

REPORT TO:		Cabinet	
DATE:		4 December 2024	
PORTFOLIO:		<p>Councillor Noordad Aziz. Deputy Leader of the Council. Cabinet Portfolio Holder for Transformation, Education and Skills.</p> <p>Councillor Vanessa Alexander. Cabinet Portfolio Holder for Resources and Council Operations.</p>	
REPORT AUTHOR:		Ian Marfleet, Regeneration Projects Manager	
TITLE OF REPORT:		Garage Plot Rental Charge 1 st April 2025	
EXEMPT REPORT (Local Government Act 1972, Schedule 12A)	No	Not applicable	
KEY DECISION:	Yes	If yes, date of publication:	5 November 2024

1. Purpose of Report

1.1 To seek approval for increased garage plot rents from 1st April 2025.

2. Recommendations

2.1 That Cabinet authorise an increase in garage plot rents from £102.00 to £110.00 per annum (excluding VAT) with effect from 1st April 2025.

3. Reasons for Recommendations and Background

3.1 The Council completes a garage rent review every 3 years, with the aim of ensuring that the garage plot rents keep pace with inflation. It is reasonable for the Council to increase the garage plot rents having taken into consideration the annual rate of inflation and rents charged by neighbouring local authorities.

The Council last increased the annual garage plot rent on the 1st April 2022.

3.2 Allowing for the annual rate of inflation from 2022, and rent comparisons charged by neighbouring local authorities, it is recommended that the annual rent be increased to £110.00 from 1st April 2025.

- 3.3 The term “garage plot”, for the purpose of this report, means an area of land owned by the Council roughly equal in size to that which permits the erection of a 3m x 6m single garage, together with a narrow strip of land around the plot thereby permitting vehicle access and garage maintenance.
- 3.4 Garage plots are rented to members of the public (the tenants) who may, at their own expense, erect a garage which can be used for parking a domestic motor vehicle. Some plots are used for parking cars or caravan storage without a garage building. It is a condition of the agreement that the garage plots are not used for commercial purposes and that the garage itself and the plot are maintained by the tenant.
- 3.5 The Council has 184 garage plots, all of which were tenanted at the time of writing.
- 3.6 The Councils proposed annual rent of £110.00 is comparable with neighbouring local authorities.

Blackburn with Darwen Borough Council	£96.00
Pendle Borough Council	£120.00
Burnley Borough Council	£92.30
Rossendale Borough Council	£190.00

- 3.7 In reaching the recommended rent, consideration has been given to the annual rate of inflation since 2022 and that predicted from 2025 onwards, which ranges by year from 2.0-4.0%. The recommended garage plot rent increase is 2.5% (year on year from 2022), which is comparable to the national rate of annual inflation.

4. Alternative Options considered and Reasons for Rejection

- 4.1 No change and continue to charge rents at the existing amount. This option is not recommended as it is likely to mean that a larger rent increase will be required at a future date. It is reasonable for the Council to review the rents charged every 3 years to ensure that increases are gradual and that tenants do not face significant increases.
- 4.2 Set a lower rent increase. This option is not recommended as the annual rate of national inflation since 2022 and predicted 2025 onwards ranges from 2.0% to 4.0%. The Council has set the rent increase comparable to that of the national rate of inflation, and to a rate comparable with other neighbouring local authorities.
- 4.3 Set a higher rent increase. This option is not recommended on the grounds that the increase would be greater than the national rate of inflation.

5. Consultations

- 5.1 The proposal has been discussed with the Portfolio Holder as part of ongoing service arrangements.

6. Implications

Financial implications (including any future financial commitments for the Council)	The recommendation will result in an increased annual rental income of £18,200 to £19,500 at the present level of occupation.
Legal and human rights implications	None
Assessment of risk	As the weather protection of cars has been increased the keeping of cars in garages has declined and a significant proportion of garages are now used for domestic storage. Whilst the occupation level of the garage sites is good, increasing the rent may lead to increased plot vacancy. The vacancy levels will be closely monitored with consideration of alternative use in accordance with the Councils Asset Management Strategy.
Equality and diversity implications <i>A Customer First Analysis should be completed in relation to policy decisions and should be attached as an appendix to the report.</i>	A Customer First analysis is appended.

7. Local Government (Access to Information) Act 1985: List of Background Papers

Garage Plot Rental Charge 1st April 2016 [Cabinet Report 2nd December 2015](#)
Garage Plot Rental Charge 1st April 2019 [Cabinet Report 29th August 2018](#)
Garage Plot Rental Charge 1st April 2022 [Cabinet Report 14th July 2022](#)

8. Freedom of Information

- 8.1 The report does not contain exempt information under the Local Government Act 1972, Schedule 12A and all information can be disclosed under the Freedom of Information Act 2000.

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Deputy Leader of the Council. Cabinet Portfolio Holder for Transformation, Education and Skills.

Councillor Vanessa Alexander
Cabinet Portfolio Holder for Resources and Council Operations.

REPORT AUTHOR: Ian Marfleet, Regeneration Projects Manager

TITLE OF REPORT: Garage Plot Rental Charge 1st April 2025

Customer First Analysis

1. Purpose

- 1.1 The purpose of the report is to seek approval for an increased garage plot rent from 1st April 2025.
- 1.2 The key aim of the garage service is to provide a sufficient number of good quality garage sites, which can be used for the purpose of storing a domestic vehicle or building a garage for keeping a domestic vehicle or domestic storage. The garages are available to all residents of Hyndburn, although take up is mostly by residents living near to each garage site.
- 1.3 Increasing the garage rents has no detrimental impact on any specific person, or any person based on the following characteristics:
 - age;
 - disability;
 - gender reassignment;
 - pregnancy and maternity;
 - race;
 - religion or belief;
 - gender;
 - sexual orientation; and, for some aspects,
 - marriage and civil partnerships.

There are no equality characteristics which are relevant to the garage service. The garage plots are subject to a waiting list and let to any person coming forward in waiting list order.

2. Evidence

- 2.1 The increase in garage rent is comparable to rent charged by other local authorities in East Lancashire.
- 2.2 The garage service maintains a register of complaints. Complaints will be monitored to ensure that the Council continues to provide a good quality and beneficial garage service.

3. Impact

- 3.1 There is no evidence to suggest there will be any detrimental impact to any specific user group as a consequence of the proposed changes to the garage service.

4. Actions

- 4.1 The impact of the rent increase will be monitored to ensure that the uptake of garages is not compromised.
- 4.2 We will be alert to any suggestions or evidence of equality-related concerns and respond accordingly



Name: Simon Prideaux Signed:

Service Area Planning and Transportation. Dated: 27th November 2024