



**WELLINGTON MILLS HOUSING CO-OPERATIVE
POLICY ON PRIORITY FOR VACANT GARAGE AND STORAGE SHEDS
(HOLST COURT & OAKY LANE)**

If a vacancy occurs, a garage tenancy will be offered to people on the garage waiting list in the following priority sequences:

1. Tenants or resident leaseholders who already have a garage tenancy and want to transfer from one garage to another in the same garage area and vacate a garage.
2. Tenants or resident leaseholders who already have a garage tenancy and want to transfer from one garage to another in the other garage area and vacate a garage
3. Tenants or resident leaseholders who are registered disabled and want to rent a garage for the first time for the purpose of keeping a motor vehicle
4. Other tenants or resident leaseholders who want to rent a garage for the first time for the purpose of keeping a motor vehicle.
5. Tenants or resident leaseholders who want to rent a garage for the first time for the purpose other than the keeping of a motor vehicle.
6. Tenants or resident leaseholders who want to rent a second garage.
7. Resident family members or lodgers or tenants or resident leaseholders who want to rent a garage for the first time.
8. Tenants or resident leaseholders who want to rent a third or further garage.
9. Non-resident leaseholders or sub-tenants who want to rent a garage for the purpose of keeping a motor vehicle.

PRIORITY FOR VACANT PARKING BAYS (MEAD ROW)

Parking bays are limited to one parking bay per household except where more than one resident in a household is a registered disabled car driver and, as a result each requires a parking bay.

If a vacancy occurs, a parking bay tenancy will be offered to people on the parking waiting list in the following sequence:

1. Tenants or resident leaseholders who are registered disabled and want to rent a parking bay for the first time.
2. Tenants or resident leaseholders who want to rent a parking bay and do not rent or will vacate a garage
3. Tenants or resident leaseholders who want to rent a parking bay and are renting one garage
4. Tenants or resident leaseholders who want to rent a parking bay and are renting two or more garages



CONDITIONS

1. Tenants or resident leaseholders will be offered garages and parking bays by priority first and in date order of their application second.
2. Garages will not be offered to those in rent or service charge arrears
3. Prospective garage tenants who wish to garage a motor vehicle will be required to provide up to date documentation for inspection as follows:
 - Driving Licence
 - Vehicle registration certificate
4. Prospective garage tenants who are non-resident leaseholders will be required to provide in addition
 - Proof of identity
 - Proof of address
5. All garage tenants will be required to sign a garage tenancy agreement and abide by the conditions in it.
6. The Co-operative may periodically undertake checks to ensure that garages are being used in accordance with the terms of the tenancy agreement. If these terms are breached, the Co-operative may issue a notice requiring the tenant to give vacant possession and to return the full set of keys, entry cards and remote control devices to the office within 28 days
7. The Co-operative reserves the right to reclaim a garage if it is not being used for the purpose of keeping a motor vehicle and there are people on the waiting list who require a garage for that purpose. The garage to be reclaimed will be decided by lot from amongst the greatest number of garages.