



**Blackpool Coastal
Housing**

Garage Management

Blackpool Coastal Housing
Grange Park Estate Office
67 Chepstow Road
Blackpool

FY3 7PH

****Garage Application Pack****

Thank you for Applying to let a BCH Garage: enclosed in this pack is a copy of our application form that we require you to fill in; please answer all questions asked and choose up to 4 locations as per the back page and return in the prepaid envelope provided; alternatively please send the application to:

BCH, Grange Park Estate Office, 67 Chepstow Rd, Blackpool, FY3 7PH

Please note that you can only apply for 4 locations and those locations need to be specific to the street name, each street name has an accompanying postcode so that you can find them on a map, should this not be completed correctly the application will be discarded.

Also Included in this application pack is a copy of the terms and conditions set out in the Tenancy Agreement. Any offer will be subject to agreeing and signing the Tenancy Agreement.

Furthermore, an application will only be accepted providing that your main rent account is up to date, If your rent account is not up to date then you will not be eligible to be added to the waiting list.

Once a garage becomes available you will be contacted if you are next on the waiting list which is determined by priority, which is subject to and at the discretion of BCH garage management.

The Keys will be given to the new tenant upon signing your tenancy agreement and charges will be added to your rent account from the following Monday that you signed your tenancy agreement unless the agreement was signed on a Monday in which case charges will start from that day. Also, Rent will be required to be paid 4 weeks in advance.

Example: prices currently range from £7.50 to £16.50 per week at £7.55 your first payment would be £37.75 if paid weekly or monthly which includes your 4 weeks in advance plus your first weeks rent.

Thanks you

Yours sincerely,

Carl Sumner
enquiries@bch.co.uk
Housing Services Advisor



HouseMark
with the Social Landlords
Crime and Nuisance Group

Blackpool Coastal Housing Grange Park Housing Office, 67 Chepstow Road, FY3 7PH
01253 477130 enquiries@bch.co.uk www.bch.co.uk

Registered in England & Wales No: 5868852 VAT Registration No: 892 7906 69

Blackpool Council



Blackpool Coastal Housing

APPLICATION FOR TENANCY OF A LOCK-UP GARAGE

Please complete your details below. Your application will be placed in priority order, onto a waiting list as garages are allocated with a priority system, but usually on a first come first serve basis. If you are currently a garage tenant, you will not normally be offered another garage unless there are no other applicants on the waiting list.

Name of Applicant: _____ Date of Birth: _____

Address: _____ Postcode: _____

Contact Tel Number: _____ Garage Use: _____

Are you registered Disabled: YES / NO (Please Highlight as Appropriate)

Please list below and provide proof of all benefits you are in receipt of with regards to your disability. (Please note that we require this current financial year and will be requested again in April Next year)

1. _____ 2. _____

3. _____ 4. _____

Highlight as Required

Are you currently a Blackpool Coastal Housing garage tenant	YES / NO
Are you currently a Blackpool Coastal Housing tenant	YES / NO
Are you currently a Blackpool Coastal Housing lease holder	YES / NO

If you answered yes to any questions above please give address details below: _____

Please list below up to four locations where you would like to be considered for a garage

1. _____ 2. _____

3. _____ 4. _____

Please note that if you are NOT a Blackpool Coastal Housing tenant or lease holder then VAT will be charged at the current rate in addition to the basic weekly rent – Also, weekly rent may increase each April as per the tenancy agreement which will be required to sign when accepting an offer of garage tenancy

Signature: Date:

For office Use Only:

Date Application Received: _____ Application Received By: _____

Date Application Checked: _____ Application Checked By: _____

Application Accepted/Declined: _____ Reasons: _____

GARAGE LOCATION OPTIONS

Garages on Site	Property Location	Sub Area	Postcode
16	Airdrie Place	Bispham	FY2 0EQ
12	Beattock Place	Bispham	FY2 0EH
3	Bristol Avenue	Bispham	FY2 0JF
9	Headfort Close	Bispham	FY2 0RX
12	Munster Avenue	Bispham	FY2 0HG
5	Oban Place	Bispham	FY2 0HD
22	Stronsay Place	Bispham	FY2 0HE
8	Warren Drive	Bispham	FY5 3TG
2	Washington Court	Bispham	FY2 0XJ
20	Condor Grove	Central	FY1 5NA
11	Devonshire Road	Central	FY3 8DR
3	Ibbison Court	Central	FY1 4AU
10	Stratford Place	Central	FY1 6RN
12	Argosy Avenue	Grange Park	FY3 7NL
10	Chepstow Road	Grange Park	FY3 7PJ
10	Dingle Avenue	Grange Park	FY3 7NX
10	Scorton Avenue	Layton	FY3 7HD
23	Cherry Tree Gardens	Marton	FY4 4PX
17	Newby Place	Mereside	FY4 4RX
26	Bond Street	South Shore	FY4 1HL
36	Cardigan Place	South shore	FY4 1SS
21	Lostock Gardens	South Shore	FY4 3PP
11	Molyneux Drive	South Shore	FY4 3JP

GARAGE TENANCY AGREEMENT

(Application Stage)



**Blackpool Coastal
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The purpose of this tenancy agreement is to state the roles and responsibilities of all parties and to agree to uphold those responsibilities. The tenancy agreement is a legal contract between you and BCH; it tells you your responsibilities as a tenant as well as our responsibilities as your landlord's agent. BCH are an arm's length management organisation for Blackpool Council owned property and as such we take the role of the landlord hence forth.

Tenant Responsibilities

- 1.1 To pay the rent which is calculated weekly, by the agreed due date, either weekly or monthly as set out in this document.
- 1.2 To keep the garage in a good state of repair and in a clean condition.
- 1.3 Be responsible for the repair of: handles, locks, keys and any other door furniture and replacement of glazing.
- 1.4 Take reasonable precautions to prevent the premises being damaged or defaced
- 1.5 Act in a reasonable manner with respect to neighbours and the treatment of the property and communal areas.
- 1.6 Must not cause or permit any nuisance to neighbours or tenants.
- 1.7 Report any repairs that are the responsibility of BCH as the landlords agent in a timely manner and give access where required to BCH employees, agents or contractors at all reasonable times to carry out any necessary repairs.
- 1.8 Give BCH a minimum of 4 weeks' notice with a "Garage Termination Form" to terminate the tenancy
- 1.9 On termination of the tenancy the tenant must ensure that no items remain when vacating the premises.
- 1.10 Tenant must not assign or sublet the whole or part of the premises.
- 1.11 Tenant must not carry on any trade or business at the garage; display any signs, notices, wires, pipes, cables or advertisements without the written approval of BCH as the landlord's agent.
- 1.12 Must not make any alterations, additions or omissions to the structure of the premises without prior written approval from BCH as the landlord's agent.
- 1.13 Must not permit the storage or use of flammable or explosive substances other than in vehicle storage tanks for the purpose of running a vehicle.

Landlord Responsibilities

- 2.1 To maintain the structure and exterior of the premises, repair any defects that are not the responsibility of the tenant in a reasonable and timely manner set out in the repairs and information handbook.
- 2.2 So long as the tenant does not contravene any of the terms set out in this tenancy agreement BCH will allow the tenant to use the premises without interference.
- 2.3 if the landlord wishes to terminate the tenancy other than due to a breach of the tenancy agreement, BCH as the Landlords agent will give 4 weeks' notice in writing. Where the decision arises due to a breach of this tenancy agreement BCH will, wherever possible, afford the tenant an opportunity to make good any fault or omission.

General Agreements

- 3.1 If and when any part of the rent is in arrears or if there is a breach of any of the conditions of this tenancy agreement BCH as the landlord's agent reserves the right to enter the property and end the Tenancy agreement with immediate effect.

- 3.2 In the event that BCH is required to undertake repairs or dispose of any items left following a tenancy termination that would normally be the responsibility under this tenancy agreement of the tenant, BCH as the landlords agent may recharge the cost to the tenant, BCH will give reasonable time for the tenant to enact repairs that is their responsibility.
 - 3.3 Any non-current BCH tenants or leaseholders tacking out a tenancy agreement for a garage will be subject to VAT at the national rate.
 - 3.4 BCH as the landlord's agent may affix/remove any signs, notices, wires pipes or cables or permit such actions by 3rd parties without permission from the tenant, although tenants will be made aware of proposed actions.
 - 3.5 Garages are subject to rent increases, notice will be given prior to any rent increase of 4 weeks.
 - 3.6 Any notice served by BCH as the landlords agent on a tenant shall have been properly served if it has been hand delivered to the tenant or left at the last known address, or sent by post to the last known address.
 - 3.7 Where it is necessary for BCH to serve notice on a joint tenancy both parties will have been properly served as per clause 3.6.
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