

Report

Report to:	Hamilton Area Committee
Date of Meeting:	9 November 2022
Report by:	Executive Director (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 Finance and Corporate Resources 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 2022 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 Account. 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. A report in August / September time will update committee on the annual accounts of all Common Good Funds.

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 Account will be provided annually to the Hamilton Area Committee.

6. Common Good Annual Accounts 2021/2022

6.1. Appendix 1 to the report shows the unaudited accounts for 2021/2022. These form part of the Council's accounts that were approved at the Risk and Audit Scrutiny Committee on 22 June 2022.

6.2. The Appendix shows that as at the end of 2021/2022, the Balance Invested in South Lanarkshire Council's Loans Fund for Hamilton is £412,000. 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. **2021/2022 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 £412,000 and is the Hamilton Common Good Fund's investment balance.

7.2. As well as cash balances, the Hamilton Common Good Account 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 2021/2022 is shown in Table 1.

Table 1 - Hamilton Common Good - Income and Expenditure 2021/2022

	£000
Income	
Rental Income from various properties	141
Total Income	141
Expenditure	
Property Costs	2
Repairs and Maintenance (Section 7.4)	11
Administration of Common Good Account	3
Payments to Other Bodies (Section 7.5)	61
Depreciation and Revaluation Losses	(35)
Total Expenditure	42
Net Surplus for Year	99

7.4. The cost of Repairs and Maintenance incurred during 2021/2022 was for a repair to a damaged wall at Hamilton Palace Retail Park (£1,000); cleaning and repainting of the “Sails Structure” artwork at Hamilton Palace Retail Park (£9,000); and repair to a trip hazard at the Fountain on Cadzow Street (£1,000).

7.5. The Payments to Other Bodies costs incurred during 2021/2022 includes contributions to Grants to Voluntary Organisations, Contributions to Civic Events and Ground Maintenance.

8. Hamilton Repairs and Maintenance Budget – Planned Maintenance 2022/2023

8.1. As noted in 3.5. an annual budget of £15,000 is available for the maintenance of Common Good properties in Hamilton.

8.2. A project to fix and enhance the Town Square Feature and Bandstand has recently been completed at a cost of £16,500. £12,900 of this expenditure was funded from the 2021/2022 planned maintenance budget leaving £3,600 to be funded from the 2022/2023 budget.

8.3. There are current commitments against the repairs and maintenance budget of approximately £3,000 for repair and redecoration works in Hamilton Town Centre and £600 for roof repairs at 65 Bothwell Road. This leaves an uncommitted balance of £7,800 for the 2022/2023 planned maintenance budget.

9. Consultation on Common Good

9.1. There have been no consultations on Common Good properties since the last update on 8 September 2021.

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.

Paul Manning

Executive Director (Finance and Corporate Resources)

20 October 2022

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, 7 September 2022

Contact for Further Information

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

Jackie Taylor, Head of Finance

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Appendix 1

2021/2022 Annual Accounts	Hamilton
	£000
Income and Expenditure Accounts	
Income for the Year	141
Expenditure for the Year	(42)
Surplus / (Deficit) to the Balance Sheet	99
Balance Sheet	
Fixed Assets	
Property, Plant and Equipment	1,499
Investments	
Advances to South Lanarkshire Council Loans Fund	412
Debtors	53
Total Assets	1,964
Current Liabilities	
Creditors	(13)
Total Assets less Current Liabilities	1,951
Represented By:	
Common Good Account	1,316
Surplus / (Deficit)	99
Amortisation of Revaluation Reserve	7
Gain / Loss on Revaluation	-
	1,422
Revaluation Reserve	
Opening Balance	536
Gain / Loss on Revaluation	0
Amortisation of Revaluation Reserve	(7)
Closing Balance	529
Total	1,951

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 (Note 1)	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

Note 1 – The sale of the former Vogue Bingo Hall / Cinema is still to be concluded. It is expected to be removed from the asset register during 2022/2023