

**NORTH SOMERSET COUNCIL
DECISION**

**DECISION OF: DIRECTOR OF PEOPLE AND COMMUNITIES
IN CONSULTATION WITH: HEAD OF HOUSING AND STRATEGY
DIRECTORATE: PEOPLE AND COMMUNITIES**



DECISION NO: PC51 (2017/18 SCHEME)

SUBJECT: Gypsy and Traveller Sites – Rent Increases 2018/19

KEY DECISION: YES

BACKGROUND:

North Somerset Council own four gypsy and traveller sites and one residential park home on a private site which are all occupied under written agreements. The tenants pay a weekly rent which can be increased each year in line with the Retail Price Index (RPI) released in October each year. The RPI rate released by the government in October 2017 was 3.9%.

Elim Housing Association who manage the sites on behalf of the Council must notify the tenants of any rent increase at least 28 days before the new rent takes effect. This advance notification gives the tenants an opportunity to query the increase and also inform the Housing Benefit Team to adjust any payment (where necessary) from 1st April 2018.

DECISION:

To approve the annual rent increases for gypsy and traveller sites (Appendix A) in line with the RPI (October 2017) as governed by the Mobile Homes Act 1983 (as amended).

REASONS:

To enable North Somerset Council to apply inflationary increases to existing rents and permit Elim Housing Association to formally notify tenants.

OPTIONS CONSIDERED:

The only alternative would be to not apply a rent increase; however this would effectively reduce income and increase costs because the contractual arrangement with Elim Housing Association provides for annual inflationary increases.

FINANCIAL IMPLICATIONS:

Implementation of this decision will cover the costs associated with the management of these sites and maintain income targets contained in the MTFP.

Costs

There are no costs associated with this decision but the implication of not implementing would be a loss of income.

Funding

See above.

LEGAL POWERS AND IMPLICATIONS

Mobile Homes Act 1983 (as amended) and associated guidance.

CONSULTATION

Elim Housing have been informed of the provisional rent increases based on RPI and will notify tenants; any challenge or appeal must be directed to the First Tier Tribunal Property Chamber (Residential Property).

RISK MANAGEMENT

There are no significant risks associated with this decision.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? Yes.

CORPORATE IMPLICATIONS

There are no corporate implications.

BACKGROUND PAPERS

None.

SIGNATORIES:

DECISION MAKER(S):

Signed: 

Title: Director of People and Communities

Date: 28.2.18

IN CONSULTATION WITH

Signed: 

Title: Head of Housing and Strategy

Date: 28.2.18

Appendix A

Site	New rent amount	Increase
Willowmead pitches 1-5	£63.29	3.9%
Willowmead pitches 6 & 7	£78.96	3.9%
Failand	£46.12	3.9%
Box Bush	£67.79*	3.9%
Plot 3 Moorland Park	£167.10	3.9%

* a sewerage charge will be added to the weekly rent also.

Footnote: Details of changes made and agreed by the decision taker since publication of the proposed (pre-signed) decision notice, if applicable:

