

APPENDIX 2 – PROPERTIES LET AT NOMINAL RENTS REFLECTING THE PRESENCE OF RENTAL SUPPORT

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 majority of these leases contain no provision for reviewing the rent, so can only be reconsidered when the lease is terminated. The list is grouped by title, i.e. general services, common good and public trust, and 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 Rent Review Date
	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.	Rothies	Rothies 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
	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

	Location	Community Body	Property	Lease Type	Date of Entry	Term	Expiry	Annual Rent	Next Rent Review Date
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 (Notes 1 & 2)	Fleming Hall, Queens Road	IRO	01/04/2001	25 years	31/03/2026	£1.00	Lease end

Notes

1. The Council is responsible for keeping these properties wind and watertight, resulting in there being a net cost to the Council.
2. The rent payable for the Fleming Hall was 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.