

Information from Flintshire County Council

Existing Site provision within Flintshire

Current site provision within Flintshire is as follows

- Riverside; Queensferry.
Owned by FCC
22 pitches

- Sandycroft
Privately owned
20 pitches

- Gwespyr
Privately owned
20 pitches

- Hope
Privately owned
4 pitches

- Dollar Park – Holywell
Subject to temporary approval that expires February 2016
8 pitches

Management Arrangements

FCC owned site is managed through a management agreement between the Council and a site resident.

Site management is undertaken under the overview of the Council and is monitored through regular contact with a dedicated officer

The information contained under the below points relate to the Council owned site.

Site Fees and Payment / Collection Arrangements.

The pitch fee currently stands at £70.00 per week and covers the ground rent. This is a Housing Benefit (HB) eligible charge.

The fee is paid to the site manager.

Most occupiers are in receipt of HB.

Note; there are also static caravans on the site provided by the site manager and are subject to rent officer determination in respect of HB.

Electricity supply to each amenity block is provided by pre payment token meter.

Site electricity bills are paid by the site manager

Metered water and sewage charges are billed by Welsh Water/ Dwr Cymru to FCC, which recharges the site manager on the basis of a metered supply to the site. This is collected by the site manager from site residents.

Site Maintenance Issues and Related Indicative Costs

Under the terms of the “management agreement” site maintenance is included within the pitch fee.

This broadly covers general site maintenance e.g. keeping the site clean and free of rubbish, general repairs including damage to amenities, fencing etc.

Any capitalised improvements including replacement of time expired components, electrical installation updates, upgrading etc, fall under the responsibility of the Council

Recently a programme of refurbishment of electrical installation was undertaken by the Council with capital grant aid of £130,000 from Welsh Government

The current pitch fee provides a maintenance fund of approximately £30,000 per annum. The current pitch fee has been based on historical costs of repair and maintenance carried out on the site.

Work carried out by the site manager has included renewal of boundary fences, electrical and plumbing repairs.

Note electrical works are undertaken by Council approved contractor. Works undertaken by the site manager are reported to council for inspection

Information from Wrexham County Borough Council

Existing Site provision within Wrexham

- Ruthin Road
Wrexham County Borough Council owned
15 pitches
- Homestead Lane
Privately owned
1 pitch
- Long Lane
Privately owned
1 pitch
- Southsea
Privately owned
Applied for four pitches but refused, planning appeal pending.

Management Arrangements

Information under this and subsequent headings relates to Wrexham County Borough Council owned site.

The Council Departments for Housing and Public Protection manage the site. Staffing arrangements are as follows; one Housing Estate Manager who has an extended role incorporating overseeing site management, unauthorised encampments and strategic issues; one Tenancy Enforcement Office who has additional duties for Gypsy and Traveller issues; and two Estate Caretakers / Wardens who daily spend time on site i.e. one each morning

and half an hour each afternoon, the rest of their working time is linked to a local Housing Office undertaking estate based caretaking duties .

Site Fees and Payment / Collection Arrangements.

Site Fees.

Older, non refurbished pitches: Current pitch fees are £90.31 per week.

Newly refurbished pitches: Current pitch fees are £103.38 per week.

Note, included within the fee for both non refurbished and refurbished pitches is a £19.00 water charge.

The site fees are Housing Benefit (HB) eligible; whilst the water charge is not. Ninety nine percent of residents are in receipt of HB.

Water Charges.

Charging residents for water is an issue for the Council and residents due to Welsh Water classifying the site as commercial and thus providing only one meter charged to the Council, who then have to divide cost for water and sewerage across the fifteen pitches. Welsh Government are apparently pushing Welsh Water to provide each individual household / consumer with their own individual meter.

Electricity Charges.

Each amenity block is supplied with electricity via a pre payment card meter. The meters are registered to the Council and residents are able purchase cards from the site office or from other locations throughout the Borough.

Site Maintenance Issues and Related Indicative Costs

The site budget for 2013 / 14 inclusive of maintenance and all associated staff costs is circa £90,000.00. Historically the Council has collected approximately £50,000.00 in site fees and electricity charges; indicating an approximate cost to the Council of £40,000.00.