

Agenda Item	3
Report No	SR/1/22

## HIGHLAND COUNCIL

**Committee:** Skye & Raasay Area Committee

**Date:** 21 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 Skye & Raasay and invites the Committee to set rent levels for garage and garage sites 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 Skye & Raasay 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 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 Skye & Raasay.

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 10	5	£35.56	£1,706.88

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

Type	Occupied	Void
Garages Ward 10	5	0

- 5.4 This is budgeted as void rent loss within the area HRA Revenue Budget, with current annual budget of £1,045.00 per year.

- 5.5 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 Skye & Raasay.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 10	3	£6.50	2	£8.03

- 5.6 The average garage rent Highland-wide is £10.43 per week and the garage site rent £1.63 per week.

## 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 rent increase was approved by the Housing and Property Committee on 20 January 2022
- 6.2 The impact on garage rents in Skye & Raasay 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	£6.50	£0.07	£6.57
Garage Rent non-tenant	£8.03	£0.08	£8.11
<b>Annual Income</b>	<b>£1,706.88</b>		<b>£1,723.96</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	£6.50	£0.10	£6.60
Garage Rent non-tenant	£8.03	£0.12	£8.15
<b>Annual Income</b>	<b>£1,706.88</b>		<b>£1,732.50</b>

- 6.3 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 2022/23.

Designation: Executive Chief Officer Housing and Property

Date: 21 February 2021

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