

# Briercliffe with Extwistle Parish Council Garage



## New Tenancy Guidance

Prior to all new tenancies commencing the following forms must be completed, signed and returned with the full rent due for the period, the deposit required and payment for Planning Permission where required:

- Garage New Tenant Condition Survey Form
- Garage New Tenant Deposit Agreement
- Garage Tenancy Agreement

The land belongs to the Parish Council and will be leased to the tenant in accordance with the tenancy agreement. The plot must be released back to the council as an empty plot, however consideration will be given for any garages deemed to be in an excellent condition. If a garage remains on the plot this is in the ownership of the previous tenant, unless legally surrendered to the Council. It is the tenants responsibility to obtain ownership of any existing garages or request the plot be emptied.

As a general rule of thumb garage plots are leased on a 'take it as seen' basis, however the follow will be expected.

It is expected that the new tenant will provide the following where required:

- Trim overgrown grass and remove weeds around the plot;
- Generally tidy and make good any repairs required to the garage if appropriate;
- Remove contents of any garage remaining;
- Clear and free from obstruction all pathways within and adjacent to the plot.

The Parish Council will provide the following:

- Remove any hazards on the plot such as glass and asbestos;
- Maintain all main underground drains below the plot;