

Agenda Item	5.
Report No	SCC/03/24

HIGHLAND COUNCIL

Committee: Sutherland County Committee

Date: 23 January 2024

Report Title: Housing Revenue Account: Garage Rents 2024/2025

Report By: Executive Chief Officer Property and Housing.

1 Purpose/Executive Summary

- 1.1 This report provides information on garage rents for Sutherland and invites the Committee to set rent levels for garage and garage sites held on the Housing Revenue Account for 2024/2025.

2 Recommendations

- 2.1 The Committee is invited to agree a level of rent increase to apply to Sutherland 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 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 Sutherland.

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 1	12	£101.60	£4,876.80
Garages Ward 4	47	£401.86	£19,289.28
Garage Sites Ward 1	11	£12.84	£667.92
Garage Sites Ward 4	61	£69.10	£3,593.04
Total	131	£585.40	£28,427.04

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

Type	Occupied	Void
Garages Ward 1	9	3
Garages Ward 4	46	1
Garage Sites Ward 1	11	0
Garage Sites Ward 4	58	3
Total	124	7

- 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 Sutherland.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 1	4	£7.58	5	£9.10
Garages Ward 4	17	£7.58	29	£9.10
Garage Sites Ward 1	0	£0.97	11	£1.17
Garage Sites Ward 4	8	£0.97	50	£1.17

- 5.6 The average garage rent Highland-wide is £9.94 per week and the garage site rent £1.77 per week.

6 Rent Options

- 6.1 Tenant consultation on the general rent increase for Council house rents for 2024/25 was based on options for 6.5%, 7.3% and 7.95% rent increase.
- 6.2 The impact on garage rents in Sutherland of an increase of 6.5%, 7.3% and 7.95% is summarised in the tables below.

6.5% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Garage Rent – Council Tenant	£7.58	£0.49	£8.07
Garage Rent non-tenant	£9.10	£0.59	£9.69
Garage Site Rent – Council Tenant	£0.97	£0.07	£1.04
Garage Site Rent non-Tenant	£1.17	£0.07	£1.24
Annual Income	£28,427.04		£30,274.80

7.3% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Garage Rent – Council Tenant	£7.58	£0.55	£8.13
Garage Rent non-tenant	£9.10	£0.66	£9.76
Garage Site Rent – Council Tenant	£0.97	£0.07	£1.04
Garage Site Rent non-Tenant	£1.17	£0.08	£1.25
Annual Income	£28,427.04		£30,502.21

7.95% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Garage Rent – Council Tenant	£7.58	£0.60	£8.18
Garage Rent non-tenant	£9.10	£0.72	£9.82
Garage Site Rent – Council Tenant	£0.97	£0.08	£1.05
Garage Site Rent non-Tenant	£1.17	£0.09	£1.26
Annual Income	£28,427.04		£30,686.99

Designation: Executive Chief Officer Property and Housing

Date: 09 January 2023

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