

29<sup>TH</sup> FEBRUARY, 2016

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

## RENT SETTING FOR PENYBRYN GYPSY/TRAVELLER SITE 2016/17

### Purpose:

The purpose of this report is to confirm the weekly rental increase for the Penybryn Gypsy/ Traveller site during 2016/17.

### RECOMMENDATIONS / KEY DECISIONS REQUIRED:

The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £50.39 (plus service charges and water rates) for 2016/17.

### REASONS:

- To increase the rental level at Penybryn Gypsy/Traveller site in line with the increase applied to council housing that meet target rents in Carmarthenshire.

<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**  
**29<sup>TH</sup> FEBRUARY, 2016**

**Rent Setting for Penybryn Gypsy/Traveller Site 2016/17**

**Context**

All Local Authorities in Wales have aligned themselves with the social housing rents policy in relation to their proposed rental levels for council housing. In Carmarthenshire, this equates to an overall average weekly increase of 2.97% (includes the £2 progression). However, the increase for properties that already meet target rent, the increase follows the formula of CPI +1.5%. For 2016/17 this equates to 1.4%.

<b><u>Rent Matrix 2016-17</u></b>	
<b>De-pooled costs</b>	
<b>Over 48 weeks</b>	<b><u>Weekly Rate</u></b>
	£
<b>Rent paid to Landlord</b>	<b><u>£50.39</u></b>
<b>Service charges</b>	
Communal repairs	£18.78
Communal Lighting / Electricity	£0.54
Grounds maintenance	£2.15
Play area service charge inspection	£1.89
Communal Pest control	£1.09
Communal Refuse Removal/Street Cleansing	£18.43
Admin Fee 10%	£4.29
<b><u>Total Service charge</u></b>	<b><u>£47.17</u></b>
<b>Net Rent &amp; Service Charges</b>	<b><u>£97.56</u></b>
<b><u>Eligible Rent</u></b>	<b><u>£97.56</u></b>
<b>Non HB Eligible Services</b>	
Welsh Water Charge	£11.25
<b><u>Total Non HB Eligible Charge</u></b>	<b><u>£11.25</u></b>
<b><u>Total Inclusive Rent</u></b>	<b><u>£108.81</u></b>

## Table1: Total rent payable for Penybryn Gypsy/Traveller Site

Please note that rent is calculated over 48 week period and takes into account four non-collection weeks

Although the Penybryn Traveller site does not form part of the Housing Revenue Account, and the rental levels charged are not governed by the Welsh Government's rents policy, it is considered fair and equitable that rents should increase by the same amount of CPI+1.5%.

As a result, It is recommended that the weekly rental levels for 2016/17 at the Penybryn Gypsy/Traveller Site are set at £50.39 (net of service charges and water rates).

This rental level will provide an annual income of £78,343 in 2016/17, if all 15 pitches are occupied.

### Recommendation

1. The rental level for pitches at Penybryn Gypsy/Traveller Site is set at £50.39 for 2016/17.
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 £11.25

DETAILED REPORT ATTACHED ?

NO - (Initial Equalities Impact Assessment attached)

## 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
NONE	YES	YES	NONE	NONE	NONE	NONE

### 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.*

### 3. Finance

Increasing the weekly rental levels at Penybryn Site will provide an 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 he fully supports the proposal to increase the rental levels in Penybryn Traveller site for 2016/17.

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