

The Highland Council

Agenda Item	6
Report No	WRSL/04/26

Committee: Wester Ross, Strathpeffer and Lochalsh Area

Date: 19 January 2026

Report Title: Housing Revenue Account: Garage Rents 2026/2027

Report By: Assistant Chief Executive - Place

1 Purpose/Executive Summary

- 1.1 This report provides information on garage rents for Wester Ross, Strathpeffer and Lochalsh and invites the Committee to set rent levels for garage and garage sites held on the Housing Revenue Account for 2026/2027.

2 Recommendations

- 2.1 The Committee is invited to agree a level of rent increase to apply to Wester Ross, Strathpeffer and Lochalsh 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 **Risk** - There are no risk implications arising from this report
- 3.4 **Health and Safety (risks arising from changes to plant, equipment, process, or people)** – There are no Health and Safety implications arising from this report
- 3.5 **Gaelic** - There are no Gaelic implications arising from this report.

4.3 Integrated Impact Assessment - Summary

- 4.3.1 An Integrated Impact Assessment screening has been undertaken on the proposed budget, and the conclusions have been subject to the relevant Manager Review and Approval.
- 4.3.2 The Screening process has concluded that there are no/minimal impacts identified in relation to the proposed budget.

4.3.3

Impact Assessment Area	Conclusion of Screening/Full Assessment
Equality	<i>No impact</i>
Socio-economic	<i>No/minimal impact</i>
Human rights	<i>No impact</i>
Children's rights & well-being	<i>No impact</i>
Island and mainland rural	<i>No impact</i>
Climate change	<i>No impact</i>
Data rights	<i>No impact</i>

5 Impacts

- 5.1 In Highland, all policies, strategies or service changes are subject to an integrated screening for impact for Equalities, Poverty and Human Rights, Children's Rights and Wellbeing, Climate Change, Islands and Mainland Rural Communities, and Data Protection. Where identified as required, a full impact assessment will be undertaken.
- 5.2 Considering impacts is a core part of the decision-making process and needs to inform the decision-making process. When taking any decision, Members must give due regard to the findings of any assessment.
- 5.3 Garage and Garage Site tenancies are minor contracts which do not impact on the wellbeing of the public and therefore an Integrated Impact Assessment is not required.

6 Background

- 6.1 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.

7 Current income relating to garages

- 7.1 The table below details the current position with garages in Wester Ross, Strathpeffer and Lochalsh including total annual rent due.

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 5	23	£300.97	£14,446.56
Garage Sites Ward 5	10	£20.10	£1,045.32
Total	33	£321.07	£15,491.88

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

Type	Occupied	Void
Garages Ward 5	19	4
Garage Sites Ward 5	10	10
Total	29	14

- 7.3 Actual rents paid vary between Council tenants and non-council tenants, as 20% 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 Wester Ross, Strathpeffer and Lochalsh.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 5	6	£11.71	17	£13.57
Garage Sites Ward 5	1	£4.00	9	£1.79

- 7.4 The average garage rent Highland-wide is £11.17 per week and the garage site rent £2.11 per week.

8 Rent Options

- 8.1 Tenant consultation on the general rent increase for Council house rents for 2026/2027 was based on options for an 8%, 9% or 10% rent increase.
- 8.2 The impact on garage rents in Wester Ross, Strathpeffer and Lochalsh of an increase of 8%, 9% and 10% is summarised in the tables below.

8% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 5	£11.71	£0.94	£12.65
Garage Sites Ward 5	£4.00	£0.32	4.32

8% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 5	£13.57	£1.09	£14.66
Garage Sites Ward 2	£1.79	£0.14	£1.93

An 8% increase will bring a total £16,731.23 for Ward 5 annually an increase of £1,239.35.

9% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 5	£11.71	£1.06	£12.77
Garage Sites Ward 5	£4.00	£0.36	£4.36

9% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 5	£13.57	£1.22	£14.79
Garage Sites Ward 5	£1.79	£0.16	£1.95

A 9% increase will bring a total £16,886.15 for Ward 5 annually an increase of £1,394.27.

10% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 5	£11.71	£1.17	£12.88
Garage Sites Ward 5	£4.00	£0.40	£4.40

10% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 5	£13.57	£1.36	£14.93
Garage Sites Ward 5	£1.79	£0.18	£1.97

A 10% increase will bring a total £17,041.07 for Ward 5 annually an increase of £1,549.19.

- 8.3 Any net additional rent income from garages and garage sites generated by a rent increase would also be applied as an increase in the area repairs budget for garages and garage sites in 2026/2027.

Designation: Assistant Chief Executive - Place

Date: 9 January 2026

Author: Rory MacLeod, Service Lead (Investment and Building Maintenance)

Background papers: None