

Agenda Item	<b>6</b>
Report No	<b>DSA/010/21</b>

## HIGHLAND COUNCIL

**Committee:** Dingwall and Seaforth

**Date:** 16 November 2021

**Report Title:** Garages Report

**Report By:** Executive Chief Officer Housing and Property

### **1 Purpose/Executive Summary**

- 1.1 This report provides information to members about garages managed by the Council's Housing Service.

### **2 Recommendations**

- 2.1 Members are invited to consider the information provided below with a view to prioritising future investment at garage sites.

### **3 Implications**

- 3.1 Resource - There are no resource implications arising from this report.
- 3.2 Legal - There are no legal implications arising from this report.
- 3.3 Community (Equality, Poverty and Rural) - There are no equality implications arising from this report.
- 3.4 Climate Change/Carbon Clever - There are no climate change/Carbon Clever implications arising from this report.
- 3.5 Risk - Risk is managed through regular review and reporting to allow corrective action to be taken if necessary.
- 3.6 Gaelic - There are no Gaelic implications arising from this report.

### **4 Background**

- 4.1 The Highland Council's Housing Service manages 1212 garages across Highland with 277 at 25 locations in Dingwall & Seaforth (Ward 8)

#### 4.2 Table 1: Location, Void rate, Demand and Condition rating of garages in Ward 8

Street	Town	Garages	Void	Demand	Rating
Adams Buildings (Hill Street)	Dingwall	4	0	0	Red
Bruce Avenue	Dingwall	8	2	2	Green
Chestnut Road	Dingwall	6	2	8	Green
Cluny Road (Burnside)	Dingwall	31	15	4	Green
Deas Avenue	Dingwall	18	7	4	Green
East Burnside (MacKay Square)	Dingwall	16	11	0	Green
Fingal Road*	Dingwall	6	4	3	Green
Fraser Road	Dingwall	7	4	3	Green
Kinnairdie (Davidson Drive)	Dingwall	20	1	0	Green
MacIntyre Place	Dingwall	6	1	3	Green
Macrae Grove	Dingwall	14	2	6	Green
Millbank Road	Dingwall	4	1	5	Green
Munro Place	Dingwall	1	0	1	Green
Old River Road	Dingwall	11	4	1	Green
Peffery Road*	Dingwall	13	9	1	Red
Simpson Place	Dingwall	19	9	0	Red
West Drive	Dingwall	17	8	5	Green
Logie Place	Conon Bridge	4	0	2	Green
Sellar Place	Conon Bridge	12	1	2	Green
Windsor Place	Conon Bridge	12	2	5	Green
Wrightfield Park	Maryburgh	21	2	4	Green
Balvaird Terrace	Muir of Ord	16	5	4	Green
Burns Avenue	Muir of Ord	3	2	0	Red
Fairmuir Road	Muir of Ord	4	4	0	Red
Highfield Circle	Muir of Ord	4	3	2	Green
<b>Total</b>		<b>277</b>	<b>99</b>	<b>65</b>	

\*In Meiklefield Masterplan area

- 4.3 Garage rents in Ward 8 are £9.63 for council house tenants. Non-council house tenants are liable to pay VAT which brings the rent to £11.56. The garage rents report for 2022/23 will be presented for consideration at a future committee.
- 4.4 The Ross & Cromarty housing team is working through the Garage Waiting list with a view to allocating as many void garages as possible.

## 5 Repairs and Investment

- 5.1 A Red or Green rating has been applied to each site depending on the condition of the garages and their suitability for ongoing rent at their next void. 5 sites have been identified with a Red rating due to their condition and low demand. Red rated sites are not considered a priority for repairs. Green rated sites are prioritised for repairs according to the number of garages, demand and the urgency of need for repairs.

5.2 Council officers are seeking a range of views across each site through the Tenant Participation team's Rate Your Estate activities.

Designation: Executive Chief Officer Housing and Property

Date: 1 November 2021

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