



BOROUGH OF HYNDBURN

HOME OF THE ACCRINGTON PALS PLANNING & TRANSPORTATION SERVICES

Scaitcliffe House
Ormerod Street
Accrington BB5 0PF

RENTING A GARAGE PLOT IN HYNDBURN

Rent and Refundable Deposit

The Council has a small number of garages plots located in Hyndburn.

2016/2017 Rent for each garage plot £92pa (xVAT).

Rent reviews are every 3 years from 1 April 2016 onwards.

The Council now also charges a refundable garage plot deposit. The purpose of the deposit is to ensure that the plot is returned in satisfactory condition. Unfortunately a small number of tenants do not leave the plot in good condition, or fail to pay their annual rent. The deposit is set at the amount equivalent to one year's rent. The deposit is not inclusive of VAT.

Garage Plots and Garage Buildings

The Council rents the land that sits below the garage. The Council does not rent the garage or the garage base, which is owned by the tenant.

On occasion an outgoing tenant will provide the garage for free, however generally speaking the outgoing tenant will require that a fee be paid for the garage. Please note that any garage sold or given for free is offered 'sold as seen' by the outgoing tenant.

Since the Council does not own the garage any person agreeing to take a garage does so having first inspected the garage and has agreed to take it in its present condition, inclusive of any contents located within the garage.

The Council does not remedy any garage defects, remove any items located within the garage, or dismantle and remove the garage or any part of the garage under any circumstances. The incoming tenant agrees to accept all such costs at their own expense.

Garage Letting Policy

Hyndburn Borough Council receives garage applications from residents located in Hyndburn. The Council also receives applications from residents located outside of Hyndburn; however such applications are very rare. The individual is then placed on a list in date order.

The Council will offer vacant plots to those on the list of applicants in waiting time order where possible. Any person not responding to an offer will be removed from the list of applicants.

Where an outgoing tenant requires a payment for a garage located on the Council owned garage plot, applicants on the waiting list will be given the opportunity of negotiating a price with the outgoing tenant. Where the price cannot be agreed the plot will be offered to the next person on the waiting list. The Council does not provide a garage price negotiation/arbitration service, which is a matter for the persons concerned.