

Charges for Breach of Lease

Please note that in addition to the current charges for Estates Services set out on this schedule <http://www.moray.gov.uk/downloads/file75524.pdf> with immediate effect the Council will also be adopting the charges for non-monetary breaches of leases as set out the schedule below.

Initial investigation and contact with tenant. Issue of correspondence to remedy breach	Minimum	£100
	Site visit required	£125
	Repair/dilapidations report required	£200
Continued breach of lease terms necessitating further Estates action.	Minimum	£100
	Site visit required	£125
	Repair/dilapidations report required	£200
Instruct Legal		£125
Where appropriate – recharge of Estates' costs		Hourly rate of £52 - £106/hour as well as any expenses incurred

Breaches of lease to which these charges will apply will include, but not be limited to, unauthorised sub leases and assignments, outstanding repairs/maintenance, problem parking and storage/unauthorised use of common areas.