

SALISBURY CITY COUNCIL

Subject : Salisbury Camping & Caravanning Club Site – Additional Hardstandings
Date : 4 April 2022
Committee : Services Committee
Author : Marc Read, Environmental Services Manager

1. Introduction

- 1.1. This report details a request that the Committee consider additional hardstandings at Salisbury Camping & Caravanning Club (C&CC) site.

2. Background

- 2.1. Salisbury City Council (SCC) owns the land known as Salisbury campsite which is licensed to the Camping and Caravan Club Ltd (C&CC) for the purposes of a recreational camping site. There are currently 146 pitches in total made up of:
 - 31 Grass pitches with no electric hook up or other services
 - 55 Grass pitches with electric hook up
 - 58 Hardstanding pitches with electric hook-up
 - 2 Jumbo grass pitches with no electric hook-up
- 2.2. The current licence to operate was drawn up and agreed to run from 31 Aug 2018 to 5 Jan 2023, a five seasons agreement
- 2.3. SCC receive 90% of the excess income after all outgoings have been met for the previous season, usually in June.
- 2.4. This income has an income target within Commercial & Residential Properties and during 2022/23 SCC are expecting to receive approximately £150,000.
- 2.5. C&CC pays all the utility costs, and all repairs and maintenance costs for works under £250. They also pay for waste collection.
- 2.6. C&CC expectations are that all sites will have 75% electrical hook up points and 50% hard standing pitches. Salisbury campsite currently has 58 hardstanding pitches (40%) so it below expected standard.
- 2.7. A hardstanding pitch with hook-up is charged from a minimum of £8.35, £10.10 or £12.25 per night depending on the time of year, whereas a grass pitch is charged from £4.75 per night.
- 2.8. Increasing the amount of hardstanding pitches by 20 could potentially provide an additional income of £60,000 to £90,000 per annum (see Annex A below).
- 2.9. Salisbury C&CC is currently having to turn people away as they are unable to meet demand, therefore Salisbury C&CC are requesting that SCC construct additional hardstanding pitches.

3. Proposal & Costs

- 3.1. It is proposed to build an additional 20 hardstanding pitches.
- 3.2. This type of major work would best be carried out during the winter season between January and March, so work could not be carried out until January 2023 at the earliest.
- 3.3. The Council's main contractor have provided a quote for providing the hard standing as approximately £3,500 per pitch, which is approximately £70,000 for all 20 pitches

- 3.4. This project is not currently budgeted for within this year's budget. In order to fund these works, if agreed in principle by this committee, the Finance and Governance committee would need to consider allocating funding from the council's reserves to allow the completion of these works in early 2023.
- 3.5. The use of the reserves would be recovered by the increased revenue within 12-18 months, if these new hardstanding result in additional more lucrative booking as predicated.

4. Considerations:

- 4.1. Planning permission may be required to undertake the work.
- 4.2. The Environment Agency would need to confirm that they have no concerns in regards to further hardstanding on the site.

5. Recommendations

6. It is recommended that Committee:

- 6.1. Approve in principle the construction of 20 additional hardstanding at the Salisbury C&CC site and note the costs within the report
- 6.2. Instruct officers to commence enquiries concerning planning permission and liaising with the Environment Agency regarding any concerns
- 6.3. Agree a recommendation to Finance and Governance Committee that the reserves be used to fund this project in order to increase the campsite income.

7. Wards Affected: All

8. Background papers: Nil

9. Implications:

- 9.1. **Financial:** As described in the report
- 9.2. **Legal:** Nil
- 9.3. **Personnel:** Nil
- 9.4. **Environmental Impact:** As described in the report
- 9.5. **Equalities Impact Statement:** Nil

Annex A to report to Services Committee 4 Apr 2022

	Low	Medium	High
Hard Standing Pitch Minimum Fee	£8.35	£10.10	£12.25
20 Extra Hard Standing Pitches Income	Daily	Daily	Daily
	£167.00	£202.00	£245.00
20 Extra Hard Standing Pitches Income	Weekly	Weekly	Weekly
	£1169.00	£1414.00	£1715.00
20 Extra Hard Standing Pitches Income (@ x 30 days)	Monthly	Monthly	Monthly
	£5010	£6060	£7350
20 Extra Hard Standing Pitches Income (@ x182 days)	6 Monthly	6 Monthly	6 Monthly
	£30394	£36764	£44590
20 Extra Hard Standing Pitches Income (@ x365)	Annually	Annually	Annually
	£60955	£73730	£89425