all meet the requirement to bring principal benefit to the residents of the Burgh. This is also reflected within the agreed City Priorities, all of which give enhanced focus on the wellbeing of residents. Considering Members views there is no intention to change the approvals process at this time.

5. Governance Arrangements

- 5.1 The total value of the ICGF (£31.612m) as at 30th June 2019 is under the governance of the Council. This is not controlled by a Trust Deed but by the principles laid down in legislation and case law and covers Investments, grants and general expenditure. This results in:
- i. the principles of Best Value being applied;
 - ii. the principal benefit of resources going to the residents of the former Burgh of Inverness;
 - iii. the involvement of members of the community as consultees to whom the Council has to have regard in Community Empowerment (Scotland) Act 2015 matters and
 - iv. funds being allocated against essential expenditure first. Surplus funds being invested in shares and property so as to consolidate and grow the ICGF for future generations.

5.2 The Common Good Fund (unaudited) Balance sheet at 31st March 2019 is attached at **Appendix 2** details the assets of the ICGF, which can be summarised as follows:

- i. land and property (including Town House) – value - £22.478m
- ii. heritage assets (pictures and artefacts)¹ – value - £2.063m
- iii. investments (equity portfolio) – value £7.117m (valuation as at 31st December 2018- £7.363m)
- iv. sundry debtors – value £0.013m.
- v. Inventories – value £0.005m
- vi. Cash – value £0.0008m
- vii. loans fund deposits – value £0.124m
- viii. sundry creditors – value (£0.189m)

6. Terms of Reference for the Review and creation of a 5 year Action Plan

6.1 Members agreed in 2014 at the [City of Inverness Area Committee | The Highland Council](#) to retain the existing Investment Property Portfolio noting that it produces a strong market value return to the ICGF. When reviewing the Investment Strategy and creating an Action Plan, existing financial commitments will need to be accounted for. To assist, this report details:

- An analysis of cash flow and existing expenditure commitments;
- A review of spending priorities to balance the need to provide for use of cash directly for the benefit of residents of the Burgh and the need to invest for the benefit of future generations;
- A review of the management options for fixed assets;
- Consideration of options for investment;
- Consideration of links to the Council's programme to enhance economic activity; and
- Consideration of options and how these link to, and support, existing Council services including alternative sources of funding for projects, including external sources.

7. Cash Flow and Existing Expenditure Commitments

7.1 A projected statement of income and expenditure is provided at **Appendix 3**. The Project Programme for the Town House is in its final Phases and the Project Programme agreed in principle within the Victorian Market Action Plan is in preparation with a Business Case set to be presented to the City of Inverness Area Committee (CIAC). The Projects for the Victorian Market will have a material effect on future cash flow and expenditure plans, and the Investment Sub Committee will continue to consider an investment approach to financing this project programme, including a disinvestment into cash or bonds as it has done successfully to date for the Town House Investment Programme. Importantly, the transformational project for the Victorian Market being the renovation of the Market Hall is affordable through utilising funds set aside within the property investment allocation of £1.6m contained within reserves.

7.2 Whilst reference is made to revenue and capital expenditure this relates to the type of expenditure planned. The ICGF has limited resources and all expenditure requires to be met from rental income.

¹ A tangible asset with historical, artistic, scientific, technological, geophysical or environmental qualities that is held and maintained principally for its contribution to knowledge and culture.

7.3 At present the ICGF has the following commitments. Although some of these are revenue commitments, and others capital, the only source of funding available is the Investment Portfolio. These commitments can only be funded through the sale of stocks and shares to realise the cash necessary for either capital or revenue expenditure.

	£000	Fund Balance £000
Cash Investments value as at 31.12.18		7,363
Revenue Commitments		
Grants committed but not drawn down		150
Capital Commitments		
Town House Refurbishment – Phase 3	2,944	
Town House Civic Floor	40	
Whin Park Improvement Works	65	
Cavell Gardens Improvement Works	4	
Victorian Market Shop Front Redesign	150	
Victorian Market – Academy Street Entrance (19/20 Budget Agreed)	41	
Victorian Market – Market Hall	25	<u>3269</u>
Improvements (19/20 Budget Agreed)		
Balance		3,944 =====

7.4 The CIAC will consider proposals for the proposed Victorian Market Investment Programme. This will require approximately £1.5m to be made available over the next two years. This will reduce the existing Fund balance stated above to approximately £2.4m, the transformation of the Market Hall is the last major investment project currently planned. Any funding contributions from third party grants will reduce this sum. The property investments held other than the Town House, Victorian Market, Steeple, 1-5 Church Street and Cromwell Tower do not carry any liability for building maintenance.

7.5 **Appendix 3** outlines the existing budget for the ICGF. This sets out the budget in a different manner, illustrating the various sources of income, their contribution to maintenance of assets, and grants and donations provided annually by the ICGF.

7.6 The analysis also illustrates what is deemed “essential expenditure”. Whilst the absolute sum may be reviewed, this reflects commitments that the ICGF has to maintain assets within its portfolio. The current budget for 2019/20 includes £2.070m that is to be funded from investments, reflecting previous decisions taken by this Committee. This expenditure has been excluded from **Appendix 3** in order to demonstrate the core annual budget for the ICGF.

7.7 The analysis then goes on to illustrate how the existing budget is split. This reflects the current strategy of the CIAC to support a range of events, promotions and grants across the City.

8. Options for Investment – Including application of revenue surplus

8.1 As outlined in paragraph 4.5 the ICGF will have minimal funds available over the next 5

years for discretionary investment. The ability of the ICGF to invest will be dependent on the:

- Performance of remaining Equity Share Holdings;
- Outcome of the review of revenue expenditure; and
- The outcome of the any tender process to be agreed, and success of third party funding applications, in respect of the Victorian Market Investment Programme.

- 8.2 Members have agreed to focus investment in ICGF property and the successful delivery of the Town House Investment Programme and in the Town Steeple, has endorsed this approach. Members have been made aware that the ICGF does not possess significant cash to support capital expenditure or revenue expenditure in excess of budget. Where this has occurred, investments have been cashed to provide the financial resource required. It is important to note that further investment in the Victorian Market cannot be achieved without a continuation of this approach unless the level of discretionary revenue expenditure is reduced. Even then, the majority of the investments will be required to fund the investment programme.
- 8.3 The investment programme being delivered has seen projects successfully concluded for the Town Steeple and 1-5 Church Street, the latter property now being fully let which means that we are on track to cover the £1.8m investments costs within approximately twelve years. Progressing the transformation of Market Hall will have a short term effect on income, however will then provide for a much stronger income potential in future years as well providing for a catalyst for economic growth within the City Centre.
- 8.4 The CIAC has the option to continue the existing Property Investment Fund to provide for investment opportunities which require significant funding. This could be achieved, firstly by the Committee reducing the level of existing budgets to create the capacity for investment. The absolute sum would depend on the Committee's support for this option, the level of budget reduction, and the level of investment required.
- 8.5 The second option would be to invest all, or some, of the investment income currently reinvested in cash investments, in property (projects). As highlighted above this currently equates to around £170,000 per annum however this is volatile and dependant on market conditions. If cash investments are used to finance the Victorian Market Investment Programme, then this option will reduce significantly in the future. It would also mean that capital growth in cash investments would reduce substantially, and this would have a material impact on the funding of the Victorian Market Investment Programme. As such it cannot be recommended at this stage.
- 8.6 The recommended approach as detailed in Para 8.4, will require an adjustment to the sums currently available for discretionary expenditure. **Appendix 3** details a projected revenue Budget for the next 5 years based on suggested adjustments to the funds available for discretionary spend. The examples account for the prioritisation of the available funds towards the objectives detailed in para 7.3 above
- 8.7 Equity and bond investments (Market Value at 31/03/2019 - £7.084m) are being used to finance capital and revenue projects over and above the general budget funded by rental receipts. Although steps have been taken to increase the proportion of investments in bonds to protect the investment balance from serious market fluctuations there continues to be some risk to the value of the overall holding due to the uncertainties facing the market, There is a risk to the ICGF if too much reliance is placed upon the investment portfolio for financing future project expenditure. The market value quoted is sensitive to market conditions, and while past performance has

been positive and allowed for substantial improvements to be made to assets of the ICGF it should not be assumed on as an indicator of future results.

- 8.8 The Town House works programme is due for completion in September 2020. If approved, the Redesign of the Market/Fish Hall is likely to start April 2020 (If agreed by this Committee) and complete within eighteen months. The Town House Project programme carried significant risk and investments were managed to reduce risk of market fluctuation. Whilst this risk remains in respect of the project for the Market, the likely allocation from the ICGF of £1.5m will be more manageable, especially if applications for third party funding are successful..
- 8.9 The Inverness Common Good Fund Sub-Committee have also taken steps to focus available funds on applications that bring principal benefit to the residents of the Burgh as detailed in **Appendix 1**. Taken together with the work of the Inverness Common Good Fund Events and Festivals Working Group to maximise income opportunities, gives the ICGF the best chance of achieving the ability to reduce drawdown from investments when delivering the Victorian Market Investment Programme and so protecting the future of both the essential property assets of the ICGF and the opportunity to grow the cash investment portfolio.

9. ICGF – Assets

9.1 Land and Property – The ICGF holds these in the following classes;

- 9.2 Heritage – this is principally the Town House (including valuable movable assets such as Paintings, the Provosts Chains and the Bosendorpher Grand Piano) which is included within the Investment Property figure along with Industrial Units and also includes Cromwells Tower on the Longman Industrial Estate. The future of the Town House requires careful consideration for two reasons. Firstly its use as an administrative hub by the Council cannot be presumed to continue indefinitely. Connected with this is the rent received which is currently £0.241m (including income from the leasing of the Car Park to the Council). Secondly, the development of the Castle into a Visitor attraction for both the City and the Highlands gives the opportunity to revisit the medium and long term use of the Town House. The recent investment in the Town House has proven successful in raising the profile of the City as a strong and vibrant place and has cemented the Town House as a Civic hub for the City. In consequence it is recommended that the Committee instruct the Inverness City Area Manager to prepare a Feasibility Study into the future use of the Town House based on the objective of ensuring that it continues to be used for the principal benefit of the Residents of the Burgh. All under the scrutiny of the ICGF Sub Committee, with a report on the outcome being brought back to this Committee in due course. The Terms of Reference will likely include;
- Securing the long –term future of the Town House, its Civic role and its external setting
 - To retain and enhance as a functioning Civic Hub
 - To enhance as a visitor destination and increase access to local communities
 - To transform users and visitors experiences
 - To reduce Carbon Footprint and Energy Costs
 - To maximise commercial opportunities and offset costs to the public purse and
 - The delivery of economic and social value for Inverness

- 9.3 Revenue producing – This includes the Longman leases and a number on the Carse Industrial Estates along with the Traveling Persons Site and the Inverness Caledonian Thistle Football Stadium. The Policy applied to date has been to Lease and not sell, based on Ground leases of 99 Years. This has been advantageous as income has been secured for a long period without liability for maintaining buildings, which are the responsibility of the Tenants. The Yield has been strong, currently 7% Per Annum and The Action Plan would provide for options to further proactively manage Investment property including understanding the needs of users. This will allow for a balance to be achieved allowing for the ICGF's aim to encourage economic vibrancy for the City whilst ensuring that the property generates a strong market value annual yield.
- 9.4 Dormant Land – the Former Landfill Site on East Longman is key. It holds major potential for the medium and long term. The Council is developing a Development Brief for East Longman noting the Transport Scotland project to create a Grade-Separated Junction at the Longman Roundabout. This will allow for the Junction to take additional traffic and provide for extended use of the area. The Action Plan would include options to turn the East Longman into revenue producing land in synergy with the East Longman Development Brief. Importantly, City-Region deal funds have been allocated for land remediation at East Longman which will create land for business development in the medium term. The Council is also working in conjunction with Transport Scotland to determine the interaction with the Upgrade of the Longman Interchange into a Grade-Separated Junction.
- 9.5 Victorian Market – An Action Plan for the Victorian Market was agreed in 2017. Investment has been undertaken and plans are being developed for transformational change which will enhance the Market as a destination for the City Centre.
- 9.6 Community Investment – The ICGF invests in several discretionary funds which deliver this. These are;
1. Grants;
 2. Events and Festivals; and
 3. Winter Payment Scheme
- The Action Plan will set the above in the context of the revised revenue budget.

10. Investment Strategy

- 10.1 It is proposed that a minimum of £2m continues to be retained as a general reserve, with £1.6m earmarked as a Property Investment Fund. This was originally agreed when the 2015/16 ICGF budget was set at the CIAC held on 5 March 2015.

Designation: Head of Corporate Finance and Inverness City Area Manager

Date: 16 August 2019

Author: David Haas

Background Papers:

INVERNESS COMMON GOOD FUND GRANTS - OVER £10,000

TOTAL FUNDS COMMITTED

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
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COMMITTED 2016/17 Over £30,000

Community Action Raigmore Estate (CARE)	£35,000	£109,200	32.1%
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COMMITTED 2016/17 Over £20,000

Visit Inverness Loch Ness Ltd	£20,000	£48,130	41.6%
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Blythswood Care	£20,000	£88,066	22.7%
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COMMITTED 2016/17 Over £10,000

Partnerships For Wellbeing	£10,466	£32,751	32.0%
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Flow Photography Festival	£15,000	£60,364	24.8%
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INVERNESS COMMON GOOD FUND GRANTS - UNDER £10,000
TOTAL FUNDS COMMITTED 2016-17

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Clachnacuddin FC Youth Development	£2,500	£ 17,600.00	14.2%
Inverness Blitz	£8,000	£ 38,180.00	21.0%
Highland Disabled Ramblers	£2,000	£ 3,970.00	50.4%
Inverness Street League	£3,500	£ 15,940.00	22.0%
For The Right Reasons	£1,500	£ 2,000.00	75.0%
Highland Military Tattoo	£9,950	£ 234,971.00	4.2%
Merkinch Enterprise	£7,500	£ 57,162.00	13.1%
Music In Hospitals	£4,608	£ 9,216.00	50.0%
The Camanachd Association	£6,000	£ 43,500.00	13.8%
Dogstar Theatre Company	£3,500	£ 7,150.00	49.0%
Friends of Counselling Inverness	£3,300	£ 4,400.00	75.0%
City of Inverness Youth Pipe Band	£9,500	£ 11,700.00	81.2%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Hilton Parish Church	£10,000	£ 27,216.00	36.7%
Apex Scotland	£9,965	£ 12,004.00	83.0%
Highland Council (Armed Forces Community Covenant Partnerships for Highland and Moray)	£9,800	£ 44,000.00	22.3%
SNAP (special Needs Action Project)	£480	£ 480.00	100.0%
Inverness Science Festival	£5,000	£ 19,000.00	26.3%
Inverness Festival Association	£10,000	£ 28,590.00	35.0%
NessBookFest	£750	£ 3,950.00	19.0%
Scottish Highland Snow Dogs Rescue	£1,000	£ 9,860.00	10.1%
Inverness Museum & Art Gallery (HighLife Highland)	£9,500	£ 46,500.00	20.4%
Inverness High School	£9,535	£ 21,830.00	43.7%
Highland Rugby Football Club	£9,500	£ 28,624.00	33.2%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Inverness College UHI	£9,568	£ 45,337.00	21.1%
Northern Meeting Charitable Piping Trust	£4,500	£ 31,630.00	14.2%
Inverness Chamber Music Society	£4,200	£ 15,638.00	26.9%
Inverness Foodstuffs	£8,736	£ 8,736.00	100.0%
City of Inverness Pipe Band	£10,000	£ 35,372.00	28.3%
European Highland Dancing Festival	£4,000	£ 11,410.00	35.1%
Gaelic Society of Inverness	£350	£ 7,050.00	5.0%
Highland Military Tattoo	£9,995	£ 313,424.00	3.2%
Inverness Cathedral Dedicated to St Andrew	£9,800	£ 12,000.00	81.7%
Camachd Association	£9,900	£ 86,500.00	11.4%
Inverness Angling Club	£9,500	£ 43,350.00	21.9%

INVERNESS COMMON GOOD FUND GRANTS - OVER £10,000**TOTAL FUNDS COMMITTED**

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
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COMMITTED 2017/18 over £20,000

The Shirlie Project	£34,200	£34,200	100.0%
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COMMITTED 2017/18 over £30,000

Visit Inverness Loch Ness LTd (VILN)	£20,000	£39,675	50.4%
Blythswood Care	£20,000	£87,929	22.7%

INVERNESS COMMON GOOD FUND GRANTS - UNDER £10,000

TOTAL FUNDS COMMITTED

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
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COMMITTED 2017/18			
ClachnacuddinFC Youth Development	£3,500	£ 19,400.00	18.0%
Merkinch Community Centre	£2,000	£ 3,000.00	66.7%
The Boys Brigade Highland Battalion	£1,360	£ 3,060.00	44.4%
MS Therapy Centre Inverness Ltd	£3,750	£ 3,750.00	100.0%
Balloan FC	£3,000	£ 21,819.00	13.7%
The Highlanders' Museum	£8,308	£ 61,557.00	13.5%
Inverness Street League	£4,000	£ 16,105.00	24.8%
Inverness YMCA	£500	£ 1,000.00	50.0%
Coisir Ghaidhlig Inbhir Nis (Inverness Gaelic Choir)	£1,200	£ 3,395.00	35.3%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Music In Hospitals	£4,743	£ 9,486.00	50.0%
2nd Inverness (Kingsmills) Scout Troop	£900	£ 15,200.00	5.9%
The Highland Council	£5,000	£ 15,000.00	33.3%
Highland Senior Citizens Network	£2,200	£ 2,200.00	100.0%
LEAP Sports Scotland	£7,900	£ 18,500.00	42.7%
Merkinch Partnership	£7,000	£ 22,954.00	30.5%
Inverness Floral Art Club	£1,000	£ 2,750.00	36.4%
Arts In Merkinch	£9,000	£ 29,376.00	30.6%
Inverness Blitz	£7,260	£ 9,060.00	80.1%
Mikeysline	£10,000	£ 90,000.00	11.1%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
LOC MNR 2020	£3,500	£ 11,500.00	30.4%
Highland Literary Salon	£2,280	£ 2,850.00	80.0%
Chamber Music Tours Scotland	£5,000	£ 6,250.00	80.0%
Inverness Festival Association	£9,750	£ 25,361.00	38.4%
Inverness Camera Club	£300	£ 1,700.00	17.6%
Inverness Science Festival	£5,000	£ 19,000.00	26.3%
Inverness & District Diabetes UK Scotland Group	£570	£ 1,040.00	54.8%
Inverness Shinty Club	£500	£ 1,100.00	45.5%
The Royal Society of Edinburgh	£4,700	£ 49,997.00	9.4%
Inverness Women's Aid	£9,110	£ 14,110.00	64.6%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
ClachnacuddinFC Youth Development (Under17s)	£4,500	£ 22,000.00	20.5%
Clachnacuddin FC Youth Development (Under14/15s)	£5,000	£ 30,846.00	16.2%
Inverness High School	£8,415	£ 19,590.00	43.0%
Gaelic Society of Inverness	£700	£ 6,850.00	10.2%
Highland Multicultural Friends	£4,750	£ 10,662.00	44.6%
Inverness Angling Club	£9,500	£ 43,350.00	21.9%
Northern Meeting Charitable Piping Trust	£9,800	£ 32,270.00	30.4%
NessBookFest	£2,000	£ 13,409.00	14.9%
Signpost INC	£9,990	£ 53,360.00	18.7%
Partnerships for Wellbeing	£9,500	£ 40,058.00	23.7%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Highland Senior Citizens Network	£1,000	£ 2,000.00	50.0%
MS Therapy Centre Inverness Ltd T/A The Oxygen Works	£3,750	£ 3,750.00	100.0%
Cycle to Health Inverness	£9,191	£ 18,382.00	50.0%
Befrienders Highland	£1,000	£ 2,450.00	40.8%
Polish Saturday School	£2,000	£ 3,100.00	64.5%
Inverness Shinty Club	£330	£ 568.00	58.1%
City of Inverness Pipe Band	£10,000	£ 25,000.00	40.0%
The Archie Foundation	£10,000	£ 20,000.00	50.0%
The Archie Foundation	£5,000	£ 80,000.00	6.3%

INVERNESS COMMON GOOD FUND GRANTS - OVER £10,000

TOTAL FUNDS COMMITTED

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
COMMITTED 2018/19 Over £30,000			
The Ledge	£50,000	£985,500	5.1%
COMMITTED 2018/19 Over £20,000			
Visit Inverness Loch Ness	£20,000	£39,580	50.5%
Mikeysline	£25,000	£100,180	25.0%
Blythswood	£20,000	£68,071	29.4%
The Shirlie Project	£24,200	£121,000	20.0%
COMMITTED 2018/19 Over £10,000			
Inverness Museum & Art Gallery	£15,500	£23,500	66.0%

INVERNESS COMMON GOOD FUND GRANTS - UNDER £10,000

TOTAL FUNDS COMMITTED

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
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COMMITTED 2018/19			
Apex Scotland	£5,308	£ 5,308.00	100.0%
Inverness Blitz (Highland Wildcats)	£3,990	£ 10,436.00	38.2%
Love Inverness (Inverness Street Pastors)	£8,400	£ 21,000.00	40.0%
HighlandLIT	£1,725	£ 3,520.00	49.0%
Music in Hospitals & Care	£4,709	£ 9,418.00	50.0%
Inverness Street League	£3,500	£ 14,628.00	23.9%
Camanachd Association	£6,000	£ 22,000.00	27.3%
Balloan Football Club	£4,000	£ 26,680.00	15.0%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Loch Ness Knit Fest	£4,750	£ 98,625.00	4.8%
Highland Award Programme	£300	£ 300.00	100.0%
High Life Highland	£9,800	£ 41,850.00	23.4%
Relationships Scotland- Family Mediation Scotland	£2,500	£ 19,460.00	12.8%
Merkinch Community Council	£4,900	£ 12,240.00	40.0%
Inverness Chamber Music Society	£4,456	£ 13,368.50	33.3%
Highland Rugby Football Club	£9,500	£ 49,380.00	19.2%
Merkinch Partnership	£5,000	£ 11,230.00	44.5%
Inverness City Boxing Club	£9,500	£ 11,208.00	84.8%
Hilton Parish Church	£10,000	£ 26,608.00	37.6%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Inverness Military Wives Choir	£1,454	£ 1,654.00	87.9%
Eden Court Highlands	£7,949	£ 15,898.00	50.0%
Camachd Association	£5,250	£ 38,200.00	13.7%
12th Inverness Boys Brigade	£4,000	£ 11,065.00	36.2%
Scottish Waterways Trust	£4,486	£ 38,700.00	11.6%
For The Right Reasons	£8,000	£ 42,198.00	19.0%
Shopmobility Highland SCIO	£5,000	£ 8,562.00	58.4%
University of The Highlands and Islands	£5,000	£ 25,500.00	19.6%
Signpost-Inc	£9,405	£ 43,080.00	21.8%
MS Therapy Centre Inverness Ltd T/A The Oxygen Works	£3,750	£ 3,750.00	100.0%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Highland Council - Civic Team	£4,594	£ 4,594.00	100.0%
Highland Hospice	£2,500	£ 30,000.00	8.3%
Flow Photography Festival	£5,000	£ 33,936.00	14.7%
Inverness High School	£6,000	£ 18,540.00	32.4%
Highland Senior Citizens Network	£1,200	£ 2,400.00	50.0%
Chamber Music Tours Scotland (CMTS)	£2,882	£ 7,180.00	40.1%
Inverness College UHI	£3,000	£ 9,795.00	30.6%
Clachnacuddin Youth Football Team Under 13/14/15s	£3,000	£ 19,805.00	15.1%
Clachnacuddin Youth Football Team Under 17s	£4,000	£ 14,716.00	27.2%
Northern Meeting Charitable Piping Trust	£9,300	£ 40,175.00	23.1%

Name of Organisation	Sum Awarded	Total Cost of Project	% CGF
Inverness Branch RBLs Pipes & Drums	£4,000	£ 15,000.00	26.7%
Creativity In Care	£1,000	£ 4,830.00	20.7%
Inverness Angling Club	£9,500	£ 44,102.00	21.5%
Inverness Cathedral	£2,000	£ 2,800.00	71.4%
Inverness Festival Association	£7,000	£ 22,731.00	30.8%
The Archie Foundation	£2,500	£ 130,000.00	1.9%

APPENDIX 2

INVERNESS COMMON GOOD FUND (UNAUDITED) BALANCE SHEET AT 31st March 2019

	000'
Non current assets	
Investment properties	22,478,000
Investments at valuation	7,117,430
Heritage Assets	2,063,374
	31,658,804
Current assets	
Sundry debtors	12,958
Inventories	4,694
Cash	833
Loans fund deposits	123,826
	142,312
Current liabilities	
Sundry creditors	-189,414
	-189,414
Total assets	<u>31,611,702</u>
Usable reserves	
Revenue funds	7,070,328
Unusable reserves	
Revaluation reserve	2,063,374
Capital adjustment account	22,478,000
Available for Sale Reserve	0
	24,541,374
Total reserves	<u>31,611,702</u>

Appendix 3

EXPENDITURE	2018/19	2018/19	2019/20	Estimated Budget					Expenditure Category	
	Estimated Outturn	Revised Budget	Budget	2020/21	2021/22	2022/23	2023/24	2024/24		
	£000	£000	£000	£000	£000	£000	£000	£000		
Victorian Market Maintenance	48	48	48	48	48	48	48	48	Essential	
Town House Maintenance	100	100	100	100	100	100	100	100	Essential	
1-5 Church Street Maintenance	20	20	20	20	20	20	20	20	Essential	
Other Properties	104	104	104	104	104	104	104	104	Essential	
Ness Islands & Bank Maintenance	35	35	35	35	35	35	35	35	Essential	
River Ness Fishings	20	20	20	20	20	20	20	20	Essential	
Inverness Steeple	10	10	10	10	10	10	10	10	Essential	
Civic and Conference Hospitality	140	132	132	125	125	125	125	125	Discretionary	5% Reduction
Town Twinning	9	9	9	9	9	9	9	9	Discretionary	
Winter Payments	132	132	142	142	142	142	142	142	Discretionary	In reality, due to contribution from Ben Fund, impact on ICGF is c£80-90k
Inverness Common Good Fund Grants	518	518	540	275	275	275	275	275	Discretionary	Reduction of £45k
Conference Support	48	48	42	38	38	38	38	38	Discretionary	5% Reduction
City Promotions	44	44	68	42	42	42	42	42	Discretionary	5% Reduction
Disabled Go Project (2013-18)	8	8	0	0	0	0	0	0	Discretionary	
Castle Wynd Conveniences	23	23	23	22	22	22	22	22	Discretionary	5% Reduction
Partnership Working	104	112	112	106	106	106	106	106	Discretionary	5% Reduction
Events & Festivals	340	340	340	275	275	275	275	275	Discretionary	Reduction of £65k based on increase in income
Commemorative Bedding	8	8	8	8	8	8	8	8	Discretionary	
Victorian Market Operations	176	167	193	193	193	193	193	193	Cost Recovery	
Victorian Market Management	45	45	49	50	52	53	55	57	Cost Recovery	
Festive Lights	65	65	73	73	73	73	73	73	Cost Recovery	
CCTV	90	90	90	90	90	90	90	90	Cost Recovery	
Property Management Fees	137	124	140	140	140	140	140	140	Cost Recovery	
Central Support Charge	80	60	80	80	80	80	80	80	Cost Recovery	
Investment Advisor Fees	10	0	10	10	10	10	10	10	Cost Recovery	
Press & Public Relations	0	0	10	10	10	10	10	10	Cost Recovery	
	<u>2,315</u>	<u>2,264</u>	<u>2,397</u>	<u>2,025</u>	<u>2,027</u>	<u>2,028</u>	<u>2,030</u>	<u>2,032</u>		

Income

Industrial Estates			1,530	1561	1632	1664	1698	1732	Income	Included rental for new waste transfer station (From 2021/22)+annual 2% increase
	1,536	1,500								
Victorian Market Rents	247	247	249	249	249	249	249	249	Income	Assumed no change
Town House	254	258	241	246	246	258	258	258	Income	Assumed reduced car park rental for 20/21 and 21/22 (Have not taken account of proposed reduced rental from THC)
1-5 Church Street	90	75	75	75	75	75	75	75	Income	Assumed no change
River Ness Fishing Rights	10	10	10	10	10	10	10	10	Income	Assumed no change
Other Properties Rents	26	26	32	32	32	32	32	32	Income	Assumed no change
Fishing Assessment Dues	20	20	20	20	20	20	20	20	Essential	
Contribution to Grants from Reserves	203	203	225	0	0	0	0	0	Discretionary	
Contribution to Conference Support from	8	8	2	0	0	0	0	0	Discretionary	
Contribution to City Promotions from Res	0	0	13	0	0	0	0	0	Discretionary	
	<u>2,395</u>	<u>2,348</u>	<u>2,397</u>	<u>2193</u>	<u>2,264</u>	<u>2,309</u>	<u>2,342</u>	<u>2,376</u>		
Excess of income over expenditure (Contribution to Projects)	<u>79</u>	<u>84</u>	<u>0</u>	<u>168</u>	<u>237</u>	<u>280</u>	<u>312</u>	<u>344</u>		
Reduction in Expenditure Budget (From 19/20 Budget)				371	370	368	367	365		
Increase in Income Budget (From 19/20 Budget)				-204	-133	-88	-55	-21		
				<u>168</u>	<u>237</u>	<u>280</u>	<u>312</u>	<u>344</u>		