

OUTLINE CAPITAL FUNDING PRESSURE 1/3

Directorate	ECC		
Scheme Name	1 st phase of the Gypsy & Traveller pitch development and refurbishment		
Budget Holder	Marc Willimont	Contact No	

<p>Scheme description, timescale and demonstration of links to corporate priorities and savings plans</p>	<p>Due to the different time-scales and requirements of the scheme, the Capital Bid Application will be divided into three parts, this being the 1st of three.</p> <p>This project is to:- 1) fund the development of 9 new traveller pitches on existing LA traveller sites. 2) further upgrade the existing sites owned/leased and managed by Herefordshire Council. 3) to establish a temporary stopping place on the A49 Leominster with room for 5 temporary pitches.</p> <p>The development of the new pitches and provision of a temporary stopping place was identified during the consultation for the Travellers Site Development Plan which forms part of the Local Plan. The Local Plan forms the basis for setting policies and identifies sites, to meet the need for pitches for Travellers over the period between 2011-2031.</p> <p>The Council currently manages 6 traveller sites and has responsibility for the maintenance of these sites. In recent years a phased improvement programme has been on-going, with phase 1 being completed, largely funded through grant funding and Capital borrowing. Further improvements are vital if the quality of this living accommodation and landscaping is to continue to be improved and meet the needs of users.</p> <p>Making improvement to the sites will enhance the neighbourhoods where they are located and encourage residents on the sites to take more pride in their accommodation.</p> <p>The capital bid money would ensure that improvements could be made over a planned period of 12-24 months, and could be started if the bid was successful. The new pitches are proposed on 4 of the Council owned sites, 2 would need planning consent, timescales for these would be dependent on successful approval. 2 of the proposed sites would not need planning consent and could therefore be developed if the bid was successful.</p> <p>The temporary stopping place would require further investigations and planning consent so deliverability is dependent on the success of the relevant consents.</p> <p>If the Local Plan and GTTA is accepted, the development of these pitches will be an essential element in fulfilling the Council's proposals.</p>
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	<p>As a Landlord, the Council has responsibility to ensure the accommodation is and remains in good order. If this bid were successful the Council can demonstrate both the commitment to delivering the GTAA requirements of the Local Plan and raising the standard of the accommodation it provides to the Traveller Community.</p>
<p>Risks of not going ahead with the scheme – specifically how the investment will reduce risks identified on the corporate risk register</p>	<p>Without capital funding for this project neither the new pitches, temporary stopping place or the improvements can take place. The condition of the pitches and sites will deteriorate and costs of repair will continue to increase. The risk register identifies the implication for the Councils reputation of increased insurance and litigation claims.</p> <p>By not making adequate provision for the accommodation needs of gypsies and travellers the council would not be fulfilling the objectives of the council’s Housing Strategy nor meeting the requirements of the public sector equality duty.</p> <p>By not making adequate provision in the development plan document for sites the council is at risk of not being able to demonstrate a sound DPD at examination.</p> <p>Unauthorised encampments will continue to cause community tensions, unless Temporary Stopping Places can be developed. The temporary stopping place offers a safe area for travellers, and gives the LA better opportunity to carry out its Statutory Duty in relation to the welfare of persons travelling through the County.</p>
<p>Other funding opportunities identified (eg capital receipts, capital grants, revenue savings)</p>	<p>There is potential to apply for grant funding from the HCA, this will only apply for new pitches and not for the refurbishment of existing sites. This funding is not guaranteed and therefore, cannot be relied upon to deliver the outcomes we seek. If the new pitches are developed this would attract an additional income of £35,100 per year, if the pitches achieve full occupancy.</p>
<p>Review from finance comments - price reliability, scheme deliverability, future years budget implications</p>	<p>If the sites are improved with more robust fencing and quality materials used to make the upgrade, it would reduce future maintenance issues, particularly in respect of landscaping and infrastructure to the sites.</p>

Capital cost of project	2018/19	2019/20	2020/21	Future Years	Total
2 x new pitches at Bromyard	£225,000				
1 x Grafton	£135,000				
Refurbishment work quoted from Hub consultancy Stock Condition Survey	£336,050				
1 x HC7 Project lead (temp contract)	£30,417				
Replacement doors to all units	£69,481				
10% contingency for unexpected works. This has been increased to allow for funding of planning and environmental search costs.	£79,596				
TOTAL	£875,544				

Funding streams	2018/19	2019/20	2020/21	Future Years	Total
A HCA grant bid will be made towards the new pitches. This is not guaranteed and there will be a requirement to match any funding which is applied.	£000	£000	£000	£000	£000
TOTAL					

Revenue budget implications	2018/19	2019/20	2020/21	Future Years + 2%	Total
Increase income from 3 pitches at £75 per week	£000	£11,700	£11,934	£12,726	£36,360
The approximate repayment period is 70 years, figures based on the increased income from 9 new pitches.					
TOTAL					£36,360