

# GARAGE ALLOCATIONS POLICY

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Prepared by:	Emma Crick
Date effective from:	30/06/2022
Policy approved by:	OMT
Review Date:	30/06/2025

EIA Required? No	<input type="checkbox"/>
EIA Completed?	<input type="checkbox"/>
Revision number:	4
Lead officer:	Anila Khalid

## 1 INTRODUCTION

1.1 The aim of this policy is to make a real contribution to Stockport Homes Limited (SHL) wider strategic and housing objectives, helping to enhance the appearance of neighbourhoods and work to ease parking congestion.

1.2 SHL manages over 1200 garages across the borough. Garages are a valuable resource to help manage parking issues within neighbourhoods and offer residents alternative parking options.

1.3 Applications to rent a garage can be made by any person however preference will always be given to SHL tenants.

## 2 STRATEGIC LINKS

2.1 As part of its mission and aims, SHL is continuously working to develop thriving, safe and sustainable neighbourhoods that are greener places to live and work. This is achieved by ensuring that neighbourhoods are clean and services are delivered to a high standard. Garage sites offer parking solutions which are fundamental in achieving this.

2.2 This policy has links to many key Stockport Homes documents including;

- Asset Management Strategy
- ASB Strategy and Policy
- Greenspace Strategy
- Abandoned Vehicles
- Fire Safety Policy
- Managing Tenancy Breaches Policy

## 3 KEY FEATURES OF THE POLICY

3.1 Anyone who lives or works in Stockport, can apply for a garage.

3.2 Priority for available garages will always be given to SHL tenants and leaseholders, subject to qualifying criteria. Tenants/ leaseholders who already rent a garage will be considered after all other applications have been exhausted.

3.3 Garages should be used to store a functioning motor vehicle and details of the vehicle to be stored will be obtained at the sign up appointment. However, in exceptional circumstances, the garage may be let for storage of other legitimate items that are not combustible. Priority will always be given to the storage of a motor vehicle.

3.4 Garages rented to customers who have a tenancy or leasehold agreement managed by SHL (whether a Council or SHL property) are not subject to VAT. However, the rental on all garages let to customers who do not have a tenancy or leasehold agreement managed by SHL will be subject to VAT.

3.5 Garage applications forms are available via Stockport Homes' website. Any garages which are available to rent immediately with no current waiting list will be advertised on the Stockport Homes website.

## **4 EQUALITY IMPACT ASSESSMENT**

4.1 An equality impact assessment (EIA) screening form has been carried out and a full EIA is not required. Assistance can be given to any person who wishes to apply for a garage by a member of the Property Management Team.

4.2 Garages are a limited resource and priority will always be given to current SHL tenants to help ease parking congestion in neighbourhoods.

## **5 OWNERSHIP, MONITORING & REVIEW**

5.1 The Policy is owned by the Operations Directorate and will be monitored by the Operations Management Team.

5.2 The Policy will be reviewed in line with the Operations Management Policy and Procedure Review Schedule.