

Agenda Item	5
Report No	BIER-02-24

HIGHLAND COUNCIL

Committee: Black Isle and Easter Ross Committee

Date: 22 January 2024

Report Title: Housing Revenue Account: Garage Rents 2024/2025

Report By: Executive Chief Officer Property and Housing.

1 Purpose/Executive Summary

- 1.1 This report provides information on garage rents for Black Isle and Easter Ross and invites the Committee to set rent levels for garage and garage sites held on the Housing Revenue Account for 2024/2025.

2 Recommendations

- 2.1 The Committee is invited to agree a level of rent increase to apply to Black Isle and Easter Ross Garages and Garage Sites.

3 Implications

- 3.1 Resource – Resource implications are detailed in the 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 – There are no risk implications arising from this report.
- 3.6 Gaelic - There are no Gaelic implications arising from this report.

4 Background

- 4.1 Developing local priorities for garages and garage sites held on the Housing Revenue Account are undertaken at a local level. This includes decisions on retention/disposal of garages as well as on rent levels and investment, within the delegated area Housing Revenue Account budget.

5 Current income relating to garages

- 5.1 The table below details the current position with garages in Black Isle and Easter Ross.

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 6	260	£2933.62	£140,813.76
Garages Ward 7	42	£458.96	£22,030.08
Garages Ward 9	46	£547.96	£26,302.08
Total	348	£3,940.54	£189,145.92

- 5.3 The current occupancy levels and details of the budgeted void rent loss are provided below.

Type	Occupied	Void
Garages Ward 6	182	78
Garages Ward 7	30	12
Garages Ward 9	41	5
Total	253	95

- 5.4 Actual rents paid vary between Council tenants and non-council tenants, as VAT is charged for people renting a garage who are non-Council house tenants. The table below shows the current rents for tenants and non-tenants for garages and garage sites in Easter Ross.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 6	76	£10.11	106	£12.13
Garages Ward 7	17	£10.11	13	£12.13
Garages Ward 9	13	£10.42	28	£12.50

- 5.5 The average garage rent Highland-wide is £9.94 per week and the garage site rent £1.77 per week.

6 Rent Options

- 6.1 Tenant consultation on the general rent increase for Council house rents for 2024/25 was based on options for 6.5%, 7.3% and 7.95% rent increase.
- 6.2 The impact on garage rents in Black Isle and Easter Ross of an increase of 6.5%, 7.3% and 7.95% is summarised in the tables below.

6.5% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Ward 6 and 7 – Garage Rent – Council Tenant	£10.11	£0.66	£10.77
Ward 6 and 7 – Garage Rent – non Tenant	£12.13	£0.79	£12.92
Ward 9 – Garage Rent – Council Tenant	£10.42	£0.68	£11.10
Ward 9 – Garage Rent – non Tenant	£12.50	£0.81	£13.31
Annual Income	£189,145.92		£201,440.40

7.3% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Ward 6 and 7 – Garage Rent – Council Tenant	£10.11	£0.74	£10.85
Ward 6 and 7 – Garage Rent – non Tenant	£12.13	£0.89	£13.02
Ward 9 – Garage Rent – Council Tenant	£10.42	£0.76	£11.18
Ward 9 – Garage Rent – non Tenant	£12.50	£0.91	£13.41
Annual Income	£189,145.92		£202,953.57

7.95% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Ward 6 and 7 – Garage Rent – Council Tenant	£10.11	£0.80	£10.91
Ward 6 and 7 – Garage Rent – non Tenant	£12.13	£0.96	£13.09
Ward 9 – Garage Rent – Council Tenant	£10.42	£0.83	£11.25
Ward 9 – Garage Rent – non Tenant	£12.50	£0.99	£13.49
Annual Income	£189,145.92		£204,183.02

Designation: Executive Chief Officer Property and Housing

Date: 10 January 2023

Author: Fiona Shand, Principal Housing Officer