

Report of the Chief Executive

GARAGE MANAGEMENT POLICY1. Purpose of report

To seek Committee approval for the new Garage Management Policy.

2. Background

Along with the introduction of the Tenancy Management Policy at the previous Housing Committee, this policy provides guidance on how the Council manages garage tenancies. The policy seeks to clarify some ambiguities surrounding how garages are managed, particularly around the usage that is acceptable. The policy also clarifies the rights and responsibilities of garage tenants, how garage allocations are managed and how tenancies will be administered. An appendix to the new policy is a new draft tenancy agreement that new garage tenants will be subject to.

3. Detail

The aims of the policy are to detail when and outline how the Council manages garage tenants and garage tenancies in the following areas:

- Outline how garages are allocated
- Outline acceptable garage usage
- How a garage tenancy is terminated
- How garage rents are managed
- The management of repairs and modernisations to garages
- Issues of low demand
- Outlining tenant responsibilities around insurance
- The management of demolitions and development of garages

An Equalities Impact Assessment is included as appendix 1 to the report. The Garage Management Policy is included as appendix 2 of the report. The new draft garage tenancy agreement is included as appendix 3 of the report.

4. Financial implications

Garage rents increased by 4.1% (or 33p per week) to £8.40 per week from 1 April 2018. The budget for garage rent income in 2018/19 is £290,150. The 2018/19 capital programme includes £236,900 for garage refurbishment works.

Recommendation

The Committee is asked to RESOLVE that the Garage Management Policy be approved.

Background papers

Nil