

Agenda Item	4a
Report No	BIER-02-26

The Highland Council

Committee: **Black Isle and Easter Ross**

Date: **26 January 2026**

Report Title: **Cromarty Common Good Fund – 2024/25 Annual Accounts, 2025/26 Q3 Monitoring and 2026/27 Proposed Budget**

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

1 Purpose/Executive Summary

1.1 This report presents the 2024/25 Annual Accounts, 2025/26 Q3 Monitoring Report and 2026/27 Proposed Budget for Cromarty Common Good Fund (CCGF).

2 Recommendations

2.1 Members are asked to:-

- i. **Consider and agree** the CCGF Statement of Accounts within Appendix 1 for 2024/25, subject to the approval of the 2024/25 Highland Council accounts;
- ii. **Scrutinise and note** the position of the CCGF as shown in the 2025/26 Q3 monitoring statement at Appendix 2; and
- iii. **Approve** the proposed budget for 2026/27 as set out in Appendix 3.

3 Implications

3.1 **Resource** - The 2024/25 statement of accounts and final monitoring report note a surplus for the year of £2,337 providing a positive increase to the revenue reserves. As at the end of December 2025 the estimated outturn for 2025/26 financial year shows a deficit of £4,900 which is predominantly due to Non-Domestic Rates being payable as the East Church Hall is currently unoccupied.

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. Additionally, through the governance being applied by the Finance Service, funds will remain compliant with all financial regulations.

3.3 **Risk** - There are no specific implications associated with this report.

3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - There are no specific implications associated with this report.

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 an 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 Integrated Impact Assessment - Summary

4.3.1 An Integrated Impact Assessment screening has been undertaken on CCGF proposed budget for 2026/27. The conclusions have been subject to the relevant Manager Review and Approval.

4.3.2 The screening process has concluded that there are no direct impacts identified by the Common Good Fund budget.

4.3.3	Impact Assessment Area	Conclusion of Screening/Full Assessment
	Equality	<i>no impact</i>
	Socio-economic	<i>no impact</i>
	Human Rights	<i>no impact</i>
	Children's Rights and Well-being	<i>no impact</i>
	Island and Mainland Rural	<i>no impact</i>
	Climate Change	<i>no impact</i>
	Data Rights	<i>no impact</i>

5 2024/25 Statement of Accounts

5.1 **Appendix 1** of this report shows the Income and Expenditure Account and Balance Sheet in respect of the CCGF for Financial Year 2024/25.

5.2 The rental income was lower than budgeted due to the tenant ending the tenancy of East Church Hall. Higher than budgeted interest and investment income and lower than budgeted property costs resulted in an overall surplus of £2,337 to be added to the Revenue reserves.

5.3 Revaluation gains/(losses)
The Income and Expenditure Account in **Appendix 1** reports that there was no revaluation gain.

5.4 Changes to Leases in 2024/25
The East Church Hall tenant ended their tenancy in June 2024.

5.5 Disposal and Acquisitions 2024/25
There were no disposals or acquisitions in 2024/25.

6 2025/26 Quarter Three Monitoring Report

- 6.1 The Q3 monitoring report to 31 December 2025, attached as **Appendix 2**, shows income to date is £0 and shows an estimated income of £2,100 at year end arising from interest and investment.
- 6.2 As at the end of December 2025, the estimated expenditure outturn is £7,000 due to Non-Domestic Rates being payable, noting the building is currently unoccupied, plus central support and Common Good Fund Officer costs. The estimated income less expenditure outturn at year end shows a deficit of £4,900.

7 Proposed Budget for 2026/27

- 7.1 The proposed budget for 2026/27 is set out in **Appendix 3** of the report for Committee to consider.
- 7.2 Anticipated Income – Income from interest and investment is anticipated to be similar to the 2025/26 financial year. There may be additional income which is dependent on the outcome of the consultation relating to the lease of East Church Hall to a community group.
- 7.3 Anticipated Expenditure – It is proposed that a cautious property budget of £6,430 is set to cover any minor property costs incurred and payment of non-domestic rates in the event a lease of the East Church Hall is not implemented. It is proposed to slightly increase the budget from £630 to £700 for Central Support costs. A budget of £3,000 is proposed to cover the cost of a potential additional statutory consultation should a Community Asset Transfer request be made by a community group. These factors combined would result in an estimated deficit outturn of £8,130 at year end.

Designation: Assistant Chief Executive - Place

Date: 13 January 2026

Author: Lynn Bauermeister, Community Development Manager
Jennifer Johnston, Accountant

Background Papers: None

Appendices: Appendix 1 – 2024/25 Accounts
Appendix 2 – 2025/26 Period to December 25
Appendix 3 – 2026/27 Proposed Budget

Cromarty Common Good Fund Accounts 2024/25

	2024/25	2023/24
	£	£
Expenditure		
Staff Costs	621	279
Property Costs	149	-
Administration charges	476	360
Special grants	-	-
Other costs	60	
Total expenditure	1,307	639
Income		
Rents	645	2,420
Interest and investment income	2,999	2,421
Total income	3,644	4,841
Surplus/(deficit) for the year	2,337	4,202
Revaluation gains/(losses)	-	(3,000)
Total comprehensive income and expenditure	2,337	1,202
Balance Sheet	31/03/2025	31/03/2024
	£	£
Non-current assets		
Investment properties	55,000	55,000
Current assets		
Loans fund deposits	58,719	56,383
Total Net Assets	113,719	111,383
Revenue funds	58,719	56,383
Capital funds	55,000	55,000
Total reserves	113,719	111,383

Appendix 2

2025/26 Period to December 25

	Actual	Budget	Estimated Outturn	Variance
	£	£	£	£
Income				
Rents	0	0	0	0
Interest and investment income	0	1,000	2,100	1,100
Total Income	0	1,000	2,100	1,100
Expenditure				
Property costs	4,462	1,500	5,300	3,800
Central support and CGFO costs	1,196	630	1,700	1,070
Total Expenditure	5,657	2,130	7,000	4,870
Income less Expenditure Surplus (Deficit)	(5,657)	(1,130)	(4,900)	(3,770)
Revenue reserves 2024/25		58,720		
Estimated outturn for 25/26		(4,900)		
Estimated revenue reserves 2025/26		53,820		

Proposed Budget 2026/27

	2026/27
	£
Income	
Rents	0
Interest and investment income	2,000
Total Income	2,000
Expenditure	
Staff costs	3,000
Property costs	6,430
Central Support	700
Total Expenditure	10,130
Surplus/(deficit) for year	(8,130)
Estimated Revenue Reserves 2025/26	53,820
Budget surplus/(deficit) for 26/27	(8,130)
Forecast year end reserves 2026/27	45,690