

Agenda Item	<b>10</b>
Report No	<b>BSAC/06/22</b>

## HIGHLAND COUNCIL

**Committee:** Badenoch and Strathspey Area Committee

**Date:** 15 February 2022

**Report Title:** Housing Revenue Account: Garage Rents 2022/2023

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

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

- 1.1 This report provides information on garage rents for Badenoch and Strathspey and invites the Committee to set rent levels for garages held on the Housing Revenue Account for 2022/2023.

### **2 Recommendations**

- 2.1 The Committee is invited to agree a level of rent increase to apply to Badenoch and Strathspey 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 **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 locally at Area Committees. This includes decisions on retention and disposal of garages as well as on rent levels and investment, within the delegated area Housing Revenue Account budget.
- 4.2 At Area Committee on 8 February 2021 Badenoch and Strathspey Members set the rent levels for 2021/22 increasing rents by 3% for Badenoch and Strathspey garages held on the Housing Revenue Account.

## 5 Current income relating to garages and garage sites

- 5.1 The table below details the current position with garages in Badenoch and Strathspey.

Type	Number of Units	Total weekly	Total annual rent
Garages	12	£83.64	£4014.72
<b>Total</b>	<b>12</b>	<b>£83.64</b>	<b>£4014.72</b>

- 5.2 Actual rents paid vary between Council tenants and non-council tenants, as VAT is charged for people renting a garage who are not Council house tenants. The table below shows the current rents for tenants and non-tenants for garages in Badenoch and Strathspey.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages	4	£6.15	8	£7.38

- 5.3 The average garage rent Highland-wide is £10.43 per week.
- 5.4 The repairs budget for garages in Badenoch and Strathspey is £1,030 for day-to-day repairs. This only relates to repairs to garages themselves. Additional expenditure relating to garage repairs would have to be identified through area environmental/planned maintenance budgets.

## 6 Rent Options

- 6.1 Tenant consultation on the general rent increase for Council house rents for 2022/23 was based on options for a 1% or 1.5% rent increase. A 1% general increase was agreed by Members at Housing and Property Committee on 20 January 2022.
- 6.2 The impact on garage rents in Badenoch and Strathspey of an increase of 1% and 1.5% is summarised in the tables below.

### 1% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Garage Rent – Council Tenant	£6.15	£0.06	£6.21
Garage Rent non-tenant	£7.38	£0.07	£7.45
<b>Annual Income</b>	<b>£4014.72</b>		<b>£4054.87</b>

### 1.5% Rent Increase

<b>Description</b>	<b>Weekly Rent</b>	<b>Weekly Increase</b>	<b>New Weekly Rent</b>
Garage Rent – Council Tenant	£6.15	£0.09	£6.24
Garage Rent non-tenant	£7.38	£0.11	£7.49
<b>Annual Income</b>	<b>£4014.72</b>		<b>£4074.94</b>

- 6.3 Any net additional rent income from garages generated by a rent increase would be applied as an increase in the area repairs budget for garages in 2022/23.

Designation: Executive Chief Officer Housing and Property

Date: 27 January 2022

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