Common Good Fund property portfolio – Current position noted etc.

6 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 (Investments) LLP, advising

(1) that the annual rent for the occupied premises was currently £244,343 (net of VAT) and the total non-recoverable costs, primarily factoring costs for the period from 1st April 2022 to 30th June 2022 amounted to £23,770;

(2) that capital expenditure works undertaken equated to £58,000;

(3) of the total arrears across the portfolio as at 31st June 2022 were £119,583, which was a reduction of £30,729 since the last report in January 2022; and

(4) that the current total debt covered by repayment plans was £101,605.

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

(a) complete the 10 year lease of the shop unit at Byres Road which was subject of an assignation;

(b) endeavour

  (i) to secure the completion of the letting of the subjects at Woodville Street, Govan; and

  (ii) to complete all outstanding transactions/negotiations and secure lettings of those subjects which remained vacant; and

(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; and

  (iii) with a programme of regular inspection to ensure tenant compliance with leasehold obligations.