

The Highland Council

Agenda Item	4d
Report No	BIER-05-26

Committee: Black Isle and Easter Ross

Date: 26 January 2026

Report Title: Tain 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 Tain 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 Tain Common Good Fund Statement of Accounts as set out in Appendix 2 and Q4 monitoring report for 2024/25 as set out in Appendix 3;
 - ii. **Scrutinise** and **note** the position of the Tain Common Good Fund as shown in the 2025/26 Q3 monitoring statement as set out in Appendix 4; and
 - iii. Approve the proposed budget for 2026/27 as set out in Appendix 5.

3 Implications

- 3.1 **Resource** - The 2024/25 statement of accounts notice a surplus of £25,129 following adjustment for depreciation and amortisation. The Q3 monitoring statement for 2025/26 highlights predicted income and expenditure against the budget. Income is in excess of budget and costs are expected to be on budget.
- 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 9 January 2026. The conclusions have been subject to the relevant Manager Review and Approval.

4.3.2 The Screening process has concluded that there is potential for positive impacts as a result of the budget for 2026/27, in particular the proposed grant to support the creation of a Development Officer resource to support the ongoing work to identify and secure the required investment to build a new leisure facility for Tain. The longer-term impact of this will support better health and wellbeing outcomes for the community, including for those children, young people, older people and families who will use and benefit from access to the facility. Members are asked to consider the summary in **Appendix 1** to support the decision-making process.

4.3.3	Impact Assessment Area	Conclusion of Screening/Full Assessment
	Equality	<ul style="list-style-type: none">• Children and Young People – Positive• Children affected by disability – Positive• Older adults – Positive
	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 2** of this report shows the Income and Expenditure Account and Balance Sheet in respect of the Tain Common Good Fund for the financial year 2024/25. **Appendix 3** sets out the 2024/25 final monitoring, which shows the Revenue results for the year against Budget, whereas **Appendix 2** shows prior year comparatives.

5.2 Income

- Rental income for the year was greater than budgeted. Additional rent included letting for the circus and letting for the large grazing at Blarliath.
- The income from interest was higher than the budget reflecting the high interest rates which applied during the period.

5.3 Expenditure

- Expenditure in 24/25 has been limited and includes insurance costs, utilities, contribution to the costs of the Common Good Officer, central support costs and minor repairs following vandalism to a building on the links.
- There has been no expenditure associated with Mussel Fisheries.

5.4 Variances

The fund delivered a surplus of £25,129 at the year end. This was largely due to the higher than budgeted Interest and Investment Income, and limited expenditure on property and mussels.

5.5 Changes to Leases in 2024/25

The large grazing were re let to the former tenant on a 364-day lease.

5.6 Disposal and Acquisitions in 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 is set out in **Appendix 3**.

6.2 Income

Rental payments are on budget as the market stalls are paid by monthly direct debit. Income from interest is expected to be in excess of budget due to increased interest rates. The rent for the large grazing was paid in advance and appears in 2024/25 accounts.

6.3 Expenditure

Expenditure during this period has primarily focused on essential property-related works, including essential repairs to the Alexandra Bridge (£4,367.00). Further costs for the clearance of storm-damaged trees at Tain Links and the painting of the railings at the Duthac Centre are anticipated before the year end.

- 6.4 A surplus of £840 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 5** of the report for Committee to consider.

7.2 Income

Following the reclassification of assets, detailed in section 8.1, the anticipated income has increased from £7,950 in 2024/25 to £24,900. It is therefore proposed to increase the income budget to reflect this.

7.3 Expenditure

It is proposed to set the budget for staff costs to £3,000. It is also proposed to retain the Mussel Fisheries budget at £2,000 to enable a survey to be carried out should the market become viable.

7.3.1 Maintenance

In addition to core staff and admin costs, several maintenance requirements have been identified. These works are necessary to ensure the continued safety, functionality, and preservation of key assets:-

- resurfacing of the Duthac Centre car park; and
- phased removal over two-year period of storm damaged trees at Tain Links

Recognising that not all identified works can be completed within 2026/27, it is recommended that the property budget be increased to £18,800 to enable priority projects to commence during the year.

7.3.2 Support for Tain Initiative

Tain Initiative Group (TIG) has approached Highland Council seeking support to establish a Development Officer resource to assist with the ongoing work to deliver a new leisure centre and swimming pool for the town. It is therefore recommended that a grant of £10,000 be approved, subject to the completion and submission of a full application by TIG. It is anticipated that this £10,000 investment in Development Officer capacity, focused on identifying and securing external funding, will provide dedicated resource and significantly enhance efforts to attract the level of investment required to progress and deliver the project.

7.4 Balance

The proposed budget for 2026/27 shows a break-even position with no forecast surplus or deficit.

8 **Common Good Update**

8.1 Reclassification of Assets

As reported to committee on 11 August 2025, the [Tain Asset Review](#) resulted in the following changes being made to the Common Good Register:-

- Burgage Land – this was removed from the register and assigned to the relevant service.
- Duthac Centre – this was added to the asset register
- Rose Garden, including the Murray Monument – this was added to the asset register.
- Tain Golf Course – this was added to the asset register.
- Tain Town Clock, Tower and Council Chambers – these were added to the asset register

8.2 Common Good Investment Property

- Blarliath industrial site - Unit 9B (part of) -a reduction in the remaining area classed as common good from approximately 225.29m² to 48.8m².
- Blarliath industrial site - Unit 7a/b/c and Compound 8 – this was added to the asset register.
- Blarliath industrial site - Unit 7a/b/c and Compound 8 – this was added to the asset register.

Units 7a/b/c and Compound 8 at Blarliath Industrial site are currently leased out on commercial rates. They generate £16,950.00 of income per annum. As consequence of the properties being reclassified as common good, the income has been redirected from the General Fund to the Tain Common Good Fund account. Any future costs or liabilities associated with the units/site are now the responsibility of Tain Common Good Fund.

8.3 Duthac Centre

A comprehensive condition survey has been commissioned for the Duthac Centre. This will provide a detailed report of all required works, prioritised by urgency and importance, to inform future planning and budget allocation. Members will be updated in due course.

Designation: Assistant Chief Executive - Place

Date: 8 January 2026

Author: Fiona Richardson, Community Development Manager
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Background Papers: None

Appendices: Appendix 1 – Integrated Impact Assessment Summary
Appendix 2 – Tain CGF Statement of Accounts 2024/25
Appendix 3 – Tain CGF Q4 Monitoring Statement 24/25
Appendix 4 – Tain CGF Q3 Monitoring Statement 25/26
Appendix 5 – Tain CGF Draft Budget 2026/27

Impact Assessment Summary

The Impact Assessment Screening process has concluded that there is potential for positive impacts.

The 2026/27 proposed budget seeks approval for £10k grant contribution to support the creation of a Development Officer to provide a dedicated resource to support the ongoing work to replace Tain Royal Academy Community Centre (TRACC).

If approved, the short-term investment of £10k from the Tain Common Good Fund will enable a Development Officer to be employed to focus on identifying and securing the investment required to take forward the project.

The longer-term impact will be to deliver a leisure facility which will support better health and wellbeing outcomes for the community, including for those children, young people, older people and families who will use and benefit from access to a new TRACC facility.

		Appendix 2
STATEMENT OF ACCOUNTS 2024-25 Tain Common Good Fund		
Income and Expenditure Account	2024/25	2023/24
	£	£
<u>Expenditure</u>		
Staff Costs	2,804	965
Property costs	745	449
Administration charges	635	480
Grants and contributions	-	
Other Costs	18	80
Depreciation and Amortisation	960	960
Total expenditure	5,162	2,934
<u>Income</u>		
Rents	10,923	6,400
Miscellaneous income	-	220
Interest and investment income	19,369	15,316
Total income	30,291	21,936
Surplus/(deficit) for the year	25,129	19,002
Revaluation gains/(losses)	-	-
	-	-
Total comprehensive income and expenditure	25,129	19,002
Balance Sheet	31/03/2025	31/03/2024
	£	£
<u>Non-current assets</u>		
Investment properties	361,800	361,800
Heritage assets	385,779	385,779
Intangible asset	5,400	6,360
	752,979	753,939
<u>Current assets</u>		
Sundry debtors	-	-
Loans fund deposits	385,338	359,249
	385,338	359,249
<u>Current liabilities</u>		
Sundry creditors	-	-
Total assets	1,138,317	1,113,188
Revenue funds	265,808	239,719
Capital funds	778,075	779,035
Revaluation reserve	94,434	94,434
Total reserves	1,138,317	1,113,188

Tain Common Good - Quarterly Monitoring
Period to Mar 25

	Actual		Budget		Variance
	£		£		£
INCOME					
Rents & Lettings	10,923		7,950		2,973
Interest and investment income	19,369		5,600		13,769
TOTAL INCOME	30,291		13,550		16,741
EXPENDITURE					
Staff Costs	2,804		2,000		804
Property costs	763		5,000		(4,237)
Central Support Charges	635		1,000		(365)
TOTAL EXPENDITURE	4,202		8,000		(3,798)
Income less Expenditure	26,089		5,550		20,539
Usable Reserves					
As at 31.3.24	239,719				
Surplus/(deficit) for year	26,089				
As at 31.3.25	265,808				

**Tain Common Good
Period to December 25**

	Actual		Budget		Estimated Outturn		Variance
	£		£		£		£
Income							
Rents & Lettings	5,100		7,950		7,950		0
Insurance recharge	165		0		0		0
Interest and investment income	0		12,000		10,500		(1,500)
Total Income	5,265		19,950		18,450		(1,500)
Expenditure							
Staff costs	1,258		2,000		2,000		0
Property costs	4,556		5,000		14,950		9,950
Central Support Charges	0		1,000		660		(340)
Tain Mussel Fishery	0		2,000		0		(2,000)
Total Expenditure	5,813		10,000		17,610		7,610
Income less Expenditure Surplus (Deficit)	(548)		9,950		840		(9,110)
Revenue reserves 2024/25			265,808				
Estimated outturn for 25/26			840				
Estimated revenue reserves 2025/26			266,648				

Appendix 5	
TAIN COMMON GOOD FUND DRAFT BUDGET 2026/27	
	£
<u>Income</u>	
Rents & Lettings	24,900
Interest and investment income	10,000
Total Income	34,900
<u>Expenditure</u>	
Staff Costs	3,000
Property Costs	18,800
Tain Mussel Fishery	2,000
Tain Initiative	10,000
Central Support Charge	1,100
Total Expenditure	34,900
Surplus/(deficit) for the year	-
Estimated Revenue Reserves 2025/26	262,281
Budget surplus/(deficit) for 26/27	-
Forecast year end reserves 2026/27	262,281