

Briefing note: Update on Garage/Garage Site Review – November 2013

1.	Introduction																											
1.1	A report detailing a review of garages and garage sites held on the Housing Revenue Account (HRA) was approved by the Finance, Housing and Resources Committee in October 2012. This report was prompted by the number of empty garages/garage sites in some areas and the resulting loss of revenue income.																											
1.2	The Committee agreed that the garages/garage sites listed in the report be declared surplus subject to consultation with occupiers and neighbouring residents and assessment of development potential and alternative uses, particularly uses that would have an economic and/or community benefit. They also agreed consultation at a Ward level with Members; further work taking place to increase occupancy of garage/garage sites that were considered to be viable; and a review of the rent structure for garages/garage sites that were considered to be viable.																											
1.3	This work on assessment of development potential and alternative uses was progressed by the Graduate Housing Policy Officer (HPO), who was in post from April to June 2013 and this briefing summarises his report – see Appendix 1 .																											
2.	Garage/Garage Site options																											
2.1	The report gives a site by site review assessing the development potential and future use of each site. All red and amber sites as identified by the report carried out in 2012 were visited and assessed. Viewing these sites has given a greater understanding of the complexity of the issues relating to individual sites. Every garage/garage site location is different and there is no one set solution.																											
2.2	The review was carried out in consultation with local Housing & Property staff, particularly Maintenance staff; our Development team; Planning & Development; HIE and partner housing associations. Tenant consultation was not carried out at this time.																											
2.3	<p>The report gives detailed recommendations for future use of garages and garage sites, both in the short and long term. From viewing the sites several environmental and legal issues have been identified which may delay or prevent the suggested recommendations – the most urgent of these being asbestos. This can be summarised as:</p> <table><tr><th>Retain</th><th>Garage blocks/site area</th><th>Garages/sites</th></tr><tr><td>North</td><td>169</td><td>1399</td></tr><tr><td>South</td><td>65</td><td>747</td></tr><tr><th>Remove</th><td></td><td></td></tr><tr><td>North</td><td>13</td><td>144</td></tr><tr><td>South</td><td>7</td><td>72</td></tr><tr><th>Develop/other</th><td></td><td></td></tr><tr><td>North</td><td>20</td><td>265</td></tr><tr><td>South</td><td>8</td><td>97</td></tr></table>	Retain	Garage blocks/site area	Garages/sites	North	169	1399	South	65	747	Remove			North	13	144	South	7	72	Develop/other			North	20	265	South	8	97
Retain	Garage blocks/site area	Garages/sites																										
North	169	1399																										
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2.4	The Graduate HPO was unable to complete all the agreed recommendations as he left post 3 months before his placement ended.																											

3.	Moving forward
3.1	In September 2013, the Housing & Property Management Team were asked to note the issues raised in the report and to discuss and recommendations for future use of garages/garage sites as well as agreeing the best way to further progress this work.
3.2	It was agreed to employ another graduate intern to complete the work required around consultation at a Ward level with Members and with tenants of the garages/garage sites and other stakeholders; take forward recommendations to increase the occupancy of garage/garage sites that are considered to be viable; and review the rent structure for garages/garage sites that are considered to be viable. This is now being progressed by Personnel and it is hoped to have an intern in post shortly.

**Shirley Mackenzie,
Housing Policy Manager**

29 April 2014

Appendix 1

Garage/Garage site Review 2013

Report by Adam Gallop, Graduate Housing Policy Officer

Summary

On 3 October 2012, the Finance, Housing and Resources Committee considered a report detailing a review of garages and garage sites held on the Housing Revenue Account (HRA). This report presents details of work undertaken to progress the agreed recommendations.

1.	Background
1.1	The Council currently owns 917 garages sites of which 31% are currently void. The council also owns and maintains 1817 garages of which 26% are void. The gross income from garage and garage sites in 2012/14 is predicted to be £617,295.89 . Due to high void rates the net income is predicted at £480,630.95 . Garages are also suffering from spiralling maintenance costs with 2012/13 costs totalling £68,515.56 .
1.2	<p>This work was undertaken as a result of the 2012 review, the results of which were reported to the Finance, Housing and Resources Committee in October 2012. The following recommendations were agreed:</p> <p>The garages/garage sites identified as unviable are declared surplus subject to:</p> <ul style="list-style-type: none">• Consultation with occupiers and neighbouring residents;• Assessment of development potential and alternative uses; particularly uses that would have an economic and/or community benefit• Further work takes place to increase occupancy of garages/garage sites that are considered to be viable• Further work takes place to review the rent structure for garages/garage sites that are considered to be viable.
1.3	This report details the work completed to date, which concentrated on the assessment of development potential and alternative uses, particularly uses that would have an economic and/or community benefit and looks at strategies to increase occupancy of garages/garage sites that are considered to be viable.

2.	Review of Methodology
2.1	The use of the traffic light system to identify the viability of garages and garage sites has been retained from the previous report, with red being identified as the least viable followed by amber and green.
2.2	Option appraisals have been carried out for all sites deemed red and amber in the previous review. Appendix 2 lists the individual recommendations from these appraisals, both short and long term. This review was carried out using both quantitative and qualitative research methods. The quantitative data used primarily highlights current occupancy rates, income and repairs. These statistics obviously give a clear picture of the state of a garage or garage site. Qualitative research was carried out in the form of site inspections. This looked at the general upkeep of the garages and sites; this also looked at present issues with fly tipping and vandalism.
2.3	<p>The review and final recommendations have been produced taking into account the following:</p> <ul style="list-style-type: none"> • The Highland Council has a shortage of 1-2 bedroom properties and any site suitable for the development of such properties needs to be identified as a priority. • Early estimates indicate garages with asbestos roofs are cheaper to remove completely than repair.
3.	<p>Area Summary</p> <p>The following area summaries have been produced highlighting the key challenges faced in each of the council areas in either improving occupancy or identifying alternative uses in unviable sites. This shows that there is not a “one size fits all” solution across Highland.</p>
3.1	<p>South:</p> <ul style="list-style-type: none"> • Problems with asbestos in garage roofs have been identified in Lochaber, with 97 garages known to contain asbestos in various conditions. Other garages across the area are in very poor condition. The number of garages retained for let in this area could be brought down to just 36 in a long term development plan, with 82 garages demolished to make way for housing development and with an additional 11 garage sites also earmarked for potential housing development. A further 67 could be recommended for demolition and converted into new parking areas. The 36 garages that are retained could be renovated using recycled materials from various other garage blocks in the area to reduce cost. • Garages in Inverness generally have high occupancy rates. Improved marketing through new advertising run on the internet or through social media, Facebook for instance, and considering a more relaxed view on using the garages as storage could improve occupancy rates. However,

	<p>some key sites do need renovation. The Housing Development team are currently assessing any land that may be considered to have potential for housing.</p> <ul style="list-style-type: none"> • Nairn garages are in good condition, with high occupancy rates but there is a high demand for land for housing development in the area. In the long term the garages are all viable, although housing need could take priority. The Housing Development team are currently assessing any land that may be considered to have potential for housing. • The garages in Badenoch & Strathspey are in good condition and there are no concerns about this area in the future. The garages can be maintained in the long term.
<p>3.2</p>	<p>North:</p> <p>Caithness currently has void rates of over 30% in both garages and garage sites. Preliminary discussions have commenced over the potential sale of some garages to Pentland Housing Association. Caithness also has severe issues with garage condition with some in need of immediate removal. The sale of up to 80 small garage sites and garages should be explored in this area.</p> <p>Ross and Cromarty currently has 717 garages that on the whole are not in developable locations. However this area does boast a 74% occupancy rate and many garages are in good condition. The Housing Development team are currently evaluating sites. This area has demand in some areas for garages but it is recommended that 60 are removed to make way for parking as the repair costs on these garages far outweighs the removal costs. Many of these garages are also known to contain asbestos.</p> <p>In Sutherland the garages have high occupancy with 92% of garages and 89% of garage sites currently occupied. However, some of these garages are in need of repair. Many are small and difficult to locate but seem to continually attract high demand from potential tenants. There are a high number of small garage sites in Sutherland that could be potentially sold-off to current tenants or others reduce overheads in the future. Long term there is no immediate demand for housing in the areas where sites are located. As for Inverness, allowing a broader use of units to include storage could increase rental up-take. Selling up to 32 small sites could reduce stock and allow more efficient management.</p> <p>Skye and Lochalsh has very few garages and sites and they are all in good condition and have strong occupancy rates. 91% of garages occupied and 92% of garage sites. However, it has been identified that potential sale of a piece of land containing 4 garages and 1 garage site could generate an estimated £60,000-£85,000. There is an issue that the 4 garages seemingly lack a proper lease but this appears to be a good option for a set of garages in poor condition. Long term there is scope to only retain 4 garages in the area with some garages being sold to tenants.</p>

3.3	There is an overall issue with illegal sub-letting. We currently have issues with tenants not informing the council they no longer wish to rent a garage site, and then selling or letting it to friends illegally. Legal advice is currently being sought after about our rights for removing illegal sub-tenants. This is something that will require more research to ensure we have processes in place to prevent this happening.
4.	Strategies for rationalisation
4.1	Sell - with increasing upkeep costs consideration should be given to sell stock where possible. While this will reduce income, it will vastly decrease overheads. In one case 4 garages in Skye generate £1,100 income per year but this site has an estimated value of £60,000-£85,000. Where no alternative use can be found for some small garages sites, tenants of the sites could be encouraged to purchase the land their garage is located on. This could be done as a collective sale if possible to lower costs for all those involved. This needs to be administered properly to avoid a situation of part ownership of sites and to stop some tenants buying vast sums of land for minimum prices. To do this there needs to be a cap on the size of site sold and possibly a maximum a tenant is allowed to buy. It is recommended the maximum size for sale would be 6. Garage blocks require all sales or no sale to avoid confusion. Garage sites could be more relaxed. This would work particularly well In Caithness and Sutherland.
4.2	Develop - where appropriate, garage blocks and sites should be considered for housing development, particularly in the Lochaber area. There is large demand for one bedroom properties in the Lochaber area and as garage sites are mainly small this is seen as an ideal opportunity to increase our housing stock.
4.3	Alternative use – business “start-up” units - the idea of start-up businesses using garages in the Caithness area was not well received in consultation conducted with Highland Opportunity and Highlands and Islands Enterprises. However, this may work better in other areas such as Inverness where sites have low occupancy and development is not applicable.
4.4	Lease - if the lease was to be reworded and potentially relaxed there does seem to be a genuine demand for storage units in the Highlands. This would allow tenants other options and could be piloted in garages with no development potential. There may also be initial costs in installing new or recycled doors and new locks to ensure units are secure as well as ensuring the roofs are weather tight. This would enable businesses to use them and not just individuals with a need to store. This idea has been widely accepted in all Highland areas by staff and some stakeholders in the regions.
4.5	Demolish and convert to parking – concerns were identified about the amount of asbestos in garage roof which are in very poor condition; several reports Council-wide indicate asbestos becoming porous. This is currently being reviewed by area teams and costing of removal is to be confirmed. Early estimates indicate it is considerably cheaper to remove the garage entirely and

	tarmac the site rather than replace the roof. This is particularly the case in Lochaber and Caithness where there is need to repair or remove 6 and 64 garages respectively. With regard to garage sites and garages erected by individuals, most leases have provision for removal on environmental risk grounds but this appears to have been sparingly used in the past. In these cases, costs would be re-charged to owners.
4.6	Improve management and record keeping – current resources and priorities mean that the management of garages/garage sites is not seen as a priority. Records of garages and sites also vary between areas. Some areas keep spread sheets of all garages and sites, showing occupancy and in some cases the garages condition. All garages and sites are recorded on the Housing Information System, but waiting lists are not held nor are allocations made through this system. If the Housing System could hold improved information on demand, occupancy and repair condition, this would ensure a better management of garages and would tie in with plans to advertise garages through the internet and other social media. Arrears management for process for garages/garage sites could potentially be handled centrally to improve performance and consistency of approach.
4.7	Improve numbering - the numbering of garage sites is at times inconsistent or non-existent with numbers exceeding how many garages are on the site in some cases. All garages and particularly garage site tenants need to display their number on their garage/site. Garages should be mapped and numbered by local staff. This will avoid having too many garages on a site and will aid maximising rental potential.
4.8	Third party management – Pentland housing association has discussed an interest in the management of garages on our behalf for a percentage of income. This is an avenue that could be attractive to ensure constant reduced revenue and free up valuable time for staff.
4.9	Improve maintenance planning - many garages have been neglected and unfortunately many are in a very poor physical state. A consistent programme of planned maintenance should be developed for garages we decide to retain. Some rental income could be ring-fenced in an environmental works fund to ensure there is a budget in place for works on safe asbestos removal for instance.
4.10	Market viable garages - at present a potential tenants register interest in a garage at a service point or housing office and there can then be delays before allocation. This process needs to be more efficient particularly if the lease was to be relaxed on storage as there may be a quicker turnaround. Advertising of empty garage/garage sites could be done through the Council's website, with an on-line application form. Experiment placing advert on Twitter and Facebook as well as traditional methods such as Service Points and advertise on Highland Council website garages/Garage sites which are available. This should take the form of a short automatic email box with a drop down for area. The email will automatically be sent to the management officer in charge of garages in that area.

5.0.	Legal issues
5.1	<p>Legal advice is currently been sought for the following issues:</p> <ul style="list-style-type: none"> • Rights of access where tenants have through use have adopted access to a garage site or block through their back garden; • Provisions for the removal of tenants who have no lease and who do not pay rent; • The right to evict tenants who do not have a lease but do pay rent; • The changing of terminology in the current or new lease for a broader more relaxed lease. <p>We are currently awaiting responses on all of these issues.</p>
6.0	Risk Implications
6.1	There are risk implications in some sites as some garages are in such a poor state of repair they are causing safety concerns.
7.0	Conclusion
7.1	This report summarises the detailed recommendations shown on Appendix 2 .
7.2	Further consultation will be required with stakeholders where changes of use, demolition or sale are considered.
7.3	Further consideration will be required to manage the changes and in some cases offer tenants alternative garages/garage sites.

Recommendations:

- To agree in principal the detailed recommendations for the future use of garages/garage sites contained in Appendix 1;

Author: Adam Gallop

Designation:

Date:

Key terms: Garage= Individual Garage

Garage Block= A group of garages in a row

Garage Site= A piece of council land that tenants rent for a nominal fee and construct their own wooden garages.

Appendix 2

Maintain

North

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Caithness Area	1 Auchorn Square, Bowermadden	Garage sites	1	Maintain as Garage sites	SELL	
Caithness Area	1-7 Calder Square, Castletown	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-8 Castlehill Place, Castletown	Garage sites	8	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-8 Loch Street, Wick	Garage sites	6	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-9 St Clair Court, Castletown	Garage sites	9	Maintain as Garage sites	Maintain as Garages	
Caithness Area	2-11 Haimer Place, Thurso	Garage sites	10	Maintain as Garage sites	Maintain as Garages	
Caithness Area	3-11 Elzy Road, Staxigoe	Garage sites	9	Maintain as Garage sites	Maintain as Garages	
Caithness Area	9-14 Heathfield Road, Ormlie	Garage sites	6	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	B1-B10 Royal Terrace, Thurso	Garage sites	10	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1 -8 Weir Crescent, Milton	Garage sites	8	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-10 Fountain Square, Haster	Garage sites	10	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-10 High Street, Keiss	Garage sites	10	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-12 Robertson Crescent, Keiss	Garage sites	10	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-25 Castle Terrace, Thurso	Garage sites	24	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-28 Royal Terrace, Thurso	Garage sites	28	Maintain as Garage sites	Maintain as Garages	
Caithness Area	B1-B7 Bain Place, Watten	Garage sites	7	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	2-4 Crown Square, Murkle	Garage sites	3	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	1 Geise Houses, Halkirk	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1 Miller Place, Scrabster	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-4 Braal Terrace, Halkirk	Garage sites	4	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	1-4 Crescent Street, Halkirk	Garage sites	4	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	1-4 Macrae Street, Wick	Garage sites	4	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-6 Plover Place, Reiss	Garage sites	5	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	1-6 The Crescent, Glengolly	Garage sites	6	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	1 School Place, Forss	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-44 Mountpleasant Road, Thurso	Garage sites	44	Maintain as Garage sites	Maintain as Garages	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Caithness Area	1 Waverly Road, Wick	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	Asbestos issues
Caithness Area	1-2 Ackergill Street, Wick	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-2 Burnside Cottage, Castletown	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-2 Dunnet Road, Thurso	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-2 Holborn Avenue, Thurso	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-3 Barrogill Street, Wick	Garage sites	3	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-3 Park Avenue, Thurso	Garage sites	3	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-3 Pilot Place, Papigoe	Garage sites	3	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	4 Sinclair Drive, Wick	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	2-4 Campbell Avenue, Dunbeath	Garage sites	3	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-10 Threipland Place, Spittal	Garage sites	10	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-14 Cliff Cottages, Papigoe	Garage sites	14	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-14 Traill Street, Castletown	Garage sites	15	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-16 Henderson Square, Watten	Garage sites	16	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-17 Henrietta Street, Halkirk	Garage sites	15	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-18 Sinclair Lane, Halkirk	Garage sites	18	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-6 Tower Square, Ackergill	Garage sites	6	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-7 Barons Well, Wick	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-7 Mackenzie Terrace, Thurso	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-9 Dwarwick Place, Dunnet	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Caithness Area	1-9 Golf View Place, Lybster	Garage sites	9	Maintain as Garage sites	Maintain as Garages	
Caithness Area	3-11 St Clair Avenue, Scrabster	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Caithness Area	5-15 Holborn Place, Scrabster	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Caithness Area	A1-E6 Achingale Place, Watten	Garage sites	22	Maintain as Garage sites	Maintain as Garages	
Caithness Area	A1-A7 Bain Place, Watten	Garage sites	7	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	1-5 South Street, Keiss	Garage sites	5	Maintain as Garage sites	Maintain as Garages/SELL	
Caithness Area	43-49 Bexley Terrace, Wick	Garage sites	5	Maintain as Garage sites	Maintain as Garages/SELL	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Caithness Area	1-2 Howe Cottages, Lyth	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-3 Knockglass Road, Dunbeath	Garage sites	3	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-6 Church Lane, Halkirk	Garage sites	7	Maintain as Garage sites	Sell to tenant/ tenants	
Caithness Area	1-14 Bon-Accord Street, Wick	Garages	13	Maintain as Garages	Maintain as Garages/ Remove for parking	Asbestos issues
Caithness Area	1-33 Seaforth Avenue, Wick	Garages	31	Maintain as Garages	Maintain as Garages/SELL	Structural damage/asbestos
Caithness Area	1-8 Heathfield Road, Ormlie	Garages	8	Maintain as Garages	sell to tenant/ tenants	
Caithness Area	1-5 Bayview Terrace, Thurso	Garages	5	Maintain as Garages	Maintain as Garages	
Caithness Area	1-6 Calder Square, Castletown	Garages	6	Maintain as Garages	Maintain as Garages	
Caithness Area	1-6 Royal Place, Wick	Garages	6	Maintain as Garages	Maintain as Garages	
Caithness Area	1-8 Fountain Square, Haster	Garages	8	Maintain as Garages	Maintain as Garages	
Caithness Area	1-24 Kinnaird Street, Wick	Garages	24	Maintain as Garages	Maintain as Garages	
Caithness Area	33-38 Bexley Terrace, Wick	Garages	6	Maintain as Garages	Maintain as Garages	
Caithness Area	1-16 Glamis Road, Wick	Garages	16	Maintain as Garages	Maintain as Garages/SELL	
Caithness Area	1-21 Wellington Street, Wick	Garages	21	Maintain as Garages	Maintain as Garages/SELL	
Caithness Area	1-24 Laurie Terrace, Thurso	Garages	24	Maintain as Garages	sell to housing assoc	
Caithness Area	1-36 Mount Vernon, Thurso	Garages	36	Maintain as Garages	sell to housing assoc	
Caithness Area	1-4 Pennyland Terrace, Thurso	Garages	4	Maintain as Garages	sell to tenant/ tenants	
Caithness Area	1-4 Pentland Place, Castletown	Garages	4	Maintain as Garages	sell to tenant/ tenants	
Caithness Area	2 Sinclair Drive, Wick	Garages	1	Maintain as Garages	sell to tenant/ tenants	
Caithness Area	7-9 Riverside Road, Thurso	Garages	3	Maintain as Garages	sell to tenant/ tenants	
Caithness Area	1 -2 Vansittart Street, Wick	Garages	2	Maintain as Garages	sell to tenant/ tenants	
Caithness Area	1-23 Macleod Road, Wick	Garages	23	Maintain as Garages	Maintain as Garages	
Caithness Area	1-24 Dunnet Avenue, Wick	Garages	25	Maintain as Garages	sell to housing assoc	Asbestos issues
Caithness Area	1-23 Barons Well, Wick	Garages	22	Maintain as Garages	Maintain as Garages	Asbestos issues
Caithness Area	1-15 Waverly Road, Wick	Garages	15	Maintain as Garages	Maintain as Garages	Asbestos issues
Caithness Area	22-32 Nicolson Street, Wick	Garages	11	Maintain as Garages	Maintain as Garages	
Caithness Area	7-10 Churchill Place, Castletown	Garages	4	Maintain as Garages	Maintain as Garages/ remove	Asbestos issues

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Caithness Area	7-10 Gunns Terrace, Wick	Garages	11	Maintain as Garages	Maintain as Garages	Asbestos issues
Caithness Area	1-6 Corner Crescent, Wick	Garages	6	Maintain as Garages	remove	Asbestos issues
Ross And Cromarty Area	1 George Street, Avoch	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Ross And Cromarty Area	1-7 Mill Street, Dingwall	Garage sites	6	Maintain as Garage sites	Maintain as Garages	
Ross And Cromarty Area	5 Wyvis Terrace, Dingwall	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Ross And Cromarty Area	1-2 Munro Crescent, Milton	Garages	2	Maintain as garages	sell to tenant/ tenants	Asbestos issues/problems with leaking
Ross And Cromarty Area	1-22 Westford, Alness	Garages	22	Maintain as garages	Include in tenants lease	Attached to properties under separate lease
Ross And Cromarty Area	1-5 Castle court, Invergordon	Garages	5	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Blackpark Avenue, Invergordon	Garages	4	Maintain as Garages	Maintain as Garages	Asbestos issues
Ross And Cromarty Area	1-4 Inverbreakie Drive, Invergordon	Garages	4	Maintain as Garages	Maintain as Garages	Asbestos issues
Ross And Cromarty Area	1-10 Mid Gordon Terrace, Invergordon	Garages	8	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-39 Shillinghill, Alness	Garages	39	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-40 Coulpark, Alness	Garages	22	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-46 Kirkside, Alness	Garages	46	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-48 Burnside, Cluny Road, Dingwall	Garages	31	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	14-86 Deas Avenue, Dingwall	Garages	18	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-5 Ord Terrace, Invergordon	Garages	5	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-6 Fingal Road, Dingwall	Garages	6	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-6 Macintyre Place, Dingwall	Garages	6	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-7 Jubilee Drive, Tain	Garages	7	Maintain as Garages	Explore for Housing Development	Asbestos issues
Ross And Cromarty Area	3-19 West Drive, Dingwall	Garages	17	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-10 Ferry Brae, Noth Kessock	Garages	10	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-11 Salveson Crescent, Alness	Garages	8	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-13 Townlands Park, Cromarty	Garages	13	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Burnside Terrace, Gairloch	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Chapel Place, Portmahomack	Garages	4	Maintain as Garages	Maintain as Garages	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Ross And Cromarty Area	1-4 Crawford Avenue, Rosemarkie	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Gordon Place, Fearn	Garages	4	Maintain as Garages	Maintain as Garages	Asbestos issues
Ross And Cromarty Area	1-4 Highfield Circle, Muir of Ord	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Logie Place, Conon Bridge	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Millbank Road, Dingwall	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Oakes Court, Invergordon	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-4 Smith Place, Hill of Fearn	Garages	4	Maintain as Garages	Maintain as Garages	Asbestos issues
Ross And Cromarty Area	1-4 Teandallon Square, Evanton	Garages	4	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-40 Bruce Avenue, Dingwall	Garages	8	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-6 Station Road, Munlochy	Garages	6	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-6 Water Furrows, Fortrose	Garages	6	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-8 Westwood, Saltburn	Garages	8	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	3-8 Chestnut Road, Dingwall	Garages	6	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	5-31 Fraser Road, Dingwall	Garages	7	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-3 Anderson Drive, Fortrose	Garages	3	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-3 Golf View Terrace, invergordon	Garages	3	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	1-3 Slioch Terrace, Kinlochewe	Garages	3	Maintain as Garages	Maintain as Garages	
Ross And Cromarty Area	6 Rodger Close, Fortrose	Garages	1	Maintain as Garages	sell to tenant/ tenants	
Ross And Cromarty Area	1-2 Aird Place, Balblair	Garages	2	Maintain as Garages	sell to tenant/ tenants	
Ross And Cromarty Area	37-99 Gordon Terrace, Invergordon	Garages	32	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-4 Ormonde Terrace, Avoch	Garages	4	Maintain as Garages	Explore for Housing Development	
Ross And Cromarty Area	1-5 Old Mill Road, Milton	Garages	5	Maintain as Garages	Remove for Parking	
Skye And Lochalsh Area	2A-2G Heathmount Place, Kyle	Garage sites	6	Maintain as Garage sites	Explore Housing development/maintain as garages	
Skye And Lochalsh Area	1-2 Achandarrach, Plockton	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Skye And Lochalsh Area	7-8 Brookside House, Dornie	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Skye And Lochalsh Area	Lime Park, Broadford	Garages	1	Maintain as Garages	sell to tenant/ tenants	
Skye And Lochalsh Area	Rosebank Chalets, Portree	Garages	1	Maintain as Garages	sell to tenant/ tenants	
Skye And Lochalsh Area	1-5 Sluggans Drive, Portree	Garages	4	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-10 Fraser Street, Golspie	Garage sites	11	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-4 Muirfield Drive, Brora	Garage sites	5	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-4 Victoria Drive, Brora	Garage sites	4	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-10 Beinn Ratha Court, Reay	Garage sites	12	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-11 Uppat Place, Brora	Garage sites	12	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-12 Dudgeon Drive, Brora	Garage sites	12	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-4 Ross Terrace, Brora	Garage sites	4	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-6 East Millicent Avenue, Golspie	Garage sites	6	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-6 Lichfield Court, Helmsdale	Garage sites	6	Maintain as Garage sites	Maintain as Garages	
Sutherland Area	1-4 Bridgend, Lairg	Garage sites	4	Maintain as Garage sites	Maintain as Garages/SELL	
Sutherland Area	1-4 Ord Place, Lairg	Garage sites	4	Maintain as Garage sites	Maintain as Garages/SELL	
Sutherland Area	1 Camore Crescent, Dornoch	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1 Johnstone Place, Brora	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1 Ross Street, Golspie	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1-2 Cassley Drive, Rosehall	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1-2 Macdonald Place, Rogart	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1-2 Simpson Crescent, Helmsdale	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1-2 Tarbat Crescent, Brora	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	1-2 Whiteface, Dornoch	Garage sites	2	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	22a Shore Street, Golspie	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	7 Ross Place, Loth	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Sutherland Area	3a-6a Inveran, Inveran	Garages	3	Maintain as Garages	Maintain as Garages/SELL	
Sutherland Area	1-8 Gilmour Crescent, Bonar Bridge	Garages	8	Maintain as Garages	Maintain as Garages	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Sutherland Area	1-12 Ross Street, Golspie	Garages	12	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-16 Muirfield Road, Brora	Garages	16	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-5 Muirfield Drive, Brora	Garages	5	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-4 Migdale Road, Bonar Bridge	Garages	4	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-4 Rockview Place, Helmsdale	Garages	4	Maintain as Garages	Maintain as Garages	
Sutherland Area	9-13 Carmmhor Road, Bonar Bridge	Garages	5	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-22 Inver Park, Lochinver	Garages	19	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-4 Braehead Terrace, Portgower	Garages	4	Maintain as Garages	Maintain as Garages	
Sutherland Area	1-2 Carriehill Crescent, Edderton	Garages	2	Maintain as Garages	sell to tenant/ tenants	
Sutherland Area	1-3 Murray Place, Rogart	Garages	3	Maintain as Garages	Maintain as Garages/SELL	
Sutherland Area	3 Rearquhar, Rearquhar	Garages	1	Maintain as Garages	Maintain as Garages/SELL	
Sutherland Area	1-5 Camore Crescent, Dornoch	Garages	5	Maintain as Garages	Maintain as Garages	

South

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Badenoch And Strathspey Area	1-5 Milton Park, Aviemore	Garages	5	Maintain as Garages	Maintain as Garages	
Badenoch And Strathspey Area	1-7 The Haughs, Cromdale	Garages	7	Maintain as Garages	Maintain as Garages	
Inverness Area	1-37 Rowan Road, Inverness	Garage sites	21	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-5 Sub Station, Smithton Villas	Garage sites	5	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-12 Springfield Gardens, Inverness	Garage sites	9	Maintain as Garage sites	Remove for parking/ permit parking	
Inverness Area	1-23 Bruce Avenue, Inverness	Garage sites	12	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-10 Macewen Drive, Inverness	Garage sites	10	Maintain as Garage sites	Explore for Housing Development	
Inverness Area	1-12 Smithton Villas, Smithton	Garage sites	12	Maintain as Garage sites	Explore housing development	
Inverness Area	1-15 Diriebught Road, Inverness	Garage sites	15	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-21 Birnie Terrace, Inverness	Garage sites	21	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-22 St Fergus Drive, Inverness	Garage sites	20	Maintain as Garage sites	Maintain as Garages	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Inverness Area	1-5 St Marys Road, Kirkhill	Garage sites	5	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-7 India Street, Inverness	Garage sites	7	Maintain as Garage sites	Maintain as Garages	
Inverness Area	N Block, St Valery Avenue, Inverness	Garage sites	13	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-2 Hawthorn Drive, Inverness	Garage sites	2	Maintain as Garage sites	Maintain as Garages	
Inverness Area	1-3 Glebe Cottages, Tornagrain	Garage sites	3	Maintain as Garage sites	Maintain as Garages/SELL	
Inverness Area	1 Riverside, Foyers	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Inverness Area	1-5 Sinclair Terrace, Smithton	Garage sites	5	Maintain as Garage sites	Maintain as Garages	
Inverness Area	2-11 St Drostan, Drumnadrochit	Garage sites	6	Maintain as Garage sites	Maintain as Garages/SELL	
Inverness Area	B Block, Mackay Road, Inverness	Garages	16	Maintain as Garages	Maintain as Garages	
Inverness Area	1-56 Bruce Avenue, Inverness	Garages	56	Maintain as garages	Explore for Housing Development	
Inverness Area	1b-24b King Duncans Road, Inverness	Garages	24	Maintain as garages	Explore for Housing Development	
Inverness Area	1f-15f Leyton Drive, Inverness	Garages	15	Maintain as garages	Explore for Housing Development	
Inverness Area	4-18 Evan Barron Road, Inverness	Garages	15	Maintain as garages	Explore for Housing Development	
Inverness Area	A Block, Mackay Road, Inverness	Garages	22	Maintain as garages	Explore for Housing Development	Condition issues
Inverness Area	B Block, Mackintosh Road, Inverness	Garages	13	Maintain as garages	Explore for Housing Development	
Inverness Area	E Block, Oldtown Road, Inverness	Garages	20	Maintain as garages	Explore for Housing Development	
Inverness Area	1-11 Kilmuir Road, Inverness	Garages	11	Maintain as Garages	Maintain as Garages	
Inverness Area	1-12 Aird Road, Beauly	Garages	12	Maintain as Garages	Maintain as Garages	
Inverness Area	1-12 Balloan Road, Inverness	Garages	12	Maintain as Garages	Maintain as Garages	
Inverness Area	1-13 Ashton Road, Inverness	Garages	13	Maintain as Garages	Maintain as Garages	
Inverness Area	1-19 Glendoe Terrace, Inverness	Garages	19	Maintain as Garages	Maintain as Garages	
Inverness Area	1-29 St Ninian Drive, Inverness	Garages	29	Maintain as Garages	Maintain as Garages	
Inverness Area	1-4 Oldtown Road, Inverness	Garages	4	Maintain as Garages	Maintain as Garages	
Inverness Area	1-5 Culloden Road, Westhill	Garages	5	Maintain as Garages	Maintain as Garages	
Inverness Area	1-5 Dunabban Road, Inverness	Garages	5	Maintain as Garages	Maintain as Garages	
Inverness Area	1-9 Hawthorn Drive, Inverness	Garages	9	Maintain as Garages	Maintain as Garages	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Inverness Area	1a-9a King Duncans Road, Inverness	Garages	9	Maintain as Garages	Maintain as Garages	
Inverness Area	C Block, Mackintosh Road, Inverness	Garages	10	Maintain as Garages	Maintain as Garages	
Inverness Area	C Block, Mackay Road, Inverness	Garages	7	Maintain as Garages	Maintain as Garages	
Inverness Area	D Block, Mackay Road, Inverness	Garages	21	Maintain as Garages	Maintain as Garages	
Inverness Area	A Block, Mackintosh Road, Inverness	Garages	10	Maintain as Garages	Maintain as Garages/explore for housing development	
Lochaber Area	40-54 Glendessary Street, Caol	Garage sites	11	Maintain as Garage sites	Sell to community/ tenants	
Lochaber Area	45 Torlundy Road, Caol	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Lochaber Area	29-35 Glenloy Street, Caol	Garage sites	7	Maintain as Garage sites	Sell to community/ tenants	
Lochaber Area	1 Abhainn Cottages, Duror	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Lochaber Area	70 Birch Road, Caol	Garage sites	1	Maintain as Garage sites	REMOVE	
Lochaber Area	8 Righ Crescent, Onich	Garage sites	1	Maintain as Garage sites	Sell to tenant/ tenants	
Lochaber Area	1-26 Glenkingie Street, Caol	Garage sites	26	Maintain as Garage sites	Maintain as Garages	
Lochaber Area	55-57 Camesky Road, Caol	Garage sites	3	Maintain as Garage sites	Maintain as Garages/SELL	
Lochaber Area	27-43 Glenpane Street, Caol	Garage sites	4	Maintain as Garage sites	Sell to community/ tenants	
Lochaber Area	36-39 Erracht Drive, Caol	Garage sites	4	Maintain as Garage sites	Sell to community/ tenants	
Lochaber Area	44-69 Glen Nevis Road, Caol	Garage sites	13	Maintain as Garage sites	Sell to community/ tenants	
Lochaber Area	1-11 Wade Road, Kinlochleven	Garage sites	11	Maintain as Garage sites	Explore sale of land for private development	
Lochaber Area	3-22 Blarmhor Road, Caol	Garages	20	Maintain as Garages	Maintain as Garages	
Lochaber Area	94-170 Glen Nevis Road, Caol	Garages	8	Maintain as garages	Remove for parking	Structural issues/asbestos
Nairn Area	1-13 Cameron Crescent, Nairn	Garage sites	13	Maintain as Garage sites	Explore for Housing Development	
Nairn Area	1-21 Househill Terrace, Nairn	Garage sites	21	Maintain as Garage sites	Explore for Housing Development	
Nairn Area	1-5 Seaforth Road, Nairn	Garage sites	5	Maintain as Garage sites	Explore for Housing Development	
Nairn Area	1-6 Peter Street, Nairn	Garage sites	6	Maintain as Garage sites	Explore for Housing Development	
Nairn Area	1-7a John Street, Nairn	Garage sites	9	Maintain as Garage sites	Explore for Housing Development	
Nairn Area	1-12 Doocot Road, Auldearn	Garage sites	12	Maintain as Garage sites	Maintain as Garages	
Nairn Area	1-12 Birch Road, Nairn	Garages	12	Maintain as garages	Explore for Housing Development	

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Nairn Area	13-21 Woodside Crescent, Nairn	Garages	9	Maintain as garages	Explore for Housing Development	
Nairn Area	22-37 Wyvis Drive, Nairn	Garages	13	Maintain as garages	Explore for Housing Development	

Remove

North

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Caithness Area	1-3 Stewart Crescent, Thrumster	Garage sites	3	remove for parking/ SELL	remove for parking/ SELL	
Caithness Area	1-12 Finlayson Place, Thrumster	Garage sites	12	Remove for Parking	Remove for Parking	
Caithness Area	1-11 Owen Place, Wick	Garages	11	Remove	Remove	Structurally unsound/asbestos
Caithness Area	1-21 Oldfield Terrace, Thurso	Garages	21	Remove	Remove	Structurally unsound/asbestos
Caithness Area	1-44 Loch Street, Wick	Garages	42	Remove 11-15 Asbestos Priority	Remove for Parking	Structurally unsound/asbestos
Ross And Cromarty Area	2-4 Burns Avenue, Muir of Ord	Garages	3	REMOVE	REMOVE	Asbestos
Ross And Cromarty Area	1-4 St Valery Place, Ullapool	Garages	4	Remove/ Rent as Storage	Remove/ Rent as Storage	Structurally unsound/asbestos
Ross And Cromarty Area	1-13 Peffery Road, Dingwall	Garages	13	REMOVE	REMOVE	
Ross And Cromarty Area	1-19 Simpson Place, Dingwall	Garages	19	REMOVE	REMOVE	
Ross And Cromarty Area	1-4 Adams Buildings, Hill Street, Dingwall	Garages	4	REMOVE	REMOVE	
Ross And Cromarty Area	1-4 Fairmuir Road, Muir of Ord	Garages	4	REMOVE	REMOVE	
Ross And Cromarty Area	1-4 Torr View, Contin	Garages	4	REMOVE	REMOVE	
Ross And Cromarty Area	1-4 Millbank, North Kessock	Garages	4	REMOVE	REMOVE	

South

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation	Environmental Issue
Lochaber Area	98-100 Kennedy Road, Plantation	Garages	3	Remove/ sell land	Remove/ sell land	Unsafe/asbestos
Lochaber Area	108-206 Kilmallie Road, Caol	Garages	15	Remove for Parking	Remove for Parking	Structurally unsound/asbestos
Lochaber Area	1-6 Moray Place, Upper Achintore	Garages	6	Remove for Parking	Remove for Parking	Asbestos
Lochaber Area	140-240 Camesky Road, Caol	Garages	10	143-146 remove asap	remove all except 236-240	Structurally unsound
Lochaber Area	248-254 Camaghael Road, Caol	Garages	7	Remove for Parking	Remove for Parking	
Lochaber Area	255-260 Birch Road, Caol	Garages	6	Remove for Parking	Remove for Parking	
Lochaber Area	67-106 Clerk Drive, Corpach	Garages	25	remove for parking	remove for parking	Structurally unsound

Develop

North

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation
Ross And Cromarty Area	1-19 Seaforth Crescent, Invergordon	Garages	18	Explore for Housing Development	Explore for Housing Development
Ross And Cromarty Area	1-7 Lochslin Place, Balintore	Garages	7	Explore for housing development/ Remove for Parking	Explore for housing development/ Remove for Parking
Ross And Cromarty Area	1-16 Mains Avenue, Invergordon	Garages	16	Explore for housing development/ Remove for Parking	Explore for housing development/ Remove for Parking
Ross And Cromarty Area	1-11 Old River Road, Dingwall	Garages	11	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-12 Sellar Place, Conon Bridge	Garages	12	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-12 Windsor Place, Conon Bridge	Garages	12	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-14 Macrae Grove, Dingwall	Garages	14	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-14 Ord Terrace, Strathpeffer	Garages	14	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-16 Balvaird Terrace, Muir of Ord	Garages	16	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team

HC Area	Block	Property type	Number of garages in block/site	Short Term Recommendation	Long Term Recommendation
Ross And Cromarty Area	1-16 East Burnside, Dingwall	Garages	16	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-16 Mansefield Estate, Tain	Garages	16	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-19 Rosskeen Drive, Invergordon	Garages	19	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-20 Kinnairdie, Dingwall	Garages	20	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-21 Burnside, Alness	Garages	21	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-21 Wrightfield Park, Maryburgh	Garages	21	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-26 Firhill, Alness	Garages	23	Currently being reviewed by Housing Development team	Currently being reviewed by Housing Development team
Ross And Cromarty Area	1-2 Woodlands Drive, Milton	Garages	2	Explore for Housing Development	Explore for Housing Development
Skye And Lochalsh Area	Garage Site, Glebe Road, Inveranite	Garage sites	1	Currently in Process of selling land for private development	
Skye And Lochalsh Area	1-2 Cnoc Crescent, Kyle	Garages	2	Currently being reviewed by Housing Development team	
Skye And Lochalsh Area	4-7 Glebe Road, Inveranite	Garages	4	Currently in Process of selling land for private development	

South

HC Area	Block	Property type	No	Short Term Recommendation	Long Term Recommendation
Inverness Area	1 Kessock Road, Inverness	Garage sites	1	Currently being reviewed for sale	SELL
Lochaber Area	1-11 Grange Road, Upper Achintore	Garage sites	11	Currently being reviewed by Housing Development team	
Lochaber Area	4-6 Annat View, Corpach	Garages	3	Currently being reviewed by Housing Development team	
Lochaber Area	21-40 Banff Crescent, Upper Achintore	Garages	20	Currently being reviewed by Housing Development team	
Lochaber Area	1-36 Carn Dearg Road, Claggan	Garages	26	Currently being reviewed by Housing Development team	
Lochaber Area	207-219 Broom Drive, Caol	Garages	13	Currently being reviewed by Housing Development team	
Lochaber Area	241-246 Blarmhor Road, Caol	Garages	6	Currently being reviewed by Housing Development team	
Lochaber Area	46-63 Douglas Place, Plantation	Garages	17	Currently being reviewed by Housing Development team	