

Agenda Item	10
Report No	DSA/06/24

HIGHLAND COUNCIL

Committee: Dingwall & Seaforth Area Committee

Date: 19 February 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 Dingwall & Seaforth 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 Dingwall & Seaforth 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 and garage sites

- 5.1 The table below details the current position with garages in Dingwall & Seaforth.

Type	Number of Units	Total weekly	Total annual rent
Garages Ward 8	249	£2866.84	£137,608.32
Garage Sites Ward 8	1	£0.91	£43.68
Total	250	£2867.75	£137,652.00

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

Type	Occupied	Void
Garages Ward 8	192	57
Garage Sites Ward 8	0	1
Total	192	58

- 5.4 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 Dingwall & Seaforth.

Type	Council Tenants	Weekly Rent	Non-Tenants	Weekly Rent
Garages Ward 8	42	£10.42	150	£12.50
Garage Sites Ward 8	0	£0.76	0	£0.91

- 5.5 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 Dingwall & Seaforth 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	£10.42	£0.68	£11.10
Garage Rent non-tenant	£12.50	£0.81	£13.31
Garage Site Rent – Council Tenant	£0.76	£0.05	£0.81
Garage Site Rent non-Tenant	£0.91	£0.06	£0.97
Annual Income	£137,652.00		£146,603.21

7.3% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Garage Rent – Council Tenant	£10.42	£0.76	£11.18
Garage Rent non-tenant	£12.50	£0.92	£13.42
Garage Site Rent – Council Tenant	£0.76	£0.06	£0.82
Garage Site Rent non-Tenant	£0.91	£0.07	£0.98
Annual Income	£137,652.00		£147,704.46

7.95% Rent Increase

Description	Weekly Rent	Weekly Increase	New Weekly Rent
Garage Rent – Council Tenant	£10.42	£0.83	£11.25
Garage Rent non-tenant	£12.50	£0.99	£13.49
Garage Site Rent – Council Tenant	£0.76	£0.06	£0.82
Garage Site Rent non-Tenant	£0.91	£0.07	£0.98
Annual Income	£137,652.00		£148,599.22

Designation: Executive Chief Officer Property and Housing

Date: 23 January 2024

Author: Fiona Shand, Principal Housing Officer