

APPENDIX I – PROPERTIES LET AT NOMINAL RENTS

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. In some cases, the tenant is responsible for internal repairs only – these are denoted by the letters IRO. Where properties are let at nominal rents a valuation would be required in order to identify the current value of the rental concession. The list is sorted with the oldest arrangements at the top.

	Location	Community Body	Property	Lease Type	Date of Entry	Term	Expiry	Annual Rent	Next Rent Review Date
	A. General Services								
1.	Mosstodloch	Mosstodloch Amenities Association	Site of Speymouth Hall, Stynie Road	FRI	15/03/1977	99 Years	14/03/2076	£0.01	N/A
2.	Lhanbryde	Lhanbryde Community Challenge	Site of Village Hall, Robertson Road	FRI	11/11/1977	99 years	11/11/2076	£0.01	N/A
3.	Portgordon	Portgordon Recreation Committee	Bowling Green, Station Road	FRI	01/09/1978	99 years	01/09/2077	£0.01	N/A
4.	Roths	Roths Bowling Club	Bowling Green, Recreation Park	FRI	01/03/1983	50 years	01/03/2033	£1.00	N/A
5.	Forres	Forres Thistle FC	Logie Park, Pilmuir Road	FRI	01/06/1988	50 years	01/06/2038	£10.00	N/A
6.	Roths	Roths Tennis Club	Roths Tennis Club, Recreation Park	FRI	15/05/1989	50 years	15/05/2039	£1.00	N/A
7.	Garmouth	Garmouth & Kingston Amenities Association	Water Tower	FRI	01/04/1991	50 years	01/04/2041	£1.00	N/A
8.	Hopeman	Hopeman Community Association (Note 1)	Fisherman's Shelter, Harbour	FRI	01/04/1997	21 years	Annually on 31 March	£1.00	N/A

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9.	Portknockie	Portknockie Amenities Association	McBoyle Hall, McLeod Park	FRI	01/02/2000	25 years	01/02/2025	£1.00	N/A
10.	Keith	KERBS	Skate Park, Cuthil Park	FRI	01/08/2003	20 years	01/08/2023	£1.00	N/A
11.	Hopeman	Hopeman Skate and BMX Club	Skate Park, Playing Fields, Hopeman	FRI	06/09/2004	25 years	06/09/2029	£1.00	N/A
12.	Buckie	RNLI	Buckie Lifeboat Station, Cluny Harbour	FRI	28/09/2004	99 years	28/09/2103	£1.00	N/A
13.	Newmill	Newmill Village Hall Management Committee	Newmill Institute, Mill Brae	IRO	16/03/2006	15 years	01/11/2021	£1.00	N/A
14.	Fochabers	Fochabers Rifle Club	13 Christie Place	FRI	28/05/2006	99 years	28/05/2105	£1.00	N/A
15.	Hopeman	Hopeman Community Association (Note 1)	Amenity land at Harbour	FRI	01/08/2007	Year-to-year	Annually on 31 July	£1.00	01/08/2022
16.	Knockando	Knockando Athletic Group	Long jump facility, Knockando School	FRI	23/04/2008	20 years	23/04/2028	£1.00	N/A
17.	Dufftown	Dufftown Preschool Centre Trustees	Mortlach Nursery School, York Street	FRI	01/01/2011	20 years	01/01/2031	£1.00	01/07/2030
18.	Rothies	Congregation of Rothies Parish Church	The Watch Tower, Burnside Street	FRI	01/07/2014	20 years	01/07/2034	£1.00	N/A
19.	Keith	2nd Keith Scout Group (Note 2)	Old Ogilvie School, Fife Street	FRI	31/10/2015	20 years	30/10/2035	£1.00	31/10/2020
20.	Elgin	TsiMoray (Note 3)	Units 2, 3 & 5 Chanonry Business Centre	IRO	01/07/2016	Month-to-month	Monthly	£1.00	N/A

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	B. Common Good								
21.	Forres	Forres Bowling Club	Forres Bowling Club, St. Catherines Road	FRI	07/07/1995	99 years	06/07/2094	£1.00	N/A
22.	Buckie	Buckie Victoria Bowling Club	Bowling Club, West Church Street	FRI	01/04/2005	25 years	31/03/2030	£1.00	N/A
	C. Public Trust								
23.	Keith	Keith Bowling Club (Note 4)	Keith Bowling Club, Church Road	FRI	13/04/1879	Tenancy at will	N/A	Nil	N/A
24.	Aberlour	Aberlour Community Association (Note 5)	Fleming Hall, Queens Road	IRO	01/04/2001	25 years	31/03/2026	£1.00	01/04/2021
25.	Keith	Keith Football Club Ltd	Kynoch Park, Balloch Road	FRI	08/10/2015	99 years	07/10/2114	£1.00	N/A

Notes

1. The arrangements with Hopeman Community Association work well. The Council can regain possession of both areas should that be required.
2. While the lease of the former Ogilvie Primary School contains provision for an annual rent review, the earliest practicable date would be 31 October 2020. Implementing the review on this date would provide sufficient time for the tenant to prepare an application for a continuation of the concession.
3. TsiMoray's tenancy was intended to be temporary to allow time for Moray Supports Refugees (MSR) to become incorporated. MSR is now incorporated as a SCIO and TsiMoray has indicated that MSR wishes to apply for the tenancy in its own right. This would be done through the CAT process. The current value of the rental concession amounts to £11,400 per annum.
4. Under the terms of the trust Keith Bowling Club has an ongoing right to occupy and use the bowling green without payment of rent.
5. The rent payable 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 concession should continue. The next rent review is due on 1 April 2021 when the tenant would need to re-apply for a continuation of the concession. There is a mutual option to terminate the lease every five years on the anniversary of the date of entry.