

Agenda Item	6
Report No	DSA/15/22

THE HIGHLAND COUNCIL

Committee: Dingwall and Seaforth Area Committee

Date: 14 November 2022

Report Title: Dingwall Common Good Fund –
Quarter Two Monitoring Report

Report By: Executive Chief Officer - Communities and Place
Head of Corporate Finance and Commercialism

1. Purpose/Executive Summary

1.1 This report presents the Dingwall Common Good Fund Quarter Two monitoring statement for 2022/23.

2. Recommendation

2.1 Members are asked to note and scrutinise the position of Dingwall Common Good Fund as shown in the 2022/23 Quarter Two monitoring statement.

3. Implications

3.1 Legal, Risk, Gaelic – None.

3.2 Resource Implications: The Quarter Two monitoring statement highlights predicted income and expenditure against the budget. Expenditure is forecast to be on budget.

3.3 Community (Equality, Poverty and Rural) Implications – Any current and future major projects for the protection or refurbishment of Common Good assets would seek to improve equality of access.

3.4 Climate Change/Carbon Clever implications: Any current and future projects for protection of Common Good assets would seek to increase energy efficiency where possible.

4. Quarter Two Monitoring Statement

- 4.1 A monitoring statement showing transactions to the end of September 2022 against budget and estimated year end position can be found at **Appendix 1**.
- 4.2 **Income** – The income for Dingwall Common Good arises from the rental of Dingwall Town Hall and the lease of Jubilee Park Caravan Site. The total income for Quarter Two is £7,500. Anticipated income of £700 interest for the year will show in Quarter Four monitoring statement. Income is predicted to be on budget.
- 4.3 **Expenditure** – Small expenditure costs for telephone rental are shown in Quarter Two. Expenditure relating to Common Good asset property costs will show in Quarter Four. Total staff and small grant costs will show in Quarter Four. Expenditure is predicted to be on budget.

5. Property Project updates from Property and Facilities Management

- 5.1 **Dingwall Town Hall** - As a result of ongoing survey works it is evident that there is a need for significant capital investment in the property. This is to ensure that the building fabric does not deteriorate further and adversely impact upon its usage. Over £800,000 of essential works have been identified with the roof and associated works having an urgent pressing need. An application to the Place Based Investment Programme was successful and has enabled progression of the project to ensure the building is wind and watertight.
- 5.2 Update:
- Planning and Listed Building Consent was granted on 13th July 2022.
 - The proposed works will concentrate primarily on the roof. In addition to the roof works, also proposed is repointing of stonework, replacement of rotten timbers, overhaul of existing rainwater goods and external painter work.
 - The contract was awarded to Compass Building and Construction Ltd on 6 September 2022. Works are expected to start on 24 October 2022 for 20 weeks giving a proposed completion date of 24 March 2023.
 - It is expected that the Hall will remain operational throughout as the vast majority of the work is external. There may however be some days where the Hall is not accessible when timbers internally are being replaced or repaired.
 - Recent maintenance works include cleaning out of rainwater goods, minor repairs to roof covering and clearing and cleaning of bird debris within the roof space.

5.3 Dingwall Community Hub (former public convenience)

- 5.4 The former public convenience, owned in part by The Highland Council and the Dingwall Common Good Fund, were included in a successful bid for funding from the Town Centre Fund in 2019/2020 to provide a community hub/meeting room.
- 5.5 The project has been managed by the Council's Property Service and is now complete and handed over to the Highland Council. Works comprised a full strip out and replacement of existing services, fittings, new windows and doors as well as structural

and flooring repairs. The existing internal partitions have been demolished to form a new functional room and building accessibility has been improved for all users.

- 5.6 This small facility is now being simply furnished and operational procedures are being drawn up.

Designation: Executive Chief Officer, Communities and Place
Head of Corporate Finance and Commercialism

Date: 20 October 2022

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**Dingwall Common Good –
Quarterly Monitoring
Period to September 22**

Appendix 1

	Actual to date	Budget	Year End Estimate	Variance
	£	£		£
INCOME				
Rents	7,500	28,564	28,564	0
Interest and investment income	0	700	700	0
TOTAL INCOME	7,500	29,264	29,264	0
EXPENDITURE				
Staff Costs - CGF Officer and Central Support	102	1,200	1,200	0
Property costs	51	12,000	12,000	0
Community Grants and Donations	0	2,000	2,000	0
Special Project Grants - CG Assets	0	2,000	2,000	0
TOTAL EXPENDITURE	153	17,200	17,200	0
PROJECT EXPENDITURE				
DCGF Contribution to projects	273	47,000	8,000	39,000
TOTAL PROJECT EXPENDITURE	273	47,000	8,000	39,000
Income less Expenditure to be funded by reserves	7,074	(34,936)	4,064	(39,000)
Unaudited Usable Reserves 2021/22		£279,825		