Common Good Fund property portfolio – Current position noted.

3 There was submitted and noted 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 (Investments) LLP,

(1) advising that

(a) the total annual rent for the portfolio as at 31st December 2023 was £292,492 (net of VAT) and this was an increase of £12,852 since the last report in August 2023;

(b) the total non-recoverable costs, primarily non-domestic rates costs from 1st July to 31st December 2023 was £7,147, an increase of £354 since the last report in August 2023; and

(c) the total rent arrears across the portfolio as at 31st December 2023 was £72,569, which was a reduction of £18,352 since the last report in August 2023; and

(2) concluding that over the next 6 months City Property Glasgow (Investments) LLP would

(a) endeavour to complete all outstanding transactions/negotiations and secure lettings following marketing of those subjects which remained vacant; and

(b) 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.