

Highland Council

Minutes of Meeting of the **Nairnshire Committee** held on Microsoft Teams on Monday 23 January 2023 at 10.30am.

Present:

Mr L Fraser
Mr M Green

Ms B Jarvie
Mr P Oldham

In attendance:

Mr L Hannah, Ward Manager, Communities and Place
Ms F Cameron, Programme Manager, Infrastructure, Environment and Economy
Mr R Porteous, Roads Operations Manager, Infrastructure, Environment and Economy
Mr J Mitchell, Principal Housing Officer, Housing and Property
Mr J Henderson, Policy Assistant, Empty Homes & PRS Liaison, Housing and Property
Ms L Harrison, Accountant, Resources and Finance
Mrs L Dunn, Democratic Services Manager, Performance and Governance
Ms R Ross, Committee Officer, Performance and Governance

An asterisk in the margin denotes a recommendation to the Council. All decisions with no marking in the margin are delegated to the Committee.

Mr M Green in the Chair

BUSINESS

1. Apologies for Absence Leisgeulan

There were no apologies for absence.

2. Declarations of Interest Foillseachaidhean Com-pàirt

There were no declarations of interest.

3. Housing Revenue Account: Garage Rents 2023/24 Cunntas Teachd-a-steach Taigheadais: Màil Gharaidsean 2023/24

There had been circulated Report No NC/**01/23** by the Executive Chief Officer Housing and Property.

During discussion, the following main points were raised:

- occupancy of garages was very high with only one vacant unit currently available. Further information was sought and provided in regard to how vacant garages were allocated;
- the garages were mostly used for storage purposes, with many not rented by Council house tenants, and were inexpensive compared to commercial storage unit rates, so a 7% rent increase was reasonable;
- confirmation was provided that the Council did not have a statutory duty to provide garages;

- further information was sought on the level of net profit received and the cost of replacement, the ongoing costs associated with garages and the potential sites that might require investment, the details of which would be reported to a future Ward Business Meeting;
- it was clarified that there was not a freeze on garage repairs and that currently the garages were in good condition and therefore low maintenance; and
- further information was sought on the number of Council garages, during which it was confirmed that out of the 97 units, there were 34 garages provided by the Council and the remaining 63 were rented garage sites.

Thereafter, the Committee:

- AGREED** a 7% rent increase be applied Nairnshire Garages and Garage Sites; and
- NOTED** that further information would be reported to a future Ward Business Meeting in respect of the ongoing costs associated with garages and the potential sites that might require investment.

**4. Nairnshire HRA Capital Programme 2022-23 Update and 2023-27 Programme
Cunntas às Ùr air Prògram Calpa Cunntas Teachd-a-steach Taigheadais
2022-23 agus Prògram 2023-27**

There had been circulated Report No NC/02/23 by the Executive Chief Officer Housing and Property.

During discussion, the following main points were raised:

- funding for making homes more accessible and investment to ensure that the housing stock was maintained at the highest standards was welcomed;
- hope was expressed for the interest rate to reduce given the impact of this on loan charges; and
- it was clarified that, ongoing repairs were a revenue expenditure whereas the upgrades, as discussed in the report were a capital expenditure, but the Service sought to recover costs that were incurred as result of damage by the tenant.

Thereafter, the Committee:-

- NOTED** the update on the 2022-23 Nairnshire HRA Capital Programme at section 5 of the report and Appendix 1 to the report;
- NOTED** the resources available to Nairnshire at paragraph 6.7 of the report;
- AGREED** the proposed investment priorities in the HRA Capital Programme for Nairnshire 2023-27 as set out in Appendix 2 to the report; and
- NOTED** that updates on the Housing Revenue Account Capital Programme will continue to be provided through ward briefings and at future Local Committees as requested by local Members, in addition to reporting to Housing and Property Committee.

**5. Area Roads Capital Programme 2023/24
Prògram Calpa Rathaidean Sgìreil 2023/24**

There had been circulated Report No NC/**03**/23 by the Executive Chief Officer Infrastructure, Environment & Economy.

During discussion the following main points were raised:-

- attention was drawn to the fact that the 2023/24 area roads capital programme was based on the previous year's budget pending approval of the local allocations capital budget. Any changes in budget would be reported to the Committee;
- continued engagement at Ward Business Meetings and repairs to the B9007 were welcomed although some laybys on the Cawdor road towards the railway station were in need of attention/repair; and
- the roads in Nairn were in a better condition than many other areas across the Highlands.

Thereafter, the Committee **APPROVED** the proposed 2023/24 Area Roads Capital Programme for Nairn Area.

**6. Community Regeneration Funding – Assessment of Applications
Maoineachadh Ath-nuadhachadh Coimhearsnachd – Measadh Iarntasan**

There is circulated Report No NC/**04**/23 by the Executive Chief Officer Infrastructure, Environment & Economy. In presenting the report, the Programme Manager informed the Committee that the application from The Nairn Beach Access Panel had reduced to £28,666 as it had received 50% funding from another source.

During discussion the Committee indicated the worthiness of all the projects but acknowledged that funds were limited and thus there was a need to ensure these were maximised. Therefore, Members expressed their support for funding being allocated to the Nairn Beach Access Panel (£28,666) and TeamHamish (£54,590) as these projects had already secured the necessary match funding to enable these projects to be completed.

Thereafter, the committee:

- NOTED** all applications presented for funding the determination outcomes available; and
- AGREED** that funding be awarded from the Highland Coastal Communities Fund as follows:
 - Nairn Beach Access Panel - Platform and Ramp - £28,666; and
 - TeamHamish Nairn Links Regeneration Phase 2 - £54,590.

**7. Nairn Common Good Fund – Audited Accounts 2021/22, 2022/23 Quarter 3
Monitoring and General Update, 2023/24 Budget
Maoin Math Coitcheann Inbhir Narann – Cunntasan Sgrùdaichte 2021/22,
Sgrùdadh Ràitheil Cairteil 3 2022/23 agus Cunntas Coitcheann Às Ùr,
Buidseat 2023/24**

There had been circulated Report No NC/**05**/23 by the Executive Chief Officer Communities and Place.

During the discussion the following main points were raised:-

- attention was drawn to monthly reports distributed to Members with spreadsheets showing a breakdown of costs which were very helpful for decision making;
- it was clarified that 100% of invitation to pay parking charges were being received by the Common Good Fund and a review of parking charges would be carried out which was welcomed;
- clarification was sought and received that the expenditure figures provided for Invitation to Pay parking Schemes were forecasted figures;
- the new 2-year fixed term part-time post of Nairn Common Good Fund Officer, which would enable swifter progress to move projects forward was welcomed. Confirmation was provided that the budget included provision for on-costs and further information would be circulated to Members on the salary for the post;
- a workshop would be held to consider the composition of the Nairn Common Good Fund Engagement Group, the first meeting of which would take place in March 2023. The inclusion of a youth voice within the Engagement Group was welcomed; and
- the importance of being cost effective and ensuring the Common Good Fund achieved best value was emphasised.

Thereafter, the Committee:

- i. **AGREED** the Nairn Common Good Fund Statement of Accounts for 2021/22 (Appendix 1a) and the final 21/22 Monitoring Statement (Appendix 1b);
- ii. **NOTED** the position of the Nairn Common Good Fund and 2022/23 outturn as shown in the Quarter 3 monitoring statement against budget (Appendix 2a and 2b);
- iii. **AGREED** the Nairn Common Good Fund budget for 2023/24 detailed within the report (Appendix 3); and
- iv. as part of the 2023/24 budget, **AGREED** to the:
 - 1.) creation of a new part time Nairn Common Good Fund Officer post to support the development of the Fund and its associated project work and **NOTED** that details of the salary would be circulated to Members; and
 - 2.) addition of a Common Good Events budget line of £10k.

8. Minutes Geàrr-chunntas

There had been circulated and **NOTED** Minutes of Meeting of the Nairnshire Committee held on 15 November 2022 which were approved by the Council on 8 September 2022.

9. Exclusion of the Public Às-dùnadh a' Phobail

The Committee **RESOLVED** that, under Section 50A(4) of the Local Government (Scotland) Act 1973, the public be excluded from the meeting for the following item on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 6 of Part 1 of Schedule 7A of the Act.

**10. Nairn Common Good Fund – Former Harbour Street Jet wash Tenancy
Maoin Math Coitcheann Inbhir Narann – Gabhaltas Seann Nighe Jet Sràid a’
Chala**

There had been circulated Joint Report No NC/06/23 by the Executive Chief Officer Communities and Place and Executive Chief Officer Infrastructure, Environment & Economy.

Following discussion, the Committee **AGREED** that the request be rejected.

The meeting concluded at 11.30am.