

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 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
A. General Services									
1.	Elgin	TsiMoray (Note 1)	Units 2, 3 & 5 Chanonry Business Centre	IRO	01/07/2016	Month-to-month	Monthly	£1.00	N/A
2.	Hopeman	Hopeman Community Association (Note 2)	Fisherman's Shelter, Harbour	FRI	01/04/1997	21 years	Annually on 31 March	£1.00	N/A
3.	Hopeman	Hopeman Community Association (Note 2)	Amenity land at Harbour	FRI	01/08/2007	Year-to-year	Annually on 31 July	£1.00	01/08/2022
4.	Newmill	Newmill Village Hall Management Committee	Newmill Institute, Mill Brae	IRO	16/03/2006	15 years	01/11/2021	£1.00	N/A
5.	Keith	KERBS	Skate Park, Cuthil Park	FRI	01/08/2003	20 years	01/08/2023	£1.00	N/A
6.	Portknockie	Portknockie Amenities Association	McBoyle Hall, McLeod Park	FRI	01/02/2000	25 years	01/02/2025	£1.00	N/A
7.	Knockando	Knockando Athletic Group	Long jump facility, Knockando School	FRI	23/04/2008	20 years	23/04/2028	£1.00	N/A
8.	Dufftown	Dufftown Preschool Centre Trustees	Mortlach Nursery School, York Street	FRI	01/01/2011	20 years	01/01/2031	£1.00	01/07/2030
9.	Rothies	Rothies Bowling Club	Bowling Green, Recreation Park	FRI	01/03/1983	50 years	01/03/2033	£1.00	N/A

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10.	Rothies	Congregation of Rothies Parish Church	The Watch Tower, Burnside Street	FRI	01/07/2014	20 years	01/07/2034	£1.00	N/A
11.	Keith	2nd Keith Scout Group	Old Ogilvie School, Fife Street	FRI	31/10/2015	20 years	30/10/2035	£1.00	31/10/2020 (overdue)
12.	Forres	Forres Thistle FC	Logie Park, Pilmuir Road	FRI	01/06/1988	50 years	01/06/2038	£10.00	N/A
13.	Rothies	Rothies Tennis Club	Rothies Tennis Club, Recreation Park	FRI	15/05/1989	50 years	15/05/2039	£1.00	N/A
14.	Garmouth	Garmouth & Kingston Amenities Association	Water Tower	FRI	01/04/1991	50 years	01/04/2041	£1.00	N/A
15.	Mosstodloch	Mosstodloch Amenities Association	Site of Speymouth Hall, Stynie Road	FRI	15/03/1977	99 Years	14/03/2076	£0.01	N/A
16.	Lhanbryde	Lhanbryde Community Challenge	Site of Village Hall, Robertson Road	FRI	11/11/1977	99 years	11/11/2076	£0.01	N/A
17.	Portgordon	Portgordon Recreation Committee	Bowling Green, Station Road	FRI	01/09/1978	99 years	01/09/2077	£0.01	N/A
18.	Buckie	RNLI	Buckie Lifeboat Station, Cluny Harbour	FRI	28/09/2004	99 years	28/09/2103	£1.00	N/A
19.	Fochabers	Fochabers Rifle Club	13 Christie Place	FRI	28/05/2006	99 years	28/05/2105	£1.00	N/A
	B. Common Good								
20.	Buckie	Buckie Victoria Bowling Club	Bowling Club, West Church Street	FRI	01/04/2005	25 years	31/03/2030	£1.00	N/A
21.	Forres	Forres Bowling Club	Forres Bowling Club, St. Catherines Road	FRI	07/07/1995	99 years	06/07/2094	£1.00	N/A

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	C. Public Trust								
22.	Keith	Keith Bowling Club (Note 3)	Keith Bowling Club, Church Road	FRI	13/04/1879	Tenancy at will	N/A	Nil	N/A
23.	Aberlour	Aberlour Community Association (Note 4)	Fleming Hall, Queens Road	IRO	01/04/2001	25 years	31/03/2026	£1.00	01/04/2021 (overdue)
24.	Hopeman	Hopeman Skate and BMX Club	Skate Park, Playing Fields, Hopeman	FRI	06/09/2004	25 years	06/09/2029	£1.00	N/A
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. tsiMoray's tenancy was intended to be temporary to allow time for Moray Supports Refugees (MSR) to become incorporated and apply for a tenancy in its own right. MSR is now incorporated as a SCIO and tsiMoray has indicated that it wishes to remove itself from the lease. The temporary lease with tsiMoray is being brought to an end with effect from 31 March 2020 and MSR has been invited to apply for the tenancy. For the rental concession to continue, MSR would need to apply through the CAT process. The current value of the rental concession amounts to £11,400 per annum.
2. The arrangements with Hopeman Community Association work well. The Council can regain possession of both areas should that be required.
3. Under the terms of the trust Keith Bowling Club has an ongoing right to occupy and use the bowling green without payment of rent.
4. 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. There is a mutual option to terminate the lease every five years.