

Common Good Fund property portfolio – Current position noted etc.

5 There was submitted a report by the Director of Financial and Business Services providing an update on the management of the Common Good Fund property portfolio by City Property (Glasgow) LLP, advising

- (1) that the total annual rent from the portfolio as at 31st December 2022 was £242,092 (net of VAT) and the total non-recoverable costs, primarily rates costs for the period from 1st June to 31st December 2022 was £9,937;
- (2) that the total arrears across the portfolio as at 31st December 2022 was £73,083, which was a reduction of £46,500 since the last report in August 2022; and
- (3) of the details of the commercial properties and the current position regarding ground leases, agricultural tenancies and residential tenancies, as outlined in the report.

After consideration, the committee noted that over the next 6 months City Property (Glasgow) LLP would

- (a) complete the 10 year lease of the shop unit at Byres Road, subject to an assignation;
- (b) endeavour
 - (i) to secure the completion of the letting of the subjects at Woodville Street, Govan once consultation had been concluded by Neighbourhoods, Regeneration and Sustainability (NRS) Property & Consultancy Services; and
 - (ii) to complete all outstanding transactions/negotiations and secure lettings following marketing of those subjects which remained vacant;
- (c) continue
 - (i) to monitor repair and maintenance expenditure to protect asset value;
 - (ii) to maximise income through increased rental by undertaking rent reviews and lease renewals where appropriate;
 - (iii) to pursue debt and implement payment plans and legal action as appropriate; and
 - (iv) with a programme of regular inspection to ensure tenant compliance with leasehold obligations; and
- (d) assist NRS Property & Consultancy Service to negotiate the disposal of 132 Dumbreck Road, subject to the consultation at Pollok Park.