

DERBY HOMES GARAGES AND STORE POLICY REVIEW 2022

Report of the Head of Housing Management

1. SUMMARY

- 1.1 This Policy is included in the Key Policy Review Schedule and should now be considered for review. See Appendix 1.

2. RECOMMENDATION(S)

- 2.1 To approve the revised policy attached at Appendix 1.

3. REASON(S) FOR RECOMMENDATION

- 3.1 To ensure the Operational Board is informed of the suggested amendments to the policy highlighted in bold (appendix 1).

4. MATTER(S) FOR CONSIDERATION

- 4.1 A consultation exercise has been carried out with customers and the feedback from that consultation has been incorporated into the updated policy.
- 4.2 The feedback has highlighted that the policy does not mention issues that can occur when tenants decide to run a business from their garage. This sort of activity is prohibited and included as an explicit condition of the garage tenancy agreement. The policy has now been updated to further clarify the point.
- 4.3 Customers also felt that the requirement for one weeks' written notice to terminate a tenancy could cause problems if a tenant had to make alternative storage arrangements, so this has been amended to a requirement for 4 weeks' notice in line with our standard notice period for terminating a tenancy.
- 4.4 The section regarding use of garages by other parties has also been updated in line with the grant approvals process.
- 4.5 Since the previous review Derby Homes has improved the way it promotes the use of garages by installing notices at all garage sites, giving customers details of how to make contact with us, if they are interested in renting a garage. In addition to this, we publicise the garages for rent through our social media channels. We also accept any expressions of interest that are submitted through these channels.

5. OTHER OPTIONS CONSIDERED

5.1 None

IMPLICATIONS

6. CONSULTATION IMPLICATIONS

6.1 A consultation exercise was carried out with 28 members of the Customer Voice to ask for recommendations to improve the existing policy.

5. POLICY REVIEW IMPLICATIONS

5.1 This is a key policy of Derby Homes and is included in the Key Policy Review Schedule. In accordance with Derby Homes Board Minute 10/51 this policy will be reviewed no later than 3 years from the date of this meeting.

The areas listed below have no implications directly arising from this report:

Financial and Business Plan
Legal and Confidentiality
Council
Personnel
Environmental
Equalities Impact Assessment
Health & Safety
Risk

For more information please contact:

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Background information:

List of appendices: Appendix 1 – Garage and Store policy

This report has been approved by the following

Managing Director	Maria Murphy	24/02/2022
Finance Director/Derby Homes Accountant	Helen Samuel	11/02/22
Company Solicitor	Taran Lalria	28/02/2022
Head of Service	Lorraine Testro	21/01/22