

# The Highland Council

Agenda Item	10
Report No	BIER/22/25

**Committee:** Black Isle and Easter Ross

**Date:** 11 August 2025

**Report Title:** Tain Common Good Asset Register Review

**Report By:** Assistant Chief Executive - Corporate  
Assistant Chief Executive - Place

## 1 Purpose/Executive Summary

- 1.1 This report details the outcome of the Tain Common Good Asset Register review as part of the requirement under section 102 of the Community Empowerment (Scotland) Act 2015 to maintain and publish a list of properties to be held on the common good fund account.
- 1.2 The report details the changes to the Tain Common Good Asset Register, the rationale and implications of reclassifying properties.

## 2 Recommendations

- 2.1 Members are asked to:
  - i. **Consider** and **Note** the investigations undertaken to review the Tain Common Good Asset Register;
  - ii. **Confirm** the reclassification of the assets noted in 7.2 – 7.5; and
  - iii. **Note** the consequent impact on the financial position for the General Fund and Tain Common Good Fund.

## 3 Implications

- 3.1 **Resource** – There are financial implications to the Tain Common Good Fund and Council's General Fund with the reclassification of properties detailed in 7.2 – 7.5. Although assets listed on common good registers remain the property of The Highland Council, they must be held in a separate common good fund account. The reclassification of properties will result in changes to the management of income, expenditure and reporting. Continued support may be required by Council services to maintain common good properties, including managing liabilities where assets do not generate income and/or where insufficient reserves are available in the Tain Common Good Fund. Risks associated with resource implications are noted in 3.3 below.

- 3.2 **Legal** - Section 102 of the Community Empowerment (Scotland) Act 2015 (the '2015 Act') places a duty on local authorities to establish and maintain common good asset registers. The Council has complied with this obligation and registers are available on the Council's website for all 13 Common Good Funds in Highland. Asset registers are subject to regular reviews and should be updated if changes occur or new common good properties are identified. In addition, there is a requirement to review registers at intervals of no more than 5 years to ensure information is accurate and up to date.

Once an asset is classified as common good, there are certain legal processes (Section 104 of the 2015 Act) that must be followed before taking any decisions to dispose or change the use of properties held on common good asset registers.

- 3.3 **Risk** – The reclassification of Units 7a/b/c and Compound 8 at Blairliath Industrial Estate will reduce the available income currently being directed to the General Fund. As a result of the change, the Estates Management Service will be required to review its revenue funding to ensure a balanced budget is achieved.

With regards to the removal of Burgage Land from the common good asset register, if issues arise with the management of the North Site and Burgage Strip which are classed as amenity areas, costs will need to be re-directed to the relevant service and not to the Tain Common Good Fund.

There are no risks with the reclassification of other properties to be included on the Tain Common Good Asset Register. However, resources implications as noted in 3.1 should be considered to mitigate risks that may arise when managing common good properties.

- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - All common good properties are managed in accordance with existing Council policies regarding health and safety requirements.
- 3.5 **Gaelic** - No implications.

## **4 Impacts**

- 4.1 In Highland, all policies, strategies or service changes are subject to an integrated screening impact assessment for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified and 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 report is for noting changes to the Tain Common Good Asset Register and reclassification of properties and therefore an impact assessment is not required.

## 5 Background

- 5.1 Prior to the introduction of Community Empowerment (Scotland) Act 2015 ('The 2015 Act'), the Council already had a list of common good assets. In 2007, the Local Authority Scotland Account Advisory Committee (LASAAC) published guidance on accounting for the Common Good Fund. The guidance required local authorities to present Common Good Fund statements separately from their General Fund accounts and stressed the need for accurate list of assets held for the Common Good Fund. The Council undertook a piece of work to respond to this requirement and a report was presented at the Ross and Cromarty Committee (3 April 2007) to update Members on the Common Good Funds in the area which included a list of common good properties in Tain.
- 5.2 The introduction of the 2015 Act, which did not come into effect until June 2018, went further and placed a statutory duty on local authorities to establish, maintain and publish common good asset registers. The 2015 Act Guidance recognised that in response to the 2007 LASAAC requirements, local authorities already had established asset lists and that it was acceptable that these were to form the basis of the published registers. This is the approach the Highland Council adopted, and a list of properties proposed to be included on the Tain Common Good Asset Register was first consulted on and published in February 2020 (the '2020 Tain Register').
- 5.3 It is important to note that common good asset registers are living documents and properties can be added or removed as circumstances arise especially where a disposal or change of use process has concluded. The Council own a large portfolio of assets and new title investigations may lead to the reclassification of properties. The work undertaken to assess properties as common good involves detailed investigations of historic title deeds and related supporting documents such as Royal Charters and information held in Burgh minutes. The 2015 Act Guidance recommends that asset registers are subject to regular reviews which should take place at intervals of no more than 5 years.

## 6 Tain Common Good Asset Register Review

- 6.1 The Highland Council administers 13 Common Good Funds. Asset registers for all Funds have been published, and a rolling programme of 5-yearly reviews has been planned. Members were informed at an Area Business Meeting in February 2025 that the 2020 Tain Register review had commenced. This report presents the outcome of the review, and an updated asset register is presented in **Appendix 1**.
- 6.2 The review provided an opportunity to enhance information included on the 2020 Tain Register such as providing title deed details and the rationale why properties were classified as common good. This involved examining all title deeds relating to the properties listed on the 2020 Tain Register and sampling other Council owned properties that may have not been investigated as common good previously. Not all Council owned properties were examined during the review and subsequent reviews will provide further opportunities.

6.3 Identification of common good property can be complex and there is no statutory definition. The rules derive from case law and in general terms common good is property formerly owned by a Burgh which was not acquired for a statutory purpose or held on special trust. Deeds are often not clear whether property was acquired for a statutory purpose which is why other information sources (noted at 5.3 above) are vital. As a starting point however, the following key considerations are usually examined in terms of assessing properties as common good:-

- Was the property gifted to the community?
- Was it acquired by the Burgh and dedicated for public use?
- Has it been used from time immemorial by the public?

## 7 Changes to the Tain Common Good Asset Register

7.1 As a result of the review, the following is a summary of the changes to the 2020 Tain Register and the updated register (the '2025 Tain Register') is presented in **Appendix 1**. The changes noted in 7.2 – 7.5 below are categorised under each heading as contained in the asset register. It is worth noting that the Tennis Courts on Knockbreck Road; The Pilgrimage on Tower Street and the Community Garden on Station Road/Chapel Road were also investigated as part of the review. They are believed not to be common good as they were acquired after the abolition of the Burghs in 1975.

### 7.2 Land and Buildings

**Burgage Land** - The property was acquired in 1974. The title deed says, "*when the said area or piece of ground is developed for housing.*" This property is considered not to be common good as the land was acquired for statutory purposes.

**Change: Property to be removed from the register and assigned to the relevant service.**

**Duthac Centre** - It was originally a church built to replace the Collegiate Church in 1814. In the 1920s it became a community hall and was later sold to the Town Council as the new Town Hall. The title or Burgh minutes do not specify whether it was acquired for statutory purposes or to be held in trust and therefore it is considered to be common good due to its public use as a Town Hall.

**Change: Property to be included on the asset register.**

**Rose Garden including the Murray Monument** - The 1958 Burgh minutes confirm it was '*acquired for use of pleasure garden and for no other purpose whatsoever*'. Considered to be common good due to its dedicated purpose.

**Change: Property to be included on the asset register.**

**Tain Golf Course** - A large portion of land was purchased to the east of Tain in 1915 known to be the Lands of Plaids and Kirksheaf. Burgh minutes confirm that it was purchased for £4000 and "*that it being common good property*". There were several areas excepted from the acquisition in 1915, one of which was a feu charter for 0.25 acres to the Trustees of St Duthus Golf Club believed to be land where the current clubhouse is located. In 1977 Ross and Cromarty District Council sold a further 0.25 acres located immediately to the north/northeast of the existing clubhouse to allow it to be extended.

**Change: Property to be included on the asset register.**

**Tain Town Clock, Tower and Council Chambers** - The history of the Tolbooth where the Town Clock, Tower and Council Chambers are sited is complex and dates to 1630. Although the original purpose of this building was to house court offices and a jail, in later years Tain's Tolbooth was used as an administrative centre. There are references in the common good fund accounts between 1902 – 1913 of payments being made towards the upkeep of the Town Clock and Chambers, including references in the 1947 accounts of paying a salary towards the maintenance of the Town Clock. In addition, the 1950 common good account shows rental income from the Town Chamber Offices.  
**Change: Property to be included on the asset register.**

#### 7.4 Art & Artifacts

Previously no movable items were listed on the 2020 Tain Register. A separate review of movable assets is ongoing, and additional items may be added to the 2025 Tain Register. Several paintings and some artefacts have been included, and details can be seen in **Appendix 1**. These items are on display at the Council Chambers in Tain. It is believed that a collection of items was gifted to the Tain Museum in 1974, prior to the abolition of the Burghs in 1975.

#### 7.5 Common Good Investment Property

**Blarliath industrial site - Unit 9B (part of)** - Land is understood to be part of the 0.627-acre acquisition, purchased with common good funds in 1980. Most of the original land has been sold with the last recorded disposition in 2018. The remaining area was also meant to be sold (as agreed by committee in 2010) however there is no record of this sale proceeding.

**Change: A reduction in the remaining area classed as common good from approximately 225.29m<sup>2</sup> to 48.8m<sup>2</sup>**

**Blarliath industrial site - Unit 7a/b/c and Compound 8** - Land is understood to be part of a 0.423-acre acquisition, purchased with common good funds for £3,500. Minutes of Ross & Cromarty District Council on 28 March 1980 confirms that monies from the common good fund account was used.

**Change: Property to be included on the asset register.**

### 8 **Actions following publication of the updated Tain Common Good Asset Register**

- 8.1 The updated 2025 Tain Register presented in **Appendix 1** will be published on the Council's website. Relevant services will be informed including the Finance Service to allow necessary administrative changes to be applied, to ensure properties are managed in accordance with legislative requirements.
- 8.2 The reclassified properties included on the 2025 Tain Register will be managed in line with the Scheme of Delegation as set out in the [Common Good Fund Policy](#) document. In addition, as per Section 104 of the 2015 Act, any future disposals and/or change of use proposals will require consultation with the community prior to any decisions being taken to the properties listed on the register.
- 8.3 Units 7a/b/c and Compound 8 at Blairliath Industrial site are currently leased out on commercial rates. They generate approximately £17k of income per annum. As consequence of the properties being reclassified as common good, the income will be redirected from the General Fund to the Tain Common Good Fund account. Any future costs or liabilities associated with the units/site would be the responsibility of Tain Common Good Fund.

- 8.4 Members and Relevant Officers should assess and strategically plan opportunities that could be developed from properties listed on the 2025 Tain Register. This will help grow the Tain Common Good Fund, identify resources to maintain some of the assets, and/or to utilise assets for community benefit that could, for example, support local or area place plans.

Designation: Assistant Chief Executive – Corporate  
Assistant Chief Executive – Place

Date: 24 June 2025

Author: Paula Betts, Common Good Fund Officer

Background Papers: [Common Good Fund Policy](#)

Appendices: Appendix 1 – Reviewed and updated 2025 Common Good Asset Register for the former Burgh of Tain

## Appendix 1

### COMMON GOOD ASSET REGISTER FOR THE FORMER BURGH OF TAIN

Reviewed February 2025

LAND AND BUILDINGS		
<p>It is often claimed that Tain was granted its first Royal Charter in 1066, making it one of the oldest Royal Burghs in Scotland. The 1066 Charter, granted by King Malcolm III (Malcolm Canmore), confirmed Tain as a place of sanctuary where people could claim the protection of the church and resident merchants and traders were exempt from paying certain taxes and the town flourished as a market destination for the surrounding area. Its Royal Burgh privileges were later confirmed in the Charter of James VI (dated 29 January 1587) however it bestowed no land. Lands were bestowed in the subsequent Charters of James VI (dated 3 November 1612) and extended by Charles II in 1671. Tain was also a Parliamentary Burgh and Police Burgh.</p>		
Name of asset	Location	Description
<b>Dornoch Firth mussel fishings</b>	<p>UPRN: 130142773</p> <p>Large area contained within the Dornoch Firth extending along the foreshore from Edderton Sands, towards Whiteness Sands eastwards, and northwards out to sea.</p> <p>The area west of the Firth around the coast from Edderton Sands to Morangie was purchased in 1996.</p>	<p>Total site area 51,882,500m<sup>2</sup></p> <p>Common good by virtue of the Royal Charters of 1612 and 1671 and an area subsequently purchased for the common good in 1996 (Mussel Fishings at Tarlogie) with ownership of the foreshore being further confirmed by the Crown in 2021.</p> <p><b>Title deed: Disposition by Mrs Mary Sutherland in favour of Highland Council recorded 8 July 1996.</b> Title states that “<i>ALL and WHOLE The Tarlogie and Morangie Mussel Scalps and Mussel Fishing Rights situated in the sea</i>”. This part is categorised as common good investment property (as noted below under Investments) and is alienable.</p>

		<p><b>The remaining mussel fishings area falls under the Royal Charter titles of 1612 and 1671</b></p> <p>The 1612 Charter also refers to foreshore areas <i>“and with mussel bed and mussels <u>lie</u> musselscalp, and mussels within the sea flux in sight of the said burgh territories all privileges and pertinent belonging and incumbent thereto with all and whole the sea wrack and wear within the bounds of the said four corner crosses and upon or below the sea sands adjacent to its bounds”</i></p> <p>Charter part is inalienable.</p>
<b>Dornoch Firth salmon fishings</b>	<p>UPRN: 130111925</p> <p>Area contained within the mussel fishings along the coast to Morangie and eastwards along the coastal area of the Plaids to the dunes, from the town centre and Tain Links.</p>	<p>Total site area 10,098,700m<sup>2</sup></p> <p><b>Common Good by virtue of the Royal Charters of 1612 and 1671 and contained within the Dornoch Firth mussel fishings titles as above.</b></p> <p>The 1671 Charter states <i>“...and with the fishing of salmon and other white fish both in fresh and salt water”</i></p> <p>Inalienable. Area leased out.</p>
<b>Duthac Centre</b>	<p>UPRN: 130110261</p> <p>Shandwick Street, IV19 1BQ.</p> <p>Bordered with Stafford Street, Shandwick Street and Knockbreak Street.</p>	<p>Total site area: 2,851.23m<sup>2</sup></p> <p>It was originally a church built to replace the Collegiate Church in 1814. In the 1920s it became a community hall and was later sold to the Town Council for £2,225 as the new Town Hall. The building was refurbished and re-named as the Duthac Centre in 1976.</p> <p><b>Title deed: Disposition by The Church of Scotland general Trustees in favour of the Provost, Magistrates and Councillors of the Royal Burgh of Tain in 1946.</b></p> <p>The title does not specify it was acquired for a statutory purpose or held in trust therefore, it is considered to be common good due to its public use.</p> <p>Inalienable. The property is leased out.</p>



<p><b>Land between Tain Links and station (1.64 acres)</b></p>	<p>UPRN: 130087631 Chapel Road, IV19 1JE</p> <p>Strip of land running between the railway line and bordered with Tain Links from Shore Road at one end, to the old St Duthus burial ground at Chapel Road the other.</p>	<p>Total site area 6,636.85m<sup>2</sup> The site was acquired.</p> <p><b>Title deed: Disposition by The London, Midland &amp; Scottish Railway Company in favour of The Provost, Magistrates and Councillors of the Royal Burgh of Tain on the 23<sup>rd</sup> March 1938.</b></p> <p>Possibly inalienable.</p>
<p><b>Market Street stalls</b> Unit 1 (store attached to unit 2), unit 2 and combined units 4 and 5.</p>	<p>UPRN: 130006759 Market Street, IV19 1AR</p> <p>Located off Market Street which runs between Queen Street and High Street</p>	<p>Unit 1 site area – 9.10m<sup>2</sup> Unit 2 site area – 19.73m<sup>2</sup> Units 4 and 5 site area – 52.62m<sup>2</sup></p> <p><b>Title: Disposition by Robert Bruce Aeneas Macleod in favour of George Murray as Treasurer for and on behalf of the Magistrates and Town Council of the Burgh of Tain recorded 10 February 1810.</b></p> <p>Land was bought for the common good and the market stalls subsequently erected.</p> <p>Alienable. Units are leased out.</p>
<p><b>Mercat Cross (Market Cross)</b></p>	<p>UPRN: 130006718 High Street, Tain IV19 1AB</p> <p>Located outside in the re-entrant angle at the south corner of the Tolbooth and Tain Sheriff Court building.</p>	<p>The market cross is a Category B Listed structure, believed to date back to the Middle Ages. An octagonal shaft on the original three-stepped base which supports a lion capital with a lion rampant on top. The artist or maker was A.Maitland &amp; Sons and it was restored in 1895.</p> <p>The original Royal Charter for Tain gave the Burgh the power to assign and operate market days. It is believed to have originally stood to mark the location of the original</p>

		<p>marketplace on Market Street. Both its original location and current location outside the Tolbooth lies within the old Burgh boundary.</p> <p>Inalienable.</p>
<p><b>Rose Garden</b> (formerly known as Bank Garden) including the Murray Monument which is a Category B Listed Building</p>	<p>UPRN: 130140147 Lamington Street, IV19 1AA</p> <p>Located next to The Highland Council Service Point on the High Street, adjoining with Lamington Street.</p> <p>Common good area lies within the main garden walls, bordered with the public convenience building on Bank Street.</p>	<p>Total site area = 1,712.36m<sup>2</sup></p> <p>The 1958 burgh minutes confirm that it was <i>'acquired for use of pleasure garden and for no other purpose whatsoever'</i>.</p> <p><b>Title deed: Disposition by The Commercial Bank of Scotland Limited in favour of The Provost, Magistrates and Councillors of the Royal Burgh of Tain on the 10<sup>th</sup> August 1959 (recorded on the 31 August 1959)</b></p> <p>The Murray Monument was erected in 1879 in the memory of Kenneth Murray of Geanies, the Provost of Tain. The marble bust under the central arch was sculpted by T S Burnett of Edinburgh. The title for the monument has been incorporated with the 1959 deed where it previously held its own title prior to the acquisition of the Rose Garden.</p> <p>Inalienable.</p>
<p><b>Tain Golf Course</b></p>	<p>UPRN: 130112713 Chapel Road, IV19 1PD</p> <p>Lies between Kirksheaf Farmlands (north and south farmland sites) from the Golf Club House; boarded with Mid-Pithogarty/Summerton, Inver to the east;</p>	<p>Area = approximately 654,066.7m<sup>2</sup></p> <p>A large portion of land was purchased to the east of Tain in 1915 known to be the Lands of Plaids and Kirksheaf. Burgh minutes confirm that it was purchased for £4000 and <i>"that it being common good property"</i>.</p> <p>Golfing has always been known in this area since the 1890s.</p> <p>Part of the golf course is in the old parish boundary of Tain, however it was not uncommon for the Burgh administration to acquire land out-with the burgh boundary.</p>

	and boarded with Morangie/Geanies forest to the north-east of the coastline and boarded partly with the Tain Air Weapons Range.	<p><b>Title: Disposition by Trustees acting under the contract of Marriage entered into between Christopher Alexander MacRae of the first part, Helena Margarette Richards of the second part in favour of The Provost Magistrates and Councillors of the Royal Burgh of Tain recorded 30<sup>th</sup> January 1915</b></p> <p>There were several areas excepted from the acquisition of land in 1915, one of which was a feu charter for 0.25 acres to the Trustees of St Duthus Golf Club believed to be land where the current clubhouse is located. In 1977 Ross and Cromarty District Council sold a further 0.25 acres located immediately to the north/northeast of the existing clubhouse to allow it to be extended.</p> <p>A further disposition of the original 1915 acquisition was sold by Public Roup in 1947 (as agreed in the 17 September 1945 minutes) with the remaining parts to remain as the golf course.</p> <p>Inalienable. Leased out.</p>
<p><b>Tain Links area</b> Including Craighill Pitch, land beside the play area, bike park including the woodland area, boating pond, picnic area, pavilion, toilet block building and Alexandra Suspension Bridge.</p>	<p>UPRN: 130111920 IV19 1EH</p> <p>Bordered by St Duthus football club pitch, railway line, coastal areas, Chapel Road, old St Duthus burial ground and golf course.</p>	<p>Total site area = 9,690,451m<sup>2</sup> Area has two titles.</p> <p>Northeast part of The Links (38,871m<sup>2</sup> Carse Land) was sold to the Burgh in 1901 with the right to erect Alexandra Suspension Bridge and the land <i>"shall in all-time be used....for the use and enjoyment of the community of the said Burgh for purposes of public recreation.....and for no other purposes whatsoever"</i></p> <p><b>Title: Disposition by William John Macdonald and another as Trustees under the Contract of Marriage between Christopher Alexander Macrae and others in favour of the Town Council of the Royal Burgh of Tain for and on behalf of the community of the said Burgh registered on the 30<sup>th</sup> April 1901.</b></p>

		<p><b>Title to the remainder of Tain Links is from the Royal Charters of 1612 and 1671.</b> This has been treated as common good for time immemorial.</p> <p>Whole site inalienable. Craighill pitch and the bike park are leased out for community use.</p>
<b>Tain Town Clock, Tower and Council Chambers</b>	UPRN: 130117149 Castle Brae, IV19 1AB	<p>The history of the Tolbooth where the Town Clock, Tower and Council Chambers are sited, is complex and dates to 1630. Although the original purpose of this building was to house court offices and a jail, in later years Tain's Tolbooth was used as an administrative centre. Tain rivalled Dingwall as the principal Burgh Town of the County of Ross and Cromarty and many county meetings were held in the council chambers at the Tolbooth.</p> <p>The Tolbooth had accompanied a two-storey council house, extending southeast along the High Street, however this was demolished in the early 1820s where a new courthouse was built. Unfortunately, this courthouse was burned down, and a replacement was built in 1843. A new clock was installed at the tower in 1877 and the complex continued to house the council chamber of the Burgh for much of the 20<sup>th</sup> century but ceased in 1975 when the burgh system was abolished. The bell is believed to be the original from the 1630 Tolbooth which was casted in Flanders, Belgium</p> <p>There are references in the common good fund accounts between 1902 – 1913 of payments being made towards the upkeep of the Town Clock and Chambers, including references in the 1947 accounts of paying a salary towards the maintenance of the clock. In addition, the 1950 common good account shows rental income from the Town Chamber Offices.</p> <p><b>Title - Minute of Agreement between the Secretary of State and District Council on the 7 November 1983 confirms that the Clock Tower, Council Chamber offices, safe, and toilet on the ground floor and the coal cellar and store is the property of the council.</b></p>

		Inalienable
<b>Woody Braes (land at Fendom Brae)</b>	<p>UPRN: 130142785 Ankerville Street, IV19 1LY</p> <p>Located on Ankerville Street between the rear of properties 11 and 14-19 Knockbreck Avenue and farmland.</p>	<p>Total site area = 5009.38m<sup>2</sup> Land was acquired in 1901 for use as a footpath only and “<i>for behoof of the whole body and community thereof in the Register of the Burgh of Tain</i>”. It has been treated as common good since that date.</p> <p><b>Title deed: Disposition by William John Macdonald and another trustees under the marriage contract of Mr and Mrs Macrae of Kirksheaf in favour of The Town Council of the Royal Burgh of Tain on 30 April 1901.</b></p> <p>Inalienable.</p>

## ART AND ARTIFACTS

Movable common good assets in Tain are currently undergoing a separate review and additional items may be updated to the register. A collection of items was gifted to the Tain Museum in 1974, prior to the abolition of the Burghs in 1975.

Name of asset	Location	Description
Provost Chair	Tain Council Chamber	
Portrait of James Vass M.D. Provost of Tain 1876-1890.	Tain Council Chamber	Unknown artist
Portrait of Edward H. McK. Matheson, Provost of Tain 1890-1897.	Tain Council Chamber	1897
Portrait of Andrew Maitland, Provost of Tain 1897-1898.	Tain Council Chamber	1898
Portrait of an unknown man	Tain Council Chamber	Artist – P.C.B in 1903

Portrait of Baillie Alexander Wallace of Tain, JP Honorary Sheriff Substitute for Ross and Cromarty and Sutherland	Tain Council Chamber	Artist – George Fiddes Watt in 1907
Portrait of James Maitland, Provost of Tain 1910 - 1921	Tain Council Chamber	Unknown artist
Portrait of James Robertson, Provost of Tain 1921-1924.	Tain Council Chamber	Unknown artist
Portrait of Donald Ross, Provost 1933 - 1936	Tain Council Chamber	
Portrait of David Geekie, Provost of Tain 1945-1949.	Tain Council Chamber	Artist - P.C. Kennedy in 1949
Portrait of F Fletcher, Provost of Tain 1949-1954.	Tain Council Chamber	Artist – Catriona Barnett in 1954
Painting of the 'View from Tain links'.	Tain Council Chamber	Artist – Torquil J. Macleod in 1966

### COMMON GOOD FUND

Name of asset	Location	Description
<b>Tain Common Good Fund</b>	N/A	Fund set up for the benefit of the former Burgh of Tain. Financial information about this fund is contained within the Annual Accounts and Area Committee monitoring reports which are available on the Highland Council website.

### PROPERTY/LAND ACQUIRED SINCE THE ABOLITION OF THE BURGHS IN 1975 BY TAIN COMMON GOOD FUND AND HELD AS COMMON GOOD INVESTMENT PROPERTY

Name of asset	Location	Description
<b>Blarliath industrial Estate - Unit 9B (part of)</b>	Blarliath Industrial Estate, Shore Road, IV19 1EB UPRN: 130136627	Site area = approx. 48.8m <sup>2</sup> Land is understood to be part of the 0.627-acre acquisition, purchased with common good funds in 1980.

	<p>Located adjacent to the Highland Fine Cheese Factory. The land is part of a through path/road on the site.</p>	<p>Most of the original land has been sold with the last recorded disposition in 2018. The remaining area was also meant to be sold (as agreed in the 2010 Council minutes) however there is no record of this proceeding.</p> <p><b>Title: Tain Engineering Company Limited in favour of The Ross and Cromarty District Council recorded on the 29<sup>th</sup> July 1980.</b></p> <p>Alienable. Not leased out</p>
<p><b>Blarliath industrial Estate – Unit 7a Unit 7b Unit 7c Compound 8</b></p>	<p>Blarliath Industrial Estate, Shore Road, IV19 1EB UPRN: 130110253</p> <p>Units are directly opposite Munro Fruit Merchants which is the area of land that borders the original Tain Engineering Company Limited acquisition as noted above.</p>	<p>Site area = approx. 1,304m<sup>2</sup> Land is understood to be part of a 0.423-acre acquisition, purchased with common good funds for £3,500. Minutes of Ross &amp; Cromarty District Council on 28 March 1980 confirms that monies from the common good fund account was used.</p> <p><b>Title: Philippe Properties in favour of The Ross and Cromarty District Council 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>
<p><b>Blarliath grazings - 13-acre site</b></p>	<p>IV19 1PZ UPRN: 130142783</p> <p>Located between the railway line and Mean High Water Springs; including bordered with the sewage works.</p>	<p>Total site area = 58,720.92m<sup>2</sup> Land is understood to be part of 35.345 acre acquisition purchased with common good funds in 1980. It is split into 3 named parts: 13-acre site, 4 acre site and St Duthus football club site.</p> <p><b>Title: Mrs Agnes Calder Denoon or Macdonald and Donald Hunter Denoon in favour of The Ross and Cromarty District Council recorded on the 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>

<b>Blarliath grazings - 4-acre site</b>	<p>IV19 1PZ UPRN: 130142782</p> <p>Located between the railway line and farmland to the rear of the superstore and adjacent to the Highland Council Tain Depot at the Industrial Estate.</p>	<p>Total site area = 47,848.68m<sup>2</sup> Land is understood to be part of 35.345 acre acquisition purchased with common good funds in 1980. It is split into 3 named parts: 13 acre site, 4 acre site and St Duthus football club site. 7.65 acres from what is now known to be the 4-acre site was sold to the Highland Regional Council in 1981 from the original 1980 acquisition.</p> <p><b>Title: Mrs Agnes Calder Denoon or Macdonald and Donald Hunter Denoon in favour of The Ross and Cromarty District Council recorded on the 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>
<b>St Duthus football club site</b>	<p>IV19 1EH UPRN: 130142784</p> <p>Bordered by the railway line, sewage works including access road, The Links and small wooded area next to the coastline.</p>	<p>Total site area 23,567.45m<sup>2</sup> Land is understood to be part of 35.345 acre acquisition purchased with common good funds in 1980. It is split into 3 named parts – 13 acre site, 4 acre site and St Duthus football club site. 0.068 hectares of what is now known to be the St Duthus football club site was sold to the Highland Regional Council in 1982 from the original 1980 acquisition.</p> <p><b>Title: Mrs Agnes Calder Denoon or Macdonald and Donald Hunter Denoon in favour of The Ross and Cromarty District Council recorded on the 16<sup>th</sup> September 1980.</b></p> <p>Alienable. Leased out.</p>
<b>Chapel Street land (former sawmill site)</b>	<p>Chapel Street, IV19 1JE UPRN: 130111904 2 areas of land: 1) Plot A – located off Chapel Street and bordered by Castlebrae car park, Plot B and</p>	<p>Undeveloped land 1) total area 3,086.7m<sup>2</sup> 2) total area 5,945.7m<sup>2</sup></p> <p>Purchased with common good funds.</p>



	<p>properties known as The Cedars and Croft-Roy.</p> <p>2) Plot B – bordered by Kirksheaf Road, Plot A, farmland and St Duthus Bowling Club.</p>	<p><b>Title deed: Hugh Mackay &amp; Sons (Tain) Limited (with consent of Liquidator) in favour of Ross &amp; Cromarty District Council recorded 17 March 1982.</b></p> <p>Alienable. Part of plot B is leased out to the Bowling Club.</p>
<b>Dornoch Firth mussel fishings *</b>	<p>Area West of the Firth around the coast from Edderton Sands to Mornagie</p>	<p><b>Title: Disposition by Mrs Mary Sutherland in favour of Highland Council recorded 8 July 1996.</b></p> <p>*this title is also noted under Land and Buildings above for reference along with the charter part of the Dornoch Firth mussel fishings to show the extent of ownership.</p> <p>This particular area however is alienable as it was purchased with common good funds after the Burgh was abolished in 1975.</p>

