



Garage Tenancy Conditions

Introduction

To be granted a parking bay you will need to sign a Tenancy Agreement. This agreement sets out the rules of your tenancy. You must abide by these rules. If you break them we may take action that could result in you losing your tenancy.

Your Responsibilities

- You must pay the rent on the days and manner agreed on.
- You must pay all existing and future taxes and outgoings charged upon the garage or upon the owner or occupier in respect of them.
- You must keep all gullies, gutters, wastes and drains (if any) clean and take all necessary steps to prevent the dropping of oil onto the concrete floor.
- You must keep the garage including windows fixtures and fittings (but except the roof, main walls, main timbers and outside paintwork) in good and tenantable repair.
- You must only use the garage for the storage of a private motor vehicle or boat and not used for any purpose which constitutes business within the meaning of the Landlord and Tenant Act 1954 Part II and not to use the garage for any other purpose whatsoever.
- You must not run the engine of a motor car while it is in the garage except so far as it may be necessary for entering or leaving the garage.
- You must not permit the garage to be used for anything which may cause a nuisance, discomfort or annoyance to your neighbours or the Council
- You must not to store any petrol or any lubricating oil or other inflammable liquids or materials in or upon the garage other than in the tank of the motor vehicle itself.
- You must not assign, sublet or share the garage or any part of them.
- You must not make any additions or structural alterations in or to the garage.
- You must not display or permit to be displayed on the garage any advertisement notice bill or name plate.
- You are responsible for making good any damage to the garage that can be attributed to your negligence.
- You must permit the Council and its contractors to enter the garage at all reasonable times
 - To view the state and condition of the garage and to carry out any repairs.

- To carry out any repairs to any neighbouring or adjoining properties belonging to the Council.
- You must not park any motor vehicle outside in such a manner as to restrict free access by other tenants to adjoining garages.
- At the cessation of this Agreement by notice or otherwise any items, including vehicles, that are left in the garage shall be deemed to be abandoned and the Council may dispose of the said items as it thinks fit.

Our Responsibilities

- We will keep the roof, main walls, main timbers, door and outside paintwork of the garage in tenantable repair (excluding damage by fire, storm, tempest or aircraft).
- Providing you pay the rent and observe the Tenancy Conditions we will not interrupt your tenancy.