

APPENDIX 1

PROPERTIES LET AT NOMINAL RENTS REFLECTING THE AWARD OF FINANCIAL SUPPORT UNDER LEGACY ARRANGEMENTS

Financial support can be provided through the Council retaining responsibility for specified property costs, agreeing to forego rent that it could otherwise charge, or a combination of both. Most leases involve the tenant taking on full responsibility for all property costs, including repairs and maintenance – these lease types are designated by the letters FRI (full repairing and insuring). In some cases, the tenant is responsible for internal repairs only – these are denoted by the letters IRO. Where properties were let at nominal rents a new valuation would be required to identify the current value of the rental concession. The majority of these leases contain no provision for reviewing the rent, so can only be reviewed when the lease is terminated. The list is grouped by title, i.e. general services, common good and public trust, and then sorted by expiry date with the earliest dates at the top.

	Location	Community Body	Property	Lease Type	Date of Entry	Term	Expiry	Annual Rent	Next Review
	General Services								
1.	Newmill	Village Hall Management Committee (Note 1)	Newmill Institute, Mill Brae	IRO	16/03/2006	Year-to-year	Annually on 31-Oct	£1.00	Lease end
2.	Roths	Roths Bowling Club	Bowling Green, Recreation Park	FRI	01/03/1983	50 years	01/03/2033	£1.00	Lease end
3.	Forres	Forres Thistle FC	Logie Park, Pilmuir Road	FRI	01/06/1988	50 years	01/06/2038	£10.00	Lease end
4.	Mosstodloch	Mosstodloch Amenities Association	Site of Speymouth Hall, Stynie Road	FRI	15/03/1977	99 Years	14/03/2076	£0.01	Lease end
5.	Lhanbryde	Lhanbryde Community Challenge	Site of Village Hall, Robertson Road	FRI	11/11/1977	99 years	11/11/2076	£0.01	Lease end
6.	Portgordon	Portgordon Recreation Committee	Bowling Green, Station Road	FRI	01/09/1978	99 years	01/09/2077	£0.01	Lease end
7.	Fochabers	Fochabers Rifle Club	13 Christie Place	FRI	28/05/2006	99 years	28/05/2105	£1.00	Lease end

	Location	Community Body	Property	Lease Type	Date of Entry	Term	Expiry	Annual Rent	Next Review
Common Good									
8.	Buckie	Buckie Victoria Bowling Club	Bowling Club, West Church Street	FRI	01/04/2005	25 years	31/03/2030	£1.00	Lease end
9.	Forres	Forres Bowling Club	Forres Bowling Club, St. Catherines Road	FRI	07/07/1995	99 years	06/07/2094	£1.00	Lease end
Public Trust									
10.	Aberlour	Aberlour Community Association (Note 2)	Fleming Hall, Queens Road	IRO	01/04/2001	25 years	31/03/2026	£1.00	01/04/2026 or lease end

Notes

1. The Council is currently responsible for keeping the Newmill Institute wind and watertight, resulting in a net cost to the Council. The Council's title restricts its ability to secure an income from the property. Negotiations are underway to renew the lease on FRI terms and conditions. Once completed, the proposed new lease is expected to be cost-neutral to the Council and will not involve a rental concession, so will no longer appear on this list.
2. The Fleming Hall trust has no funds. The Council is currently responsible for keeping the hall wind and watertight, resulting in a net cost to the Council. The rent payable for the hall was initially set at £1 (if asked) but with a provision for quinquennial rent reviews. The rent review clause contains provision for determining whether the rental concession should continue. The tenant has benefited from this provision throughout the tenancy with the result that there is no income generated by the lease. The trust deed does not permit the trustees to retain any surplus income from the property. When the lease is due to be renewed it will be offered on FRI terms and conditions.