

FPMG Garage Policy

1. Background

1.1 FPMG is responsible for the management of the 49 garages on the estate. Under the management agreement we pay the full charge to Southwark for every garage, whether or not it is let and whether or not the charges are paid. In other words, there is no allowance for void periods or bad debts although FPMG receives an allowance for the costs of managing the garages based on the number it is responsible for. This means that the TMO loses money for any week that a garage is empty or the charge not paid. One of the garages is used by the TMO for storage.

1.2 The Council charges FPMG for garages at their standard rates. These are currently (from April 2024) £24.70 for all garages except some which are recorded as let to people with disabilities or over 70 years old where the charge is £19.70. There is also a higher charge level for non-residents (which includes VAT) ("the higher rate") which would be charged to any new garage users who are neither leaseholders of Falcon Point nor live on the estate.

2. Garage waiting list and allocations scheme

2.1 FPMG maintains a waiting list for those wishing to rent a garage with the date of their application. Proof of residence is required. Some of those on the list are looking to rent a first garage, others are seeking a second garage. Others are registered for a transfer – they wish to move to a different garage. The list includes people living on the estate or elsewhere. All new residents to the estate are asked if they wish to rent a garage and join the waiting list. Opportunities to rent garages and join the waiting list are advertised from time to time on the estate and to nearby residents.

2.2 Garages becoming vacant are allocated to those on the waiting list who wish to rent a garage as follows:

1. Allocations are made in date order from the date of registration on the list.
2. First and absolute priority to Falcon Point residents including tenants, leaseholders, resident members of their families, sub-tenants of leaseholders.
3. Second priority to leaseholders sub-letting other than to members of their family.
4. Third priority to those not living on the estate who are not leaseholders.
5. Nobody gets a second garage if someone on the list is wanting their first. Same logic in relation to second, third garages etc.

2.3 In other words, a person without a garage is always given priority over someone who already has one, and someone living on the estate is always given priority over someone who does not live on the estate on the day the garage is being allocated.

2.4 Any resident who owes money to FPMG or who, in the opinion of the Estate Manager, has demonstrated a poor payment record over the previous 12 months will not be allocated a garage but can remain on the waiting list and be considered in future on the basis of their original application date.

2.5 An individual who moves off the estate while waiting on the list is treated as not living on the estate and will normally be removed from the list unless they indicate that they still wish to be considered, despite having moved away.

2.6 Residents who wish to transfer to a different garage for any reason, and are recorded as such on the list, will be considered before anyone who does not already have a garage.

3. Management of garages

3.1 It is FPMG policy to grant users of garages a license.

3.2 Garage licensees may retain their garages indefinitely, so long as they keep to the terms of the licence and pay their rent, **unless they cease either to be an estate resident or an owner of a leasehold property on the estate.**

3.3 New garage licensees are required to:

1. Pay 4 weeks rent in advance
2. Pay a deposit of £35 for an electronic fob to operate the roller shutter at the vehicle entrance.
3. Sign a standing order form for the monthly rent in advance from the fourth week.
4. Maintain regular payments in advance.
5. Supply and fit their own additional locks.

3.4 Garage licensees are permitted to use their garage to keep a vehicle or to store goods.

3.5 Garage licensees in breach of the terms of their licence, in particular if they unlawfully sublet the garage, will have the licence terminated and the garage repossessed.

3.6 At present some residents or leaseholders rent more than one garage. It is FPMG's policy to take garages back from those who have more than one garage – if there are any residents on the waiting list who do not have a garage. Those people with the most garages will stand to lose their garages first. This is a new policy which will be implemented over the course of 2024.

3.7 FPMG will ensure that any garage let will be lockable with a minimum of one lock. It is recognised that this does not provide a high level of security and garage users concerned about security should provide additional locks at their own expense.