

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE – 3 SEPTEMBER 2024**

**COMMON GOOD FUNDS – ADDITIONAL PROJECTS APPROVAL 2024**

**REPORT BY GRAEME DAILLY, DIRECTOR OF INFRASTRUCTURE AND ENVIRONMENT**

**1. ABSTRACT**

- 1.1 This report seeks Committee approval for Common Good property maintenance and improvement projects and seeks approval for these projects to be funded from the respective Common Good funds in 2024/25.

**2. ALIGNMENT TO THE COUNCIL PLAN AND COUNCIL POLICIES**

- 2.1 This report contributes to the following priorities contained within the Angus Council Plan 2023-2028.

Caring for our Place:

- Protect and enhance our natural and built environment.

**3. RECOMMENDATION(S)**

- 3.1 It is recommended that the Committee
- (i) approve the requested funding for the projects from Arbroath, Brechin, Forfar and Montrose Common Good Funds as detailed in Appendix 2;
  - (ii) note the updated budget position for each Common Good Fund as contained in section 7 of this report.

**4. BACKGROUND**

- 4.1 The Council administers the five individual Common Good funds:

Arbroath  
Brechin  
Forfar  
Kirriemuir  
Montrose

- 4.2 As part of the budget cycle, council services have the opportunity to submit bids for Common Good funds and this is particularly prevalent where the bids are for the maintenance of the Common Good asset for repairs and maintenance which is a liability on the Common Good funds. Other organisations may make bids for funding from Common Good funds in accordance with the application process and guidance notes.

- 4.3 The process for approval of Common Good fund bids is set out in the council's Financial Regulations.

**5. CURRENT POSITION**

- 5.1 This report contains the current 2024/25 revenue budget for all Common Good funds and provides an estimate for each Common Good funds revenue balance as at 31 March 2025 as reported to the Policy and Resources Committee on the 12 March 2024 (Report No 84/24).

## 6. PROPOSALS

- 6.1 Details of the projects for which formal approval is sought is contained in **Appendix 2** in this report. Relevant Members views were sought regarding the proposed projects and their responses are noted in Appendix 1.

## 7. FINANCIAL IMPLICATIONS

- 7.1 A summary of the financial implications are outlined below, if the Committee are minded to agree all the proposed projects set out in **Appendix 2**.

<b>Common Good Fund</b>	<b>Estimated Outturn Revenue Balance as at 31/03/25 (£)</b>	<b>Additional 2024/25 Cost per this report (App 2) (£)</b>	<b>Updated Estimated Revenue Balance as at 31/03/25 (£)</b>	<b>Minimum Revenue Account Balance (£)</b>
<b>Arbroath</b>	<b>488,438</b>	<b>27,500</b>	<b>460,938</b>	<b>300,000</b>
<b>Brechin</b>	<b>434,338</b>	<b>17,500</b>	<b>416,838</b>	<b>200,000</b>
<b>Forfar</b>	<b>820,147</b>	<b>81,000</b>	<b>739,147</b>	<b>300,000</b>
<b>Montrose</b>	<b>415,149</b>	<b>14,500</b>	<b>400,649</b>	<b>100,000</b>

## 8. RISK MANAGEMENT

- 8.1 No significant risks have been identified, any issues arising will be mitigated by the processes that the Council employs in the management of Common Good projects.

## 9. ENVIRONMENTAL IMPLICATIONS

- 9.1 There are no direct environmental implications arising from the recommendations of this report.

## 10. EQUALITY IMPACT ASSESSMENT, HUMAN RIGHTS AND FAIRER SCOTLAND DUTY

- 10.1 A screening assessment has been undertaken and a full Equality Impact Assessment is not required for the following reasons: - this is a technical report and is reflective of budget spend over a financial year.

## 11. CONSULTATION

- 11.1 The Director of Finance and the Director of Legal, Governance and Change have been consulted on the contents of this report.

**NOTE:** The background papers, as defined by Section 50D of the Local Government (Scotland) Act 1973 (other than any containing confidential or exempt information) which were relied on to any material extent in preparing the above report are: (list them below)

- Policy & Resources 12/03/2024 - Report No. 84/24 – Common Good Funs Revenue Budget 2024/25 and Provisional Budgets 25/25 & 2026/27

**REPORT AUTHOR: Gavin Balfour – Service Leader Assets**

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List of Appendices:

Appendix 1 – Equality Impact Assessment

Appendix 2 – Projects for Approval

## Equality Impact Assessment: Common Good Funds - Additional Project Approvals - 2024

**Author :** Douglas Henderson - Manager - Property Asset

**Date of Submission :** 05/08/2024 12:02 - EIA-636234165

**Is this proposal a high-level strategy?** No

**Type of proposal :** procurement;

**What type of assessment is required?** screening

**Why is a full assessment not required?** no impact, technical

**Provide details on your selection :** Request to spend Common Good funds on building maintenance and improvements in Common Good buildings.

**What impact will your proposal have on children's rights?**

**How will the proposal give better effect to the UNCRC in Scotland?**

**How will the impact be monitored?**

**How will you communicate to children and young people the impact of the proposal on their rights?**

**Fairer Scotland Duty:** Not Applicable

### **Monitoring**

**How will you monitor and review your assessment in line with your proposal?** Not applicable.

**Will this equality impact/fairer Scotland Duty/Children's Rights assessment be included with a committee report?** Published with committee report

### **Approvers**

**Reviewer Approval :** Doreen Philips - PhillipsD@angus.gov.uk

**Review Date :** 05/08/2024 16:04

**Manager Approval :** Gavin Balfour - Service Leader - Assets

**Approval Date :** 05/08/2024 17:42

**ARBROATH COMMON GOOD FUND**

<b>Project Name 1</b>	<b>Old Kirk &amp; Steeple, Arbroath – High level roof maintenance to the Steeple</b>
Organisation	Infrastructure & Environment – Assets
Value	£27,500
Description	Funding towards property costs for high level repairs and maintenance as identified in a survey report. This was prepared following a high level fabric inspection by a specialist contractor. The works mainly include painting of timber surfaces, stonework repairs, removal of vegetation, repairs to steel brackets/supports and repairs/painting the clock faces.
Status	Six ward members indicated support for this proposal with one requesting additional information which was provided. One member is still to reply.

<b>Total funding requested Arbroath Common Good Fund 2024/25 – £27,500</b>
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**BRECHIN COMMON GOOD FUND**

<b>Project Name 1</b>	<b>Shop – 50 High Street, Brechin – Maintain external and internal elements of the building.</b>
Organisation	Infrastructure & Environment – Assets
Value	£3,500
Description	Funding towards carrying out masonry repairs, window replacement and door repairs as part of the leasing out of the property.
Status	All ward members indicated support for this proposal

<b>Project Name 2</b>	<b>Brechin Common Good – Unplanned Maintenance Budget – Essential urgent minor repairs.</b>
Organisation	Infrastructure & Environment – Assets
Value	£2,000
Description	Funding towards covering minor urgent maintenance and repair works as they are reported or identified by the Assets maintenance team. This request is for a permanent uplift to cover an increase in the minor repair works which are arising. Annual budget proposed increase from £7,500 to £9,500.
Status	All ward members indicated support for this proposal.

<b>Project Name 3</b>	<b>Former Fire Station, Brechin – Installation for roller shutter door.</b>
Organisation	Infrastructure & Environment – Assets
Value	£12,000
Description	Funding towards installing a roller shutter door to the rear of the building to allow Parks to use the area for storage.
Status	Two ward members have indicated support for this proposal and one member is still to reply.

**Total additional funding request Brechin Common Good Fund 2024/25 - £17,500**

### **FORFAR COMMON GOOD FUND**

<b>Project Name 1</b>	<b>Forfar East and Old Parish Church, Forfar – High Level roof maintenance to the Stone Tower and Spire</b>
Organisation	Infrastructure & Environment – Assets
Value	£33,000
Description	Funding towards property expenses for high level repairs and maintenance as identified in the survey report. This was prepared following a high level fabric inspection by a specialist contractor. The works mainly include painting of timber surfaces, stonework repairs, removal of vegetation, repairs to steel brackets/supports, repairs to internal ladders and repairs/painting the clock faces.
Status	Three ward members have indicated support for this proposal and one member is still to reply.

<b>Project Name 2</b>	<b>Forfar Loch Country Park, Forfar - Removal of former tennis courts and former crazy golf layout.</b>
Organisation	Infrastructure & Environment – Assets
Value	£48,000
Description	Funding towards property expenses for the removal of the walls, fencing and surface of the former tennis courts, and remove all hardstanding of former crazy golf course, This is to address the dilapidated condition and ongoing vandalism. Ground to be grassed for recreational open space.
Status	Three ward members have indicated support for this proposal and one member is still to reply.

**Total additional funding request Forfar Common Good Fund 2024/25 - £81,000**

**MONTROSE COMMON GOOD FUND**

<b>Project Name 1</b>	<b>Steeple, High Street, Montrose – Clock repairs</b>
Organisation	Infrastructure & Environment – Assets
Value	£4,500
Description	Funding towards repairing the steeple clock to allow full operation of the bells and chimes.
Status	All ward members indicated support for this proposal.

<b>Project Name 2</b>	<b>Reprofile of coastal rock armour at Montrose Golf Course.</b>
Organisation	Infrastructure & Environment – Assets
Value	£10,000
Description	Following the 2023/24 winter storms, the small area of rock armour in front of the golf course at Montrose Bay has been displaced. It is proposed the rock armour is repositioned along the front of the sand dunes. This rock armour aims to protect a particularly important and exposed part of the golf course and ensure the continued operation of the golf course. This is separate to the longer term proposals to address coastal erosion. The initial quotation for this work is £18,000, with Montrose Golf Links Ltd covering any additional costs..
Status	Two ward members advised they are members of the MGLL board and therefore unable to provide a view. The other two ward members have indicated support for this proposal.

<b>Total additional funding request Montrose Common Good Fund 2024/25 - £14,500</b>
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