

Action from Economic, Development & Infrastructure Committee 2 May 2023	
Agenda Item No:	17
Report Title	Question Time
Responsible Officer:	Rhona Gunn
Information Sought:	Response:
<p>Under reference to Appendix II of the Information Report: List of Property Transactions concluded under Delegated Powers, Councillor Van Der Horn noted that Keith Golf Course was 22 Ha and Transition Town Forres was 1.2 Ha yet there was a considerable difference in rent and asked how this was calculated.</p> <p>In response, the Depute Chief Executive (Economy, Environment and Finance) advised that this was calculated by the Estates Service and that she would look into this further and circulate this information to the Committee after the meeting.</p>	<p>Size is only one of many factors which influence the rental value of land. Other important factors include location, ground conditions, services, shape, topography, accessibility, visibility, potential alternative uses, length of lease and strength of tenant covenant. At rent review the specific provisions of the rent review clause in a lease will also dictate the assessment of rent.</p> <p>In this case the Bogton Road property has much better location, access, visibility, ground conditions, shape, topography and has much more valuable commercial potential than Keith Golf Course.</p>

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