

2006-08 Gypsy and Traveller funding – Round 4 Bids

		Cost (£ million)		Number of Pitches (Caravans)	
		Total	Bid		
1. East Sussex CC	Refurbishment	0.173	0.130	18	Site refurbishment to existing site run down transit site
2. Hampshire CC	Refurbishment	0.180	0.135	11(7)	Site refurbishment to existing site
3. Hampshire CC	New provision	0.279	0.279	2	New provision on existing site
4. Buckinghamshire CC	New Provision	0,628	0.140	8	New provision additional funding
5. Mole Valley DC	New Provision	0.147	0.147	2(1)	New provision to existing site.
6. Mole Valley DC	New Provision	0.142	0.142	2(1)	New provision to existing site.
7. Mole Valley DC	New Provision	0.141	0.141	3(1)	New provision to existing site.
8. Tunbridge Wells Council	Refurbishment	0.321	0.241	6	Refurbishment to existing site
9. West Berkshire Council	Refurbishment	0.035	0.026	17(1)	Refurbishment to existing site
10. West Sussex CC	Refurbishment	0.293	0.220	23	Refurbishment to existing site
11. Brighton and Hove City Council	Refurbishment	0.330	0.247	23	
Total		2.669	1.848	126	

- I. **East Sussex County Council** – Polly Arch Traveller Site (Polegate), Redlands Lane Caravan Site (Robertsbridge) Swan Barn Caravan Site (Hailsham) – Refurbishment new – refurbishment to sites.
Project cost £172,800 - Grant Application £129,600
 - I.1 East Sussex County Council has applied to refurbish the above existing sites, which have occupancy levels of Swan Barn 5 pitches, Polly Arch 6 pitches, Robertsbridge 7 pitches and a waiting list of 20 families. All the sites are owned by that authority.
 - I.2 The works will include external and internal renovations to the existing utility units and replacement heater, baths, showers, ceilings and internal walls to building standards.

Need

- 1.3 The scheme does meet a clearly assessed need as the existing sites require refurbishment and upgrading to modern building standards to ensure continued use by the existing families and to ensure the properties remain operation for the next 10 years.

Sustainability

- 1.4 The existing sites have been used for Gypsy accommodation for over 30 years and East Sussex County Council has a Gypsy and Traveller Strategy to continue to provide accommodation for at least the next 10 years. East Sussex County Council has recently taken back the management of the sites from Novas, to improve the services to Gypsy and Travellers and demonstrate a commitment to this minority group.

Value for Money

- 1.5 Works will be undertaken by the East Sussex County Council in accordance with their approved contractors list. Cost schedule supports checking of individual rates. Rates are generally acceptable for the works proposed. Options have been considered, particularly with regard to sustainability issues.

Deliver to time and Budget

- 1.6 Time allocations stated in application look reasonable and should be achievable.

2. Hampshire County Council – Tynefield Gypsy and Traveller Site - refurbishment to bring back 7 pitches into use.

Total Project Cost £179,700 – Grant Application £134,775

- 2.1 Hampshire County Council has applied for a grant to refurbish 18 pitches and bring back 7 into use for allocation to families on the waiting list. The works will include renovating the exterior walls where required including pointing the brickwork to provide/replace baths and showers where required, including additional tiling to existing interior walls to overcome excessive damp and moulding by providing an additional barrier against the existing walls of the amenity blocks shower/bath area. Toilets and sinks where required and the provision of an improved/efficient heating system. It is also intended to provide lowered ceilings to preserve heat and replace water cylinders and associated pipe work.

Need

- 2.2 There is a need for the accommodation based on the recent GTAA and the authority waiting list which presently has 15 – 20 families waiting for accommodation within the immediate area. The application has been well

documented, and highlights the need for refurbishment by the supporting evidence from the surveyors report.

Sustainability

- 2.3 The site is owned and managed by Hampshire County Council, and the vision for this site is for a least 10 years duration after the refurbishment which prolongs the operational life of the site. It is planned to continue with the existing Site Management with full management support from the County Council. The authority has proven management expertise in Gypsy and Traveller services and presently has four permanent sites which are occupied at capacity.

Value for Money

- 2.4 A detailed break down on the refurbishment costs and break down of the time scales plus extensive consideration of materials which will be used with reference to reducing maintenance costs, and sustainability. There is also funding approval by the County Council for the 25% contribution and the use of in-house council resources not being wholly passed on in the application. Costs are generally appropriate to the scheme.

Deliver to time and Budget

- 2.5 A detailed programme produced from the initial decision through to completion including milestones. A good set of supporting information on project management approach, roles and responsibilities. A comprehensive risk assessment is included in the information pack and the project will be using the Prince 2 methodology to ensure delivery. A full set of roles and responsibilities have been defined.

3. Hampshire County Council: Tynfield Gypsy and Traveller Site – 2 new permanent pitches

Total Project Cost £279.045 – Grant Application £279.045

- 3.1 Hampshire County Council has applied for a new provision grant to provide 2 additional permanent pitches with new Amenity Block to the existing site. This application, if successful will provide additional pitches to enable further Gypsies to reside on the site. A planning application has been submitted and is presently awaiting registration. The grant determination will be subject to confirmation of planning permission.
- 3.2 The key points from the assessments of the CLG appointed consultants are:

Need

- 3.3 The scheme does meet a clearly assessed need as Hampshire County Council conducted a GTA assessment in 2006/7 and has identified a need of 40 – 50 additional pitches within Hampshire. This additional provision of pitches will go some way in helping to meet this demand. The site currently has a large number of families on the waiting list.

Sustainability

- 3.4 The site is sustainable as previously stated, one would expect the site to remain in use for at least ten years, as the site is freehold owned by the council and has been used as a Gypsy site since 1987. The site has a resident manager, with regular visits from the County Councils Property Department and Gypsy Management Team. The site is settled however there has been evidence of vandalism. Apart from those areas where funding has been sought the overall condition of the site appears to be good and well managed.

Value for Money

- 3.5 A drawing has been included with the bid showing the proposed amenity block with specification items for all elements. The block and site plans indicating where new pitches will be placed and alterations required. The overall cost estimate is within the target figures for this type of work. There is no start date although it does state the works to be amenity block will be completed in 12-16 weeks from start date. The proposal is to invite competitive tenders from selected contractors many of whom have had previous experience of similar work. Cost estimates are within acceptable limits.

Delivery to time and Budget

- 3.6 A risk register is provided outlining H&S risks and there appears to be no risks identified to this project.

4. Buckinghamshire County Council- New Provision one new site. Wing Gypsy and Traveller Site. Leighton Buzzard LU7 OLB
Total Project Cost £627,760.10 – Grant Application £139,760.10

- 4.1 Buckingham County Council has applied for additional funding to support the original bid for £488,000 to provide a transit site in line with the requirements of the draft site guidance. When the original application was made the CLG Guidance on site design was unavailable and therefore the projected cost of the transit site application was under the revised projected costs of the project. To enable the project to be completed the additional funding is required or the project will not be able to commence. The site is required to provide transit accommodation in this area, the highway grit store (where the site is to be located) has for many years been a regular stopping place for Gypsy and

Travellers and the construction of the new site will meet the needs of the travelling community for many years to come.

Need

- 4.2 The scheme does meet a clearly assessed need as previously documented. This has been substantiated by the GTAA completed in 2006 and there is a large shortfall of provision in the LA area. Whilst additional provision is also required, there is also a requirement to ensure that transit accommodation is provided.

Sustainability

- 4.3 The project is sustainable as the freehold of the site is owned by the local authority. Who has indicated the intention to retain the site beyond the 10 year period. The works will ensure long life and a sustainable site for many years to come.

Value for Money

- 4.4 The narrative supporting the application and the intention to provide a site with the infrastructure made from robust materials and to support the occupants who are regularly in the area for support value for money. The drawing of the amenity block with annotation of specification, material and workmanship also provide information.
- 4.5 Additional information providing a programme start date and the proposals for monitoring the work has supported this application.

Deliver to time and Budget

- 4.6 A risk register is providing outlining H&S risks and the likely outcome is provided and a project plan and details on the proposed management team and the associated roles and responsibilities.

5. Mole Valley District Council: Travellers Rest Gypsy and Traveller Caravan Site Mickleham, Surrey - one new pitch on existing site.
Project cost £147,359 - Grant applied for £147,359

- 5.1 Mole Valley District Council has applied to one additional pitch added to the above existing site. The scheme is relatively cost effective with little apparent risk. There is a clear opportunity to increase provision and include this pitch in existing management and maintenance costs through the implementation of these proposals.

Need

- 5.2 There is a clear demand for the additional provision as established by the waiting list and evidence of families doubling up on existing provision. The GTAA in 2007 shows further requirements for additional 57 pitches would be required in East Surrey over a ten year period 2006 – 2016. There are families on the waiting list for each site and therefore the need to improve the provision and secure the long term future of the site.

Sustainability

- 5.3 The Travellers Rest Site was opened in 1995 and has been continuously occupied during this period. The local authority have indicated that it is anticipated that the site will remain in use for the long term future and have produced a strategy for provision to endeavour to meet the continued demand for Traveller accommodation.

Value for money

- 5.4 A report has been prepared highlighting the works required and the additional costs of accommodating the additional pitch in the existing site, which requires the removal of material to place the pitch in the best position. The type and standard of facilities proposed were determined primarily by the existing, keeping in mind the various statutory requirements and design guidance to be complied with. It is considered that the provisions described offer the best economical solution given the various constraints imposed. Cost information provided is sufficient to assess validity. Costs are considered accurate and appropriate.

Deliver to time and Budget

- 5.5 A project plan is provided together with a comprehensive risk assessment and evidence of a robust management team. A programme is provided.

6. Mole Valley District Council – Cold harbour Lane, Dorking, Surrey – New provision – 1 pitch
Project cost £142,495 - Grant application £142,495

- 6.1 Mole Valley District Council has applied to one additional pitch added to the above existing site. The scheme is relatively cost effective with little apparent risk. There is a clear opportunity to increase provision and include this pitch in existing management and maintenance costs through the implementation of these proposals

Need

- 6.2 There is a clear demand for the additional provision as established by the waiting list and evidence of families doubling up on existing provision. The GTAA in 2007 shows further requirements for additional 57 pitches would be required in East Surrey over a ten year period 2006 – 2016. There are families on the waiting list for each site and therefore the need to improve the provision and secure the long term future of the site.

Sustainability

- 6.3 The site opened in 1992 and has been occupied continuously since this time and has been in continuous Mole Valley ownership since then. The proposed works will, if anything, improve the sustainability of the site by increasing opportunity for additional residents. The site is in a good location, good waiting list. Mole Valley is committed to plans for investment with the sites provided by the authority. The site is managed by Mole Valley who has a policy of management for the Traveller community. There are no vacant or unusable plots and there are number of families on the on the waiting list.

Value for Money

- 6.4 Specification is straight forward. With a site location plan, Block plan, Estimate and Cost plan represents value for money. Risk Analysis and Project plan represent a true representation of the nature of the works and time scales involved.

Delivery to time and Budget

- 6.5 There is a project plan information plus extensive details of the time and budget information. There is a statement that Mole Valley DC considers the risks to a project of this size to be minimal and can be managed.

**7. Mole Valley District Council – Conifer Park Ranmore Road, Dorking, Surrey
- new provision
Project Cost £141,279 – Grant Application £141,279**

- 7.1 Mole Valley District Council has applied to one additional pitch added to the above existing site. The scheme is relatively cost effective with little apparent risk. There is a clear opportunity to increase provision and include this pitch in existing management and maintenance costs through the implementation of these proposals

Need

- 7.2 There is a clear demand for the additional provision as established by the waiting list and evidence of families doubling up on existing provision. The GTAA in 2007 shows further requirements for additional 57 pitches would be required in East Surrey over a ten year period 2006 – 2016. There are families on the waiting list for each site and therefore the need to improve the provision and secure the long term future of the site.

Sustainability

- 7.3 The site opened in 1992 and has been occupied continuously since this time and has been in continuous Mole Valley ownership since then. The proposed works will, if anything, improve the sustainability of the site by increasing opportunity for additional residents. The site is in a good location. Mole Valley is committed to plans for investment with the sites provided by the authority. The site is managed by Mole Valley which has a policy of management for the Traveller community. There are no vacant or unusable plots and there are number of families on the on the waiting list.

Value for money

- 7.4 Specification is straight forward. With a site location plan, Block plan, Estimate and Cost plan represents value for money. Risk Analysis and Project plan represent a true representation of the nature of the works and time scales involved.

Deliver to time and Budget

- 7.5 There is a project plan information plus extensive details of the time and budget information. There is a statement that Mole Valley DC considers the risks to a project of this size to be minimal and can be managed.

8. Tunbridge Wells Borough Council – Cinderhill Gypsy Caravan Site off Chestnut Lane, Matfield, near Tunbridge Wells, Kent - refurbishment
Project cost £481,141 – Grant Application £240,856

- 8.1 Tunbridge Wells Borough Council is seeking funding for the refurbishment of this 7 pitch site, which consists of 4 permanent pitches and 3 tolerated pitches. The funding is to ensure the 3 tolerated pitches are made permanent and the remaining pitches are refurbished to a reasonable standard. The improvements would include the extension to the site to provide additional space between the caravans and mobile homes which do not at present accommodate the fire regulations. The amenity buildings are poorly designed and have very limited facilities and are in disrepair. Tunbridge Wells Borough Council have received a grant of £120,000 which has proved insufficient for the projected costs, following guidance from CLG and have therefore submitted a further bid for the additional

£240,856 to include the works to ensure the site remains viable for the extended period. Tunbridge Wells have indicated are committed to the 25% funding of £120,285.

Need

- 8.2 The bid contains comprehensive information and a summary of the Accommodation Assessment of Need has been provided together with a resident consultation survey. The proposed works if completed satisfactorily would provide the stated benefits to the community. The present structures do not comply with building regulations and are in a poor condition and only a small space between caravans in breach of the fire regulations. The refurbishment is required to ensure the site continues for the future.

Sustainability

- 8.3 This is a permanent site owned on a freehold basis by the Council who also manage the site. The application provided details for reporting repairs, maintenance help desk surveying and inspection. Details of planned maintenance and reactive repairs spend for the last three years also provided. There is also a detailed project plan and a commitment to operate the site for the next ten years.

Value for money

- 8.4 A number drawing has been provided with indications of materials to be used in each location. There is a schedule of specifications and risk assessment details of the project. The works require extensive movement on the site, and will ensure the site is fit for purpose for many years to come. Value for money has been proved and photographic evidence is provided of the poor condition of the site.

Deliver to time and Budget

- 8.5 There is a project plan provided, a timescale programme, which covers the works package, has been provided. The risk register has been provided and indicates there is little risk to this project failing in the projected term of the project.

- 9. West Berkshire Council – Four Houses Corner, Padworth Common, Reading, Berks. – refurbishment**

Total Cost £35,276.44 - Grant Application £26,457.33

- 9.1 West Berkshire Council is seeking funding for refurbishment works to the above site to resurface 7 plots and 17 bathrooms and utility rooms that require floor surfacing laid. .

Need

- 9.2 The scheme meets need in the form of a survey inspection and resident consultation. The information provided is fairly comprehensive and complete with the short Assessment of the work required. The report indicates the survey inspections that relate to external works. The objective is to improve the pitch infrastructure and ensure health and safety risks are removed.

Sustainability

- 9.3 The Council leases the site from the Englefield Estates and is not due to expire until June 2022. The site has been operational since 1982 and West Berkshire is committed to maintaining the accommodation for the future. There are 18 permanent pitches on site with one pitch being unavailable due to resurfacing required and therefore the pitch is unsafe. The site is managed by West Berkshire Council who is keen to retain the management and ensure the site remains viable for the future.
- 9.4 The application provided details of the proposed works and maintenance and although brief provided sufficient information to ensure sustainability in the project management.

Value for Money

- 9.5 This is a low key project and represents relatively low risk and high value for money based on the estimates obtained. The prices for individual elements of the project have been obtained from the term contractor and the estimates to be value for money.

Delivery to Time and Budget

- 9.6 There is no risk of non delivery as the funding requested is for specific project based works as specified. However reference made that no risks are perceived. Otherwise no project management statement. However it is anticipated that the term contractor will be able to deliver the project.

10. West Sussex County Council – Easthampnett Caravan Park, Marsh Lane, Tangmere, Chichester, West Sussex. – Refurbishment

Total Cost of project £293,206 Grant application

£219,769, 50

- 10.1 West Sussex County Council has submitted an application for a complete refurbishment to this existing site which will include; resurface 23 hard standings with tarmacadam and completely refurbish the amenity blocks by providing baths, toilets vinyl flooring redecorations and to replace windows doors in PVCu. This will ensure that this 23 pitch site which is now 36 years old is fit for

purpose for the future. West Sussex is committed to managing and maintaining this site in excess of the required 10 year period. .

Need

- 10.2 The application contains evidence of need for the refurbishment and that the site has remained occupied and stable over a prolonged period. There is also a statement that the aims of the work is to ensure residents of the site receive a decent quality of life, as experienced by residents living in other council properties. The refurbishment is long overdue and should ensure the site remains operational for the future.

Sustainability

- 10.3 The site is a permanent site owned on a freehold basis by the Council. The Council have also provided a statement that the site will be available over and above the 10 year period after completion of the works. The site is managed by West Sussex County Council and there are no reports of anti-social behaviour on the site. The application also provides details of the management structure of the gypsy and Traveller unit and confirmation of the funding required.

Value for money

- 10.4 A site plan has been included in the application. The plan provides information about existing amenity blocks and where the work is expected to be carried out. A cost estimate has been provided and also a risk appraisal registers. The scheme has included consultation and therefore the risks of completion are small in this settled well run site. Value for money would appear to have been substantiated.

Delivery to Time and Budget

- 10.5 A very brief plan and Risk register have been provided and would appear to allow for the completion of the project to time and budget. and this will therefore enable the project to be deliverable.

11. Brighton and Hove City Council – Horsdean Traveller Site, Braypool lane, Brighton NBI 8PP – refurbishment. Project Cost £330.000 – Grant Application 247,500

- 11.1 Brighton and Hove City Council has applied to refurbish the above existing transit site, which has 23 pitches. There are 12 pitches currently let, the remaining pitches require work to ensure they are available to be used. The application does not at present have the benefit of detailed costs or a risk assessment; however these are being provided to assist the evaluation process and should be available for further assessment at the Members Meeting. Brighton and Hove have submitted this application as there is an urgent

requirement for the additional transit facilities. If Members are minded to approve the application in principle then this will be subject to the provision of satisfactory additional information to support the application.

Need

- 11.2 The scheme does meet a clearly assessed need as the existing site does not meet the unauthorised camping presently identified with the Brighton and Hove area. A recent GTAA has identified the need for accommodation in the Brighton and Hove area and generally across East Sussex. Brighton and Hove have undertaken surveys and interviews across the Traveller population that indicates a requirement for the particular type of accommodation is required in the immediate area. The present site does not have the facilities required to meet the need of a large transit population and there is an urgent need to provide mains water and electricity to each individual pitch to meet the basic needs of this community.

Sustainability

- 11.3 The site is owned and managed by Brighton City Council and has been since the site opened a number of years ago. The site is a large transit site which has over time fallen into disrepair and now requires modernisation to comply with health and safety standards and modern building regulations. Brighton City Council are very pro active in managing the large number of Gypsy and Travellers who occupy Brighton and are endeavouring to follow a strategy of provision. The vision for the authority is that the site will remain active for over ten years and continue to serve the Brighton area.

Value for Money

- 11.4 Works will be undertaken by Brighton and Hove approved contractors taken from their approved list. The detailed costs indicate that Brighton City Council have indicated that the works will represent the appropriate expenditure for works involving 23 pitches. The costs included in the bid are for individual pitches and appear reasonable (awaiting the CLG contractor assessment).

Deliver to time and Budget

- 11.5 Brighton and Hove have indicated that a detailed Project Plan will be provided at a later date.