

Garage Rental Agreement

Data Protection: Derby Homes is the data controller for any personal information you provide. We will observe strict confidentiality in line with the Data Protection Act 2018 Your information will only be used for Tenancy related functions of which they are intended and may be shared across departments within Derby Homes, relevant departments within Derby City Council or with other agencies as the function requires. For more information on your data protection rights as covered in our Fair Processing Notice please visit Derby Homes' website. If you require printed copy of the Fair Processing Notice contact us by email: information.governance@derbyhomes.org or alternatively you can write to us Information Governance, Derby Homes Ltd, 839 London Road, Derby, DE24 8UZ. The Data Protection Officer is Taranjit Lalria who can be contacted at the addresses above.

This is a weekly rental agreement from Derby City Council (the Landlord). Derby Homes is the Council's managing agent. The agreement can be ended by four weeks written notice by either the Landlord or the Tenant.. The Landlord reserves the right to terminate this agreement, by giving four weeks written notice, for breach of any of the rental conditions listed below.

You will:

- Pay your rent monthly in advance by direct debit. You must pay your first payment when you take possession of the garage to ensure that your account does not fall into arrears prior to the direct debit starting
- You must continue to pay by Direct Debit for the duration of the garage rental agreement. You cannot change your method of payment at any time. If you become unable to pay by direct debit you must terminate the garage rental agreement
- Use the garage solely for the purpose of storing your own vehicle or personal items subject to the requirement below
- Inform the Local Housing Office if you wish to use the garage to store other items so we can make sure this does not create a Health and Safety risk or cause a nuisance
- Notify Derby Homes if you intend to install any additional locks or bolts
- Be responsible for keeping the inside of the garage clean and maintain the door and locks in good condition
- Leave the garage in good condition and empty it when the agreement is terminated, by you or by Derby Homes.
- Notify Derby Homes of any damage which is caused to your garage during your rental period, which renders it unusable. If this happens the keys should be returned to Derby Homes so repairs can be arranged. The garage should be

cleared prior to the keys being returned. Rent will be payable for the period of the repairs but a credit will be awarded to the account on completion of the repairs for the period you were not able to use the garage. If keys are not returned rent for the repairs to be completed rent will be payable for the whole period.

- Let our employees and contractors in when we ask. We may need to inspect the garage, carry out work or check you are keeping to these rental conditions
- Be recharged for any work carried out to the garage which you have failed to do under the terms of this agreement.
- Tell us if there is a change of address or if your contact details change.

Derby Homes will

- Carry out repairs to the garage that result from fair wear and tear
- Ensure that the garage block and site are kept in good repair

You will not:

- Assign or sublet your garage
- Use the garage as a shop, warehouse, workshop or laundry or for any other business
- Hire or sell goods from within the garage
- Display any business sign or notice on the garage
- Store more than 2 gallons or 18 litres of petrol or flammable substances in the garage
- Carry out major repairs to any vehicle at the garage
- Act in any way which may cause nuisance, disturbance or annoyance to anyone living, visiting or working in the area

BY SIGNING THIS DOCUMENT YOU ARE ENTERING INTO A LEGAL CONTRACT WITH DERBY CITY COUNCIL

I have been supplied with a copy of the conditions of the rental agreement and accept the conditions and agree to abide by them. I understand that Derby Homes does not insure my property and is not liable for any loss or damage to it. I must either arrange my own insurance or store items therein at my own risk.

<p>Commencement of rental agreement:</p> <p>Garage address:</p> <p>Name:</p> <p>Address:</p> <p>Date of Birth:</p> <p>National insurance number:</p> <p>Ethnic Origin:</p> <p>Contact details:</p>	<p>Tenants signature:</p> <p>_____</p> <p>Witness signature (on behalf of Derby City Council):</p> <p>_____</p> <p>Date:</p> <p>Complete Direct Debit form <input type="checkbox"/></p> <p>Complete garage VAT request form <input type="checkbox"/></p>
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