

**OPERATIONAL BOARD  
3 SEPTEMBER 2020**

**Garages for Social Use - Grant request 2020/2021**

Report of the Head of Service for Housing Management

**1. SUMMARY**

- 1.1 Derby Homes have 7 garage sites that are currently being allocated free of charge to selected charities and community groups to support activities provided in the local community. The notional value of this is estimated at £500 per year per garage and could be interpreted as grant support to these organisations.
- 1.2 Our rules require us to seek approval for grants to external bodies from both the Operational Board and the Council. We would therefore ask that you consider granting approval for the existing sites and delegate approval of future requests to the chair of the Operational Board.

**2. RECOMMENDATION**

- 2.1 To recommend to the Council approval of notional grant funding of £3,500 retrospectively to cover the annual costs of the 7 garages as detailed at paragraph 4.4.
- 2.2 To delegate support of future requests to the chair of the Operational Board prior to seeking formal approval from the Council.

**3. REASON FOR RECOMMENDATIONS**

- 3.1 To maintain the support provided to local groups who add value to the community.
- 3.2 To enable grants to be allocated in a timely manner.

**4. MATTER FOR CONSIDERATION**

- 4.1 Derby Homes manage several garages at various sites around the city. They are available to Derby Homes' tenants and members of the general public for storage purposes. The garages are promoted, and every effort is made to let them. However, some prove more difficult to let due to their accessibility and location.
- 4.2 Garages are primarily let for the purposes of storing a vehicle but are also used for the purpose of storing items or personal belongings with certain restrictions on what can be stored as detailed in the Garage Tenancy Agreement.
- 4.3 From time to time we may receive requests from external bodies, such as community groups, charities or other agencies. Any such requests are referred to

the Head of Housing Management for approval. The Head of Service will allow usage on a rent-free basis if they believe that by allocating the garage there will be added value to the community. This is subject to approval by the Operational Board and Derby City Council.

- 4.4 Derby Homes Currently have 7 garages that have been approved for this purpose. These are inspected and the agreements are reviewed on an annual basis. The organisations currently receiving the garages free of charge are:

Address	Name of organisation	Benefit they provide to tenants/community
Chellaston	Chellaston residents Association	The garage is used to store community resources – grit, grit bins, litter picking equipment etc.
Sinfin	Sinfin Community Centre	The garage provides storage facilities for the centre which provides a local community hub, meeting place and nursery for residents of the Sinfin Area
Sinfin	Sinfin / Osmaston Support Group	The garage is used for storing donated items of furniture e.g. wardrobes, tables and chairs and baby items for people in the community who cant afford to buy them new
, Sinfin	Osmaston BMX club	Osmaston BMX club provides diversionary activities for children and young people living in the Sinfin, Osmaston Allenton area. The garage is being used temporarily to store ramps and other equipment whilst improvements are made to the BMX site.
Mackworth	Mackworth Estate Community Association	The garage is used to store items that are donated to the Charity Shop. The funds raised benefit the Mackworth Ward community as they enable youth activities to take place in the holidays.
, Derby	Aspire Wrestling Academy	The garage is being used to store resources for the academy who provide diversionary activities for children and young people living in the Derwent Ward
Mackworth	Daisy Chain Benevolent Fund	Daisy Chain Benevolent Fund Trust is a charitable Trust dedicated to helping children and young adults in need. They use the garage to store items for the local charity shop. The people of Mackworth (many of whom are our tenants) benefit from purchasing clothing, books etc at a reduced price.

## **5. FINANCIAL & BUSINESS PLAN IMPLICATIONS**

- 5.1 Income from garage rentals is retained by the Council, so there is potentially a loss of income to the Council by not charging for these garages. Derby Homes would compensate the Council for the loss of income as required.
- 5.2 However, the garages are predominately in areas of the City where there are surplus garages available. Consequently, from offering these free of charge, overall there is no income loss arising from potential paying customers not having a garage available for letting.

## **6. RISK**

- 6.1 Any problems that occur as a result of the let will be dealt with in line with the garage agreement.

## **7. EQUALITIES IMPLICATIONS**

- 7.1 The grants are considered on their merits and are awarded to groups who can show that they add value to the community and local area.

## **8. POLICY REVIEW IMPLICATIONS**

- 8.1 This Grant will be reviewed annually in line with Derby Homes' policies.

## **9. COUNCIL IMPLICATIONS**

- 9.1 The Council must approve all grant allocations made by Derby Homes to comply with governance requirements.

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

Personnel  
Environmental  
Health & Safety

If Board Members or others would like to discuss this report ahead of the meeting please contact:

Lorraine Testro / Head of Housing Management / 01332 888675 / [Lorraine.Testro@derbyhomes.org](mailto:Lorraine.Testro@derbyhomes.org)

Background Information: None

Supporting Information: None

This report has been approved by the following

Managing Director	Maria Murphy	17.08.2020
Head of Service	Lorraine Testro	29.07.2020
Head of Service – Finance & Income	Michael Kirk	24.07.2020
Head of Governance and Corporate Services -	Taran Lalria	29.07.2020
Company Solicitor		

