

29TH JANUARY, 2019

Executive Board Member:	Portfolio:
Cllr. Linda Evans	Housing

RENT SETTING FOR PENYBRYN GYPSY/TRAVELLER SITE 2019/20

Purpose:

The purpose of this report is to confirm the weekly rental increase for the Penybryn Gypsy/ Traveller site during the financial year 2019/20.

RECOMMENDATIONS / KEY DECISIONS REQUIRED:

- The rental level for pitches at Penybryn Gypsy/Traveller Site be increased by 2.4% and therefore be set at £54.74 (plus service charges and water rates) for 2019/20.

REASONS:

- To increase the rental level at Penybryn Gypsy/Traveller site by following the Welsh Government rent setting policy for social rents and to comply with the service charge policy.

Directorate: Communities	Designation	Telephone/Email Address:
Name of Head of Service: Jonathan Morgan	Interim Head of Homes & Safer Communities	JMorgan@carmarthenshire.gov.uk 01267 228960
Report Author: Sue Watts	Environmental Protection Manager	sewatts@carmarthenshire.gov.uk 01267 228929

Declaration of Personal Interest (if any):

Dispensation Granted to Make Decision (if any):

DECISION MADE:

Signed: _____

DATE: _____

EXECUTIVE BOARD MEMBER

The following section will be completed by the Democratic Services Officer in attendance at the meeting

Recommendation of Officer adopted	YES / NO
Recommendation of the Officer was adopted subject to the amendment(s) and reason(s) specified:	
Reason(s) why the Officer's recommendation was not adopted:	

EXECUTIVE SUMMARY
EXECUTIVE BOARD MEMBER DECISION MEETING FOR
HOUSING
29 JANUARY, 2019

Rent Setting for Penybryn Gypsy/Traveller Site 2019/20

Context

The Gypsy and Travellers' site at Penybryn is a Council Tax funded service. There are currently 15 plots on the Penybryn site.

All Local Authorities and Housing Associations in Wales have aligned themselves to the social housing rents policy in relation to rental levels for social housing. Although Penybryn site does not form part of the Housing Revenue Account, and so rental levels charged are not governed by the Welsh Government's rents policy, it is considered fair and equitable for rents to the site follow this policy. It is therefore proposed that rents for Penybryn site be increased by the same formula applied to council tenants using the Welsh Government rent setting policy. For the financial year 2019/20 this would be a 2.4% increase (CPI rate as of September 2018).

As a result, it is recommended that the weekly rental levels for 2019/20 (financial year) for Penybryn site is set at £54.74 (net of service charges and water rates). This rental level will provide an annual income of £39,412.80 for 2019/20, if all 15 pitches were occupied throughout the year.

	<u>Weekly Rate</u>
	£
Rent paid to Landlord	£54.74
Service charges	
Communal repairs	£16.17
Communal Lighting / Electricity	£0.97
Grounds maintenance	£0.00
Play area service charge inspection	£1.89
Communal Pest control	£0.00
Communal Refuse Removal/Street Cleansing	£13.16
Furniture & White Goods	£0.00
Admin Fee 10%	£3.22
<u>Total Services</u>	<u>£35.41</u>
Net Rents & Service Charge	£90.15
<u>Eligible Rent</u>	<u>£90.15</u>
Note: Non Eligible Services	
Welsh Water Charge	£16.00
<u>Total Non Eligible Charge</u>	<u>£16.00</u>
<u>Total Inclusive Rent</u>	<u>£106.15</u>

Table1: Total rent payable for Penybryn Gypsy/Traveller Site for 2019/20

Please note that rent is calculated over a 48 week period and takes into account four non-collection weeks, which also apply to council tenants.

Recommendations

1. The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £54.74 collected over 48 weeks.
2. Apply the service charge policy to ensure tenants of the site pay for those additional services.
3. The charge for water usage is set at £16.00 collected over 48 weeks
4. Authorise officers to consult with the residents of Penybryn and set the overall charges stated in table 1.

DETAILED REPORT ATTACHED ?

NO

IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: **Jonathan Morgan**

Interim Head of Homes and Safer Communities

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
NONE	YES	YES	NONE	NONE	NONE	NONE

2. Legal

The rent increases follows the Mobile Homes (Wales) Act 2013.

(1) *The pitch fee can only be changed in accordance with this paragraph, either—*

(a) *with the agreement of the occupier, or*

(b) *if a tribunal, on the application of the owner or the occupier, considers it reasonable for the pitch fee to be changed and makes an order determining the amount of the new pitch fee.*

(2) *The pitch fee must be reviewed annually as at the review date.*

(3) *At least 28 clear days before the review date the owner must serve on the occupier a written notice setting out proposals in respect of the new pitch fee.*

An Equality Impact Assessment has been carried out which concludes that no adverse impact will occur to this particular characteristic group.

3. Finance

Increasing the weekly rental levels at Penybryn will provide an annual income which covers expenditure incurred by the Council Fund in the running and upkeep of the caravan site.

CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: **Jonathan Morgan** Interim Head of Homes & Safer Communities

1. Scrutiny Committee - N/A

2. Local Member(s) Cllr. Derrick Cundy has been consulted and confirmed that he would like to follow with precedent and raise the rent in line with other Council tenants.

3. Community / Town Council - N/A

4. Relevant Partners - N/A

5. Staff Side Representatives and other Organisations - N/A

Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THERE ARE NONE