

# **EAST DEVON DISTRICT COUNCIL**

## **Notes of a meeting of the Garage Management Review Task and Finish Forum held at Knowle, Sidmouth on 15 June 2012**

### **Present:**

#### **Councillors:**

Christine Drew  
Jim Knight  
Pauline Stott

#### **Tenant:**

Victor Kemp

#### **Officers:**

Dennis Boobier – Housing Needs and Strategy Manager  
Zoe Cozens - Housing Officer - Tenant Liaison Estate & Community  
Management  
Janet Taylor – Housing Allocations Manager  
Alethea Thompson – Democratic Services Officer

### **Apologies:**

#### **Councillor:**

Douglas Hull

#### **Tenant:**

Pat Rous

#### **Officers:**

Jonathon Burns - Senior Technical Housing Officer

The meeting started at 9.00am and ended at 12.45pm.

### **\*6 Notes of the last meeting**

The notes of the meeting of the Garage Management Review Task and Finish Forum held on 2 March 2012 were confirmed as a true record.

### **\*7 Declarations on interest**

Councillor Jim Knight declared a personal interest as his daughter lived in a Council property in Courtney Drive, Colyton. Victor Kemp declared a personal interest as he lived in a property at Lashbrook, Talaton.

## 8 **Garage presentation**

The Forum considered a presentation of the Housing Needs and Strategy Manager, outlining the garage tours undertaken by the TaFF on 13, 19 and 20 April 2012, as well as the few remaining garages that the TaFF did not visit.

The following points were raised and discussed during the presentation:

- The problems of monitoring and enforcing garage tenancies, including:
  - How was the agreement enforced to ensure that garages were only used for the purpose of parking a car, and not for storage?
  - If this was enforced, there was the potential for many more garages to become vacant.
  - Many modern cars would no longer fit into older garages.
  - An enforcement trial in Poplar Mount, Axminster had so far failed to achieve a positive result.
- The option of doubling the garage rent on an ad hoc basis when it was discovered that the tenant was using the garage for storage purposes (not for parking a car).
- The option of doubling the garage rent for people living in one location and renting a garage in an entirely different location (and therefore using the garage for storage purposes).
- The option of charging a small amount for spaces used for parking next to garages, as a revenue raiser.
- To consider the opportunities on Council garage sites and other areas of Council owned land to mark out parking spaces and charge for permits to park in these. It was thought the increase in revenue from this would pay for the enforcement officers required.
- Whether garages should be sold immediately when their value was higher, or whether the Council should wait until repairs were required before selling them off (and retaining an income stream in the meantime).

**RECOMMENDED:** that the recommendations contained in the table attached to these notes be approved.

On behalf of the Forum the Chairman thanked the officers for their work, and thanked all those present for attending the meeting.