

Background

Planning in March 2015 approved the temporary use of Kidacre Street Leeds for Gypsy and Traveller provision, this included the development of 8 amenity buildings. A further planning application was submitted to extend the use of the site from 3 to 10 years. As part of the revised application it was proposed that a procurement exercise was undertaken to develop modular rather than brick built units in order to access additional grant funding from the Homes and Community agency. The procurement exercise was successful and grant funds were received from the HCA to the value of £175,000.

The modular amenity blocks will contain a kitchen, toilet and shower facilities.

COLAS were successful in obtaining the contract for development, the work programme has been running for approximately 39 weeks.

The total build cost for Kidacre Park will be £800-£850 k.

Kidacre Park is on target to be completed in February 2018, families will be formally allocated pitches early March 2018 through the Local Lettings Policy.

Update

Research has been undertaken to determine an appropriate weekly rent to charge tenants at the Kidacre Street site. Leeds has only one comparable site, Cottingley Springs, which is owned and managed by the City Council. A social rent is charged at Cottingley Springs. In an attempt to determine a market rent for Kidacre Street local authorities in the north of England were requested to provide evidence of Gypsy and Traveller site rents within their areas. This revealed a wide range of weekly rents, being charged on different bases. Leeds and the local authorities providing evidence, whilst all in the north of England, are locationally and economically quite different and it has proved impossible to make a comparison with either the existing Leeds site at Cottingley Springs or the new site at Kidacre Street. The two Leeds sites are very similar in nature and it is most appropriate that the same weekly rent should be charged at both locations. It is recommended the Cottingley Springs' weekly rent should be charged at Kidacre Street, which will result in a social rent being applied to both sites.

The rationale for charging an equivalent rent at Kidacre St to ensure coherence with the existing site at Cottingley Springs has been considered and accepted by Homes England.

The rents are shown below, Kidacre Park has planning constraints which prevents families having more than 2 caravans per pitch. The maximum rent at Kidacre Park will be £148.09 per week.

Rental Charges (per week)
Cottingley Springs and
Kidacre Park

Size of Plot	Current Rental	Kidacre Rents
1 Caravan	£119.22	£119.22
2 Caravans	£148.09	£148.09
3 Caravans	£176.95	N/A
4 Caravans	£205.84	N/A

Tenants will be required to sign a Tenancy Agreement, the rental agreement is noted within this to include payment obligations.