

Agenda Item	5b
Report No	BI/15/23

THE HIGHLAND COUNCIL

Committee: Black Isle Committee

Date: 7 November 2023

Report Title: Fortrose and Rosemarkie Common Good Fund – 2023/24 Quarter Two 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 Fortrose and Rosemarkie Common Good Fund for Quarter Two Monitoring Statement for 2023/24.

2. Recommendations

- 2.1 Members are asked to:
- i. Scrutinise and note the position of Fortrose and Rosemarkie Common Good Fund as shown in the 2023/24 Quarter Two Monitoring Statement.
 - ii. Note and homologate the additional essential expenditure that is being incurred to deliver urgent safety works near the Golf Club House towards Rosemarkie, as detailed in the report.

3. Implications

- 3.1 Resource Implications: The Quarter Two Monitoring Statement highlights predicted income and expenditure against the budget. The report also provides details of the essential coastal works required for safety reasons. As a result of this, expenditure will significantly exceed the property budget originally allocated and the use of reserves will be required.
- 3.2 Legal implications: None.
- 3.3 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.

- 3.4 Climate Change/Carbon Clever implications: Any current and future projects for protection of Common Good assets would seek to increase energy efficiency where possible.
- 3.5 Risk implications: The report highlights the risk posed by a 70 metre length of collapsing gabions in the coastal area, which are the responsibility of the Common Good Fund. The required works have been commissioned urgently in order to address this serious potential risk. Failure to carry out these safety works would pose a risk to the public and also reputational risk to the Council. Further details are contained in the report.
- 3.6 Gaelic implications: none

4. Quarter Two Monitoring Statement

- 4.1 A Monitoring Statement showing transactions to the end of September 2023 against budget and estimated year end position as **Appendix 1**.
- 4.2 **Income** – The income for Fortrose and Rosemarkie Common Good Fund arises from rental of Fortrose Town Hall, Fortrose Bay Caravan Park, Rosemarkie Caravan Park and Fortrose Golf Club Car Park. The total income received for Quarter Two 2023/24 for these properties is £18,809. The remainder of income will be shown in Quarters Three and Four Monitoring Statements.
- 4.3 **Expenditure** - There has been minimal expenditure on property costs so far as shown in the Quarter Two Statement. However significant additional expenditure is currently being incurred in order to address urgent safety issues related to the coastal gabions as outlined in paragraph 5.3 below.

5. Anticipated Income

- 5.1 **Rental Income** – Rental income for Fortrose and Rosemarkie Common Good Fund arises from rental of Fortrose Town Hall, Fortrose Bay Caravan Park, Rosemarkie Caravan Park and Fortrose Golf Club Car Park. The total anticipated income from these assets for 2023/24 is £23,340.
- 5.2 **Interest and Revenue Balances** – It is anticipated that interest receivable on projected surplus balances will be approximately £500 in 2023/24. In recent years levels of interest have been low. The position is now improving, but as a result of the work required to the coastal rock armour, outlined in paragraph 5.3.1 below the Usable Reserves will reduce. Members will be kept up to date on anticipated interest levels in future monitoring reports, but at present income of at least the level earned in 2022/23 (£2,800) would be expected.

6. Anticipated Expenditure

- 6.1 **Property Costs** – To date costs incurred have been very low. However local Members will be aware that urgent safety works have been required to collapsing gabions on the coastal area running from the Golf Club House towards Rosemarkie. This is considered further at 6.4 below.

- 6.2 **Central Support and Common Good Fund Officer**– Expenditure in this regard relates to support from Corporate Resources and a proportion of the costs of the Common Good Fund Officer. A sum of £1,000 is budgeted to towards these costs.
- 6.3 **Grants and Contributions** – In order to protect the reserves and the likely future requirement for protection or developments of Common Good assets, a budget of £1,000 is made available for small grants to community groups and a budget of £2,000 for special project grants or donations towards Common Good assets.
- 6.4 **Project Costs:**
As noted above, urgent safety works have been required to collapsing gabions on the coastal area running from the Golf Club House towards Rosemarkie a length of approximately 70 meters, as highlighted in **Appendix 2**. These gabions in front of the campsite have toppled over in places resulting in some sections lying flat on the beach with the other end remaining vertical. This has created a 'cave' which is only held up by the steel mesh of the gabions. This has been assessed as an urgent safety risk. Rock armour will be placed in front of the collapsing gabion to prop them up and prevent further collapse while maintaining coastal protection to the campsite.
- 6.5 This work has had to be instructed as a matter of urgency as the collapsing gabions posed a serious risk to the public. The work has been awarded to Straths Civils with GF Job as a subcontractor. Works began in September and should be completed before the end of the year. The cost of this work is £90,000.

Date: 5 October 2023

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Fortrose and Rosemarkie Common Good - Quarterly Monitoring
Period to Sept 23

Appendix 1

	Actual to date £	Budget £	Year End Estimate	Variance £
INCOME				
Rents	18,809	23,340	23,340	-
Interest and investment income	-	500	2,800	(2,300)
TOTAL INCOME	18,809	23,840	26,140	(2,300)
EXPENDITURE				
Property costs	106	4,000	4,000	-
Central support and CGFO	389	1,000	1,000	-
Community Grants	-	1,000	1,000	-
Special Grants	-	2,000	2,000	-
TOTAL EXPENDITURE	494	8,000	8,000	-
Surplus/(deficit) before projects	18,314	15,840	18,140	(2,300)
PROJECT SPEND				
Coastal area - collapsing gabions	-	-	90,000	(90,000)
TOTAL	-	-	90,000	(90,000)
Surplus/(deficit) after projects	18,314	15,840	(71,860)	(92,300)
Unaudited Usable Reserves 2022/23		£185,147		
Estimated outturn for 23/24		(71,860)		
Estimated Usable Reserves 2023/24		£113,287		

Appendix 2

Location Map showing area where Gabion Repair is required

