

**ANGUS COUNCIL**

**POLICY AND RESOURCES COMMITTEE – 6 JUNE 2023**

**COMMON GOOD FUND – PROJECT APPROVAL**

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

**ABSTRACT**

This report advises members on a Common Good funding application received to undertake flood prevention works to the Pavilion at the Crickety, Brechin and seeks Committee approval to fund the project from the Brechin Common Good Fund in 2023/24.

**1. RECOMMENDATION**

It is recommended that the Committee:

- (i) approves to fund the additional 2023/24 project from Brechin Common Good Fund as detailed in **Appendix 1**.

**2. ALIGNMENT TO THE COUNCIL PLAN**

Caring for our Place:

- Protect and enhance our natural and built environment
- Enable inclusive, empowered, resilient and safe communities across Angus

**3. BACKGROUND**

3.1 The Council administers the five individual Common Good funds:

- Arbroath
- Brechin
- Forfar
- Kirriemuir
- Montrose

3.2 The process for approval of Common Good fund bids is set out in the council's Financial Regulations. Members for wards which have Common Good funds are consulted on applications for the use of the funds either for management of the Common Good properties or where funding is requested by communities or Angus Council services. Reports on such applications are submitted to Policy & Resources Committee for approval.

3.3 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. CURRENT POSITION**

4.1 Report [119/23](#) to Policy & Resources Committee on 2 May 2023 set out the annual Common Good Funds budget and provided indicative budgets of income and expenditure (including asset maintenance schedules) projections for the following two years.

- 4.2 The proposed flood prevention works are to the pavilion that forms part of a Common Good asset that is leased to Brechin Buccaneers. The terms of lease dictate that the tenant is responsible for all repairs and maintenance. It can be considered however that this is major works that go beyond routine maintenance and will improve the property and sustain future use. A further description of the current position is provided in **Appendix 1**.
- 4.3 Prior to submitting the application, the applicant consulted with relevant officers from the Infrastructure and Environment directorate regarding proposed measures to prevent water ingress into the lower areas of the building.

## 5. PROPOSALS

- 5.1 Details of the additional Common Good funding request for which formal approval is sought is contained in Appendix 1 in this report. Local elected members views were sought regarding the funding application and the responses are noted in **Appendix 1**.
- 5.2 The process for accessing of Common Good Funds for any further one-off projects was followed and after assessment of the application it is proposed that the application is approved. Following consideration of the local elected members views it is proposed that the project is 100% funded from Common Good.

## 6. FINANCIAL IMPLICATIONS

- 6.1 At the Council meeting on 2 May 2023, Report 119/23 set out the provisional revenue budget and estimated revenue balances for future financial years for each on the Common Good funds.
- 6.2 A summary of the financial implications are outlined below if the Committee are minded to agree the proposed funding of the project set out in **Appendix 1**.

Common Good Fund	Audited Revenue Balance as at 01/04/22 (£)	Estimated Revenue Balance as at 31/03/23 (£)	Estimated Revenue Balance as at 31/03/24 (£)	Additional 2023/24 Cost per this Report (£)	Updated Estimated Revenue Balance as at 31/03/24 (£)
Brechin	482,965	352,492	378,705	12,750	365,955

## 7. EQUALITY IMPACT ASSESSMENT

An Equality Impact Assessment screening has been carried out and is attached.

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**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:

- Report [119/23](#) – Common Good Funds Revenue Budget 2023/24 and Provisional Budgets 2024/25 2025/26 – Policy & Resources Committee 2 May 2023

List of Appendices

Appendix 1 – Project for Approval

**BRECHIN COMMON GOOD FUND**

<b>Project Name 1</b>	<b>Flood Prevention works to the Crickety Pavilion</b>
Organisation	Brechin Buccaneers
Value	£12,750
Description	<p>The project is to undertake flood prevention capital works to the Pavilion at the Crickety, Caldhame Place, Brechin, which is a Common Good asset. Brechin Buccaneers, who are a registered charity, are the current long-term tenants.</p> <p>At present the property experiences frequent water damage due to flooding. The lower part of the building (the garage) where the group store all its grounds machinery and equipment is worst impacted.</p> <p>The group advise they have undertaken a wide range of ground works over the years to try and alleviate the problem but have been unsuccessful. The project would look to remove part of the current base and hardcore and dampproof the floor before installing a layer of concrete to heighten the floor above current flooding levels as well as skimming up a small part of the wall to reduce potential damage to wall above ground.</p> <p>The group advise they are spending around £1,500 per year on remedial works on the Pavilion and machinery, and that this could be diverted to some of the charity's other community activities.</p> <p>The group highlight in their application that the charity brings activities and events that bring people from around the country to Brechin. They also highlight that they enable Andover Primary School to use the ground for sporting and community events. The ability to maintain machinery and the building is essential to delivering these benefits to the community.</p> <p>The premises is leased by Angus Council to Brechin Buccaneers. The terms of lease dictate that the tenant is responsible for all repairs and maintenance which is reflected in the rental figure agreed. It can be considered however that this is major works that goes beyond routine maintenance that will improve the property and future use.</p> <p>Following assessment of the application, the assessors recommended to approve this application, on the condition of a 10% financial contribution from the applicant. The Brechin Buccaneers Trustees have agreed that they could if necessary fund the 10% contribution. This takes into account the current terms of the lease agreement and the relative affordability to the applicant who will benefit most directly.</p>
Status	All three elected members for the Brechin and Edzell ward were consulted, and all conveyed their support for 100% funding of this project. After consideration of the views of the elected members it is proposed to 100% fund the project.



## Equality Impact/Fairer Scotland Duty Assessment Form

(To be completed with reference to Guidance Notes)

### Step 1

**Name of Proposal** (includes e. g. budget savings, committee reports, strategies, policies, procedures, service reviews, functions):

Approval of a community Common Good Fund application.

### Step 2

Is this only a **screening** Equality Impact Assessment

Yes/No

**(A)** If Yes, please choose from the following options **all** reasons why a full EIA/FSD is not required:

(i) It does not impact on people

Yes/No

(ii) It is a percentage increase in fees which has no differential impact on protected characteristics

Yes/No

(iii) It is for information only

Yes/No

(iv) It is reflective e.g. of budget spend over a financial year

Yes/No

(v) It is technical

Yes/No

If you have answered yes to any of points above, please go to **Step 16**, and sign off the Assessment.

**(B)** If you have answered No to the above, please indicate the following:

Is this a full Equality Impact Assessment

Yes/No

Is this a Fairer Scotland Duty Assessment

Yes/No

If you have answered Yes to either or both of the above, continue with Step 3.

If your proposal is a **strategy** please ensure you complete Step 13 which is the Fairer Scotland Duty Assessment.

**Step 16: Sign off and Authorisation.** Please state name, post, and date for each:

Prepared by: Graeme Dailly, Director of Infrastructure & Environment, 08.05.23

Reviewed by: Gavin Balfour, Service Leader Assets 16.05.23

Approved by: Graeme Dailly, Director of Infrastructure & Environment, 18.05.23

NB. There are several worked examples of separate EIA and FSD Assessments in the Guidance which may be of use to you.

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