

The Highland Council

Agenda Item	4
Report No	NC/20/25

Committee: Nairnshire

Date: 24 November 2025

Report Title: Nairn Common Good Fund - Quarter 2 2025/26 Monitoring Report

Report By: Assistant Chief Executive – Place

1 Purpose/Executive Summary

- 1.1 This report presents the Quarter 2 monitoring statement for Nairn Common Good Fund (NCGF) for 2025/26.

2 Recommendations

- 2.1 Members are asked to **scrutinise and note** the position of the NCGF as shown in the Quarter 2 Revenue Monitoring Statement.

3 Implications

- 3.1 **Resource** – Financial implications are outlined in this report. As noted previously to this Committee, work is ongoing to develop an approach to income generation and the development of the NCGF asset portfolio to ensure a continued source of sustainable revenue for the NCGF.
- 3.2 **Legal** - The application of funds will fall within the competency guidelines set out both in statute and in common law in relation to Common Good Funds.
- 3.3 **Risk** - To mitigate the risk to the Common Good Fund, consideration continues to be given to the potential for income generation from Nairn Common Good assets to support ongoing maintenance and sustainability of other projects coming forward.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - All project work directly undertaken on Common Good Fund property will be subject to full compliance with all Health and Safety requirements.
- 3.5 **Gaelic** - There are no specific implications associated with this report.

4 Impacts

- 4.1 In Highland, all policies, strategies or service changes are subject to integrated screening for impact for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified 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 is a monitoring report and therefore an impact assessment is not required.

5 Quarter 2 Revenue Monitoring Report

- 5.1 A monitoring statement showing transactions against budget for the period 30 September 2025 is detailed within **Appendix 1**.
- 5.2 Members will note the (unaudited) balance of revenue reserves on 31 March 2025 was £1,091,000.
- 5.3 **Income** – Income received during the period has been generated from four key sources: property rents; lettings; invitation to pay parking and miscellaneous income.
 - 5.3.1 Rents – Totalling £120,140 have been collected from tenants occupying Common Good properties. This reflects ongoing lease agreements with a range of local tenants.
 - 5.3.2 Lettings - Have contributed £23,935 to date, with most of this income arising from the Nairn Highland Games. This includes revenue from the Traders' Village and showground lets. Additional income has been secured through bookings made under the approved letting framework, which continues to be developed to support future income growth and improve financial outcomes.
 - 5.3.3 Invitation to pay parking – The scheme has generated £21,445 during the period. This income supports the ongoing maintenance of the Links area, including the cleaning and upkeep of the Team Hamish Splashpad, helping to ensure the area remains safe and welcoming for public use.
 - 5.3.4 Miscellaneous Income - £593 has been received, primarily from memorial plaque requests and a wayleave agreement. While modest, this income will continue to be monitored throughout the year.
- 5.4 **Expenditure** - Expenditure from the NCGF covers a range of agreed budget lines, including property maintenance, utilities, rates, staffing, central support, car parking, and events. All allocations were approved at the February Area Committee as part of the budget setting process.
 - 5.4.1 Property Maintenance - The budget supports grounds maintenance across the NCGF estate which includes the splashpad upkeep along with maintenance of wider NCGF assets at the Links and elsewhere. Officers continue to prioritise asset maintenance in line with Council policy and will seek external funding where available.

- 5.4.2 As previously reported, maintenance of the West Links shelters and Poet's Well has been scheduled and is now underway.
- 5.4.3 Staff Costs - £15,773 was charged for the Nairnshire Common Good Project Officer post. This includes basic pay, national insurance, pension (superannuation) and the Apprenticeship Levy, which is a mandatory employer contribution.
- 5.4.4 Events and Festivals – As previously reported, this budget line supports community events through the NCGF. For this financial year £12,000 was allocated as a grant to the Nairn Highland Games to cover set-up costs. This is the first year that the Council has not provided logistical support for the Games, as noted at the May Area Committee.
- 5.4.5 As previously reported, this £12,000 was not included in the NCGF 2025/26 Expenditure Budget and will affect the year-end financial position of the NCGF reducing any surplus that would otherwise have been generated by the Games.
- 5.4.6 Officers continue to work with the Nairn Games Committee, and a Games 2025 debrief meeting is being arranged. The outcome of that debrief will be reported to this Committee.
- 5.4.7 Future grant payments from this budget line also support the Nairn Book and Arts Festival and the Christmas Lights Switch-On.
- 5.5 **Projects** – Project expenditure was agreed at Area Committee as part of the 2025/26 budget setting.
- 5.5.1 Project Cost – Links Development – This budget supports improvement works across the Links area. To date £1,760 has been spent on upgrades to the Crazy Golf facility. These works focused on resurfacing and refurbishing worn obstacles to ensure the area is safe, functional, and attractive for public use.
- 5.5.2 This investment compliments recent enhancements in the area, including the Team Hamish seating area and contributes to the overall improvement of the West Links environment.
- 5.5.3 Nairn Coastal Erosion – This budget which was agreed previously should works be required on the west links area. The condition of the west links path area will be continued to be monitored. It is not anticipated that the allocated funds will be used in 2025/26.
- 5.4 **Annual Surplus** – The approved budget currently projects a year-end surplus of £1,390 which would be added to the NCGF reserves.
- 5.4.1 This figure may change due to unforeseen property costs which may arise during the remainder of the year. Every effort will be made to manage expenditure carefully and maintain a positive year-end balance.

Designation: Assistant Chief Executive – Place

Date: 7 November 2025

Author: Lewis Hannah, Community Development Manager
Jennifer Johnstone, Service Accountant

Background Papers: None

Appendices: Appendix 1 – Q2 2025/26 Monitoring Statement

Appendix 1

Nairn Common Good
Period to Sept 25

	Actual £	Revised Annual Budget £	Estimated Outturn	Variance £
INCOME				
Rents	120,140	140,000	140,000	(0)
Lettings	23,935	20,000	26,000	6,000
Invitation to pay parking	21,445	25,000	25,000	-
Miscellaneous Income	593	125	595	470
Investment Income	-	10,000	10,000	-
TOTAL INCOME	166,112	195,125	201,595	6,470
EXPENDITURE				
Property maintenance	18,846	75,000	75,000	-
Electricity	911	2,100	2,100	-
Water charges	395	735	735	-
Rents, Rates and Insurance	2,241	5,900	5,900	-
Staff costs	15,773	24,720	24,720	-
Central support	-	20,000	20,000	-
Car parking costs	-	3,500	3,500	-
Advertising	-	250	250	-
Events and festivals	20,242	10,000	22,000	12,000
Legal Expenses	93	1,000	1,000	-
TOTAL EXPENDITURE	55,554	143,205	155,205	12,000
Surplus/(deficit) before projects	110,558	51,920	46,390	(5,530)
PROJECTS	-			
EXPENDITURE				
Project Costs - Links Development	1,760	25,000	25,000	-
Nairn Coastal Erosion	-	20,000	20,000	-
	1,760	45,000	45,000	-
Surplus/(deficit) after projects	108,798	6,920	1,390	(5,530)