56503 Garage Portfolio

I am requesting information about garages owned or managed by your council. Please provide the following:

Primary Questions

Total number of garages currently owned or managed by the council.

940 – All our responses are based on information recorded centrally by our Housing Operations service.

Total number of garage blocks.

90 Garage Developments

Number of garages currently tenanted.

432

Number of garages currently vacant.

508

Average monthly rental price for a garage.

£732 is the median of nine garage rent charges.

Number of garages considered unlettable or in disrepair.

508 whilst stock condition surveys continue.

Whether garage management is handled internally or outsourced (if outsourced, please name the third party).

Managed internally for garages on Housing land assets.

Estimated annual revenue lost due to vacant garages.

8 August 2024 to 8 August 2025 - £238,414.80.

Average duration garages sit vacant before being re-let.

New lets on garages have been paused to allow for building stock condition surveys to take place on all garages on Housing land assets for the last 12 months.

Secondary Questions (optional, if readily available)

Garage occupancy rates for the past 3 years.

2022-23 (71%), 2023-24 (67%) and 2024- 25 (46%)

Breakdown of void reasons (e.g. disrepair, access issues, planning constraints).

This information is not available.

Lettings policy or eligibility criteria for tenants (e.g. can anyone rent them?).

Renting is open to all.

Number of people currently on a waiting list for garages (if one exists).

254 live applications.

Software/system used to manage garage lettings.

Excel spreadsheet.

Total rental income from garages in the last financial year.

£152, 269.

Any plans to sell, redevelop, or repurpose parts of the garage portfolio in the next 3 years.

A Building Conditions survey on the garage portfolio is currently on-going.

Number of people employed internally to manage the garages.

0

Average response time to an inbound garage enquiry.

This information is not available.