

**DATE: 11 JANUARY, 2017**

<b>Executive Board Member:</b> Cllr. Linda Evans	<b>Portfolio:</b> Housing
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**SUBJECT:**

**RENT SETTING FOR PENYBRYN GYPSY/TRAVELLER SITE 2017/18**

**Purpose:**

The purpose of this report is to confirm the weekly rental increase for the Penybryn Gypsy/ Traveller site during financial year 2017/18.

**RECOMMENDATIONS / KEY DECISIONS REQUIRED:**

- The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £51.65 (plus service charges and water rates) for 2017/18.

**REASONS:**

- To increase the rental level at Penybryn Gypsy/Traveller site in line with the increase applied to council housing and comply with the service charge policy

<b>Directorate:</b> Communities	<b>Designation</b>	<b>Telephone/Email Address:</b>
<b>Name of Head of Service:</b> Robin Staines	<b>Head of Housing and Public Protection</b>	RStaines@carmarthenshire.gov.uk 01267 228960
<b>Report Author:</b> Les James	<b>Housing Services Manager</b>	<a href="mailto:lesjames@carmarthenshire.gov.uk">lesjames@carmarthenshire.gov.uk</a> 01267 228930

**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 <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**  
**EXECUTIVE BOARD MEMBER DECISION MEETING FOR**  
**HOUSING SERVICES**

**DATE: 11<sup>TH</sup> JANUARY, 2017**

**SUBJECT:**

**Rent Setting for Penybryn Gypsy/Traveller Site 2017/18**

Context

The Gypsy and Travellers' site 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 be increased by the same amount applied to council tenants. For the financial year 2017/18 this would be a 2.5% increase (CPI + 1.5%).

As a result, It is recommended that the weekly rental levels for 2017/18 for Penybryn site is set at £51.65 (net of service charges and water rates). This rental level will provide an annual income of £37,188 for 2017/18, if all 15 pitches were occupied throughout the year.

	Weekly Rate
	£
<b>Rent paid to Landlord</b>	<b>£51.65</b>
<b>Service charges</b>	
Communal repairs	£13.67
Communal Lighting / Electricity	£0.36
Grounds maintenance	£0.87
Play area service charge inspection	£1.89
Communal Pest control	£1.50
Communal Refuse Removal/Street Cleansing	£14.51
Furniture & White Goods	
CCTV Maintenance Charge	
Admin Fee 10%	£3.28
<b>Total Services</b>	<b>£36.07</b>
<b>Net Rents &amp; Service Charge</b>	<b>£87.72</b>
<b>Eligible Rent</b>	<b>£87.72</b>
<b>Note: Non Eligible Services</b>	
Welsh Water Charge	£11.53
<b>Total Non Eligible Charge</b>	<b>£11.53</b>
<b>Total Inclusive Rent</b>	<b>£99.25</b>

**Table1: Total rent payable for Penybryn Gypsy/Traveller Site for 2017/18**

*Please note that rent is calculated over 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 £51.65 for 2017/18.
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 £11.53
4. Authorise officers to consult with the residents of Penybryn and set the overall charge 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: **Robin Staines**

**Head of Housing & Public Protection**

Policy and Crime & Disorder	Legal	Finance	ICT	Risk Management Issues	Organisational Development	Physical Assets
<b>NONE</b>	<b>Yes</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>

### 2. Legal

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

*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 group.**

### 3. Finance

Increasing the weekly rental levels at Penybryn Site will provide annual income which covers expenditure incurred by the Council Fund.

## CONSULTATIONS

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

Signed: **Robin Staines** Head of Housing and Public Protection

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

**2. Local Member(s)**

Cllr. Derrick Cundy has been consulted and supports the proposal to increase the rental levels for Penybryn Traveller site for 2017/18.

**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**