

**DATE: 8<sup>TH</sup> JANUARY, 2024**

<b>Cabinet Member:</b>	<b>Portfolio:</b>
<b>Cllr. Linda Evans</b>	<b>Homes &amp; Deputy Leader</b>

**SUBJECT:**

**RENT SETTING FOR PENYBRYN GYPSY/TRAVELLER SITE 2024/25**

**Purpose:**

The purpose of this report is to confirm the weekly rental increase for Penybryn, a Residential Gypsy and Traveller Caravan Park during the financial year 2024/25.

**RECOMMENDATIONS / KEY DECISIONS REQUIRED:**

- The rent level for pitches at Penybryn Gypsy and Traveller Caravan Park be increased by 6.5% and therefore be set at £65.97 per week, per plot (plus service charges and water rates) for 2024/25.

**REASONS:**

- To increase the rent level at Penybryn Gypsy and Traveller Caravan Park in line with Welsh Government's Rent Setting Policy for Social Housing Rents and to comply with the Service Charging Policy.

<b>Directorate:</b> Communities	<b>Designation</b>	<b>Telephone/Email Address:</b>
<b>Name of Head of Service:</b> Jonathan Morgan	<b>Head of Housing &amp; Public Protection</b>	<a href="mailto:JMorgan@carmarthenshire.gov.uk">JMorgan@carmarthenshire.gov.uk</a>
<b>Report Author:</b> Gareth Williams	<b>Housing Services Manager</b>	<a href="mailto:gajwilliams@carmarthenshire.gov.uk">gajwilliams@carmarthenshire.gov.uk</a>

**Declaration of Personal Interest (if any):**

**Dispensation Granted to Make Decision (if any):**

**DECISION MADE:**

Signed \_\_\_\_\_ DATE: \_\_\_\_\_

CABINET MEMBER

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

Recommendation of Officer adopted	
Recommendation of the Officer was adopted <b>subject to the amendment(s) and reason(s) specified:</b>	
Reason(s) why the Officer's recommendation was <b>not adopted:</b>	

## EXECUTIVE SUMMARY

**SUBJECT:**  
**RENT SETTING FOR PENYBRYN GYPSY AND TRAVELLER CARAVAN  
PARK 2024/25**

### Context

Penybryn, a Residential Gypsy and Traveller Caravan Park is a Council funded service. There are currently 15 pitches developed on this Park.

All Local Authorities and Housing Associations in Wales have aligned themselves to Welsh Government's Social Housing Rents Policy and whilst Penybryn Residential Caravan Park does not form part of the Housing Revenue Account (therefore rent levels charged are not governed by the Welsh Government's Policy), it is considered fair and reasonable for rents at this Park to follow this policy; which we anticipate full Council to approve on 24<sup>th</sup> January 2024.

It is proposed that rents for the Penybryn Caravan Park be increased by the same formula applied to Council Tenants using the Welsh Government rent setting policy, which for the financial year 2024/25 will be increased by 6.5%.

As a result of this increase, it is recommended that the weekly rent levels for the financial year of 2024/25 be set at £65.97 (net of service charges and water rates). Please refer to **Table 1** for full breakdown of weekly rent and service charges.

This increase in rent level will provide an annual income for the Authority of £48,488 for 2024/25, on the basis that all 15 pitches were occupied over a 49 week period.

**Table1: Total rent payable for Penybryn Residential Gypsy and Traveller Caravan Park for 2024/25**

	<u>Weekly Rate</u>
	£
<b>Rent paid to Landlord</b>	<b>£65.97</b>
<b>Service charges</b>	
Communal repairs	£22.03
Communal Lighting / Electricity	£0.38
Grounds maintenance	£0.00
Play area service charge inspection	£1.89
Communal Pest control	£0.00
Communal Refuse Removal/Street Cleansing	£6.18
Furniture & White Goods	£0.00
Admin Fee 10%	£3.39
<b><u>Total Services</u></b>	<b><u>£33.87</u></b>
<b>Net Rents &amp; Service Charge</b>	<b>£99.84</b>
<b><u>Eligible Rent</u></b>	<b><u>£99.84</u></b>
<b>Note: Non Eligible Services</b>	
Welsh Water Charge	£39.18
<b><u>Total Non Eligible Charge</u></b>	<b><u>£39.18</u></b>
<b><u>Total Inclusive Rent</u></b>	<b><u>£139.02</u></b>

*Please note that rent is calculated over a 49-week period and takes into account non-collection weeks, which is comparable to general Council Housing Tenants.*

*Service charges have been calculated on actual expenditure for the previous year.*

### Recommendations

- 1. The rent level for pitches at Penybryn Residential Gypsy and Traveller Caravan Park is set at £65.97 collected over a 49-week period.**
- 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 £39.18 collected over 49-weeks.**
- 4. Authorise Officers to Consult with the Residents of the Caravan Park 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

Head of Housing & Public Protection

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 rent levels at Penybryn Caravan Park will provide an annual income for the Authority which covers expenditure incurred by the Council Fund in running and the maintenance of the Caravan Park. We will recover service charges based on actual expenditure for the previous year which is fair and accurate.

## CONSULTATIONS

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

Signed:           Jonathan Morgan   Head of Housing & Public Protection

**1. Scrutiny Committee - N/A**

**2. Local Member(s)**

Cllr. Derrick Cundy has been consulted and has confirmed that he is content with our approach, stating that the rent setting is fair and is in line with Policy.

Cllr. Michelle Donoghue was also consulted however had not responded at the time of writing this report.

**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**