



REQUEST 18391

RESPONSE

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

Primary Questions

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| 1. Total number of garages currently owned or managed by the council | 1. 1512 |
| 2. Total number of garage blocks | 2. 157 |
| 3. Number of garages currently tenanted | 3. 741 |
| 4. Number of garages currently vacant | 4. 771 |
| 5. Average monthly rental price for a garage | 5. £35.53 |
| 6. Number of garages considered unlettable or in disrepair | 6. 182 |
| 7. Whether garage management is handled internally or outsourced (if outsourced, please name the third party) | 7. Internally |
| 8. Estimated annual revenue lost due to vacant garages | 8. £317,631.25 |
| 9. Average duration garages sit vacant before being re-let | 9. 3000 days however once ready for letting it takes an average of 33 days to let. (Please note that we are conducting a review of garage sites and haven't been actively marketing them). |

Secondary Questions (optional, if readily available)

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| 10. Garage occupancy rates for the past 3 years | 10. We do not hold this information however as of August 2025 the current rate is 49% |
| 11. Breakdown of void reasons (e.g. disrepair, access issues, planning constraints) | 11. We do not hold this information, however, a borough-wide stock condition survey was completed in 2023 found 65% of colony garages to be in lettable condition, 23% requiring moderate investment and 12% in poor or unviable condition. |

12. Lettings policy or eligibility criteria for tenants (e.g. can anyone rent them?)	12. a: No current rent arrears if a Wigan Council tenant b: Hold no more than 2 garage tenancies c: live within 1 mile of the garage
13. Number of people currently on a waiting list for garages (if one exists)	13. 1648
14. Software/system used to manage garage lettings	14. NEC
15. Total rental income from garages in the last financial year	15. £327,306.14
16. Any plans to sell, redevelop, or repurpose parts of the garage portfolio in the next 3 years	16. We are currently reviewing our garages sites, no decisions have yet been made.
17. Number of people employed internally to manage the garages	17. There is currently no dedicated resource.
18. Average response time to an inbound garage enquiry	18. 28 days

If possible, please provide the information in an Excel or CSV format.