

Common Good Fund property portfolio – Current position noted etc.

3 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,

- (1) advising that since the last report in January 2024, the total
 - (a) annual rent from the portfolio as at 30th June 2024 was £287,780 (net of VAT), which was a reduction of £4,712;
 - (b) non-recoverable costs, primarily non-domestic rates, from 1st January to 30th June 2024 was £6,944.07, which was a reduction of £202.93; and
 - (c) rent arrears across the portfolio as at 30th June 2024 was £95,129, which was an increase of £22,560;
- (2) detailing the current position regarding commercial properties held for income generation and non-commercial properties; and
- (3) 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.

After consideration, the committee

- (A) noted the report; and
- (B) agreed that future reports would include details regarding how long properties had been vacant and when they were likely to be back in use.