

Agenda Item	8
Report No	LA/6/26

The Highland Council

Committee: **Lochaber**

Date: **26 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 Lochaber 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 Lochaber 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 Impacts

4.1 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.

4.2 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.

4.3 Integrated Impact Assessment – Summary

4.3.1 An Integrated Impact Assessment screening has been undertaken on the proposed rent increase (**Appendix 1**). 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 rent increases and no full assessment was required.

4.3.3	Impact Assessment Area	Conclusion of Screening/Full Assessment
Equality	No impact	
Socio-economic	Negative impact – minimal negative impacts as rent increases only impact garage and garage site tenants	
Human rights	No impact	
Children's rights & well-being	No impact	
Island and mainland rural	No impact	
Climate change	No impact	
Data rights	No impact	

5 Background

5.1 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.

6 Current Income relating to garages

6.1 The table below details the current position with garages in Lochaber including total annual rent due.

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 11	52	£842.86	£40,457.28
Garages Ward 21	49	£790.01	£37,920.48
Garage Sites Ward 11	71	£201.45	£10,475.40
Garage Sites Ward 21	39	£108.70	£5,652.36
Total	203	£1,943.02	£94,505.52

6.2 The current occupancy levels are provided below.

Type	Occupied	Void
Garages Ward 11	47	5
Garages Ward 21	49	0
Garage Sites Ward 11	68	3
Garage Sites Ward 21	39	0
Total	203	8

6.3 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 Lochaber.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 11	9	£13.91	43	£16.69
Garages Ward 21	10	£13.91	39	£16.69
Garage Sites Ward 11	9	£2.42	62	£2.90
Garage Sites Ward 21	9	£2.42	30	£2.90

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

7 Rent Options

7.1 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.

7.2 The impact on garage rents in Lochaber 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 11	£13.91	£1.11	£15.02
Garages Ward 21	£13.91	£1.11	£15.02
Garage Sites Ward 11	£2.42	£0.19	£2.61
Garage Sites Ward 21	£2.42	£0.19	£2.61

8% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 11	£16.69	£1.34	£18.03
Garages Ward 21	£16.69	£1.34	£18.03
Garage Sites Ward 11	£2.90	£0.23	£3.13
Garage Sites Ward 21	£2.90	£0.23	£3.13

An 8% increase will bring a total £55,007.29 for Ward 11 and £47,058.67 for Ward 21 annually an increase of £4,074.61 and £3,485.83 respectively.

9% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 11	£13.91	£1.25	£15.16
Garages Ward 21	£13.91	£1.25	£15.16
Garage Sites Ward 11	£2.42	£0.21	£2.63
Garage Sites Ward 21	£2.42	£0.21	£2.63

9% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 11	£16.69	£1.50	£18.19
Garages Ward 21	£16.69	£1.50	£18.19
Garage Sites Ward 11	£2.90	£0.26	£3.16
Garage Sites Ward 21	£2.90	£0.26	£3.16

A 9% increase will bring a total £55,516.62 for Ward 11 and £47,494.40 for Ward 21 annually, an increase of £4,583.94 and £3,921.56 respectively.

10% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 11	£13.91	£1.39	£15.30
Garages Ward 21	£13.91	£1.39	£15.30
Garage Sites Ward 11	£2.42	£0.24	£2.66
Garage Sites Ward 21	£2.42	£0.24	£2.66

10% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 11	£16.69	£1.67	£18.36
Garages Ward 21	£16.69	£1.67	£18.36
Garage Sites Ward 11	£2.90	£0.29	£3.19
Garage Sites Ward 21	£2.90	£0.29	£3.19

A 10% increase will bring a total £56,025.95 for Ward 11 and £47,930.12 for Ward 21 annually based on current occupancy, an increase of £5,093.27 and £4,357.28 respectively.

7.3 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: 12 January 2026

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

Background Papers: None

Appendices: Appendix 1 – Integrated Impact Assessment Screening

Appendix 1 – Integrated Impact Assessment Screening

About proposal

What does this proposal relate to? Rent

Proposal name: Garage Rent Increase

High level summary of the proposal: Members to consider options to increase garage and garage site rents

Who may be affected by the proposal? Only garage and garage site tenants.

Start date of proposal: 01/04/2026

End date of proposal: 31/03/2027

Does this proposal result in a change or impact to one or more Council service? No

Does this relate to an existing proposal? No

Author details

Name: Rory MacLeod

Job title: Service Lead Investment and Building Maintenance

Email address: [REDACTED]

Service: Place

Responsible officer details

Name: Rory MacLeod

Job title: Service Lead Investment and Building Maintenance

Email address: [REDACTED]

Sign off date: 2026-01-15

Equalities, poverty, and human rights

Protected characteristics

Select what impact the proposal will have on the following protected characteristics:

Sex: No impact

Age: No impact

Disability: No impact

Religion or belief: No impact

Race: No impact

Sexual orientation: No impact

Gender reassignment: No impact

Pregnancy and maternity: No impact

Marriage and civil partnership: No impact

Protected characteristics impact details:

Poverty and socio-economic

What impact is the proposal likely to have on the following?

Prospects and opportunities: No impact

Places: No impact

Financial: Negative

Poverty and socio-economic impact details: Minor impact on garage and garage site tenants only. No broader impact on affordability. Garage and garage sites are a discretionary service.

Human rights

Which of the below human rights will be affected by this proposal? No human rights will be affected

What impact do you consider this proposal to have on the human rights of people? No impact

Human rights impact details:

Equalities, poverty and human rights screening assessment

What impact do you think there will be to equalities, poverty and human rights? No impact

Is a Full Impact Assessment required? No

Children's rights and wellbeing

What likely impact will the proposal have on children and young people? No impact

Which of the below children's rights will be affected by the proposal?

Explain how the children's rights selected above will be affected:

Children's rights and wellbeing screening assessment

What impact do you think there will be to children's rights and wellbeing? No impact

Is a Full Impact Assessment required? No

Data protection

Will your proposal involve processing personal data? Yes

Is any of this data already processed by the Highland Council? Yes

What is the purpose of the personal data being processed? Rent increase letters will be sent to garage and garage site tenants

Is there an up-to-date privacy notice available on the Highland Council website? Yes

Data protection screening assessment

What change will there be to the way personal data is processed? No significant change to current processing

Is a Full Impact Assessment required? No

Island and mainland rural communities

Does your proposal impact island and mainland rural communities? Yes

Could people in island and mainland rural communities be affected differently? No

Have any negative impacts been identified? No

Island and mainland rural communities screening assessment

What impact do you think there will be to island and mainland rural communities? No difference

Is a Full Impact Assessment required? No

Climate change

Does the proposal involve activities that could impact on greenhouse gas emissions (CO2e)? No

Does the proposal have the potential to affect the environment, wildlife or biodiversity? No

Does the proposal have the potential to influence resilience to extreme weather or changing climate? No

Provide information regarding your selection above: There are no climate change impacts

Climate change screening assessment

Have you identified potential impact for any of the areas above or marked any as not known? No

Is a Full Impact Assessment required? No