

The Highland Council

Agenda Item	6
Report No	DSA/4/26

Committee: Dingwall and Seaforth

Date: 9 February 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 Dingwall and Seaforth and invites the Committee to set rent levels for garages 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 Dingwall and Seaforth Garages.

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 as detailed in **Appendix 1** after 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 is low and 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 budget.

6 Current income relating to garages and garage sites

- 6.1 The table below details the current position with garages in Dingwall and Seaforth including total annual rent due:-

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 8	239	£3,291.03	£157,969.44
Garage Sites Ward 8	8	£8.31	£432.00
Total	247	£3,299.34	£158,401.44

- 6.2 The current occupancy levels are provided below:-

Type	Occupied	Void
Garages Ward 8	195	44
Garage Sites Ward 8	7	1
Total	202	45

- 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 Dingwall and Seaforth.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 8	10	£9.62	24	£11.54
Garage Sites Ward 8	7	£1.12	56	£1.34

- 6.4 The average garage rent Highland-wide is £11.17 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 Dingwall and Seaforth 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 8	£11.93	£0.95	£12.88
Garage Sites Ward 8	£0.00	£0.00	£0.00

8% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 8	£14.32	£1.15	£15.47
Garage Sites Ward 8	£1.04	£0.08	£1.12

9% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 8	£9.62	£0.87	£10.49
Garage Sites Ward 8	£1.12	£0.10	£1.22

9% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 8	£11.54	£1.04	£12.58
Garage Sites Ward 8	£1.34	£0.12	£1.46

10% Rent Increase VAT exempt (Council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 8	£9.62	£0.96	£10.58
Garage Sites Ward 8	£1.12	£0.11	£1.23

10% Increase VAT payable (Non-council Tenants)

Type	Weekly Rent	Weekly Increase	New Weekly Rent
Garages Ward 8	£11.54	£1.15	£12.69
Garage Sites Ward 8	£1.34	£0.13	£1.47

- 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: 23 January 2026

Author: Rory MacLeod, Service Lead - Investment & Building Maintenance

Background Papers: None

Appendices: Appendix 1 – Integrated Impact Assessment Screening
Appendix 2 – Annual Income Tables per Ward

Appendix 1 – Integrated Impact Assessment Screening

Proposal name: Garage Rent Increase

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

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

Appendix 2 – Annual Income Tables per Ward

Annual Income with 8% Increase Per Ward

Type	Current Annual Rent Income	8% Increase	New Annual Rent Income
Garages Ward 8	£157,969.44	£12,637.56	£170,607.00
Garage Sites Ward 8	£432.00	£34.56	£466.56
Total	£158,401.44	£12,672.12	£171,073.56

Annual Income with 9% Increase per Ward

Type	Current Annual Rent Income	9% Increase	New Annual Rent Income
Garages Ward 8	£157,969.44	£15,796.94	£173,766.38
Garage Sites Ward 8	£432.00	£38.88	£470.88
Total	£158,401.44	£14,256.13	£172,657.57

Annual Income with 10% Increase per Ward

Type	Current Annual Rent Income	10% Increase	New Annual Rent Income
Garages Ward 8	£157,969.44	£15,796.94	£173,766.38
Garage Sites Ward 8	£432.00	£43.20	£475.20
Total	£158,401.44	£15,840.14	£174,241.58