

# SCOTTISH BORDERS COUNCIL

MINUTES of Meeting of the PEEBLES  
COMMON GOOD FUND SUB-COMMITTEE  
held in Burgh Hall, High Street, Peebles on  
Wednesday, 3rd September, 2025 at 5.00  
pm

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Present:- Councillors V. Thomson (Chair), D. Begg (from 17:30) R. Tatler, E. Small and G. Ramsay (PCC)

Apologies:- Councillor M. Douglas, J. Pirone and Property Services Manager (G. Smith)

In Attendance:- Director Corporate Governance, T. Hill (Estates Surveyor) Statutory Reporting and Treasury Business Partner (K. Robertson), and Democratic Services Officer (L. Cuerden); Members of the Public

## 1. ORDER OF BUSINESS.

The Chair varied the order of business as shown on the agenda and the Minute reflects the order in which the items were considered at the meeting. Estates Update was to be included at Item 8. With reference to paragraph 6 of the minute of 21 August 2024, there was also to be further discussion on the installation of bollards in Victoria Park.

## 2. MINUTE AND ACTION TRACKER

2.1 There had been circulated copies of the Minute of the meeting held on 11 June 2025.

2.2 There had been circulated copies of the Action Tracker. A written update had been provided by Gareth Smith as follows:

- East Station Toilets reopening – the mandate was for one SBC funded facility per settlement; Kingsmeadows Toilets were currently funded by SBC. The Chair reported that consideration was being given to changing the use of East Station to an adult changing facility. There was a request that the cost of opening Kingsmeadows facilities on a seasonal basis be brought back to the next meeting.
- Ninan's Haugh remedial works – estimate received for installation of small gully and pipework to the river. Existing drain to be investigated.
- Tweed Green Pavilion – the Neighbourhoods Team advised that the Pavilion gates could be opened Mon-Fri 7.00 to 15.00; Sat-Sun 7.00 to 12.30. Members agreed to these times. The cost of modifications was provided which was to be met from alternative funds.
- Eastgate Theatre water supply for Three fishes fountain – no issue with water supply connection provided there was no cost to the theatre.

2.3 The Chair highlighted the Haylodge Ice House project which was in its early stages. The proposal to refurbish the Ice House necessitated bat surveys which were to be arranged by the Ecology officer and funded through Paid Parking Fund. It was confirmed that there was to be funds available as part of the Destination Tweed project to meet the cost of infographics panels for the Ice House. The proposal to create a new entrance in the wall at Haylodge Park had been removed from the Destination Tweed project. Additional signage was to be installed at the Gytes section of the Destination Tweed route to prevent motorists from accidentally driving along the new path.

## DECISION

**AGREED the Minute and updates to Action Tracker.**

3. **FINANCIAL REPORT TO 30 JUNE 2025**

There had been circulated copies of a report by Director Finance. The Financial Monitoring Report for 3 months to 30 June 2025, a full year projected out-turn for 2025/26 and high-level forecast information for the following 2 years. Appendix 1 showed a summary of the total cash income and expenditure for the Common Good fund, the balance of which created the cash balance held with SBC. This showed a surplus of £26,884 at 30 June 2025 reducing to forecast surplus of £13,600 by 31 March 2026. Appendix 2 provided forecast property costs by year. It showed actual expenditure of £4,425 to 30 June 2025 with an additional £53,575 of forecast costs to be spent by 31 March 2026, primarily on improvements to Victoria and Haylodge Parks. This is offset by anticipated rental income of £59,835 for the year. Appendix 3 provided information on the approved grant budget for 2025/26 with £3,137 still available this financial year. Appendix 4 showed the value of the Aegon Asset Management Investment Fund as at 31 March 2025 (£479,830) and investment income of £23,375 to be received for the year to 31 March 2026. Kirsten Robertson presented the report. In response to a question about reinvestment of the cash balance, Ms Robertson advised retention of the balance and that the matter be kept under review.

**DECISION**

**AGREED to**

- (a) **note the income and expenditure forecast for 2025/26, 2026/27 and 2027/28 within Appendix 1;**
- (b) **note the summary of the property expenditure and net expenditure by property in Appendix 2;**
- (c) **note the grant budget available in year and future years within Appendix 3; and**
- (e) **note the current position of the Aegon Asset Management Investment Fund in Appendix 4.**

4. **ESTATES UPDATE**

An update was to follow at Item 8.

5. **PROPERTY UPDATE**

Gareth Smith, Property Manager, provided a property maintenance report which detailed the expenditure totalling £4,498.79 since 11 June 2025. A copy of the report was to be appended to this minute.

**DECISION**

**NOTED the update**

6. **PEEBLESSHIRE YOUTH TRUST**

There had been circulated copies of a proposal from Glyn Harris, Programme Manager of Peeblesshire Youth Trust. The organisation had successfully applied for funding from SBCAN to make bird boxes and small wooden information plaques on wildlife to be found in Haylodge Park and now sought permission from Members for their installation at key points alongside the River Tweed. The project worked with 10–14-year-olds to build resilience, confidence and self-esteem. Members welcomed the proposal and while concern was expressed about the potential for vandalism and the Ice House site, there was agreement to the siting of the bird boxes and information plaques. Members also expressed a willingness to help promote the initiative.

**DECISION**

**AGREED to the proposal from Peeblesshire Youth Trust to install bird boxes and information plaques in Haylodge Park.**

## **MEMBER**

**Councillor Drummond Begg joined the meeting.**

### **7. PEEBLESSHIRE YOUTH VOICE**

There had been circulated copies of a proposal from Peeblesshire Youth Voice, represented at the meeting by Richard McDowell, Community Learning and Development Officer, SBC. Though in the early stages, the organisation sought the views of Members on two further opportunities for youth shelters in Peebles: to refurbish the one in Victoria Park and to design and build a new shelter in Haylodge Park with input from young people at all stages with potential support from Peebles & District Men's Shed. Feedback from Members was to be collated with that from Police Scotland, Scottish Borders Council Parks Department and young people as part of any funding applications and to justify further preparatory work. Members generally supported both proposals with some concern expressed over the proposed site of any new shelter in Haylodge Park. Feedback from the Youth Summit had highlighted a need for warm indoor space for young people to meet, as well as use of Tweed Green Pavilion. There followed a discussion on the necessary public consultation for any new shelter and Members agreed to replicate the community engagement exercise undertaken for the shelter in Victoria Park. The request for funding of £650 for design drawings to illustrate the proposed new shelter was to be met from alternative funding sources available to Members. There was an agreement to support the refurbishment of the Victoria Park shelter which was to enable the project coordinator to source external funding.

## **DECISION**

### **AGREED to:**

- (a) support a community engagement exercise on the proposal for a new youth shelter in Haylodge Park; and**
- (b) support the refurbishment of Victoria Park shelter.**

### **8. PEEBLES TENNIS CLUB**

- 8.1 There had been circulated copies of a report from the Corporate Landlord, Scottish Borders Council which detailed their response to a request from Peebles Tennis Club to install solar panels on the roof of the clubhouse, currently leased from Peebles Common Good Fund. Estates Surveyor Tricia Hill agreed to review lease terms to ensure there was to be no current or longer-term impact to the Common Good Fund. It was confirmed that Peebles Tennis Club were at liberty to engage their own independent architects.

## **DECISION**

**AGREED to the installation of solar panels, conditional on Peebles Tennis Club obtaining all necessary permissions and consents.**

### **8.2 VICTORIA PARK BOLLARDS**

With reference to paragraph 6 of the Minute of 21 August 2024, Members were asked to formally agree to the installation of removeable parking bollards in Victoria Park, the purpose of which was to prevent the public from parking therein, while allowing emergency services unimpeded access. The cost of the bollards was to be met from the Paid Parking Fund. A further site was highlighted as requiring bollards. Details of this proposed installation was to be presented at the next meeting. Members were advised that the boundary wall between Victoria Park and the dormant building site needed to be reinstated. As this wall had been removed to allow for construction traffic during the previous Baptist church build project, an enquiry to the relevant organisation was to be made regarding its reinstatement. Tricia Hill agreed to liaise with Gareth Smith on the matter.

## **DECISION**

**AGREED to the installation of bollards in Victoria Park for the purpose of preventing public parking.**

9. **HAYLODGE PARK**

- 9.1 Members considered and agreed to the request to stage a fundraising Santa Run in Haylodge Park on Sunday 7 December, in support of Peebles Christmas Lights Association. There was to be no charge for the use of the park.
- 9.2 With reference to paragraph 7 of the Minute of 21 August 2024, Members were updated on the Haylodge Park planting plan which Darren Flint, SBC Parks Development Officer had drafted. Mr Flint had since transferred to another role. The plan was to be revisited, with an intention to start with the planting of trees with the help of the local primary school. It was reported that there were now twenty-eight trees by the Fotheringham Bridge playpark which were bearing fruit for anyone to pick. Members were asked to consider a long-term tree planting plan that addressed the replacement of the oldest trees in the park. The matter was to be discussed again at the next meeting.

**DECISION**

**AGREED to a fundraising run in Haylodge Park on 7 December 2025.**

10. **OPEN FORUM**

- 10.1 The Chair reported that no forum questions had been received prior to this meeting; there were two questions submitted late to the forum page. In response to a question about the future of Pizza Punks, the Chair confirmed that the Common Good Fund was the landlord of the Corn Exchange building with no role in business operations. On the matter of dog walkers being charged for entry into Haylodge Park via the main gates when the Highland Games was to run, there was the suggestion that the event organisers advertise the alternative entry points to Haylodge Park.
- 10.2 Director Corporate Governance, Nuala McKinlay, provided the legal understanding held by SBC on the matter of the Common Good Asset Register. The Common Good Register was a register of Assets owned by the former Burgh until 1 April 1975. The Register was a living document to which assets could be added or removed provided certain criteria was met, and the Register was reviewed every five years. Assets purchased using Common Good Funds were admissible to the Register. In response to a point raised on the practice of other Local Authorities accepting new assets to their Register, Mrs McKinlay agreed to liaise with colleagues from those Councils and asked for examples to sent in writing to her. There was also a request for clarification on whether a Common Good was able to refuse any gift or bequest. Attendees were reminded of the Peebles Community Trust, a local charity which welcomed bequests.

11. **PRIVATE BUSINESS**

**DECISION**

**AGREED under Section 50A(4) of the Local Government (Scotland) Act 1973 to exclude the public from the meeting during consideration of the business detailed in the Appendix to this Minute on the grounds that it involved the likely disclosure of exempt information as defined in Paragraph 6 of Part I of Schedule 7A to the Act.**

**SUMMARY OF PRIVATE BUSINESS**

12. **PRIVATE MINUTE AND ACTION TRACKER**

Members agreed the Private Minute and Action Tracker of the meeting held on 11 June 2025.

13. **BUSINESS PROPOSAL**

Members discussed a proposal to trade from Haylodge Park. Members agreed with the officer recommendation to refuse permission.

***The meeting concluded at 6.10 pm***