

Agenda Item	8.
Report No	CC/21/24

The Highland Council

Committee: Caithness Committee

Date: 11 November 2024

Report Title: Wick Common Good Q2 Monitoring

Report By: Chief Officer Community and Housing
Chief Officer Corporate Finance

1 Purpose/Executive Summary

1.1 This report presents the Quarter 2 24/25 monitoring statement for the Wick Common Good Fund. Income and expenditure are as agreed as part of the budget setting process.

2 Recommendations

2.1 Members are asked to:

- Scrutinise and note the Quarter 2 monitoring statement for the Wick Common Good Fund

3 Implications

3.1 **Resource** – The Q2 monitoring statement highlights predicted income and expenditure against the budget.

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 Finance Service, funds will remain compliant with all financial regulations.

3.3 **Community (Equality, Poverty and Rural)** – All future potential disposals or other relevant dealings involving Common Good land will be carried out in line with Community Empowerment (Scotland) Act 2015, including appropriate community consultation.

3.4 **Climate Change / Carbon Clever** – None

3.5 **Risk** – None

3.6 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – None

3.7 **Gaelic** – None

4. **Impacts**

4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children’s Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.

4.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.

4.3 This is a monitoring and update report and therefore an impact assessment is not required.

5 **Quarter 2 Monitoring Statement**

5.1 A monitoring statement showing transactions to the end of September 2024 against budget and the estimated year end position is attached at Appendix 1.

5.2 Income

- Rental income comprises rent accrued (paid in advance) from last year. Rent for the current year will be invoiced in the next quarter.
- A new tenant has recently occupied another Town Hall office and rent will be received in due course.
- No income was received from lettings in the reporting period.
- Invitation to pay income appears on target for the year, although it is likely that income will reduce over the winter months.

5.3 Expenditure

- The only expenditure in the reporting period was for urgent repairs to the Riverside footpath by the Boating Shed.

6 **Common Good Update**

6.1 Wick Town Hall

Following consultation with Members, additional office space at Wick Town Hall has been let and the tenant has moved in. The remaining unlet offices are being marketed on the Council’s website and on commercial property website:
<https://www.novaloca.com>.

6.2 Future Management of Wick Common Good

Members considered and discussed the future potential and management of Wick and Thurso Common Good Funds on 3 October 2024. Key points noted from the meeting include:

- Community Councils and communities are interested in their Common Good funds, although, as Members will be aware, responsibility for Common Good management and formal decision making sits with Highland Council.
- Members support an asset-by-asset approach, looking at opportunities for funding, income generation, community involvement, service inputs etc.

- Members recognised the need to ensure that Common Good Funds benefit fully from leasing commercial Common Good assets, whilst also recognising that a net neutral position (income balances costs) may be the best that can be achieved for some Common Good assets. It was also noted that in some cases the community derives social/ community benefit from the Common Good assets, for example access to open space, sports facilities.
- Invitation to Pay may present an opportunity to develop facilities in Common Good owned car parks, for example, Riverside, Camps.

Designation: Chief Officer Community and Housing
Chief Officer Corporate Finance

Date: 10 October 2024

Author: Phil Tomalin, Community Development Manager
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Sara Murdoch, Common Good Officer

Background Papers:

Appendices:

Appendix 1
Wick Common Good - Quarterly Monitoring
Period to Sept 24 (unaudited)

	Actual	Budget	Year End Estimate	Variance
	£	£	£	£
INCOME				
Rents	1,350	7,700	7,700	-
Lettings	-	700	700	-
Miscellaneous income Car Parking	6,116	10,000	10,000	-
Interest and investment income	-	850	850	-
TOTAL INCOME	<u>7,466</u>	<u>19,250</u>	<u>19,250</u>	<u>-</u>
EXPENDITURE				
Property costs	1,189	13,350	13,350	-
Staff Costs	-	2,000	2,000	-
Grants & contributions	-	-	-	-
Car parking costs	-	2,500	2,500	-
Central support charges	-	-	-	-
Miscellaneous Costs	-	1,400	1,400	-
TOTAL EXPENDITURE	<u>1,189</u>	<u>19,250</u>	<u>19,250</u>	<u>-</u>
Income less Expenditure	<u>6,277</u>	<u>0</u>	<u>0</u>	<u>-</u>
Unaudited Usable Reserves 2023/24		36,570		
Estimated outturn for 24/25		<u>0</u>		
Estimated Usable Reserves 2024/25		<u>36,570</u>		