

Agenda Item	8
Report No	SR/5/24

## HIGHLAND COUNCIL

**Committee:** Isle of Skye & Raasay Committee

**Date:** 12 February 2024

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

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

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

- 1.1 This report provides information on garage rents for Isle of Skye and Raasay and invites the Committee to set rent levels for garages 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 Isle of Skye and 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 held on the Housing Revenue Account is 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.
- 4.2 At Isle of Skye and Raasay Area Committee on 30 January 2023 Members set the rent levels and applied a 7% increase for 2023/24 for garages held on the Housing Revenue Account.

## 5 Current income relating to garages

- 5.1 The table below details the current position with garages in Isle of Skye and Raasay.

Type	Number of Units	Total weekly	Total annual rent
Garages	5	£38.45	£1,845.60
<b>Total</b>	<b>5</b>	<b>£38.45</b>	<b>£1,845.60</b>

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

Type	Occupied	Void
Garages	5	0

- 5.3 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 in Isle of Skye and Raasay.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages	3	£7.03	2	£8.68

- 5.4 The average garage rent Highland-wide is £10.77 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 a 6.5%, 7.3% or 7.95% rent increase.
- 6.3 The impact on garage rents in Isle of Skye and Raasay 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	£7.03	£0.46	£7.49
Garage Rent non-tenant	£8.68	£0.56	£9.24
<b>Annual Income</b>	<b>£1,845.60</b>		<b>£1,965.56</b>

### 7.3% Rent Increase

<b>Description</b>	<b>Weekly Rent</b>	<b>Weekly Increase</b>	<b>New Weekly Rent</b>
Garage Rent – Council Tenant	£7.03	£0.51	£7.54
Garage Rent non-tenant	£8.68	£0.63	£9.31
<b>Annual Income</b>	<b>£1,845.60</b>		<b>£1,980.33</b>

### 7.95% Rent Increase

Garage Rent – Council Tenant	£7.03	£0.56	£7.59
Garage Rent non-tenant	£8.68	£0.69	£9.37
<b>Annual Income</b>	<b>£1,845.60</b>		<b>£1,992.33</b>

Designation: Executive Chief Officer Housing and Property

Date: 25 January 2024

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