

POWYS COUNTY COUNCIL

POLICY FOR LETTING COUNCIL GARAGES

1. Council garages will be allocated according to the following order of priority:

Priority 1 Applicants who:

- Live on the estate on which the garage is situated **and**
- Do not already rent a garage from the Council **and**
- If tenants of Powys County Council, have a clear rent account

Priority 2 Applicants who:

- Already rent a garage from the Council and are paid up to date on all rent accounts **and/or**
- Do not live on the estate on which the garage is situated

2. Where there is an active waiting list, each household shall be limited to **no more than two garages**. This applies to new tenancies commenced after 03 April 2000
3. The Council will at all times give consideration to Priority 1 applicants on the waiting list for the estate/block where the vacancy has arisen
4. Where there is more than one "Priority 1" applicant on the waiting list, the garage will first be offered to the applicant who has spent the longest time on the waiting list and then to the next longest standing applicant until such a time that a tenant has been found for the garage
5. Where **either**:
 - There are no Priority 1 applicants on the waiting list **or**
 - The garage has been refused by all Priority 1 applicants **or**
 - There are no eligible Priority 1 applicants on the list

Then the Council will consider Priority 2 applicants as described in paragraph 1, in the date order on which they appear on the waiting list

6. Wherever possible, and in order to save time and minimise loss of rent, the Council will first contact the applicant by telephone in order to find out whether an offer of a garage is likely to be accepted. If the applicant indicates that s/he would accept such an offer, the Council will make a formal, written offer of tenancy commencing the first available Monday after the termination.

7. If a tenant cannot be found from the waiting list, the Council will advertise the vacancy.
8. Where an applicant refuses more than two offers of tenancy on an estate/block of their choice, the application will be removed from the waiting list

Conditions for letting Council Garages

1. An offer of tenancy of a council garage will be made based on the following conditions:
 - The garage is used for the storage of any vehicle that may fit within the space provided by the garage. This list includes: cars, motor cycles and small commercial vehicles essential to the work of self-employed, bicycles and boats
 - In addition to vehicle storage, the garage maybe used for storing other items such as tools and garden implements but NOT flammable materials, poisons or chemicals
 - The garage must NOT be used for business purposes
 - The garage must NOT be sub-let to anyone else
 - If the applicant is a Council tenant or the applicant already rents a garage from the Council, all rent accounts must be clear of arrears.
2. Rent on the garage (plus VAT for non-Council tenants) will be payable on or before the Monday on which the tenancy commences.
3. When you rent a garage, you will be required to sign acceptance of the Garage tenancy agreement which sets out the terms and conditions in full, including arrangements for the Council and tenant to end the tenancy
4. The Council will periodically undertake checks to ensure that garages are being used for vehicle storage. When a tenant is not using a garage for vehicle storage, the Council will issue the appropriate notice requiring the tenant to give vacant possession and return the full set of keys to the appropriate Council office within 28 days.