

<b>Agenda Item</b>	<b>5</b>
<b>Report No</b>	<b>DSA/12/23</b>

## THE HIGHLAND COUNCIL

**Committee:** Dingwall and Seaforth Area Committee

**Date:** 14 August 2023

**Report Title:** Dingwall Common Good Fund– 2023/24  
Quarter One 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 One Monitoring Statement for 2023/24.

### 2. Recommendations

2.1 Members are asked to:

- Note and scrutinise the position of Dingwall Common Good Fund as shown in 2023/24 Quarter One Monitoring Statement.

### 3. Implications

3.1 Resource Implications: The Quarter One Monitoring Statement highlights predicted income and expenditure against the budget. This is anticipated to be on target.

3.2 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.

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

3.4 Risk implications – as reported to previous Committees, there are a number of issues associated with the condition of the Dingwall Town Hall which will require further future investment. Ongoing work continues to seek to identify appropriate funding sources.

3.5 Legal, Gaelic – there are no implications.

#### **4. 2023/24 Quarter One Monitoring Statement**

4.1 A Monitoring Statement showing transactions to the end of June 2023 against budget and estimated year end position is as **Appendix 1**.

4.2 **Income** – The income for Dingwall Common Good arises from rental of Dingwall Town Hall and from the lease of Jubilee Park Caravan Site. The total income received in Quarter One for these properties is £19,814. The remainder of income will show in Quarters Two, Three and Four Monitoring Statements along with income of £700 interest for the year. Income is expected to be on budget.

4.3 **Expenditure** –

4.3.1 General Property Expenditure - There has been minimal expenditure in Dingwall Common Good Quarter One Statement. This spend relates to Common Good property costs for emergency telephone and wi-fi lines in Dingwall Town Hall and Community Hub. There is commitment of £6,000 costs towards a funding package for the replacement fencing on Common Good land. This was not achievable in the previous financial year therefore the funds were carried forward to 2023/24. Costs will show in Quarter Two. Total staff and any grant costs will show in Quarters Two, Three and Four. Expenditure on these items is expected to be within the budget set.

4.3.2 Project Expenditure - A project expenditure budget of £55,000 was set by the Black Isle and Dingwall and Seaforth Committee on 26 April 2021 towards the cost of the Dingwall Town Hall Roof and Rainwater Project with partner funding secured from the Town Centre Fund and Place Based Investment Fund. This was to be funded by using the Useable Reserves. Work is ongoing and expected to complete this financial year with the required funds being drawn down when the work is completed. An update on this project can be found at section 5 below. This is within the budget set for the work but additional to the general property budget set for this financial year.

As a result, after this project spend is incurred the overall anticipated expenditure, as set out in **Appendix I**, will result in an operating deficit of £52,936. The forecast year end useable reserves for 2023/24 are £247,529

#### **6. Property – Project Updates from Property Facilities Management Team**

##### **6.1 Dingwall Town Hall**

6.1.1 The Dingwall Town Hall Refurbishment Project is comprised of new main hall roof coverings, new lead work, stone repairs, lintel repairs and timber rot works.

6.1.2 With Planning and Listed Building Consent granted the contract, which was awarded to Compass Building and Construction Ltd, is now well underway with works expected to complete by October 2023. The Hall has remained 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. The construction period has been extended due to additional works identified and with contractor currently on site and scaffolding in place it was an opportunity to carry out these essential works.

## 6.2 **Dingwall Community Hub**

- 5.2.1 As reported to Committee previously, the building works for the repurposing of the former Cromartie car park toilets to a Community Hub, funded from a successful bid to the Town Centre Fund, are now complete. Operational safety checks have been completed with the Hub been used for the recent popular Dingwall Gala. The building is now operational.

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

Date: 25 July 2023

Authors: Diane Agnew, Ward Manager  
Lara Harrison, Accountant  
Jackie McLaughlin, Principal Accounting Technician

Dingwall Common Good - Quarterly Monitoring  
Period to June 23

APPENDIX 1

	Actual to date £	Revised Budget £	Year End Estimate £	Variance £
<b>INCOME</b>				
Rents	19,814	28,564	28,564	-
Interest and investment income	-	700	700	-
<b>TOTAL INCOME</b>	<u>19,814</u>	<u>29,264</u>	<u>29,264</u>	<u>-</u>
<b>EXPENDITURE</b>				
Staff Costs - CGF Officer and Central Support	-	1,200	1,200	-
Property costs	242	22,000	22,000	-
Community Grants and Donations	-	2,000	2,000	-
Special Project Grants - CG Assets	-	2,000	2,000	-
<b>TOTAL EXPENDITURE</b>	<u>242</u>	<u>27,200</u>	<u>27,200</u>	<u>-</u>
<b>Income less Expenditure before Projects</b>	19,572	2,064	2,064	-
<b>PROJECT EXPENDITURE</b>				
Dingwall Town Hall	-	-	55,000	(55,000)
DCGF Contribution to projects	-	-	-	-
<b>TOTAL PROJECT EXPENDITURE</b>	-	-	55,000	(55,000)
<b>Income less Expenditure to be funded by reserves</b>	<u>19,572</u>	<u>2,064</u>	<u>(52,936)</u>	<u>55,000</u>
Unaudited Usable Reserves 2022/23		£300,465		
Estimated outturn for 23/24		<u>(52,936)</u>		
Estimated Usable Reserves 2023/24		<u>£247,529</u>		