WARWICK DISTRICT COUNCIL
HOUSING SERVICES

CONDITIONS OF TENANCY FOR GARAGES

1. This will be a weekly tenancy, and will continue until either the tenant or the Council gives to the other, one week's notice in writing to terminate the tenancy.

2. Rent is charged weekly on a Monday. The rent is payable in advance. Rent is collected by Direct Debit or Bankers Order.

3. The tenant will be responsible for the cost of repairs arising from wilful or negligent damage and for the repair or replacement of locks to garages, after initial provision by the Council.

4. The Council will be responsible for keeping the exterior and the structure of the garage (including any drains, gutters and external pipes) in good repair.

5. The tenant must notify the council immediately of any defect which it is the Council's duty to repair.

6. The garage must only be used for the storage of a private motor vehicle and not for any 'business purposes' at all (Part II of the Landlord and Tenant Act 1954).

7. The tenant must not use the garage so as to be a nuisance or cause damage or inconvenience to the Council or occupiers of any adjoining/adjacent properties.

8. The tenant must not use the garage for the storage or use of petrol or any other inflammable oils or combustible substances whatsoever.

9. The tenant must not carry out any alteration to the structure of the garage or the layout of the ground.

10. The tenant will not assign or sublet the garage to any other person/s. However, the garage may be used by another member of the tenant's household.

11. The tenant must not display or permit to be displayed on the garage or its surrounding area any advertisement notice, bill or name-plate.

12. The tenant will be responsible for the security of the garage whilst he/she holds the tenancy. The Council will not accept responsibility for any loss or damage to the contents of the garage, neither will it accept responsibility for damage to any vehicle or injury to persons as a result of the garage doors being left insecure. The tenant is free to fit additional locks, as long as they are removed at the end of the tenancy. They may be left on as long as keys are provided to the Council at the end of the tenancy.

13. The tenant will, on production of an identity card, permit any officers of the Council to enter and inspect the garage for any purpose or carry out repairs.

14. At the end of this tenancy the tenant must clear the garage and leave it in a good state of repair. The keys must be returned to Housing Services, PO Box 2175, Riverside House, Milverton Hill, Royal Leamington Spa, CV32 5QE, or to either of the Council Offices in Kenilworth or Warwick. The tenancy will not be regarded as terminated until the keys have been handed in, and rent will continue to be charged until they are.

I confirm I have read and agree to abide by all the above conditions relating to my tenancy

of : .....**Sample**.....

Signed: **A Sample**..... Tenant

Signed: ..... On behalf of Warwick District Council

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