



## Garage Tenancy Agreement

This is a weekly tenancy from Derby City Council (the Landlord). Derby Homes is the Council's managing agent.

The tenancy can be ended by one week's written notice by either the Landlord or the Tenant.

Notice to terminate this tenancy should be given by or to Derby Homes before 12pm on any Monday.

The Landlord reserves the right to terminate this tenancy, by giving one week's written notice, for breach of any the tenancy conditions listed below.

### You will:

- Pay your rent monthly in advance by direct debit. You must pay your first payment when you take possession of the garage to ensure that your account does not fall into arrears prior to the direct debit starting
- You must continue to pay by Direct Debit for the duration of the garage tenancy. You cannot change your method of payment at any time. If you become unable to pay by direct debit you must terminate the garage tenancy
- Use the garage solely for the purpose of storage of a vehicle or personal items, subject to the restrictions below
- Be responsible for keeping the inside of the garage clean, maintaining the door and locks in good condition
- Leave the garage in good condition, and clear of personal belongings when the tenancy terminates, even if Derby Homes terminates the tenancy
- Notify Derby Homes of any damage which is caused to your garage during your tenancy, which renders it unusable. Keys should be returned to Derby Homes who will arrange for repairs to be carried out. If keys are not returned rent will be payable for the period of the repairs
- Let our employees and contractors in when we ask. We may need to inspect the garage, carry out work or check you are keeping to these tenancy conditions
- Be recharged for any work carried out to the garage which you have failed to do under the terms of this agreement, or for any damage caused by you
- Ensure that you have adequate insurance cover for any item stored in a garage. Derby Homes do not insure the contents of garages and will not be held liable for damage or loss caused to items stored therein

### You will not:

- Assign or sublet your garage tenancy

- Use the garage as a shop, warehouse, workshop or laundry
- Hire or sell goods from within the garage
- Display any business sign or notice on the garage
- Store more than 2 gallons of petrol or flammable substances in the garage
- Carry out major repairs to any vehicle at the garage
- Act in any way which may cause nuisance, disturbance or annoyance to anyone living, visiting or working in the area

**BY SIGNING THIS DOCUMENT YOU ARE ENTERING INTO A LEGAL CONTRACT  
WITH DERBY CITY COUNCIL**

I have been supplied with a copy of the conditions of tenancy and accept the conditions and agree to abide by them.

Commencement of garage tenancy:

Garage address:

Tenants name:

Tenants address:

Tenants date of birth:

Tenants national insurance number:

Tenants Ethnic Origin:

Tenants contact details:

Tenants signature:

---

Witness signature (on behalf of Derby Council):

---

Date:

Complete Direct Debit form ☐

Complete garage VAT request form ☐