

Agenda Item 7

Transferred Garage Sites:

The two garage sites transferred to the Parish Council are of differing status and will need to be treated differently.

Hill Top: This site consists of three concrete lock up garages and as such are premises for rent.

Lowerclough Street: The site is currently divided into 11 garage sized plots with Pendle currently in negotiation with a resident of Lowerclough Street regarding caravan access across this site to their back garden. This access would accrue an annual fee for right of access.

Tenancy Agreements: The two sites will need different tenancy agreements copies of the generic ones used by Pendle have been sent to the Clerk who has adapted them to reflect the change to Barrowford Parish Council.

The tenancy agreement for Hill Top concentrates on maintenance duties and responsibilities for both the tenant and the council. The tenancy agreement for Lowerclough addresses constructing a garage on a plot and includes the terms and condition for removal at the termination of the lease by either party.

Existing Rental Charges: The current rental charges include a vat element which would not be applicable to the Parish Council. The inclusive rents are slightly lower than currently charged by the Parish Council for similar lettings. Pendle's rents for these sites for 2016-17 would have been £330.86 + Vat (£397.03 gross) for Hill Top and £94.25 + Vat (£113.10 gross).

Recommendations: The Clerk recommends that a realistic rental figure for Hill Top should be based on around £7.50 per week which would give an annual rent of £390.00. Lowerclough Street is a slightly different matter the Parish Council currently has 5 garage plots at an annual rental of £140.00 this is probably the level that the Parish Councils should aim for but due to the large discrepancy between the existing sites and this new sites the rent level should ideally be raised to a higher level than what Pendle would have charged and allow the rents to be incrementally increased annually over the next two years until parity is achieved. The Clerk suggests a starting rent of £120.00 followed by two incremental increases of £10.00 for the next two years.