

Report

Report to:	Hamilton Area Committee
Date of Meeting:	28 February 2024
Report by:	Head of Finance (Strategy) (Finance and Corporate Resources)

Subject:	Hamilton Common Good - Update Report
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1. Purpose of Report

1.1. The purpose of the report is to:

- ♦ provide background information and update on the Hamilton Common Good fund

2. Recommendation(s)

2.1. The Committee is asked to approve the following recommendation(s):

- (1) that the background information and update on Hamilton Common Good fund be noted.

3. Background

- 3.1. The Common Good is a fund of money or assets or both and is administered by a Scottish local authority in respect of each former burgh within the area of the local authority.
- 3.2. Common Good property is owned by the local authority although it is administered separately from other local authority assets for accounting purposes. Ownership is absolute in the strict sense that the authority holds legal title to it. However, what the authority can do with the asset is subject to a system of statutory control. This control has the potential to limit the extent to which the authority can dispose of or deal with the asset and on what terms.
- 3.3. The Common Good funds held within South Lanarkshire Council are Lanark, Biggar, Hamilton and Rutherglen. The Hamilton Common Good Account holds a number of properties. A proactive approach to maintenance supports the viability of these assets and reduces the risk to greater liability in the future.
- 3.4. The Council's Finance and Corporate Resources (FCR) Committee, at its meeting on 2 October 2013, approved an annual cyclical maintenance plan of £15,000 for Hamilton Common Good properties. The Executive Director (Finance and Corporate Resources) has delegated authority to approve maintenance work up to the value of £15,000 for each fund. If inspections highlight requirements to undertake investment which would be beyond routine maintenance, this will be considered separately for approval and will be the subject of a report to the FCR Committee.
- 3.5. This report will provide details of the management and administration of the Common Good funds (sections 4 and 5).

3.6. Accounts for the Common Good are prepared on an annual basis, as part of the Council's year end process. The position for the year ended 31 March 2023 is detailed in section 6.

3.7. An up-to-date position, including planned maintenance and committed projects, is included in section 7 and 8. Information on consultations on Common Good assets is provided at section 9.

4. Administration of Common Good

4.1. Finance Services administer the Common Good Fund. This includes revenue monitoring, preparation of annual accounts and seeking Committee approval for expenditure to be incurred on various projects as and when they are required.

4.2. If any proposals for common good spend are considered to benefit the local community in Hamilton, and the level of funding required is feasible, then Finance Services will seek approval from the FCR Committee.

4.3. A Common Good Update report is presented to the FCR Committee at least twice a year.

5. Role of South Lanarkshire Council's Elected Members

5.1. Decisions on the Common Good Funds are considered by the Council's FCR Committee. Elected Members are kept up to date with any issues affecting the Common Good and are involved in the consideration of approving spend from the Account. A report on the management of the Hamilton Common Good Fund will be provided annually to the Hamilton Area Committee.

6. Common Good Annual Accounts 2022/2023

6.1. Appendix 1 to the report shows the audited accounts for 2022/2023. These form part of the Council's accounts that were approved at the Risk and Audit Scrutiny Committee on 31 October 2023.

6.2. The Appendix shows that as at the end of 2022/2023, the Balance Invested in South Lanarkshire Council's Loans Fund for Hamilton is £477,000. This is the cash that is held by the Council on behalf of the Common Good funds, and which is readily available to meet expenditure.

7. Hamilton Common Good Fund

7.1. **2022/2023 Year-end position:** The Hamilton Common Good Fund holds both assets and cash. As noted in section 6.2, (and Appendix 1) the balance invested in South Lanarkshire Council's Loans Fund (cash balances available to spend) is £477,000 and is the Hamilton Common Good Fund's investment balance.

7.2. As well as cash balances, the Hamilton Common Good Fund also holds assets. These are detailed in Appendix 2.

7.3. Expenditure is incurred on the upkeep of Hamilton Common Good Assets and cash balances available can be considered for spend on specific projects. Income is generated from rent of particular assets. A summary of the Income and Expenditure for 2022/2023 is shown in Table 1.

Table 1 - Hamilton Common Good - Income and Expenditure 2022/2023

	£000
Income	
Rental Income from various properties	97
Interest Received	8
Total Income	105
Expenditure	
Repairs and Maintenance (Section 7.4)	18
Administration of Common Good Account	4
Payments to Other Bodies (Section 7.5)	71
Depreciation and Revaluation Losses	20
Total Expenditure	113
Net Deficit for Year	(8)

7.4. The cost of Repairs and Maintenance incurred during 2022/2023 included a repair to a damaged wall at Hamilton Palace Retail Park (£374), enhancement of the Town Square Bandstand and upgrade of lighting (£16,485), and a roof repair to 65 Bothwell Road (£773).

7.5. The Payments to Other Bodies costs incurred during 2022/2023 includes contributions to Grants to Voluntary Organisations, Contributions to Civic Events and Ground Maintenance.

8. Hamilton Repairs and Maintenance Budget – Planned Maintenance 2023/2024

8.1. As noted in 3.4. an annual budget of £15,000 is available for the maintenance of Common Good properties in Hamilton. There is one commitment of approximately £12,213 for repair to the wall at the bottom of the Town Square (Palace Grounds) and to erect bollards to prevent further damage.

8.2. This would leave an unallocated balance of £2,787 in the Hamilton Common Good Maintenance budget for 2023/2024.

9. Consultation on Common Good Assets

9.1. **New Lease Arrangements:** There are currently no consultations on new lease arrangements.

9.2. **Change of Use:** There are currently no consultations on change of use.

10. Employee Implications

10.1. None

11. Financial Implications

11.1. All costs identified will be met from the Common Good fund held within Hamilton.

12. Climate Change, Sustainability and Environmental Implications

12.1. There are no implications for climate change, sustainability or the environment in terms of the information contained in this report.

13. Other Implications

- 13.1. The ongoing repairs and maintenance support the viability of Common Good assets and reduces the Council's risk to increased liabilities in the future.

14. Equality Impact Assessment and Consultation Arrangements

- 14.1. This report does not introduce a new policy, function or strategy or recommend a change to an existing policy, function or strategy, and, therefore, no impact assessment is required.
- 14.2. There is also no requirement to undertake any consultation in terms of the information contained in this report.

Jackie Taylor

Head of Finance (Strategy) (Finance and Corporate Resources)

31 January 2024

Link(s) to Council Values/Priorities/Outcomes

- ◆ Accountable, effective, efficient and transparent

Previous References

- ◆ Hamilton Area Committee, 8 September 2021

List of Background Papers

- ◆ Finance and Corporate Resources Committee, 6 December 2023

Contact for Further Information

If you would like to inspect the background papers or want further information, please contact:

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Appendix 1

2022/2023 Annual Accounts	Hamilton
	£000
Income and Expenditure Accounts	
Income for the Year	105
Expenditure for the Year	(113)
Surplus / (Deficit) to the Balance Sheet	(8)
Balance Sheet	
Fixed Assets	
Property, Plant and Equipment	1,558
Investments	
Advances to South Lanarkshire Council Loans Fund	477
Debtors	-
Total Assets	2,035
Current Liabilities	
Creditors	(14)
Total Assets less Current Liabilities	2,021
Represented By:	
Common Good Account	1,421
Surplus / (Deficit)	(8)
Amortisation of Revaluation Reserve	7
Gain / Loss on Revaluation	-
	1,420
Revaluation Reserve	
Opening Balance	530
Gain / Loss on Revaluation	78
Amortisation of Revaluation Reserve	(7)
Closing Balance	601
Total	2,021

Hamilton Common Good Assets

Asset Name	Address
Bothwell Road Public Park	Bothwell Road, Hamilton, ML3 0DW
Common Green	Back Row, Hamilton, ML3 6BW
Former Vogue Bingo Hall / Cinema	11 Keith Street, Hamilton, ML3 7BL
Gatehouse	65 Bothwell Road, Hamilton, ML3 0DW
Sculptural Walls	Old Cross, Hamilton, ML3 6DS
Glass Blocks	Old Cross, Hamilton, ML3 6DS
Floral Trumpets	Cadzow Glen, Hamilton, ML3 6BW
Library Gates	Cadzow Glen, Hamilton, ML3 6HQ
Pyramid	Cadzow Glen, Hamilton, ML3 6H
Entrance Feature	Cadzow Glen, Hamilton, ML3 6BJ
Watson Fountain	Cadzow Street, Hamilton, ML3 6HP
Hamilton Racecourse	Bothwell Road, Hamilton, ML3 0DW
Stairwell	92-94 Cadzow Street, Hamilton, ML3 6DS
Hamilton Towers	Castle Street, Hamilton, ML3 6BU
Cinema	Palace Grounds Road, Hamilton, ML3 6AD
Asda Stores Ltd	Palace Grounds Road, Hamilton, ML3 6AD
Retail Park	Palace Grounds Road, Hamilton, ML3 6AD
Express by Holiday Inn	Keith Street, Hamilton, ML3 7BL
Esporta Ground Lease	Mote Hill, Hamilton, ML3 6BY
Gateway Site	Palace Grounds Road, Hamilton, ML3 6AD
Backmuir Plantation	Bothwell Road, Hamilton, ML3 0EF
Grand Avenue	Palace Grounds Road, Hamilton, ML3
Cythera	Palace Grounds, Hamilton, ML3 6BY
David Cooper Memorial	Palace Grounds, Hamilton, ML3 6BY
Railing Design	Back Row, Hamilton, ML3 6BW
Sandstone Abstract	Cadzow Glen, Hamilton, ML3 6B
Sandstone Tomb	Cadzow Glen, Hamilton, ML3 6BA
Wash Day	Cadzow Glen, Hamilton, ML3 6BL
The Cadzow Cow	Cadzow Glen, Hamilton, ML3 6B
Railing Design	Cadzow Glen, Hamilton, ML3 6PA
Union Street Entrance Gate	Cadzow Glen, Hamilton, ML3 6PA
Art Trail Direction Plaque	Cadzow Glen, Hamilton, ML3 6BJ
Four Youths	Quarry Street, Hamilton, ML3 7AR
Music Project	Quarry Street, Hamilton, ML3 7AH
Red Measures	Quarry Street, Hamilton, ML3 6AH
Railing Design	Quarry Street, Hamilton, ML3 7DT
Gazebo	Quarry Street, Hamilton, ML3 7AH
Light Heavyweight	Town Square, Hamilton, ML3 6AD
Totem	Town Square, Hamilton, ML3 6AD
Square Stars	Town Square, Hamilton, ML3 6BU