

Report for: Cabinet Member Signing — November 2025

Title: **Adopting a new Garage Allocations Policy**

Report authorised by: Jahedur Rahman, Director of Housing

Lead Officer: Chris Vavlekis, Head of Estates and Neighbourhood Services

Ward(s) affected: All

Report for Key/Non Key Decision: Key

1. Describe the issue under consideration

- 1.1 The Council is transforming landlord services for its own tenants and leaseholders. To support that process, the Council is undertaking a full review of all policies relating to its tenants and leaseholders in its role as the landlord.
- 1.2 The new Garage Allocations Policy aims to support the provision of excellent garage services that ensure the widest possible opportunity for everyone who wishes to have a garage. It outlines how Haringey Council, and/or its nominated agent(s) will allocate garages and manage applications for garages.
- 1.3 This report seeks approval for adoption of the policy.

2. Recommendation

That the Cabinet Member for Housing and Planning, and Deputy Leader of the Council:

- 2.1 Adopt the draft Garage Allocations Policy at Appendix 1 to come into effect from **xx 2025**.

3. Reasons for decision

- 3.1 This newly drafted clear and accessible policy provides guidance (including enforcement) on how Haringey Council manages the common areas of its council housing
- 3.2 The new policy will help the Council meet the Social Housing Regulator's consumer standards, specifically the Tenancy Standard and the Transparency, Influence and Accountability Standard.

4. Alternative options considered

4.1 **We could have continued with an out-of-date policy for the allocation of the Council's garages.** This option was rejected because it would not meet the Council's needs to produce a clearer, more transparent policy or the needs of its tenants. Introducing this new policy will assist the Council to meet the Social Housing Regulator's safety and quality standard to take all reasonable steps to ensure the health and safety of tenants in their homes and associated communal areas. This option would also not meet our commitment to introduce updated policies in the Housing Strategy 2024 – 2029 and the Housing Improvement Plan 2023.

5. Background information

5.1 In June 2022, the Council brought most of the landlord and housing services back in house that had been run on its behalf by Homes for Haringey, its Arm's Length Management Organisation. The Council immediately began a process of reviewing that service provision and in April 2023 Cabinet adopted a comprehensive Housing Improvement Plan backed by significant financial investment. Amongst many other commitments, that plan committed to reviewing housing policies including garage allocations.

5.2 The Regulator of Social Housing's Standards requires that Registered Providers of Social Housing (RPs) must demonstrate that they understand the Transparency, Influence and Accountability Standard requirement to deliver fair, reasonable, accessible and transparent policies.

5.3 The Council has included thorough research into best practice in social housing, and engagement in an interactive process of policy development with key stakeholders across the Council.

5.4 Council officer service leads from Estates and Neighbourhoods, Income Management, Tenancy Management, Home Ownership and Support and Wellbeing were all involved in the development of this policy.

5.5 Council tenants and leaseholders were engaged in the design of the policy's content as part of the new resident engagement structure, which is overseen by the Resident Voice Board (RVB). The RVB is the resident forum that assists the Housing Service by providing strategic influence on customer-facing housing strategy and policy as well as giving a resident perspective on the quality of housing services with the aim of improving customer satisfaction and organisation performance (housing services).

5.6 In January 2025, the RVB reviewed and approved the newly developed policy incorporating their recommendations including clarifying the Council's approach to inspecting garages.

5.7 Following approval of this policy and subject to resources and funding, the Council are planning to audit and improve their processes for garage management including increased digitisation of the process, improve their understanding and use of their garage stock, and make improvements to managing the garage waiting list

Key provisions of the draft Garage Allocations Policy

5.8 The aim of the policy is to set out how the Council will:

- Manage its garage stock effectively by maximising the number of garages in use and preventing garages from falling into disrepair or being misused.
- Ensure garages are allocated fairly and efficiently to maximise rental income.
- Operate a garage letting system that is easy to understand and transparent.

5.9 The policy confirms that anyone over the age of 18 can apply to join the Garage waiting list and that joint applications will be accepted based on the following priorities:

Priority 1	Any current Haringey Council garage licensee required to move garages as a result of disrepair, demolition, disposal or regeneration.
Priority 2	Any Haringey Council tenant or leaseholder living on the estate where the garage has become available.
Priority 3	Any Haringey Council tenant or leaseholder not living on the estate where the garage has become available.
Priority 4	Any other non - Haringey Council tenants or leaseholders including businesses.

5.10 The conditions for renting a garage, such as following the Council's garage licence agreement and paying rent, in addition to the approach to ending a garage tenancy are all also outlined.

6 Contribution to the Corporate Delivery Plan 2024-2026 High level Strategic outcomes’?

6.1 The recommendations in this report will support the Corporate Delivery Plan's theme 5, "Homes for the Future", and in particular its commitment to provide reliable, customer focused resident housing services and to undertake a full review of all policies relating to our tenants and leaseholders in our role as their landlord.

6.2 The recommendations in this report will also support the 2024-2029 Housing Strategy's second strategic objective, improving housing quality and resident services in the social housing sector, in particular commitments around transforming services to our tenants and leaseholders, and designing those services with them.

7 Carbon and Climate Change

7.1 The recommendation to adopt this new policy supports delivery of the Council's Climate Change Action Plan and becoming a net zero carbon borough by 2041 through commitments to improve garage safety.

8 Statutory Officers comments (Director of Finance (procurement), Head of Legal and Governance, Equalities)

Finance

- 8.1 The aim of this policy is to facilitate effective management of the garage stock and ensure fairness in its allocation.
- 8.2 The implementation of this policy and any associated cost will be contained within the existing service budget.

Director of Legal & Governance

- 8.3 The Director of Legal & Governance has been consulted in the drafting of this report and comments as follows.
- 8.4 The Council is required to meet relevant Standards set by the Regulator of Social Housing, as detailed in the body of the report.
- 8.5 Residents have been engaged in the development of the policy as set out in the body of the report. The policy as developed is in officers' view more transparent and comprehensive in setting out the policy. The substantive practice of allocating garages however has not significantly changed from that obtaining previously.
- 8.6 There is no legal reason why the Deputy Leader should not adopt the recommendation in this report.

Strategic Procurement

- 8.7 Strategic Procurement have been consulted in the preparation of this report. Strategic Procurement note that the recommendation in section 2 of this report is not a procurement decision and therefore have no objections to the report recommendations.

Equality

- 8.8 The Council has a Public Sector Equality Duty (PSED) under the Equality Act (2010) to have due regard to the need to:
 - Eliminate discrimination, harassment and victimisation and any other conduct prohibited under the Act
 - Advance equality of opportunity between people who share protected characteristics and people who do not
 - Foster good relations between people who share those characteristics and people who do not

8.9 The three parts of the duty apply to the following protected characteristics: age, disability, gender reassignment, pregnancy/maternity, race, religion/faith, sex, and sexual orientation. Marriage and civil partnership status applies to the first part of the duty.

8.10 Although it is not enforced in legislation as a protected characteristic, Haringey Council treats socioeconomic status as a local protected characteristic.

8.11 The policy considered here will apply to all current, existing, and new garage Licensees. Many of the garages are let to council tenants and leaseholders living in Haringey council housing, private residents and businesses. Haringey Council's tenant population shows the following characteristics compared to the wider borough population:

- a significantly higher proportion of young people (under 24) and older people (over 50).
- a significantly higher proportion of individuals who have a disability under the Equalities Act.
- a slightly higher proportion of individuals who report their gender identity as different from sex registered at birth.
- a significantly lower proportion of individuals who are married or in a registered civil partnership.
- a significantly higher proportion of individuals who identify as Muslim, and slightly higher proportion of individual who identify as Christian, Buddhist or another religion. This is countered by a significantly lower proportion of tenants who don't associate with any religion or identify as Jewish, Hindu or Sikh.
- a significantly higher proportion of female individuals.
- a significantly lower proportion of individuals who report their sexual identity as something other than Straight or Heterosexual.

8.12 The Garage Allocations Policy makes no changes to operational practices and is being updated to reflect the insourcing of the council housing function. The proposed policy is not anticipated to have impacts on groups that share the protected characteristics or other disadvantaged groups.

9 Use of Appendices

Appendix 1 — Garage Allocations Policy

10 Background papers

- **Haringey Housing Strategy 2024 – 2029:**
https://new.haringey.gov.uk/sites/default/files/202405/haringey_housing_strategy_2024 - 2029.pdf
- **Housing Services Improvement Plan:**
<https://www.minutes.haringey.gov.uk/documents/s138660/Appendix%201.pdf>