

The Highland Council

Agenda Item	4c
Report No	BIER-04-26

Committee: Black Isle and Easter Ross

Date: 26 January 2026

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

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 This report presents the Invergordon Common Good Fund Statement of Accounts and final monitoring for 2024/25.
- 1.2 This report also presents the income and expenditure monitoring position for the Common Good Fund as at 31 December 2025 for Q3 and the projected year end position for 2025/26.
- 1.3 The report further sets out the proposed revenue budget for the Fund for the financial year 2026/27.

2 Recommendations

- 2.1 Members are asked to:-
 - i. **Consider** and **agree** the Invergordon Common Good Fund Statement of Accounts as set out in Appendix 1 and Q4 monitoring report for 2024/25 as set out in Appendix 2;
 - ii. **Scrutinise** and **note** the position of the Invergordon Common Good Fund as shown in the 2025/26 Q3 monitoring statement as set out in Appendix 3; and
 - iii. **Approve** the proposed budget for 2026/27 as set out in in Appendix 4

3 Implications

- 3.1 **Resource** - The 2024/25 statement of accounts and final monitoring report note a small surplus of £2,138 for the year. The Q3 monitoring statement for 2025/26 highlights predicted income and expenditure against the budget. Income is in excess of costs therefore a surplus is expected which will increase the usable reserves

- 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. The application of funds will comply with all financial regulations.
- 3.3 **Risk** – No implications.
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** - No implications.
- 3.5 **Gaelic** - No implications.

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 7 January 2026. The conclusions have been subject to the relevant Manager Review and Approval.
- 4.3.2 The Screening process has concluded that there are no impacts identified in relation to the proposed budget.

4.3.3

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

5 2024/25 Statement of Accounts and Final Monitoring

- 5.1 **Appendix 1** of this report shows the Income and Expenditure Account and Balance Sheet in respect of the Invergordon Common Good Fund for the financial year 2024/25. **Appendix 2** sets out the 2024/25 final monitoring, which shows the Revenue results for the year against Budget, whereas **Appendix 1** shows prior year comparatives.

5.2 Income

- Rental income for the year was as per budget at £3,500.
- The income from interest was higher than the budget reflecting the high interest rates which applied during the period.

5.3 Expenditure

- Staff costs of £5,098 against a budget of £1,700. The overspend was largely due to the additional time spent by the Common Good Officer dealing with the sale of the Bouchardon Bust.
- In addition to the staff costs a small administration charge for central support of £476 and other costs of £271 relating to legal and advertising costs of disposing of the Bouchardon Bust.

5.4 Changes to Leases in 2024/25

There were no changes in 2024/25.

5.5 Disposal and Acquisitions in 2024/25

There were none, however work continued on the proposed disposal of the Bouchardon Bust - please see section 8.1

5.6 Revaluation Gains

A revaluation of the Bouchardon Bust has resulted in a gain of £305k.

5.7 Balances

The total reserves are made up of £2,975,280 made up of revenue funds £85,279 and heritage assets of £2,890,001 including the Bouchardon Bust.

6 **2025/26 Quarter Three Monitoring Report**

6.1 The Q3 monitoring report to 31 December 2025 is set out in **Appendix 3**.

6.2 Income

Rent for the Town Hall has been received.

6.3 Expenditure

There has been no property expenditure in the year to date. Staff costs to date total £1,559 and relate to work associated with the Bouchardon Bust. Administration charges have yet to be applied.

6.4 Variances

A surplus of £2,000 is anticipated on the fund at year end.

7 **Proposed Budget for 2026/27**

7.1 The proposed budget for 2026/27 is set out in **Appendix 4** of the report for Committee to consider.

7.2 Income

It is proposed to retain the income budget for rents at £3,500. Investment income is an estimate based on interest rates expected to apply in 2026/27.

7.3 Expenditure

It is proposed that the budget for staff costs is raised to £3,500 to cover Common Good Officer time spent on the disposal of the Bouchardon Bust. A modest property budget of £1,750 is retained to cover any minor insurance and property costs incurred; with an additional budget of £550 for administration costs.

7.4 Balance

The proposed budget for 2026/27 will yield a surplus of £900.

8 **Common Good Update**

8.1 Bouchardon Bust

Members will recall that on 7 November 2024, the Sheriff Court approved the application to sell the Bust of Sir John Gordon, which forms part of the Invergordon Common Good Fund, following a decision by local Committee and Council to progress this.

Following this decision, an application for a UK export licence was submitted on 12 March 2025. Subsequently, an objection was raised regarding the export of the Bouchardon Bust, resulting in the matter being considered by the Reviewing Committee on the Export of Works of Art and Objects of Cultural Interest (RCEWA) in July. The Committee assessed the bust against the three Waverley Criteria and concluded that it meets all three. The case has been referred to the Department of Culture, Media and Sport for a decision and an announcement is expected shortly. Members will be updated in due course.

8.2 Invergordon Town Hall – Community Asset Transfer Request

Highland Council has received an expression of interest for a Community Asset Transfer (CAT) relating to Invergordon Town Hall. The request has been submitted by Invergordon Development Trust, who have indicated their intention to explore opportunities for community-led use and management of the building. A further report will be brought to Committee once the full application has been received and evaluated.

Designation: Assistant Chief Executive - Place

Date: 7 January 2026

Author: Fiona Richardson, Community Development Manager
Jennifer Johnston, Accountant

Background Papers: None

Appendices: Appendix 1 – Invergordon CGF Statement of Accounts 24/25
Appendix 2 – Q4 Monitoring Statement 24/25
Appendix 3 – Q3 Monitoring Statement 25/26
Appendix 4 – Draft budget 26/27

Appendix 1

STATEMENT OF ACCOUNTS 2024-25			
Invergordon Common Good Fund			
Income and Expenditure Account	2024/25		2023/24
	£		£
<u>Expenditure</u>			
Staff Costs	5,098		5,792
Property costs	-		-
Administration charges	476		360
Other costs	271		-
Total expenditure	5,845		6,152
<u>Income</u>			
Rents	3,500		3,500
Interest and investment income	4,483		3,742
Total income	7,983		7,242
Surplus/(deficit) for the year	2,138		1,090
Revaluation gains/(losses)	305,000		1,100,000
Total comprehensive income and expenditure	307,138		1,101,090
Balance Sheet	31/03/2025		31/03/2024
	£		£
<u>Non-current assets</u>			
Investment properties	1		1
Heritage assets	2,890,000		2,585,000
	2,890,001		2,585,001
<u>Current assets</u>			
Loans fund deposits	85,279		83,140
Total assets	2,975,280		2,668,141
Revenue funds	85,279		83,140
Capital funds	1		1
Revaluation reserve	2,890,000		2,585,000
Total reserves	2,975,280		2,668,141

**Invergordon Common Good - Quarterly Monitoring
Period to Mar 25**

	Actual	Budget	Variance
	£	£	£
Income			
Rents	3,500	3,500	-
Interest and investment income	4,483	1,400	3,083
Total Income	7,983	4,900	3,083
Expenditure			
Staff Costs	5,098	1,700	3,398
Property costs	271	2,000	(1,729)
Administration charges	476	100	376
Total Expenditure	5,845	3,800	2,045
Income less Expenditure	2,138	1,100	1,038
Usable Reserves			
As at 31.3.24	83,140		
Surplus/(deficit) for year	2,138		
As at 31.3.25	85,279		

**Invergordon Common Good
Period to December 25**

	Actual	Budget	Estimated Outturn	Variance
	£	£	£	£
Income				
Rents	3,500	3,500	3,500	0
Interest and investment income	0	3,800	3,500	(300)
Total Income	3,500	7,300	7,000	(300)
Expenditure				
Staff Costs	1,559	2,500	2,500	0
Property costs	0	2,000	2,000	0
Central Support	0	500	500	0
Total Expenditure	1,559	5,000	5,000	0
Income less Expenditure Surplus (Deficit)	1,941	2,300	2,000	(300)
Revenue reserves 2024/25		85,279		
Estimated outturn for 25/26		2,000		
Estimated revenue reserves 2025/26		87,279		

**INVERGORDON COMMON GOOD FUND
DRAFT BUDGET 2026/27**

	Draft
	Budget
	2026/27
	£
<u>Income</u>	
Rents	3,500
Interest and investment income	3,200
Total Income	6,700
<u>Expenditure</u>	
Staff Costs	3,500
Property Costs	1,750
Central Support	550
Total Expenditure	5,800
Surplus/(deficit) for the year	900
Estimated Revenue Reserves 2025/26	87,279
Budget surplus/(deficit) for 26/27	900
Forecast year end reserves 2026/27	88,179