

The Highland Council

**Skye, Ross and Cromarty Area Committee
18 November 2015**

Agenda Item	9
Report No	SRC/057/15

Fortrose Common Good – The Caravan Site, Fortrose.

Joint Report by the Head of Policy and Reform and the Director of Development and Infrastructure

Summary

This report seeks Committee approval to homologate the decision taken to consent to the present Tenants assigning their interest in the existing lease to a new tenant.

1. Background

1.1 Upon the instructions of the Trustees for the Fortrose Common Good, the Corporate Property Asset Management team agreed to act in connection with the assigning of the existing lease from the present tenants – Mr and Mrs J Keith to a new tenant – Mr M W Brown and Mrs C R Brown.

2. Request/Actions

2.1 The Highland Council (As Landlords) have been approached by Mr and Mrs J Keith (Tenants) who wish to formally assign their lease of the Caravan Site, Fortrose to Mr M W Brown and Mrs C R Brown.

2.2 Within the existing lease the Tenant is obliged to observe the Tenants Obligation -

“Not to assign the Tenants interest in the whole of the subjects or sub-let the whole of the subjects without the prior written consent of the Landlords which consent shall not be unreasonably withheld in the case of a respectable and responsible assignee or sub-tenant.....”

All relevant financial and other checks have been initiated in respect of the outgoing and incoming tenant which appear satisfactory.

After careful consideration the proposed lease assignation was recommended for approval.

The Black Isle Ward Members have been consulted and all have indicated their consent to the proposed lease assignation.

3. Implications

- 3.1** The Fortrose Common Good will continue to benefit through securing a continuing rental income.
- 3.2** There are no climate change/carbon clever, Gaelic, rural, legal or equalities implications arising from the proposal.

Recommendation

This report seeks Committee approval to homologate the decision taken to consent to the present Tenants assigning their interest in the existing lease to a new tenant and to Development and Infrastructure instructing Legal Services to progress with the lease assignation accordingly.

Signature: Carron McDiarmid

Designation: Head of Policy and Reform

Date: 28 October 1015

Authors: Diane Agnew, Ward Manager, Black Isle and Dingwall and Seaforth
George Sim, Area Surveyor, Ross and Cromarty