

The Highland Council

Minutes of Meeting of the **Black Isle and Easter Ross Area Committee** held remotely on Monday 10 August 2026 at 10.00 am.

Present:

Mrs S Atkin
Mr S Coghill
Mrs T Collier
Mr R Cross
Ms L Dundas

Mr J Edmondson
Ms L Johnston
Ms C Ramsay
Mrs M Ross

Officials in Attendance:

Mr P Tomalin, Senior Community Development Manager
Ms F Richardson, Community Development Manager
Ms L Bauermeister, Community Development Manager
Mr M Sutherland, Strategic Lead (Operations), Place Service
Mr B Cumming, Senior Environmental Health Officer
Mr J Kellas, Community Support Co-ordinator
Ms L Bradley, Housing Investment Officer
Ms J Sutherland, Roads Operations Manager
Ms M Murray, Principal Committee Officer
Ms G MacPherson, Senior Community Officer

Also in Attendance:

Chief Inspector D McAlpine, North Highland Area Commander, Police Scotland

**An asterisk in the margin denotes a recommendation to the Council.
All decisions with no marking in the margin are delegated to Committee.**

Ms L Johnston in the Chair

1. Apologies for Absence Leisgeulan

An apology for absence was intimated on behalf of Ms M MacCallum.

2. Declarations of Interest/Transparency Statement Foillseachaidhean Com-pàirt/Aithris Fhollaiseachd

The Committee **NOTED** the following Declaration of Interest:-

Item 7: Mr S Coghill

The Committee also **NOTED** the following Transparency Statements:-

Item 5: Mr J Edmondson, Ms L Johnston, Mrs M Ross

Item 7: Mr J Edmondson

3. Recess Powers Cumhachdan Fosaidh

The Committee **NOTED** that the recess powers granted by the Council at its meeting on 25 June 2026 had not been exercised in relation to the business of the Black Isle and Easter Ross Area Committee.

4. Police – Area Performance Report Poilis – Geàrr-chunntas Dèanadas Sgìreil

There had been circulated Report No BIER/20/26 by the Area Commander, North Highland Area Command, Police Scotland.

During discussion, the following points were raised:-

- in terms of the reported increase in sexual offences, it was asked whether this reflected a rise in offending or an increase in victims feeling more able to come forward and report crimes;
- it was asked if it was possible for future reports to include information more specific to the Black Isle and Easter Ross area. The Area Commander confirmed that he would raise the question with senior officers;
- in response to concerns regarding drink and drug driving, the Committee was informed that the Roads Policing Unit continued to work collaboratively with stakeholders and partners to raise awareness of the dangers of drink and drug driving. This included school visits;
- alcohol and drugs continued to be significant factors in offending behaviour. While some offences, including shoplifting, could be linked to financial pressures, addiction was also recognised as a contributing factor. The increasing availability and variety of drugs presented ongoing challenges and there was concern that the perception within communities was that little action was being taken when incidents were reported. Education, community engagement and crime reporting were highlighted as key elements of the continued effort to reduce harm and tackle substance-related crime;
- bank fraud against elderly residents was a concern, particularly in light of the closure of banks within the Black Isle and Easter Ross area. Information was sought, and provided, regarding what work had been undertaken to address this;
- vandalism and anti-social behaviour continued to affect local businesses. Information was sought, and provided, on Police engagement in this regard and it was asked if Community Councils could be kept informed of any developments;
- information was sought, and provided, regarding the measures in place to tackle repeat offending;
- clarification was sought, and an explanation was provided, regarding the reported marked increase in the cruel and unnatural treatment of children;
- the number of road traffic incidents on the A9, particularly near the Dalmore and Tomich junctions, and the impact they had on road users, remained a concern. It was asked what input Police Scotland had in the Transport Scotland Road Safety Group;
- clarification was sought, and provided, regarding the process for dealing with abandoned vehicles, including where the responsibility lay and the

- powers the Police had in this regard. The Area Commander undertook to liaise with the Road Traffic Unit for more information;
- in response to a query regarding the closure of the B9176 Struie Road for 10 days during the winter due to a stranded vehicle, it was explained that although the Police had powers to remove vehicles obstructing the road, the area had experienced exceptional weather conditions. The incident would, however, provide learning points for future severe weather events; and
 - information was sought, and provided, regarding officer numbers. A breakdown was given of the specialist roles undertaken by Police Scotland in the area, including Harm Prevention and Intervention Officers.

The Committee **NOTED** the progress made against the objectives set within the Highland Local Policing Plan 2023-2026 Year 1, attached as Annex A to the report, for the period covering 1 April 2025 to 31 March 2026.

5. Easter Ross Community Partnership Area Place Plan Progress Plana Àite Sgìre Com-pàirteachas Coimhearsnachd Rois an Ear Aithisg Adhartais

Transparency Statements: the undernoted Members declared connections to this item but, having applied the objective test, they did not consider that they had an interest to declare:-

Mr J Edmondson - as Chair of the Place Subgroup of the Easter Ross Community Partnership

Ms L Johnston - as a Youth Leader within the Scout Association

Mrs M Ross - as a Director of Seaboard Memorial Hall, which had received funding from Whole Family Wellbeing Fund Element 1.

There had been circulated Report No. BIER/21/26 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- the Committee welcomed the progress on the Easter Ross Area Place Plan, recognised the positive work being undertaken and thanked officers for their work in this regard;
- concern was expressed that competition for available funding could result in new transformational projects, such as Planet Youth, being supported at the expense of established youth hubs, clubs and other existing services. It was highlighted that these vital services, delivered by qualified youth workers, were at risk of failing due to a lack of funding, and it was asked if this could be reviewed. Reference having been made to the Whole Family Wellbeing Programme, the Committee was informed that a Highland-wide Whole Family Wellbeing Programme report had been submitted to the Health, Social Care and Wellbeing Committee due to be held on 19 August;
- Area Committees had an important role in supporting community involvement, promoting local initiatives and addressing social disadvantage. The Easter Ross Area Place Plan identified youth and family support, including whole-family support, as a key priority linked to improving outcomes for young people;

- reference was made to the Poverty and Equality Commission Report, which recognised the positive work being undertaken in the Black Isle and Easter Ross area, particularly by the third sector, and Members suggested that a shift from project-based funding to a core funding model was required; and
- it was highlighted that the Black Isle and Easter Ross Place Plans remained separate, reflecting the position at the time the Place Based Framework was approved in December 2021, when the Black Isle and Easter Ross operated as separate Area Committees.

At this juncture, Mr J Edmondson proposed the following additional recommendation, and this was supported by other Members of the Committee:-

“This Committee agrees that Youth and Family Support are a key priority and that the Poverty and Equality Commission’s core funding approach is the correct approach; and therefore a Report is requested for the whole Black Isle and Easter Ross Committee Area that:-

- identifies the Youth Work Services and Clubs in the Committee Area across all sectors and the aims of these Services and Clubs;
- identifies the support that these Services and Clubs require; and
- suggests possible participatory resource approaches to help plan for working together to achieve the aims of the Area Place Plans in these services.”

Mr Edmondson clarified that, when referring to Services, he was referring to the wide range of work undertaken by volunteers, and his approach was one of community engagement.

During continued discussion, the following points were raised:-

- with reference to page 20 of Appendix 1 of the report, it was queried why education was not mentioned under the Prosperity priorities, and it was felt that, although officers were heavily involved in delivering elements of the Place Plan, some priority areas, particularly employability, were not receiving the same level of support;
- distribution of funding needed to be fair. An audit of youth development funding was suggested to provide a clearer understanding of what funding was available, how it was allocated, the impact it had and whether it could be used more effectively. In response, the Committee was informed that a briefing on youth services in Highland had been prepared for a forthcoming Easter Ross Ward Business Meeting, to which Black Isle Members would be invited;
- Members were pleased to learn that the recently appointed Development Officer had experience in taking forward community-led activities; and
- although there was a shared commitment to supporting local communities, it was necessary for charities and organisations to work more collaboratively to achieve better outcomes for families.

The Committee:-

- i. **NOTED** the annual report, recognising the progress made by the Easter Ross Community Partnership;

- ii. **AGREED** to support the targeting of service programmes and external funding to meet the Area Place Plan priorities when appropriate; and
- iii. **AGREED** that Youth and Family Support were a key priority and that the Poverty and Equality Commission's core funding approach was the correct approach; and therefore requested a Report for the whole Black Isle and Easter Ross Committee Area that:-
 - identified the Youth Work Services and Clubs in the Committee Area across all sectors and the aims of these Services and Clubs;
 - identified the support that these Services and Clubs required; and
 - suggested possible participatory resource approaches to help plan for working together to achieve the aims of the Area Place Plans in these services.

6. Winter Service Plan 2026/27 Plana Seirbheis a' Gheamhraidh 2026/27

There had been circulated Report No. BIER/22/26 by the Assistant Chief Executive – Place.

During discussion on the Winter Service Plan 2026/27, the following points were raised:-

- in response to a question regarding the winter route map at Appendix 2 of the report, it was clarified that the routes that fell partially or wholly outwith the Black Isle and Easter Ross area had been included for information purposes. It was explained that the maps were developed with other areas in mind and that, in some cases, it was more practical for a depot in one area to maintain a route located within another area;
- concern was expressed regarding the potential impact of the possible closure of the Dingwall and Brora depots on the Winter Service Plan. It was highlighted that these depots housed waste, lighting and roads fleet, together with foremen's offices, welfare stores, PPE, lighting stock and parts for vehicles. Reassurance was sought that Council vehicles requiring repairs would be prioritised should garages outwith Highland have to be used. Questions were raised regarding the capacity of the Council's Inverness workshop to accommodate a significant increase in vehicles and whether Inverness area vehicles would be prioritised over those from the Black Isle and Easter Ross area. It was added that Ross and Cromarty had the second largest fleet of bin lorries and gritters in Highland, not far behind Inverness. Clarification was also sought on the proposed arrangements for vehicles from the Sutherland area should the Brora workshop close, including whether repairs would be undertaken at the Inverness workshop or elsewhere. In addition, information was requested on the types of repairs that would be carried out by mobile mechanics and where such repairs would be undertaken. It was commented that, whilst the rationalisation of depots might deliver savings in one area of the budget, there was a risk that these savings could be offset by increased operational costs, reduced service reliance and additional pressure on staff, vehicles and infrastructure. Given the importance of roads maintenance and winter service provision across the Black Isle and Easter Ross area, it was essential that Members fully understood the implications of the potential depot closures before any final decisions were made, and it was queried how it was planned to ensure

Members were fully briefed and given the opportunity to scrutinise the proposals. Reference was also made to staff shortages in Ward 7, which were affecting service delivery, and it was queried what impact the proposals would have on the roads team. The Strategic Lead (Operations) explained that he did not have the detailed information requested to hand and undertook to obtain an update from the Chief Officer – Facilities and Fleet Maintenance. The Chair requested that further information be provided to the Committee, and that it be clarified whether decisions regarding depot closures had been taken or were subject to consultation;

- other Members echoed the concerns raised regarding the rationalisation of depots, referring to previous difficulties in accessing equipment when Easter Ross had formed part of the same operational area as Caithness and Sutherland;
- reference was made to a 2018 report to the former Ross and Cromarty Committee which indicated that winter maintenance operations had been supported by a fleet of 105 gritters, 42 footpath tractors and 200 staff. Members commended current winter maintenance staff for their efforts in delivering the service with significantly reduced resources; and
- with reference to the forthcoming budget-setting process, it was suggested that there would be merit in investing in footpath tractors for villages across Highland to enable communities to assist with clearing pavements. It was reasoned that this could help to reduce the risk of slips and falls, thereby potentially reducing associated hospital admissions and care requirements.

At this stage, a separate discussion took place on the winter maintenance operations on the B9176 Struie Road following the severe snow falls in January 2026, which was the subject of a Bulletin on the Members' Intranet.

The Strategic Lead (Operations) spoke to the Bulletin, which explained that the Winter Service Policy 2018 ensured a consistent level of winter service for roads and footways across all areas. As it was impossible to provide winter maintenance service across all roads at the same time, roads were classed as either Primary, Secondary or Other, depending on the road hierarchy. Primary routes were treated first, then Secondary and finally Others as resources permitted. The Winter Service Plan report which had been approved by the Black Isle and Easter Ross Area Committee on 11 August 2025 summarised the resources available to undertake winter maintenance operations and provided a route map detailing the roads to be treated. Appendix 2 of that report showed the B9176 as a Primary route.

The Roads Operations Manager then spoke to winter service operations on the B9176 Struie Road, explaining that, for operational reasons, these were partly managed by the Sutherland office, utilising both the Dornoch and Ardgay depots. It was not unusual for routes to span operational boundaries, and examples of similar arrangements elsewhere in Highland were provided. It was explained that current resource levels were based on a routine frost and that extreme weather conditions, such as those experienced in January 2026, together with a reduced service on public holidays, had a significant impact on service provision. Staff shortages, a vehicle being unavailable for service and the need to deploy resources to Primary routes north of Ardgay had also contributed to the operational challenges experienced in January.

The Strategic Lead (Operations) added that the period of extreme weather in January had been one of the worst he had experienced. Communities across Highland had been affected, and difficult decisions had had to be made regarding the prioritisation of resources. Vehicle-related issues, such as broken springs, together with a number of incidents involving lorries coming off the road, had added to the challenges. While lessons had been learned regarding the need for improved management arrangements and reporting processes, staffing levels and vehicle numbers remained the same, and there was a risk that similar challenges could arise in the event of future periods of prolonged extreme weather.

During discussion, the following main points were raised:-

- appreciation was expressed for the assurances provided in the Bulletin, which it was highlighted had not formed part of the published agenda and papers, and it was requested that reference to the Bulletin be included in the Committee's decision;
- 10 days was a long time for such an important route to remain closed, and thanks were expressed to the communities affected for their patience during the resulting disruption;
- the Struie Road spanned the boundaries of two Area Committees, and it was important that the Black Isle and Easter Ross Area Committee had a say in the priority assigned to the route;
- it was highlighted that the Council was entitled to use contractors to clear roads. In addition, Members indicated that they had been informed that, when the storm in January had abated, resources in Easter Ross had not been called upon to assist in re-opening the Struie Road, and a decision had been made that the A9 was a suitable diversion. However, this did not align with the Winter Service Policy, which sought to ensure that Primary routes were re-opened as soon as possible. It was hoped that officers would learn from this experience and seek assistance from private contractors and other areas in future. The Strategic Lead (Operations) confirmed that he would welcome further information from Members outwith the meeting regarding the suggestion that resources from Easter Ross had not been called upon. It was explained that, at that point in time, Highland had been managed as one large operational area and resources had been deployed from across the region, including Lochaber. It was further confirmed that contractors were utilised where available and that efforts had been made in recent years to develop a larger list of approved contractors. However, it was necessary to consider the potential damage to the road surface arising from the use of contractors' vehicles, and the costs involved;
- extreme weather events were to be expected in the future, and it was essential to have plans and processes in place to respond to them. However, concern was expressed that the Council did not have sufficient resources or capacity and that, in the case of the event in January, staff shortages had had a significant impact on the Council's ability to re-open the Struie Road. Information was sought on the resilience plans in place to ensure an adequate workforce was available during periods of extreme weather so that a similar situation did not arise in the future. Further discussion took place, during which officers spoke to the challenges relating to recruitment and resilience planning, including the significant shortage of HGV drivers in Highland, as well as the budgetary pressures. It was also

explained that, in some instances, gritting operations could not be undertaken due to the treacherous road conditions. It was highlighted that the current Winter Service Policy had been developed at a time when winters were becoming milder. It was suggested that, if extreme weather events were expected to become more frequent, it might be necessary to review the Policy. However, this would have resource implications;

- many residents and businesses relied on timely information, and it was queried if the Council had reviewed how it communicated operational updates, including when roads were expected to re-open;
- thanks were expressed to operatives for their heroic efforts in keeping the roads open throughout the winter;
- recruitment challenges were not confined to the roads service, and it was necessary, as a Council, to think more creatively about how to recruit and retain staff for critical roles;
- it was understood that contractors had offered their services to assist in clearing the Struie Road but this had not been taken up. The Strategic Lead (Operations) explained that he was unaware of contractors offering services being refused, but he undertook to investigate; and
- Members reiterated the concerns raised earlier regarding the potential closure of depots and the impact on winter maintenance operations. It was highlighted that newer fleet did not necessarily result in fewer issues, and that more modern vehicles, with more electrical systems, often had faults which could not be fixed by mobile mechanics. It was suggested that winter service operations in the Black Isle and Easter Ross Area were in a precarious position, and that a wider discussion was necessary on how additional financial resources could be allocated to deliver the level of service required.

The Committee:-

- i. **APPROVED** the Winter Service Plan for 2026/27;
- ii. **AGREED** that further information be provided to the Committee on the matters raised during discussion regarding the rationalisation of depots, including clarification on whether decisions regarding depot closures had been taken or were subject to consultation; and
- iii. **NOTED** the update provided on the B9176 Struie Road Winter Maintenance 2025/26, as detailed in the Bulletin.

**7. Community Asset Transfer Request: Invergordon Town Hall
Iarrtas Gluasad So-mhaoin Coimhearsnachd: Talla Baile Inbhir Ghòrdain**

Declaration of Interest: Mr S Coghill declared an interest in this item as a former Trustee of Invergordon Development Trust, and as a close family member was a current Trustee. In accordance with paragraph 5.6 of the revised Code of Conduct, he left the meeting for the duration of the item.

Transparency Statement: Mr J Edmondson declared a connection to this item as a Director of Ardross Community Hall. However, having applied the objective test, he did not consider that he had an interest to declare.

There had been circulated Report No. BIER/23/26 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- the Committee welcomed the report and commended the considerable effort of all involved, particularly Invergordon Development Trust. It was felt that the Community Asset Transfer would secure the Town Hall's future and make it a great resource for the benefit of the community of Invergordon;
- in response to a question regarding any future works or alterations, which required landlord's consent, assurance was provided that the Trust would continue to receive support from the Community Development Manager in progressing these matters; and
- information was sought, and provided, regarding what safeguards were in place should the Trust experience financial difficulties in the future, how community access to the facility would be maintained, and the demographic and skills and knowledge base of the Trustees.

The Committee **AGREED** the Community Asset Transfer request for Invergordon Town Hall, with the Hall being leased to the Invergordon Development Trust for the period of 99 years at the nominal cost of £1.00.

8. Environmental Health - Annual Report & Activity 2025/26
Slàinte Àrainneachdail - Aithisg Bhliadhnaidh & Gnìomhachd 2025/26

There had been circulated Report No. BIER/24/26 by the Assistant Chief Executive – Place.

During discussion, the following points were raised:-

- the Environmental Health Service played a vital role in protecting public health and safety by identifying and reducing risks, in addition to its role in Short Term Let Licensing, and this was welcomed;
- Members appreciated the concise report and the information provided, particularly the operational team structure at Appendix 1;
- members of the public looked to local Councillors for advice on issues such as abandoned vehicles and noise nuisance, so updates from Environmental Health were helpful;
- information was sought, and provided, regarding out-of-hours Dog Warden support in relation to aggressive or dangerous dogs;
- in relation to section 6.7 of the report and the number of abandoned vehicles, the Committee was informed that the increase might, in part, be attributable to the reporting process on the Council's website. It was reported that the website would be reviewed to provide greater clarity for members of the public on what constituted an abandoned vehicle and the appropriate agency to contact in different circumstances. An update was also sought, and provided, regarding the proposed use of a storage compound in the Balintore area to facilitate the removal of abandoned and nuisance vehicles, which remained an issue;
- it was asked how often the Short Term Let Register on the Council's website was updated and what procedures were in place to ensure that all Short Term Let operators were licensed. The Senior Environmental Health Officer undertook to liaise with the relevant team and provide a response outwith the meeting;

- in relation to section 6.9 of the report, it was confirmed that the reference to Wester Ross, Strathpeffer and Lochalsh was a typographical error. However, the statistics provided in the table were correct;
- in relation to section 6.2 of the report, and in response to a question, it was confirmed that Other Statutory Nuisances included incidents such as smoke, odours and flies affecting neighbouring properties;
- an update was sought, and provided, regarding long-term plans to address the ongoing issue of seagulls, which remained a concern during the spring and summer seasons and throughout periods of increased visitor activity associated with cruise ships;
- complaints had been received from constituents in close proximity to distillery warehousing within the Cromarty Firth Ward, where ethanol evaporation was causing black mould. The Senior Environmental Health Officer (EHO) undertook to investigate the current position and provide an update outwith the meeting. It was asked that any further complaints be forwarded directly to the Environmental Health Service so that any issues could be appropriately monitored and addressed;
- in response to comments regarding rat management, the Committee was informed that the British Pest Control Association website contained useful guidance and that the Council's website would be reviewed to incorporate similar helpful information and signpost communities appropriately; and
- education and community engagement were important, and it was felt that distributing information on seagull and rat deterrence through a mail drop might be more effective than residents having to seek information themselves. The Senior Environmental Health Officer undertook to explore the possibility of a maildrop.

The Committee **NOTED**:-

- i. the scope and volume of work currently being delivered in the local area;
- ii. local issues and current operational priorities;
- iii. Highland wide issues impacting Environmental Health services; and
- iv. the format and content of the report.

9. Common Good Funds Maoin Maith Choitchinn

a. Cromarty Common Good Fund - Q4 2025/26 and Q1 to 31 May 2026/27 Monitoring Report Maoin Math Coitcheann Chromba - Aithisg Sgrùdaidh Cairteal 4 2025/26 agus Cairteal 1 gu 31 Cèitean 2026/27

There had been circulated Report No BIER/25/26 by the Assistant Chief Executive - Place.

In response to a question, the Committee was informed that income would be generated from the interest earned on the Fund reserves. Discussions were also underway with a community group regarding a lease agreement for East Church Hall.

The Committee **NOTED** the position of Cromarty Common Good Fund as shown in the end of year statement for 2025/26 and Quarter 1 to 31 May 2026/27 Monitoring Statement.

b. Fortrose and Rosemarkie Common Good Fund - Fortrose and Rosemarkie Common Good Fund – Q4 2025/26 and Q1 to 31 May 2026/27 Monitoring Report

Maoin Math Coitcheann na Cananaich agus Ros Mhaircnidh - Aithisg Sgrùdaidh Cairteal 4 2025/26 agus Cairteal 1 gu 31 Cèitean 2026/27

There had been circulated Report No BIER/26/26 by the Assistant Chief Executive - Place.

The Chair welcomed the increased income as highlighted in section 5.1 of the report, as this allowed more funds to be made available for the community.

The Committee **NOTED** the position of Fortrose and Rosemarkie Common Good Fund as shown in the 2025/26 Quarter 4 and Quarter 1 to 31 May 2026/27 Monitoring Statements.

c. Invergordon Common Good Fund - 2025/26 Outturn and Q1 Monitoring Statement to 31 May 2026

Maoin Math Coitcheann Inbhir Ghòrdain - Aithris Dheireannach 2025/26 agus Aithris Sgrùdaidh Cairteal 1 gu 31 Cèitean 2026

There had been circulated Report No BIER/27/26 by the Assistant Chief Executive - Place.

During discussion, it was asked if the costs associated with the sale of the Bouchardon Bust were recoverable and, if so, if they would be reimbursed to the Common Good Fund. The Community Development Manager undertook to confirm the position with the Common Good Fund Officer.

With reference to item 7 and the Committee's decision to approve the Community Asset Transfer (CAT) request for Invergordon Town Hall, an update was sought regarding rental income. The Community Development Manager explained that the loss of rental income had been considered as part of the CAT assessment. However, it had been concluded that the proposed community hub would deliver greater community benefit than the current annual rental income of £3,500.

The Committee **NOTED** the Quarter 4 Outturn 2025/26 and Quarter 1 (April and May) 2026/27 monitoring statement for the Invergordon Common Good Fund.

d. Tain Common Good Fund – 2025/26 Outturn and Q1 Monitoring to 31 May 2026

Maoin Math Coitcheann Bhaile Dhubhthaich - Aithris Dheireannach 2025/26 agus Aithisg Sgrùdaidh Cairteal 1 gu 31 Cèitean 2026

There had been circulated Report No BIER/28/26 by the Assistant Chief Executive - Place.

An update was sought on the recent asset review, and it was asked what support the Common Good Fund could provide in relation to the ongoing vandalism of the Rose Garden. In response, it was explained that the cost of undertaking a condition review was currently being obtained and an update would be provided at a future Ward Business Meeting. Consideration would then be given to the most appropriate use of available funds, opportunities to involve community groups, and potential sources of additional funding. Decisions would be informed by the findings of the condition review and the budget available for the current financial year.

The Committee **NOTED** the Quarter 4 Outturn 2025/26 and Quarter 1 (April and May) 2026/27 monitoring reports for the Tain Common Good Fund.

10. Housing Repairs and Capital Report - 1 April 2026 to 30 June 2026
Aithisg air Càraidhean Thaighean agus Calpa - 1 Giblean 2026 gu 30 Ògmhios 2026

There had been circulated Report No. BIER/29/26 by the Assistant Chief Executive – Place.

Prior to discussion, it was highlighted that the title of section 7 in the report should be Tenancy Voids.

During discussion, the Committee welcomed the report and was encouraged by the improvements in relation to emergency works. In relation to section 7 of the report and the average re-let time for void properties, it was suggested that additional context be included in future reports where individual properties required significant refurbishment work, to provide a better understanding of the overall figures. In response, the Housing Investment Officer confirmed that this would be requested.

The Committee **NOTED** the information provided on housing performance in the period 1 April 2026 to 30 June 2026.

11. Ward Discretionary Awards
Duaisean fo Ùghdarras Uàird

There had been circulated and were **NOTED**, details of the Discretionary Budget applications that had been approved between 1 April and 21 July 2026.

12. Minutes
Geàrr-chunntas

There had been circulated and were **NOTED**, Minutes of the meeting of the Black Isle and Easter Ross Area Committee held on 11 May 2026, which had been approved by the Council on 25 June 2026.

The meeting ended at 2.00 pm.