London Boroughs' Gypsy and Traveller Accommodation Needs Assessment

FINAL REPORT

Fordham RESEARCH

March 2008

Acknowledgements

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Executive Summary

Introduction

S1. This report details the findings from the first Gypsy and Traveller Accommodation Needs Assessment (GTANA) for London. The report was commissioned by the Greater London Authority, on behalf of 33 London boroughs, in response to the Housing Act 2004 which requires local authorities to consider Gypsies and Travellers accommodation needs in their local housing assessments.

S2. Such an initiative was required due to Gypsies and Travellers being among the most disadvantaged sectors of society in terms of their accommodation. The lack of a provision of sites since legislation in 1960 and socio-economic changes have had an adverse effect of their traditional way of life. Council owned sites in several boroughs have closed in recent years and no new socially rented sites have been built since 1996.

S3. This study covers all boroughs in London.[1] It considers a range of Gypsy and Traveller groups found in London, including English Gypsies, Irish Travellers, New Travellers, Travelling Showpeople and Eastern European Roma. It draws upon a range of data sources, including:

- Secondary information, including a literature review and secondary data
- Stakeholder consultation, with London organisations involved with Gypsies and Travellers affairs
- Survey of over 800 Gypsies and Travellers living on sites and in housing

S4. The aim of this study is to assess accommodation needs for these groups in London by borough, sub-region and region. The purpose is to establish how many units of accommodation (either bricks and mortar dwellings, or pitches for caravans) are needed, the extent to which these should be provided socially or privately, and what the backlog of unmet need may be. It should be stressed that this study aims to provide the evidence base for the policy-making process. It details the type of accommodation required to meet any shortfall of need among London's Gypsies and Travellers, but precisely where and how the accommodation should be provided is beyond the scope of this report and will be subject to further policy analysis.

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[1] London Borough of Bexley was excluded from the commissioning of this research and no survey work took place there. However its secondary data has been modelled using data from elsewhere in London, shown separately in Appendix 10.

Literature review

S5. Existing research into Gypsies and Travellers suggests that legislation implemented since the 1960s has negatively impacted on Gypsy and Traveller communities, with the Housing Act 2004 and subsequent Government guidance designed to address this imbalance. The Race Relations Amendment Act 2000 has afforded Gypsies and Irish Travellers legal protection against discrimination, including from housing authorities.

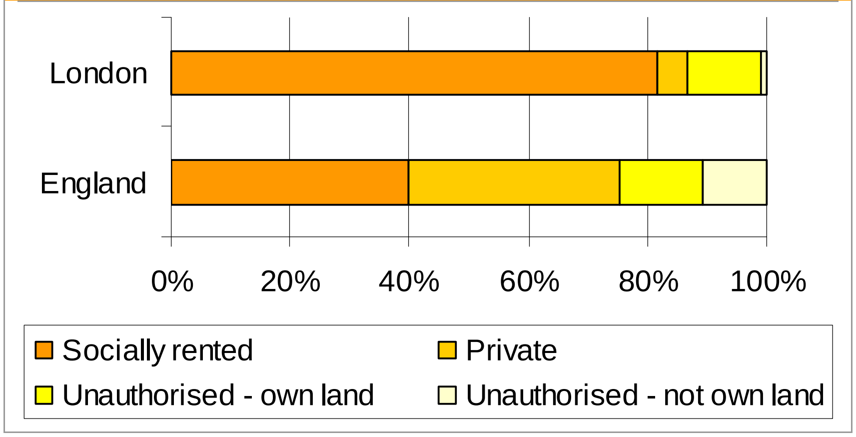
S6. However, it is apparent from the research that the most pressing issue remains that of inadequate permanent and transit site provision. Existing research in London has found that as the number of local authority pitches has fallen there has been an increase in the number of unauthorised sites in outer London boroughs and neighbouring areas. No new sites have been built in London since 1996.

S7. For Gypsies and Travellers living in housing, the literature shows that while some made the transition from sites to improve access to health and education facilities, others had been forced there by poor health or lack of available pitches on authorised sites. High levels of isolation among housed Gypsies and Travellers have been found, and families were frequently moved between properties and often away from family members. There is a preference for living on sites, but in London these are often of poor quality, and have inconsistent management policies, as well as there being a shortage of available pitches.

Population trends and estimates

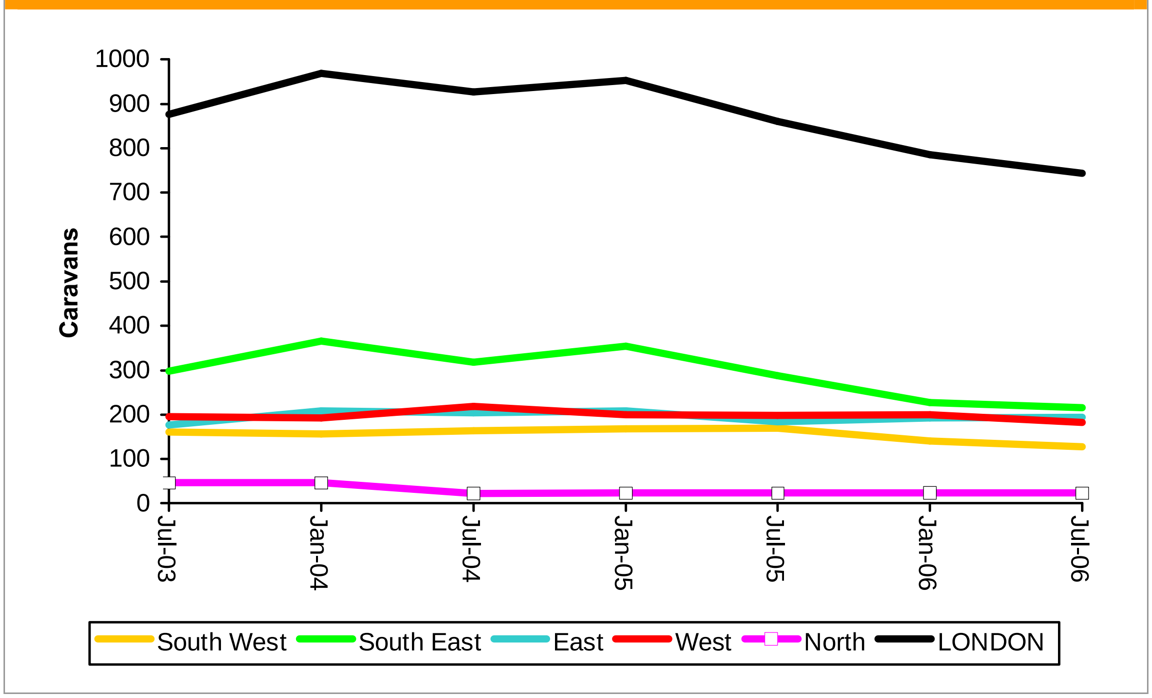
S8. While there are deficiencies to the Caravan Count, it remains the only source of secondary data on caravan levels and is useful for determining trends in the number for Gypsies and Travellers living on sites. Figure S1 below shows that caravans in London are more likely to be on socially rented sites than England as a whole, and less likely to be on private sites or unauthorised encampments.

Figure S1 Breakdown of caravans by site types, July 2006



S9. The vast majority (82%) of London's Gypsy and Traveller caravans are on socially rented sites, but as Figure S2 shows, in London the numbers on these sites have dropped by 10%. This could suggest that there is a trend for London's Gypsies and Travellers to either move off sites and into housing, or to move away from London to find suitable accommodation.

Figure S2 Caravans on socially rented sites in London, July 2003 – July 2006



Population estimates

S10. An estimate of the number of Gypsy and Traveller families in each borough is needed to produce an accommodation need assessment. Data was collected from a range of sources, including borough housing departments and Traveller Education Services. Survey data was then used to identify likely underestimates for the number of Gypsies and Travellers living in housing and some borough figures were revised to form the basis of the accommodation assessment. Even with these revisions, there remains a lack of reliable data on Gypsy and Traveller numbers which cannot be overcome through accommodation needs research. We would therefore expect that the estimate of 13,500 Gypsies and Travellers living in London may be a conservative figure.

Stakeholder consultation

S11. Six seminars were conducted across London with voluntary and statutory organisations working with Gypsies and Travellers. They were designed to explain the purpose and nature of the London research, and to identify key issues relevant to accommodation need. Stakeholders identified the closure and reduction in pitch numbers of council sites as the main reason for the perceived high level of accommodation need among Gypsies and Travellers in London. Fewer sites have forced many Gypsies and Travellers into bricks and mortar accommodation, although it was believed that many would return to a site if any vacant pitches were available. Problems were also identified with some existing sites due to poor conditions and management.

Survey methodology

S12. The survey methodology was developed with the Steering Group, with significant emphasis placed on consulting Gypsy and Traveller communities. The Steering Group was also consulted on the design of the questionnaire which was refined through piloting with community members.

S13. Each borough was set a minimum target number of interviews, determined by accommodation type and community sub-group. A balance of community and professional interviewers were used, with the intention that participants would have a choice over who interviewed them and so allay confidentiality issues. Just over half the interviews were conducted by members of Gypsy and Traveller communities.

S14. The tables below show the sampling targets and how many interviews were completed, for each sub-group and accommodation type.

Table S1 Total interviews by community group			
Group	Target	Achieved	%
Gypsy	433	401	92.6%
Irish Traveller	280	314	112.1%
Travelling Showperson	91	81	89.0%
New Traveller	11	51	463.6%
TOTAL	815	847	103.9%

Table S2 Total interviews by accommodation type			
Type	Target	Achieved	%
Authorised site	375	333	88.8%
Unauthorised site	33	39	118.2%
Housing	407	475	116.7%
TOTAL	815	847	103.9%

Key findings from the survey

Gypsies and Travellers on sites

S15. Participants on authorised sites were well-settled on their sites, with three-quarters living there for five or more years. Just under half said they were satisfied with their site, a level much lower than that found in housing surveys of the general population. A similar amount were happy with their utility block; problems were reported over their conditions, the difficulty in getting repairs done, lack of space and secure storage; many of the features deemed essential in new design guidance. The majority said they did not have fire safety equipment in good working order on their pitch. A fifth reported a hazard meaning they wanted to move. Most pitches would be unable to accommodate drying space for clothes, a lockable shed and two parking spaces as recommended in new Government guidance on site design.

S16. While participants were likely to praise the sense of community on site, the poor maintenance and inhospitable locations of many sites were criticised. Many seemed to be aware that the alternative was to move into housing, but only 14% said they would like such a move. For those who wanted to move, the strong preference was for a socially rented site, as it was for newly forming families.

S17. Few participants on unauthorised sites were intending to staying only temporarily in London, with most wanting to stay in London when they were moved on. Around three-quarters wanted residential accommodation on socially rented sites. Problems were commonly reported with site safety, dangerous traffic and lack of space for children to play safely.

Gypsies and Travellers in housing

S18. A third had previously lived on sites, including a fifth on unauthorised sites. The lack of an alternative was given as the main reason for moving into housing, although feuding on sites and better access to services were also mentioned. Just short of half were satisfied with their home, with the isolation and loss of cultural identity given as reason for dissatisfaction. Overcrowding was extremely high ï over a fifth overall, and around a quarter for Irish Travellers and Eastern European Roma.

S19. A small majority wanted to return to living on a suitable site although very few Roma wanted such a move. A third of newly forming households expected to move onto a socially rented site and just over half into socially rented housing.

S20. Participants stressed how travelling was critical to keeping their cultural identity although the lack of transit accommodation nationwide made this difficult, with 40% staying on unauthorised encampments in the past year.

Access to services

S21. A third of participants said they had been discriminated against when accessing services, particularly council housing departments and health services. Irish Travellers were most likely to say they had been discriminated against. Just over half thought they had been a victim of racism with only a fifth of these reporting the crime to the police. A third said they had concealed their identity when accessing services, including a large majority of participants on unauthorised sites.

S22. Registration with GPs was very high except among Gypsies and Travellers living on unauthorised sites, where a third were not registered anywhere. Two-thirds said all children attended school regularly but this was much lower for those on unauthorised sites. Bullying was given as the main barrier in preventing children attending school. A third also reported that that their ethnicity had been a barrier whilst accessing employment. There was strong interest in training to improve employment prospects with literacy and trades being the most popular suggestions.

Travelling Showpeople

S23. The sample included 44% of Travelling Showpeople families living on yards in London. The survey found that lack of space on yards for family accommodation or equipment had created overcrowded conditions and concealed households. The main barrier for bringing forward new yards was the difficulty in obtaining planning permission, whether for new yards or for expansion at existing ones. Participants stressed that, where possible, existing yards should be expanded.

S24. A fifth of participants lived all year round on the yard, rather than using it as traditional winter quarters. The fact that most had lived there over five years and were well-integrated into the local community is one reason why satisfaction with where they lived was high. This would also help explain why strong preferences for expanding yards rather than moving to a new, larger one.

Accommodation need

S25. Accommodation need was assessed using a model in line with CLG guidance. Separate assessments were conducted for Gypsies and Travellers and for Travelling Showpeople. London-wide percentages were applied to the steps in each borough's assessment, taking advantage of the very large survey sample and avoiding relying on small sample sizes in some of the boroughs. Analysis was also differentiated by sub-group, primarily based on current accommodation type, in order to capture variation in accommodation needs and preferences within the population.

S26. For Gypsies and Travellers, the need for residential pitches is high, with the main driver of need being a net transfer from housing to residential sites. Government guidance also states that Gypsies and Travellers living in housing generate a need for pitches where a 'proven psychological aversion' exists. A medical assessment is clearly beyond the scope of a social survey, so a set of criteria has been drawn up which participants must satisfy if they are considered to have a need for a pitch. Though this cannot be equated with aversion which is technically proven, it responds to the guidance's desire for some recognition of the implications of psychological aversion (see Chapter 11 for more details).

S27. The following table shows the requirement for residential and transit pitches and housing units over the next ten years. A range of figures is given: the lower is to meet need solely generated from the existing population on sites; the higher figure includes the need for pitches from Gypsies and Travellers with a psychological aversion to housing. Given the substantial housed Gypsy and Traveller population in London, the range is very large. The vast majority of need will have to be met through the social rented sector, due to the high price of land in London. Sub-regional summaries and full borough breakdowns are provided in Chapter 12.

Table S3 Summary of Gypsy and Traveller net accommodation needs[2]

Period	Residential pitches	Transit pitches	Bricks and mortar (dwellings)*
Total 2007-12	130 ï 554	40	77
Total 2012-17	96 - 154	0	381

S28. It should be emphasised that these figures refer to an expressed need for pitches; additionally there is a high level of demand from Gypsies and Travellers living in housing who want to move to a site (see 12.24 and Table 14.5 below). London housing authorities will need to be aware that more Gypsy and Traveller families than indicated in the figures above would seek to move to new pitches.

S29. The following table shows the requirement for Travelling Showpeople plots. Space for 73 families on yards is required in the next ten years, spread over 15 boroughs (seed Chapter 13 for the full breakdown).

Table S4 Accommodation requirements for Travelling Showpeople

Period	Plots
Total 2007-12	48
Total 2012-17	25

[2] Figures for Bexley are included separately in Appendix 10.

Conclusions

S30. There is an overall maximum shortfall of some 554 new pitches for caravans in the next five years. The need represents a 104% addition to the present stock. This is less surprising when it is considered that there have been no new socially rented sites provided in the past decade, and instead there has been a net loss of pitches. This addition would be between 37 and 55 new overall sites (with 10-15 pitches each) over the next five years.

S31. There is also a need for some 40 transit pitches, or some 3-4 new transit sites in a network across London. The overall need in the next ten years for Travelling Showpeople is 73 plots.

S32. There is a policy process to follow this GTANA which will determine what and where new sites are to be developed. At present over half the need arises in five boroughs, although nearly all boroughs have a net need. That does not imply that provision must follow the pattern of need as the issue of location is more flexible than the adequate provision of suitable sites.

1. Introduction

The topic of this study

1.1 This is the first study of the accommodation requirements of Gypsies and Travellers across all of London. It follows a major change in Government legislation which requires the accommodation of Gypsies and Travellers to be formally assessed. Even without study, however, two features of the issue stand out:

i) London has by far the highest level of general housing need in Britain. At the time of the last Census, there were 60,000 homeless households in temporary accommodation and 150,000 households in overcrowded accommodation.

ii) It is well known that Gypsies and Travellers have been adversely affected by both lack of provision of sites for them to live, and from changes in society which make a travelling way of life more difficult.[3]

1.2 Set in a context of by far the highest level of housing need in the country, Londonѕ Gypsy and Traveller community is therefore likely to be highly disadvantaged. The aim of this study is to allow a proper focus upon the exact nature of the problem, so that the demanding task of setting appropriate policies can be best informed by the evidence.

Commissioning the study

1.3 In October 2006 the Greater London Authority, on behalf of the London boroughs, commissioned Fordham Research to conduct an assessment of the accommodation needs of Gypsies and Travellers in London. The purpose of the assessment is to quantify the accommodation needs of Gypsies and Travellers (including Travelling Showpeople and Eastern European Roma) in terms of residential and transit sites, and bricks and mortar accommodation. The results will be used to inform the allocation of resources at borough, sub-regional and regional levels and will be used as an evidence base for policy development in housing and planning.

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[3] E.g. Commission for Racial Equality, *Common Ground Equality, good race relations and sites for Gypsies and Irish Travellers - Report of a CRE inquiry in England and Wales*, 2006; Colm Power, *Room to Roam: England's Irish Travellers*, *report of research funded by the community Fund*, June 2004; Pat Niner, ‘Accommodating Nomadism? An examination of accommodation options for Gypsies and Travellers in England’ *Housing Studies*, Vol. 19 (2): 141–159, March 2004.

1.4 To achieve these aims the study drew on a number of data sources including:

- **Review of secondary information**, including a literature review and secondary data analysis
- **Stakeholder consultation** with London organisations involved with Gypsy and Traveller affairs
- **Survey of Gypsies and Travellers** living on sites and in bricks and mortar accommodation to examine their accommodation needs

1.5 Data collection and analysis has followed practice guidance set out by Communities and Local Government (CLG) in óGypsy and Traveller Accommodation Needs Assessmentsô (October 2007) and óLocal Housing Assessment: A Practice Guideô (March 2005), obliging local authorities to assess the level of need for Gypsy and Traveller sites.

Policy background

1.6 A fuller review of the context and literature will be found in Appendix 2 of this study. This sub-section provides some headline information.

1.7 There is a shortage of sites for Gypsies and Travellers across the country. A study for the CLG by Pat Niner[4] stated that, between 2003 and 2007, 1,000 ï 2,000 additional residential pitches would be needed, as would 2,000 ï 2,500 additional transit pitches. In 2003 and 2004, only 130 pitches were provided per year ï equivalent to only 15% - 25% of the need identified by Niner and, if continued at this rate, would take over thirty years to reach the target.[5]

1.8 The Government is committed to ensuring that members of the Gypsy and Traveller communities should have the same access to decent and appropriate accommodation as every other citizen and that there are sufficient resources available to meet their needs. To meet this aim, the accommodation needs of Gypsies and Travellers have been mainstreamed within the wider housing and planning systems. The Housing Act 2004 requires local authorities to assess the needs of Gypsies and Travellers in the area and develop strategies to meet the needs. It also states that, where the shortage of sites is a particular problem, local authorities are expected to make this a priority, with the Secretary of State able to direct them if necessary.

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[4] Pat Niner, *Local Authority Gypsy/Traveller Sites in England*, Centre for Urban and Regional Studies, University of Birmingham, 2003.
[5] Robert Home and Margaret Greenfields, *Cambridge Sub-Region Traveller Needs Assessment*, Anglia Ruskin University and Buckinghamshire Chilterns University College, 2006.

1.9 Following the Housing Act, a new Planning Circular 01/2006 was produced.[6] It contains a new definition of Gypsies and Travellers for planning purposes based on ñomadic habitò and includes those who are too ill or old to still travel, but specifically excludes Travelling Showpeople. Its intention is to significantly increase the number of authorised Gypsy and Traveller sites (in recognition of the failure of the previous Circular 1/94 to deliver adequate sites) and reduce the number of unauthorised encampments and developments. It details how data collected during Gypsy and Traveller Accommodation Needs Assessments (GTANAs) should inform overall pitch levels in the Regional Spatial Strategies and outline specific site locations in Development Plan Documents.

1.10 In conjunction with Circular 01/2006, the CLG also released draft guidance on conducting GTANAs in February 2006,[7] which was finalised in October 2007.[8] The guidance stresses the importance of consulting with Gypsies and Travellers, their representative bodies and support groups in how the assessment is conducted. It recommends that steering groups should be formed to include members of the Gypsy and Traveller communities, and that questionnaires should be drawn up with input from Gypsies and Travellers. The guidance contains a slightly wider definition of Gypsies and Travellers than the Planning Circular and includes Travelling Showpeople.

1.11 The guidance contains important statements on the nature of need in this context:

‘In Planning Policy Statement 3 [the current housing guidance], housing need is defined as “the quantity of housing required for households who are unable to access suitable housing without financial assistance”’ (para 14)

‘the distinctive accommodation requirements of some Gypsies and Travellers will give rise to similar types of need, but in a different context, for example… [bricks and mortar dwelling households] whose existing accommodation is overcrowded or unsuitable (“unsuitable” in this context can include unsuitability by virtue of a proven psychological aversion to bricks and mortar accommodation)’ (para 15)

‘It should also be recognised that the shortage of sites and local hostility, as well as lack of income, may prevent Gypsies and Travellers exercising their free choice in the accommodation market – and that there may in fact be no “local accommodation market” in sites.’ (para 16)

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[6] ODPM [CLG] (2006), *Planning for Gypsy and Traveller Caravan Sites*, ODPM Circular 01/2006.
[7] ODPM [CLG] *Gypsy and Traveller Accommodation Assessments: Draft practice guidance*, 2006.
[8] CLG, *Gypsy and Traveller Accommodation Need Assessments: Guidance*, 2007.

1.12 Although the guidance does not quite complete the thought process to a single short definition of housing need in the context of Gypsies and Travellers, the trend of thought seems clear enough. Accommodation need goes beyond financial constraints and the standard categories of unsuitability; it also includes accommodation made unsuitable due to the psychological effects brought about by giving up the traditional, caravan-based life.

1.13 New funding arrangements have also been introduced. From April 2006 funding for sites can be accessed from the Regional Housing Boardsô budgets and part of the Gypsy Site Refurbishment Grant can be used to develop new permanent residential sites.

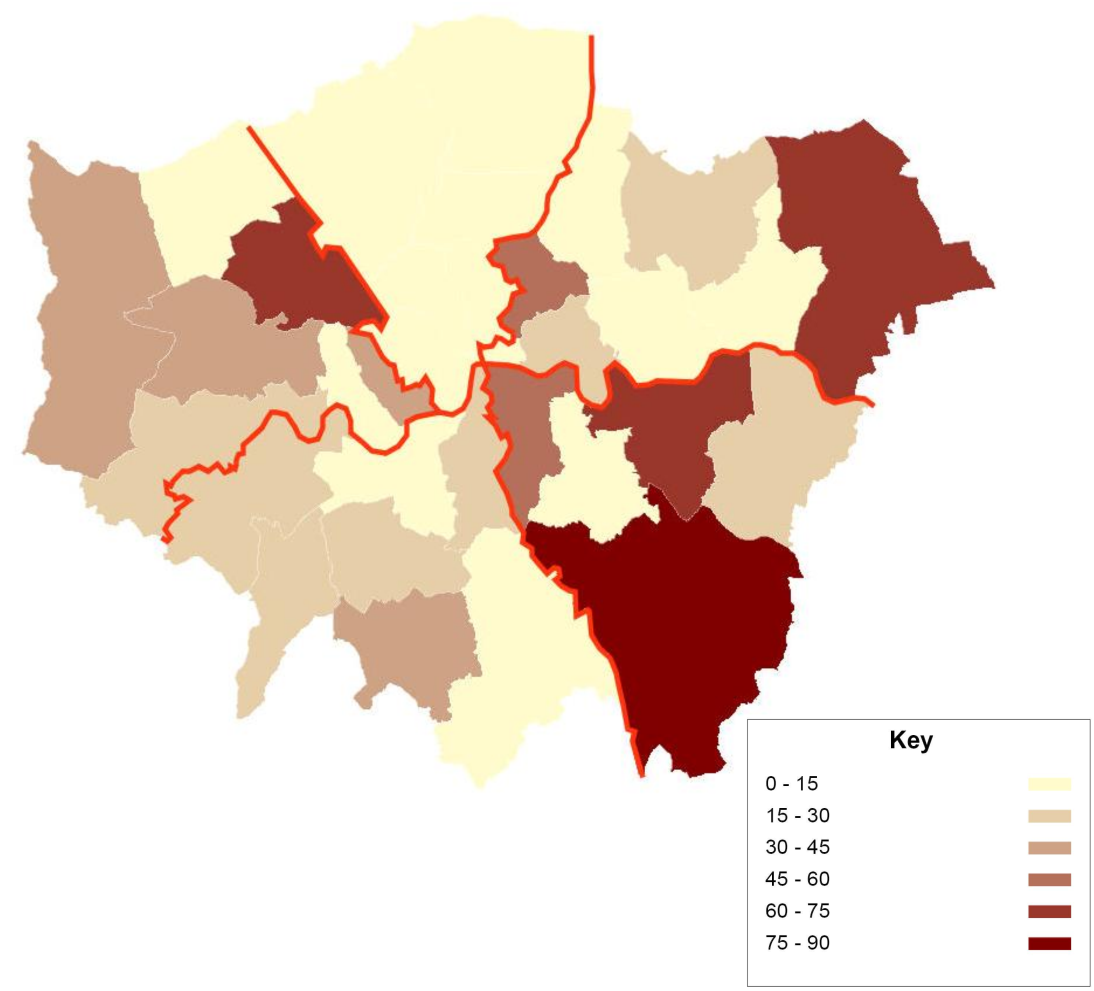
1.14 Local authorities will also need to have regard to their statutory duties, including those in respect of homelessness under Part VI of the Housing Act 1996 and to their obligations under the Race Relations (Amendments) Act 2000 which prohibits racial discrimination by planning authorities in carrying out their planning functions.

Gypsies and Travellers in London

1.15 There is therefore now a requirement for local authorities to provide sites for Gypsies and Travellers where a need has been established in the area. While the Caravan Sites Act 1968 obliged councils to provide accommodation for Gypsies and Travellers, for London boroughs provision of fifteen pitches was deemed áadequateô Moreover the duty was repealed by the Criminal Justice and Public Order Act 1994. Since then, there has been a decrease in pitch numbers in London, with council-owned sites closing in Haringey, Enfield and Harrow and the number of pitches reduced in Hillingdon and Camden. No new socially rented sites have been built since 1996.

1.16 In terms of the distribution of Gypsies and Travellers in London, there are generally more sites in the outer London boroughs, due to historical reasons and the availability of land. This can be seen in Figure 1.1, which shows the average number of caravans in each borough from the last five CLG Caravan Counts (July 2004 ï July 2006). The figure also suggests that there are more Gypsies and Travellers living on sites in the West, East and South East sub-regions, with markedly fewer in the North and South West. What the Caravan Count figures do not show is the number of Gypsies and Travellers living in bricks and mortar accommodation (see Chapter 2 for the weaknesses in Count data). Irish Travellers are typically more likely than English Gypsies to live in housing in Inner London boroughs.

Figure 1.1 Average number of caravans in London boroughs, 2003 - 2006



Who does the London Assessment cover?

1.17 There are two definitions of who can be included as a Gypsy or Traveller for legislative purposes. As stated above, the planning definition is narrower and excludes Travelling Showpeople. However it is the broader, housing definition which is the basis of the London Assessment. This includes Travelling Showpeople and Roma families from Eastern Europe. The London GTANA covers all boroughs with the exception of Bexley, which was excluded from the commissioning.[9]

[9] No survey work took place in Bexley, However Appendix 10 includes a need assessment table for Bexley, based on its secondary data being modelled on survey findings from elsewhere in London.

1.18 The remainder if this section briefly describes the main Gypsy and Traveller groups in London.

English Gypsies

1.19 English Gypsies (also known as Romany Gypsies) have had a long tradition of travelling through London, ‘wintering’ in the urban edges of the city and moving on to more rural settings in the summer months to work on farms. There is a strong tradition of English Gypsies in East and South East London, particularly in the outer boroughs. The industrialisation of the rural economy since the 1930s has compromised English Gypsies’ ability to travel, while legislation has prohibited English Gypsies from staying in traditional stopping places. With work and travelling opportunities dwindling, English Gypsies started to move on to residential council sites in London. Although many live on sites permanently, they have kept their distinct cultural identity. They are legally recognised as an ethnic group, protected under the Race Relations Act (1976).

Irish Travellers

1.20 Irish Travellers have been living in Britain since the early nineteenth century. While they share a nomadic tradition with English Gypsies, they differ in terms of family size, economic activity, travelling patterns, language and certain cultural traditions. However they too have been affected by changes to rural employment in Britain and many have migrated to the periphery of major cities. In London they are more likely however to live in housing than English Gypsies, mainly in inner boroughs. Irish Travellers are also a legally recognised ethnic group.

New Travellers

1.21 New Travellers (formerly known as “New Age Travellers”) is a term used to describe people who choose a nomadic lifestyle through a movement that became popular in the 1970s in Britain. They often travel in groups between fairs and festivals. Few New Travellers live on local authority sites and can instead be found on unauthorised sites particularly in Wales and south-west England. There is a small New Traveller population in London, many residing in disused factories or warehouse yards.

Travelling Showpeople

1.22 Travelling Showpeople is a term used to describe those who organise and run fairgrounds. They live on sites (or ‘yards’) in static caravans or mobile homes, along with smaller caravans used for travelling, with their equipment (including rides, kiosks and stalls) kept on the same plot. The site is traditionally used as ‘winter quarters’ from which Showpeople travel during the summer months, although older family members and children may live on the site all year round. Pressure for land in London means Showpeople sites have closed in recent years, while the declining popularity of fairgrounds means employment opportunities are more limited. Showpeople do not constitute an ethnic group, but are recognised as occupational travellers with a long tradition and history.

Eastern European Roma

1.23 Although the description ‘Roma’ is used by some to refer to a large diverse group of travellers with broadly similar ethnic origins, including many English Gypsies, in the UK it is generally used to refer only to Eastern European Roma. The Roma are culturally distinct from English Gypsies in a variety of ways, although they retain some cultural and linguistic links. Importantly, Roma in large parts of Eastern Europe were forcibly settled at least a generation ago and so the proportion who would retain aspirations to travel in mobile accommodation is unclear. The number of Roma in the UK is unknown and, as discussed later in this report, estimates vary greatly. The majority of Roma arrived in the UK since the fall of communism in the early 1990s. There are Roma support groups based in East London, suggesting a population concentration in this area.

Aims and objectives of the research

1.24 The aim of the study is to assess accommodation need among Gypsies and Travellers in London at borough, sub-regional and regional level. This include the numbers of units needed by accommodation type, as well as the characteristics and preferences of Gypsy and Traveller households. An additional objective is to help identify unmet need for Gypsy and Traveller access to wider service provision (such as health and education).

1.25 The overall aim of the study is to assess whether there is a need to provide further accommodation for Gypsies and Travellers within London and, if so, how it should be provided to best meet their needs. It is important to stress however that the research will not provide policy in its own right. Moreover it is not required to make recommendations on how many sites should be provided or indeed where. Its fundamental aim is to assess the current and future shortfall of accommodation for London’s Gypsies and Travellers. It is therefore a technical assessment of where need arises and not a set of targets which London boroughs at this stage are required to meet. Where and how the need should be met is a political decision to be taken following completion of this assessment.

1.26 The London GTANA will therefore be a fundamental evidence base for policy development in housing and planning. It will help inform the allocation of resources, guide housing management processes and develop good practice.

Project management

1.27 A Project Management Group was established, comprising of the five London sub-regional Housing Coordinators, London Councils and the Greater London Authority (GLA). The Group is responsible for the overall coordination and control of the project. A separate Project Steering and Advisory Group made recommendations on how the project could best be conducted to meet the research aims. This was comprised of representatives from the Department for Communities and Local Government (CLG), Government Office for London and various organisations working on behalf of Gypsies and Travellers (see Appendix 1 for membership of the Steering Group). It advised on methodology, access to survey participants and was consulted on the design of the survey questionnaire.

Report format

1.28 This report contains three sections. Section A contains the findings from the secondary data analysis and the population estimates for Gypsies and Travellers in London. Section B details the primary data including the survey findings. Finally Section C gives the need assessments at regional, sub-regional and borough levels, and draws conclusions from the research. A separate volume contains the appendices to the study.

Summary

1.29 Gypsies and Travellers are among the most disadvantaged sectors of society in terms of their accommodation. The location of some of their caravan sites *'would not be tolerated [as accommodation] by any other group in society'.*[10]

1.30 The Housing Act 2004 made a major change in requiring that Gypsies and Travellers accommodation needs be addressed by local authorities. The present study is one of the results of that initiative.

[10] Angus Murdoch, 2007, op. cit.

1.31 CLG guidance on studies such as this notes that housing need in mainstream cases means households in unsuitable housing who cannot access suitable accommodation in the market. In the Gypsy and Traveller case, the guidance notes that the same principle can be applied but extended to include those with a psychological aversion to bricks and mortar accommodation and with a need for a pitch.

1.32 The only present source of information for London is the ‘Caravan Count’ carried out regularly by local authorities, but which is generally found to be of very limited accuracy. The data from this survey suggests that pitches are more numerous away from the centre of the city.

1.33 This study covers all boroughs in London except the borough of Bexley (excluded from the commissioning of the work). The range of types of household included is:

i) English / Romany Gypsies: who have ‘wintered’ in London for many centuries, travelling out into rural areas during the summer.

ii) Irish Travellers. Although culturally different from English Gypsies, the Irish travellers have a long tradition of nomadic life in England, dating back to the early 19th Century.

iii) New Travellers. This describes a more recent group of nomadic habit, whose idealism led them to this way of life from the 1970’s onwards.

iv) Travelling Showpeople (who organise and run fairgrounds) have a similar pattern of life. Like Gypsies’ former rural work, the fairground way of life has shrunk, although not vanished and this group still follows its traditional way of life.

v) Eastern European Roma. This group is culturally distinct from English Gypsies, in particular as they were forcibly settled in communist Eastern Europe a generation ago. The London population is believed to be concentrated in East London.

1.34 The aim of this study is to assess accommodation needs for these groups in London by borough, sub-region and region. The purpose is to establish how many units of accommodation (either bricks and mortar dwellings, or pitches for caravans) are needed, and what the backlog of unmet need may be. The study is intended to provide focussed information on the types of accommodation needed, but to leave the policy making process (i.e. where the pitches should be) to later policy analysis.

1.35 The project has been run by a Management Group of the five London sub-regions, London Councils and the Greater London Authority (GLA).

SECTION A: CONTEXT OF THE STUDY

The first section of the London GTANA contains results from analysis of numerical secondary data, including:

- CLG Caravan Count data
- Data on population levels and accommodation patterns provided by London boroughs and Traveller Education Services.

Chapter 3 also estimates the population in each borough to be used as the base for the needs assessments.

2. Trends in population levels

Introduction

2.1 This section examines Gypsy and Traveller numbers in London and population trends. The source of the information is the biennial Gypsy Caravan Count. This was introduced in 1979 and places a duty on local authorities in England to undertake a twice yearly count for CLG on the number of Gypsy and Traveller caravans in their area. The count was intended to estimate the size of the Gypsy population for whom provision was to be made and to monitor progress in meeting need.

2.2 Although the duty to provide sites was removed in 1994, the requirement for local authorities to conduct the Count has remained. There are, however, several weaknesses with the reliability of the data reflected in the analysis. For example, Count practices vary between local authorities and concerns have also been raised over the lack of commitment on the part of some local authorities to detect Gypsies and Travellers (particularly on unauthorised sites) to minimise apparent need for sites and other services.[11] Travelling Showpeople are excluded from the Count as are New Travellers by some local authorities. Significantly the Count is only of caravans and so Gypsies and Travellers living in bricks and mortar accommodation are excluded. However, despite fears about accuracy, the Count is valuable because it provides the only source of information on numbers and distribution of Gypsy and Traveller caravans. It is therefore useful for identifying trends in the number of Gypsies and Travellers who live on sites.

2.3 In general, information for authorised sites, and in particular local authority sites, is likely to be more accurate than for unauthorised sites. The Count distinguishes between socially rented authorised sites, private authorised sites, and unauthorised sites. Since January 2006 unauthorised sites have been broken down between unauthorised developments (where the site is on Gypsy or Traveller owned land) and unauthorised encampments (on land no owned by the inhabitants), and specifies whether the sites are tolerated by the council or are subject to enforcement action. The analysis in this chapter includes data from July 2003 to July 2006, so some data predates the more detailed figures provided since 2006. The analysis in this chapter distinguishes between socially rented and private authorised sites, and unauthorised sites.

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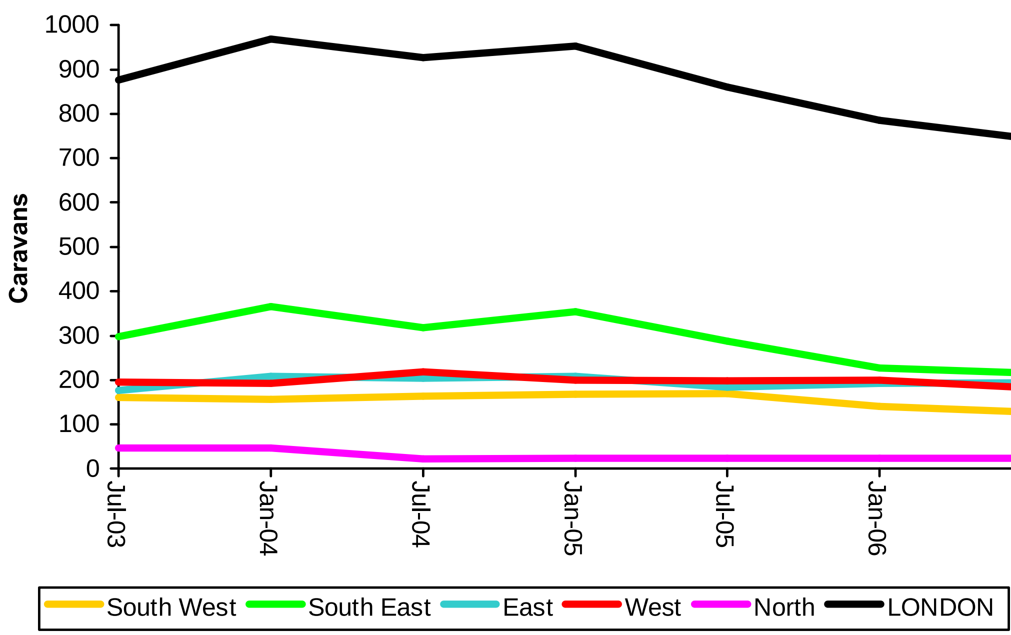
[11] ODPM (2004) op cit.

Total number of caravans

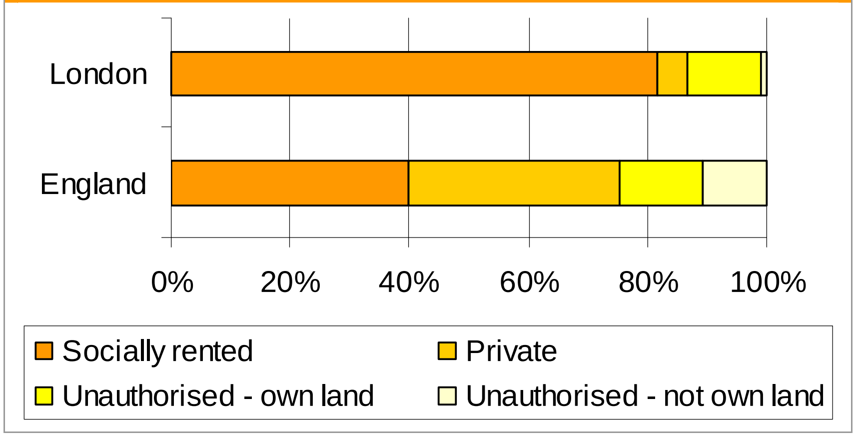
2.4 We start by analysing the total number of caravans in London. Figure 2.1 shows that the total number of caravans has decreased in the past three years. For London as a whole, the number of caravans has fallen by 15%, from 877 in July 2003 to 744 in July 2006. The downward trend is reflected in most of the sub-regions. In the North, the number of caravans has halved, while in South East and South West numbers have fallen by a quarter and fifth respectively. The West has shown a slight drop of 6%. The East is the only sub-region where caravan numbers have increased, by almost 10%.

Figure 2.1 Total number of caravans in London, July 2003 - July 2006



2.5 The following figure compares the breakdown of site types in London with the rest of England in July 2006. Here we see that a much higher proportion of caravans are on socially rented sites in London than England taken as a whole (82% as opposed to 40%). There are however far fewer caravans on private sites in London ï just 5% compared to 26% nationally. Overall there is a greater proportion of caravans on authorised sites in London than in England (87% and 76% respectively). Unauthorised developments are at similar levels, however unauthorised encampments make up just 1% of the caravans in London, against 11% in England as a whole.

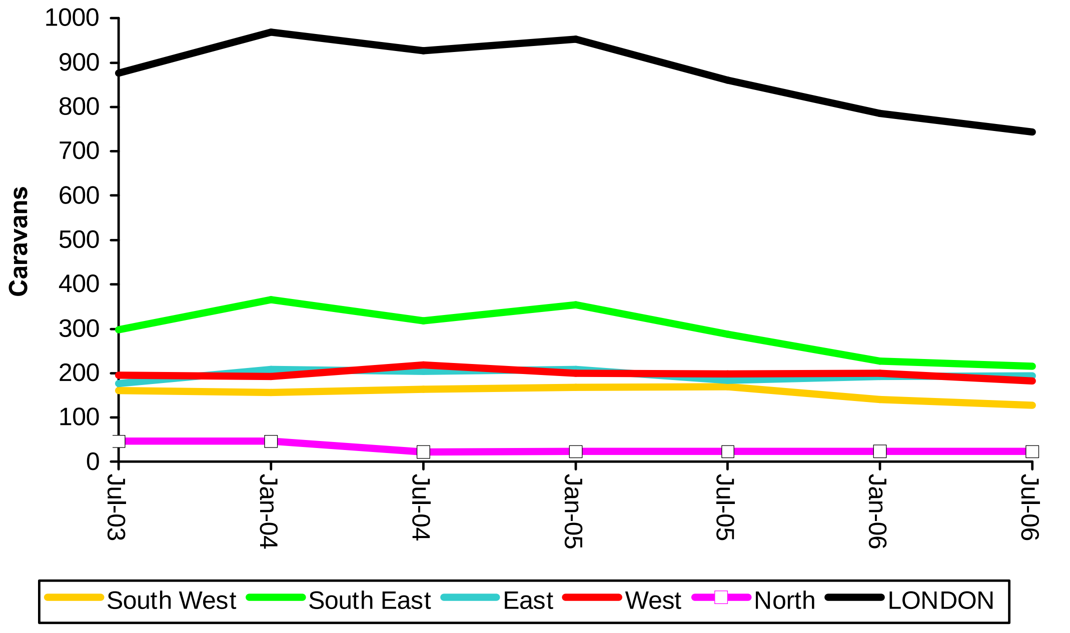
Figure 2.2 Breakdown of caravans by site types, July 2006



Caravans on authorised sites

2.6 Analysis of the number of caravans on authorised sites shows that the fall in overall caravan levels can be largely attributed to fewer caravans on authorised sites. In particular, as figure 2.3 shows, there has been a fall in the number of caravans on socially rented sites. The figures suggest that socially rented provision in London has dropped by 10%, however in the North sub-region the number has halved between 2003 and 2006. The only sub-region where numbers have increased is the East, by a sixth.

Figure 2.3 Caravans on socially rented sites in London, July 2003 – July 2006

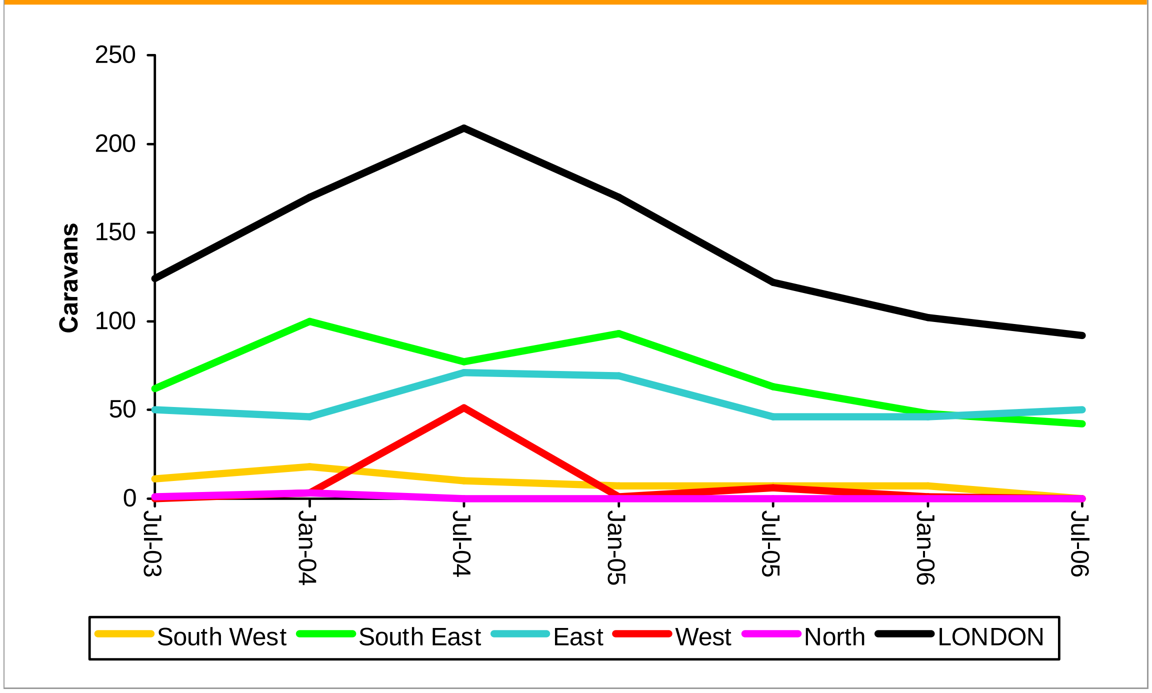


Caravans on unauthorised sites

2.7 Finally we look at the number of caravans on unauthorised sites. Caravans on unauthorised encampments make up just 1% of the total in London so, for the purpose of this analysis, these figures have been combined with caravans on unauthorised developments.

2.8 Figure 2.4 shows that there are now fewer caravans on unauthorised sites in all sub-regions, with the exception of the East, where numbers are at the same level. As the figures are made up overwhelmingly of unauthorised developments, one possible explanation could be that these sites have been obtaining planning permission and becoming authorised sites. However, given that there has been no corresponding increase in private sites during the period, this may indicate that the sites have been subject to enforcement action and closed down, or that the residents have moved away from London to areas where space for caravans is more plentiful.

Figure 2.4 Number of caravans on unauthorised sites, July 2003 – July 2006



Summary

2.9 While there are deficiencies to the Caravan Count, it remains the only source of secondary data on caravan levels and is useful for determining trends in the number for Gypsies and Travellers living on sites. Caravans in London are more likely to be on socially rented sites than England as a whole, and less likely to be on private sites or unauthorised encampments. The analysis shows that there has been a decrease in caravan numbers on all site types between July 2003 and July 2006. The vast majority (82%) of London's Gypsy and Traveller caravans are on socially rented sites and for London as a whole the numbers on these sites have dropped by 10%. This could suggest that there is a trend for London's Gypsies and Travellers to either move off sites and into housing, or to move away from London to find suitable accommodation.

3. Population estimates

Introduction

3.1 In order to construct a sampling frame for the survey and to use as the basis for the accommodation assessments, we have tried to establish how many Gypsy and Travellers families live in each borough, the community groups they come from and the type of accommodation they live in. As already discussed in this report, there is a lack of reliable secondary data on Gypsies and Travellers. This is especially so for Gypsies and Travellers who live in bricks and mortar accommodation: they are not included in the Caravan Count, are often not known to local housing departments (since they are not usually included as a distinct ethnic category when collecting data) and, in any event, may not self-identify as a Gypsy or Traveller.

3.2 Data has been collected from a range of sources and, where possible, cross-checked to help ensure accuracy. In the first instance, boroughsô housing departments were sent a questionnaire asking for numbers and types of Gypsies and Travellers living on authorised and unauthorised sites, and in housing. This exercise revealed a large disparity between boroughsó levels of knowledge. Some were only able to reproduce Caravan Count figures while others provided a comprehensive breakdown across accommodation types. Low numbers could also be a reflection of a lack of monitoring rather than a genuinely small population.

3.3 Secondly, Traveller Education Services (TES) were contacted for the same information and cross-checked with the boroughsô figures. While TES data includes Gypsies and Travellers in housing and is generally broken down by community group, they only have details on families with children of school age. Finally, where existing research has taken place in a borough and has estimated population size, these figures were also taken into account. Where there are disparities in estimates, we have taken the higher figure on recognition that undercounting is widespread. For Travelling Showpeople, the Showmenøs Guild of Great Britain provided figures for the number of families living on yards in London. Very little information was available on Roma families.

3.4 The figures are presented for each sub-region. We stress however that these are estimates and based on data sources that are not all wholly reliable. They are, however, a basis for constructing the sampling frame (see Appendix 6) and the baseline population figures. Furthermore a central aim of this GTANA is to gain a better understanding of population levels for Gypsies and Travellers in London.

Population estimates for survey sampling

3.5 Following guidance from CLG, Gypsies and Travellers were categorised into four groups for the purpose of the study. ‘Gypsy’ comprising English Gypsies, Eastern European Roma, Welsh and Scottish Travellers; Irish Travellers; Travelling Showpeople and New Travellers.

Table 3.1 Ethnicity Key	
G	Gypsy
IT	Irish Traveller
TS	Travelling Showperson
NT	New Traveller
DK	Don’t know

Table 3.2 Source Key	
C	Council
SG	The Showmen’s Guild of Great Britain
TES	Traveller Education Services
O	Other

South West

Table 3.1 Estimated number of families in the South West sub-region

Borough	Authorised sites	Unauthorised sites	Housing	Source	TOTAL
Croydon	28 G	0	25 IT, 35 G	C, TES	88
Kingston	18 G and IT	5 IT	1 G	C	24
Lambeth	15 G	0	36 G, 4 IT	C, TES	55
Merton	15 G	0	13 G, 2 IT	C, TES	30
Richmond	13 IT	0	15 IT	C, O	28
Sutton	5 G, 21 IT	0	10 G, 10 IT	C, TES	46
Wandsworth	10 G and IT, 1 TS	0	7 G and 7 IT	C, TES, SG	25
TOTAL	126	5	150		296

South East

Table 3.2 Estimated number of families in the South East sub-region					
Borough	**Authorised sites**	**Unauthorised sites**	**Housing**	**Source**	**TOTAL**
Bexley	16	1	66 G, 8 R, 8 IT	C, TES	99
Bromley	62 Gs and IT, 16 TS	11	1,000 Gs and IT	C, SG	1,089
Greenwich	38 G, 2 TS, 1 ST	1 G, 6 IT	88 G, 28 IT, 3 NT	C, TES, SG	167
Lewisham	5	0	40 IT, 25 G, 5 NT	C, TES	75
Southwark	30 IT, 8 G, 2 TS	0	24 G, 14 IT, 6 NT	C, SG. TES	84
TOTAL	179	19	1,316		1,514

East

Table 3.3 Estimated number of families in the East sub-region					
Borough	**Authorised sites**	**Unauthorised sites**	**Housing**	**Source**	**TOTAL**
Barking & Dagenham	10 EG, 1 W, 3 TS	0	DK	C, SG	14
City of London	0	0	0	C	0
Hackney	26 IT	0	53 G, 36 IT, 8 NT, 2 TS	C, TES	125
Havering	1 TS	23 IT, 2 EG	10	C, SG	36
Newham	15	1	145 G, 34 IT	C, TES	195
Redbridge	16 EG	0	DK	C	16
Tower Hamlets	11 IT, 10 G, 3 TS	15 NT	DK	C	39
Waltham Forest	18 G, 1 IT, 4 TS	1 IT	19 IT, 75 G	C, TES	118
TOTAL	119	42	382		543

North

Table 3.4 Estimated number of families in the North sub-region					
Borough	**Authorised sites**	**Unauthorised sites**	**Housing**	**Source**	**TOTAL**
Barnet	4 TS	0	60	C, SG	64
Camden	5 IT, 4 TS	0	DK	C, SG	9
Enfield	9 TS	0	10	C, SG	19
Haringey	10 IT	0	206 G, 194 IT, 5 NT,5 TS	C, TES	420
Islington	0	0	0	C	0
Westminster	0	0	0	C	0
TOTAL	32	0	480		512

West

Table 3.5 Estimated number of families in the West sub-region					
Borough	**Authorised sites**	**Unauthorised sites**	**Housing**	**Source**	**TOTAL**
Brent	45 IT	0	30 IT, 20 G	C	95
Ealing	23 IT, 13 G, 11 TS	0	210 IT, 15 G, 11 TS	C, SG, TES	283
Hammersmith & Fulham	0	0	22 IT, 64 G	C, TES	86
Harrow	0	0	55 IT, 10 G	C, TES	65
Hillingdon	20 G & IT, 18 TS	0	77 G, 73 IT	C, SG, TES	198
Hounslow	20 EG, 80 TS	0	36G, 13 IT, 8 TS	C, SG, TES	150
K&C	20 IT	0	22 IT, 3 G	C, TES	45
TOTAL	273	0	522		922

Population estimates for assessing need

3.6 While the estimates above were sufficiently robust for constructing the sampling frame, it soon became apparent during the fieldwork that some boroughsôfigures were significant under-estimates, particularly for Gypsies and Travellers living in housing. This was evidenced by interviews being achieved in boroughs which had perceived not to have a housed Gypsy and Traveller population.

3.7 It was consequently decided to revise some of these population estimates when assessing accommodation need. The first step in the process was to identify which boroughs were thought to have provided underestimates of numbers living in housing. They were boroughs:

i) which gave a zero population, but where interviews were conducted (with the exception of the City of London, where no population was identified during the fieldwork)

ii) OR said they did not know the size of the housed population

iii) OR where those living in housing was said to be significantly fewer than those living on a site. Consultation with stakeholders had indicated that there is a housed Gypsy and Traveller population in all boroughs and that generally more now live in housing than on sites.

3.8 The second step was to use the secondary data from boroughs with relatively reliable information on their Gypsy and Traveller population, and calculate the ratio of the number living on sites to housing. Inner London was distinguished from outer London in case this affected the ratios. Next, óout-lierô boroughs with a significantly high ratio were removed: Haringey in Inner London and Bromley in Outer London. The ratios were then averaged. For both inner and outer London boroughs the ratio of site to housed Gypsies and Travellers was 1:3.

3.9 Finally the ratio was applied to the selected boroughs to estimate their population in housing from the numbers living on sites. The number of any Eastern European Roma families identified during the survey was also added on. For the two boroughs with no sites but where interviews took place ï Islington and Westminster ï the number of interviews completed was used as the population estimate.

3.10 The survey form included a question asking for participantsô estimates for the numbers of Gypsies and Travellers in their borough living in housing. While the question produced useful information on extended family networks, the data has not been used in estimating populations due to the wide range of figures given.

3.11 The table below shows the revised population estimates as used in the accommodation need assessments. Numbers shown in ***orange italics*** are those which have changed as a result of the method outlined above. In total 13 boroughsô figures have been revised.

Table 3.6 Revised estimates for number of Gypsy and Traveller families				
Sub-region	Borough	authorised sites	Unauthorised sites	Housing
South West	Croydon	28	4	60
	Kingston	18	5	***54***
	Lambeth	15	0	40
	Merton	15	0	***45***
	Richmond	13	0	***39***
	Sutton	26	0	20
	Wandsworth	10	0	***30***
South East	Bromley	62	11	1,000
	Greenwich	39	7	119
	Lewisham	5	0	70
	Southwark	38	0	44
East	***Barking & Dagenham***	11	0	***34***
	City	0	0	0
	Hackney	26	0	97
	Havering	7	25	***21***
	Newham	15	4	179
	Redbridge	16	0	***49***
	Tower Hamlets	21	15	***70***
	Waltham Forest	19	1	94
North	***Barnet***	0	0	***62***
	Camden	5	0	***26***
	Enfield	0	0	***25***
	Haringey	10	2	405
	Islington	0	0	***17***
	Westminster	0	0	***3***
West	Brent	45	0	50
	Ealing	36	0	225
	Hammersmith	0	0	56
	Harrow	3	0	65
	Hillingdon	20	0	150
	Hounslow	20	0	49
	Kensington & Chelsea	20	0	25
Total		**543**	**74**	**3,223**

3.12 The total living across all accommodation types is 3,223 families. The survey found an average family size of 4.2, giving a total estimated population of 13,537. We stress however that these remain conservative estimates and may still underestimate the true size of London's Gypsy and Traveller population. However we attempted to use the most accurate data available, adjusting upwards where necessary, as the basis for assessing accommodation need.

Summary

3.13 In order to produce an estimate of the number of Gypsy and Traveller families in each borough, data was collected from a range of sources, including borough housing departments and Traveller Education Services. These estimates were used to construct the sampling frame. Survey data was then used to identify likely underestimates for the number of Gypsies and Travellers living in housing and some borough figures revised to form the basis of the accommodation assessment. Even with these revisions, there remains a lack of reliable data on Gypsy and Traveller numbers which cannot be overcome through accommodation needs research. We would therefore expect that the estimate of 13,500 Gypsies and Travellers living in London is a conservative figure.

SECTION B: PRIMARY DATA

This section describes the primary research elements of the study. These comprised of a consultation with stakeholders and a survey of Gypsies and Travellers living on sites and in housing.

Chapter 4 outlines the results from the main findings from the stakeholder consultation. We then start the analysis of the survey data in Chapter 5. After explaining the methodology, we look at participants living on authorised sites (Chapter 6), unauthorised sites (Chapter 7) and in housing (Chapter 8). Access to services is considered in Chapter 9. Travelling Showpeople are discussed separately in Chapter 10.

4. Stakeholder consultation

Introduction

4.1 A stakeholder consultation seminar was held in each of the London sub-regions between February and April 2007. A sixth seminar was held in central London in May 2007 for any stakeholders unable to attend the event in their sub-region. Organisations invited included Traveller Education Services, council officers with responsibility for Gypsy and Traveller issues (including from Housing, Planning and Environmental Health departments and Social Services), Metropolitan Police, health workers, voluntary organisations and individuals who had expressed an interest in the research (see Appendix 8 for details of the organisations contacted about the seminars).

4.2 The aim of the seminars was twofold. In the first respect, it gave an opportunity for the consultants and members of the Project Management Group to explain the purpose of the project and how the research would be conducted, including practical arrangements for the interviews. This was particularly important as many attending the seminars would act as 'gatekeepers', arranging access during the survey to Gypsy and Traveller communities. Secondly, it helped the consultants develop their background knowledge of the accommodation issues affecting Gypsies and Travellers in London.

4.3 This chapter briefly summaries some of the main themes pertaining to accommodation need that emerged from the seminars.

Residential sites

4.4 Stakeholders agreed that there was a lack of pitches on residential sites for Gypsies and Travellers in London. It was reported that there has been a steady decrease in pitch numbers since 1980s, particularly in Inner London, with boroughs closing or reducing the size of their sites. For those that existed many were in need of refurbishment, with vacant lots sometimes left to fall into misuse rather than being refurbished and reallocated. It was suggested that sites are sometimes deliberately mismanaged and repairs not undertaken so that sites become derelict and are easier to close.

4.5 The shortage of available pitches meant families were 'doubling up' (where multiple families occupy a pitch) on some sites or moving into bricks and mortar accommodation. It was believed that a significant driver of current need would be from families who had reluctantly moved into housing, but would transfer to live on a site if a spare pitch were available.

4.6 Successful sites were often those that were relatively well integrated with the settled community, had a pro-active liaison officer or site manager, and where residents had been consulted when it was designed. While in some boroughs waiting lists were operated transparently, in others it was not clear how to apply to the list, or on what basis vacant pitches were allocated. In all cases, where waiting lists did exist, they were invariably lengthy with very few families moving off sites to release additional pitches.

4.7 It was agreed that owning private sites in London was not an achievable goal for the vast majority of Gypsies and Travellers due to high land prices in the capital; therefore the need was for socially rented sites. The majority agreed that smaller sites were preferable to larger sites, and would probably be easier to find. It was reported that smaller sites were often easier to manage except when a plot became vacant, where there might be opposition to certain families moving onto the site.

Transit sites

4.8 Stakeholders reported that those on residential sites rarely travel, although some felt that Irish Travellers were more likely to travel than English Gypsies. However mobility among Gypsies and Travellers living in housing was still high with families travelling during the summer months. The number of unauthorised encampments had decreased in recent years, partly due to boroughsôstrict moving-on policies and fewer available places to stop.

4.9 Nevertheless unauthorised encampments regularly occurred in London, if in lower numbers than even five years ago, and the need for transit sites was therefore raised. It was suggested that the management of sites would have to be independent of residential sites, and that they should be well maintained with basic facilities. However given the shortage of residential pitches, clear and transparent policies on transit pitch use would be required. Many stakeholders stressed that the priority was for residential pitches and that this need should be met before transit pitches were provided.

Gypsies and Travellers in housing

4.10 As stated, the shortage of residential pitches meant that the numbers of Gypsies and Travellers living in bricks and mortar accommodation was thought to be rising. One difficulty however with assessing their numbers is that many Gypsies and Travellers were reluctant to self-identify. Many Gypsies and Travellers preferred to stay in the private market as this enabled them to hide their identity from the authorities. For those in social housing, fear of discrimination from authorities or neighbours was believed to be high.

4.11 Those in bricks and mortar accommodation often lacked knowledge of tenancy agreements and should be offered a greater level of tenancy support to ensure a successful transition from living on a site. The ‘psychological effects’ of living in housing were commented on, with stakeholders reporting that Gypsies and Travellers could feel confined and isolated from their community. Social housing regulations, such as restrictions on keeping caravans on driveways, meant that maintaining a Gypsy or Traveller lifestyle could be difficult. Some stakeholders did however point out that living in housing could be a positive choice for some Gypsies and Travellers, enabling better access to health and education services.

Improved community relations

4.12 There has been a long history of Gypsies and Travellers in London and therefore in some areas, such as the South East sub-region, they are well established in the community with access to health and education services high as a result. In other areas, Gypsies and Travellers were reported to be isolated from the community and therefore access was reduced. Site design was a factor here, with some council sites being peripheral to local services and amenities and often in inaccessible locations.

4.13 A related issue that poor site location caused was tension between the Gypsy and Traveller communities and the settled community. This often stemmed from a lack of knowledge of each others cultures, however suspicion of Gypsies and Travellers would be reduced if sites were visible and well integrated with the wider community, although it was also reported that some members of the Gypsy and Traveller community would not welcome open sites as they preferred to be separate from the settled community.

Summary

4.14 Stakeholders identified the closure and reduction in pitch numbers of council sites as the main reason for the perceived high level of accommodation need among Gypsies and Travellers in London. Fewer sites has forced many Gypsies and Travellers into bricks and mortar accommodation, although it was believed that many would return to a site if any vacant pitches were available. Problems were also identified with some existing sites due to poor conditions and management.

5. Survey methodology

Introduction

5.1 As explained in Chapter 1, the London GTANA has been conducted in line with the relevant Government guidance. Particular emphasis has been placed on consulting organisations representing Gypsies and Travellers and the communities themselves. This was not only to inform potential participants of the research, but to help ensure that it would be conducted using a method appropriate to Gypsies and Travellers. Such an approach was designed to secure support for the GTANA process, maximise response rates and, ultimately, give a more robust study.

The questionnaire

5.2 A pilot questionnaire was designed in consultation with the Steering Group and was refined following feedback sessions with a group of Travellers who attended the Haringey Traveller Driving Theory Support Group. There were in fact three questionnaires used in the survey tailored for different groups and accommodation circumstances:

- Gypsies and Travellers living on sites
- Gypsies and Travellers living in bricks and mortar accommodation
- Travelling Showpeople living on sites

5.3 A site survey form was also used to collect general details of each site visited (see Appendix 12).

5.4 The questionnaires comprised both closed questions: involving an interviewer ticking a box, and open questions: where the answer is written down. Both quantitative and qualitative data was therefore collected.

Determination of the sample

5.5 The sample has been constructed using the data supplied by the boroughs and Traveller Education Services and from other research on London's Gypsies and Travellers (see Appendix 4). Adjustments were then made to ensure a robust survey. Firstly, the sample was adjusted to ensure the sample was not skewed towards any one group or accommodation type. Secondly, figures have been adjusted for boroughs with low estimates of population numbers or where figures are not known. The result was that a minimum target was set of ten interviews for each borough. The methodology for constructing the sample is further described in Appendix 5.

5.6 Due to a lack of data on Eastern European Roma numbers, they were not sampled in the same way. Instead a target was set for 200 interviews across London, focused on the boroughs believed to have a Roma population. However the final sample involved interviews with 121 Roma families. Interviewers found that the lack of a direct benefit to participate meant that fewer families than anticipated were willing to take part. The shortfall was reallocated to the remaining sub-groups.

5.7 Following guidance from CLG, four classification groups are used in the study, with 'Gypsy' comprising English Gypsies, Eastern European Roma, Welsh and Scottish Travellers. Based on the sampling frames, the following tables show how many interviews were allocated for each community group and accommodation type and how many were achieved. The overall target was 815 interviews and 847 were achieved. One reason for exceeding the target was a proportionally large number of New Travellers who were identified during the course of the fieldwork and interviewed.

Table 5.1 Total interviews by community group

Group	Target	Achieved	%
Gypsy	433	401	92.6%
Irish Traveller	280	314	112.1%
Travelling Showperson	91	81	89.0%
New Traveller	11	51	463.6%
TOTAL	815	847	103.9%

Table 5.2 Total interviews by accommodation type

Type	Target	Achieved	%
Authorised site	375	333	88.8%
Unauthorised site	33	39	118.2%
Housing	407	475	116.7%
TOTAL	815	847	103.9%

Interviewers

5.8 Following guidance from the Steering Group, a mixture of community and professional interviewers was used to conduct the survey. Community interviewers were recruited via stakeholders and community groups and were trained by Fordham Research. The professional interviewers had all worked on other GTANAs elsewhere in the country.

5.9 It was intended that this would give participants the opportunity to have a choice over who interviewed them. Fears over confidentiality mean that participants can be reluctant to speak to community interviewers, however this must be balanced with the better access that community interviewers can have. In practice, few participants expressed a preference and the type of interviewer did not seem to be a barrier to participation. Community interviewers however proved particularly adapt at identifying unauthorised encampments and housed Gypsies and Travellers in boroughs where secondary data suggested small populations. Interviews with Roma families were conducted by support workers and staff at the Children's Society. In total 58% of interviews were conducted by community interviewers.

5.10 The Travelling Showpeople interviews were the first to take place in April 2007, in order to include the many Travelling Showpeople who left their yards to work on Easter fairs. The remaining interviews took place in June to August.

5.11 A feedback session took place in February 2008 with interviewers and members of the Haringey Traveller Driving Theory Support Group, where main findings from the research were explained. Comments from the feedback session that are additional to survey findings are included in footnotes in the following chapters.

Fieldwork strategy

5.12 Where possible, 'gatekeepers' were used to introduce interviewers to participants. This was particularly important for Gypsies and Travellers living in housing who – for reasons outlined elsewhere in this report – are harder to identify. Gatekeepers included community group representatives, Traveller Education Service workers, health visitors, social care workers and other frontline professionals whose clients are Gypsies and Travellers. As part of the consultation for the research prior to the fieldwork taking place, a database was compiled of stakeholders who said they would be interested in making introductions and explaining the purpose of the research (see Appendix 7 for a briefing note explaining the research to potential participants).

5.13 Stakeholders also forwarded contact details of Gypsies and Travellers living in housing who had said they would like to be interviewed. Most participants in housing were, however, identified through ósnowballingô at the end of the interview, where participants nominating other Gypsies and Travellers interested in being interviewed. Such a technique took advantage of the extensive family and friendship networks of Londonõs Gypsies and Travellers. It was significant in identifying participants in boroughs with a hidden Gypsy and Traveller population or where stakeholders were unable to help with introductions or contacts.

5.14 It should be made clear that, in line with other GTANAs, this was not a random sample. However, as explained in Appendices 5 and 6, the sample was stratified in such a way to ensure it was as representative as possible of the population.

5.15 In the event gaining access to sites did not prove to be as problematic as anticipated and levels of cooperation were higher than expected. Interviews were conducted at all socially rented sites in London, including those where stakeholders had warned that access would be problematic due to poor relations with local authorities and other service providers.

5.16 As with much social research there is an element of óvolunteer biasô as this approach relies on participants putting themselves forward to be interviewed. However it avoids participants feeling pressurised to take part and allows participants time to decide who is most appropriate to speak on behalf of an extended family.

5.17 Before the interview started, the aims of the research and the nature of the interview were explained to participants, and consent was verified. Following data protection principles, it was also made clear that the interview would be confidential and that there would be no way for any outside organisations to identify participants. Finally, interviewers stressed that the information provided will be used for the long-term planning of sites in London, and that needs or aspirations expressed during the interview were unlikely to be met in the short-term.

Summary

5.18 The survey methodology was developed with the Steering Group, with significant emphasis placed on consulting Gypsy and Traveller communities. The Steering Group was also consulted on the design of the questionnaire which was refined through piloting with the community.

5.19 Each borough was set a minimum target number of interviews, determined by accommodation type and community sub-group. A balance of community and professional interviewers were used, with the intention that participants would have a choice over who interviewed them and so allay confidentiality issues. Just over half the interviews were conducted by members of the community.

5.20 Survey participants were identified by stakeholders who also helped arrange introductions where necessary. Snowballing was also used, particularly to identify Gypsies and Travellers living in housing whose identity was often concealed.

6. Gypsies and Travellers living on authorised sites

Introduction

6.1 This chapter starts by outlining the profile of participants, before describing their current accommodation circumstances. The conditions on sites are then discussed before participantsôaccommodation history and travelling patterns. Finally the accommodation expectations of participants and other family members are described.

The sample

6.2 Of the total sample, 31% of interviews took place with Gypsies and Travellers living on authorised sites. This includes all socially rented sites in London, with at least two interviews conducted on each. At the Star Lane site in Bromley however, the fourteen participants would not give information relating to the number of people living on each pitch or future needs. Where information was not collected, data has been excluded from the analyses.

6.3 The majority of participants on authorised sites were Gypsies, comprising 52% of the sample. Irish Travellers made up 45% of participants and New Travellers 3%. On sites in Inner London however, the majority of participants (64%) were Irish Traveller and 29% were Gypsy. The pattern as reversed in Outer London boroughs where 67% were Gypsy and 32% were Irish Traveller.

6.4 The average number of peopl e living on a pitch was 4.1. Irish Traveller families were the largest, with an average of 5.1, followed by New Travellers with 4.3 and Gypsies with 3.2

6.5 Almost all participants living on authorised sites in London lived on those provided by their local authority or a registered social landlord (89%). 10% of participants recorded that they lived on a site owned by a private landlord, and a small minority (1%) owned their land and had gained appropriate planning permission. Such a breakdown is closely in line with the proportions in the most recent Caravan Count data (January 2007). This found that 92% of caravans were on socially rented sites and 8% were on private sites (including self-owned).

Current accommodation

6.6 Almost three-quarters (72%) of participants had been living on their site for more than five years, with only a sixth having moved on within the past year. Interestingly this figure varied for those living on sites owned by a private landlord, with 86% of participants having moved on within the last year, perhaps indicating that private sites are easier to access than socially rented ones.

Table 6.1 Length of time at current location

	Number	Percentage
Less than 1 month	18	6.4%
1 - 3 months	11	4.0%
4 - 6 months	11	4.0%
7 - 12 months	4	1.6%
1 - 2 years	12	4.4%
3 - 5 years	19	6.8%
5+ years	198	72.4%
No response	1	0.4%
Total	274	100.0%

6.7 Just over half of the participants noted that they did not intend to move from their current site (57%), with 19% unsure if this would be the case and 8% believing they would stay on their current site for at least another five years. The majority of participants (90%) noted that this was their main home and only 14% were actively looking for somewhere else to live.

6.8 Experiences of finding their current site accommodation varied. Over a third of participants noted that finding their current site accommodation had been very easy or easy (38%). 20% noted that they found the experience neither easy nor difficult, whilst 25% found it very difficult or difficult.

Site facilities and condition

6.9 Participants were asked a series of questions about the facilities on their pitch and site and what additional facilities were required. The majority of participants (84%) had an amenity block on their pitch, including 87% on socially rented sites. However 42% reported that they were either dissatisfied or very dissatisfied with their utility block. One issue was the difficulty in getting repairs done ï just over half (51%) said it was difficult or very difficult, and comments suggested that many utility blocks were in poor condition: *'Shed utility blocks are very small for my needs. Cannot do much in them, no room inside to sit and eat, and it's in bad repair and hard to keep clean'*

6.10 Less than half of the participants reported that they had fire safety equipment that was in good working order on the site.

Table 6.2 Fire safety equipment	
	Good working order
Fire hose	40%
Fire extinguishers	30%
Fire exit	24%

6.11 New guidance on site design includes ‘essential’ features for amenity blocks.[12] Participants were asked whether they had each of these facilities and, if not, whether they were seen as necessary. The table below illustrates that most participants did not currently have enclosed storage for medicines, food or cleaning materials and only a quarter (27%) had enough space for three or four people to eat together. The majority of participants without the facility said they were needed on their amenity block, with hot and cold water, electricity and supply and a separate toilet being the most needed.

Table 6.3 Facilities needed in amenity block

Facility	Have facility	Need facility
Hot and cold water	94.0%	100%
Electricity supply	79.6%	94.4%
Bath / Shower room	74.6%	82.6%
Separate WC	62.4%	84.5%
Space for cooker / washer / washing machine / fridge / freezer	57.2%	74.2%
Enclosed storage for medicine etc.	46.8%	73.5%
Secure storage for food, washing and cleaning materials etc.	29.6%	64.9%
Space for 3/4 person dining table	27.2%	71.4%

6.12 As the table above shows, three-quarters had electricity supply on their pitch. The average amount paid per week was £27, however the amount participants paid varied greatly with 12% saying they paid £10 or less per week and 17% more than £40.[13]

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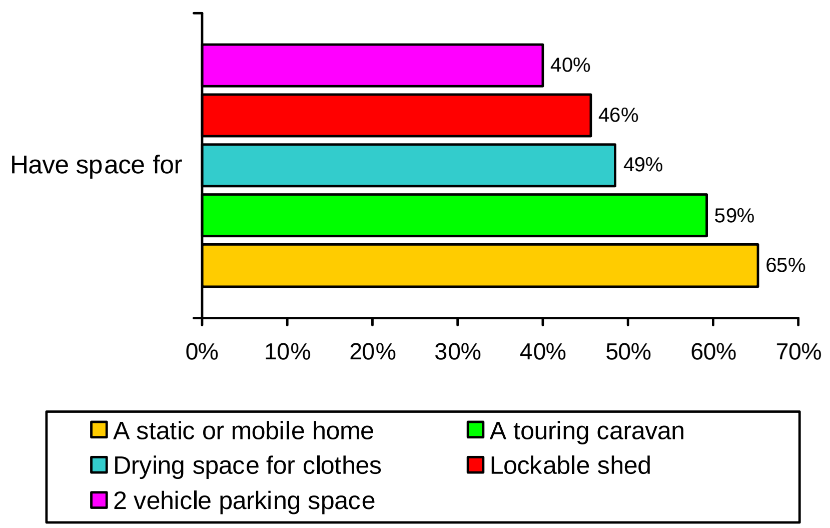
[12] Tribal, CLG and the Housing Corporation, *Guidance for the Design of Sites for Gypsies and Travellers*, April 2007, page 19.

[13] Travellers at the draft report feedback session stressed how the cost of utilities often had a greater impact on affordability than the rent of pitches (which can be covered by Housing Benefit). One reason for the high costs is that sites generally have the more expensive system of prepayment meters rather than residents being billed for usage.

6.13 The site design guidance also requires that pitches should have enough space for a large trailer, touring caravan, drying space for clothes, lockable shed and parking spaces for two vehicles, in addition to an amenity block.[14] Participants were asked whether their pitch was currently capable of accommodating these features. The figure below shows that almost two-thirds (65%) have enough space for a larger trailer, and a majority (59%) for a touring caravan. However most pitches would be unable to accommodate drying space for clothes, a lockable shed and two parking spaces.

Figure 6.1 Space needed on pitches



6.14 The guidance also requires that there is a clear space of at least three metres between the boundary of the pitch and the caravan. Participants were asked whether they thought this was the case. As interviewers did not measure the boundary, responses are clearly based on participantsôimpressions. Nevertheless, a small majority (58%) thought there was a sufficiently large boundary to meet the new guidance requirements.

6.15 Overall only a small majority (58%) of the sample believed they had enough space on their pitch. This varied by site type with participants renting from a private landlord more commonly reporting that they had enough space on their pitch (91%) and those on socially rented sites were much less satisfied (55%).

[14] Ibid, page 18.

6.16 Participants were asked whether there were any problems with their home which meant they wanted to move. The following reasons are adapted from hazard ratings used on house condition surveys. Again, this is a non-technical assessment based on participantsô impressions. Moreover when self-reporting, people often under-estimate the severity of problems that they have adjusted to living with. Just over a fifth (21%) reported one or more problems. The following table indicates that difficulties in keeping their home warm was the main reason, followed by fire hazards.

Table 6.4 Problems with home meaning want to move

Problem	Percentage
Too cold	10.8%
Fire hazards	10.4%
Lack of space to prepare food safely	9.2%
Too hot	6.0%
Bath / shower needed	5.2%

Living on sites

6.17 When participants were asked for their overall satisfaction with the site, almost half (47%) said they were satisfied or very satisfied. This is much lower than the result found for the general population, which for London is typically 70% to 85% of social housing occupants.[15]

Table 6.5 Satisfaction with current site

	Number	Percentage
Very satisfied	37	13.5%
Satisfied	92	33.6%
Neither / nor	66	24.1%
Dissatisfied	24	8.8%
Very dissatisfied	47	17.2%
No response	8	2.9%
Total	274	100.0%

[15] London Borough of Barnet, *2006 Housing Needs Assessment*, Fordham Research, 2007; London Borough of Haringey *2006 Housing Needs* Assessment, Fordham Research, 2007; City of Westminster *2006 Housing Needs Assessment*, Fordham Research, 2007.

6.18 Positives for living on a site were mainly in relation to the closeness of the community, family and facilities, as participants noted *'My family live here and we all want to stay together. Facilities are close; schools, shops, doctors. I like being able to leave windows and doors open'* and *'Nice and peaceful. It's all one big family…nice for the kids to have a lot of animals around. Some family members died here and we feel close to them*'.

6.19 Negatives were concentrated on the condition of the sites and the lack of facilities available to residents. *'We waited 11 weeks for our rubbish to be collected; we had a rat problem 'cos of it. Anything we ask the council to do they never do; we never get our post and we have drainage problems which smell', 'We're close to a motorway, it's noisy and causes pollution which is a worry. It's dusty and dirty in the summer. The council won't make repairs and we need washrooms'.* Affordability did not emerge as a major problem and only 16% said that the cost of rent was an issue.

6.20 However a number of participantsôcomments suggest that satisfaction may be less to do with the conditions on site than with the lack of a viable alternative: *'Living here means I don't have to go into a house', 'We can't complain or we'll get kicked off and there's nowhere else to go nowadays'.*

6.21 Participants were asked if there were any site restrictions they did not like and if there were any that they would like to be introduced onto the site. Regulations that participants did not like were often those that restricted the number and type of vehicles allowed on site, both for visitors and work vehicles: *'We are worried about not having…commercial vehicles. It's their work – their life', 'Not allowed any family on site, and we're only allowed to go away for six weeks'.*

6.22 The management on some socially rented sites were also criticised: ô*The way [the manager] is today able to decide who stays and who goes. Lack of transparent waiting list for people like my son and daughter', 'they never send anyone on to see us and do repairs'.*

6.23 Regulations that participants would like to see introduced to sites centred on site management and safety: *'A space for fire engines and fire regulations. The council needs to put more thought into design'; 'Better management and a caretaker on site. Regular road sweepers and rubbish collection, more spot checks on sites'*.

6.24 The overwhelming majority (92%) received post on site. A large majority (84%) also said they felt safe living on the site. However 75% said there was no space for children to play safely on the site, and 46% reported noisy or dangerous traffic as a problem. *'There's heavy traffic close by and the access road needs speed bumps – its' not safe for children here'*; *'The site's in between two large noisy factories, one's a cement factory. There are no gates and the factory lorries use this entrance to turn their vehicles around'*.

6.25 Proximity to busy roads and environmental factors were reasons why the siteȏs location was rated poorly. However a small majority (60%) said the site was in a good location. The following table shows how easy it is to access to local services from the site.

Table 6.6 Access to local services

	Easy	Fair	Poor	Total
Shops / Post Office	74.7%	20.9%	4.4%	100.0%
Health centre / GP	73.5%	20.0%	6.5%	100.0%
Primary school	74.9%	19.9%	5.5%	100.0%
Secondary school	72.9%	21.0%	6.1%	100.0%

6.26 Participants were asked whether they had a licence to live on the site or a tenancy agreement. Half said they had a license, with a quarter a tenancy and a quarter unsure. The findings suggest a degree of confusion among participants over whether they had a tenancy or license, with different participants on the same site giving differing answers. The following comment from an interviewer illustrates the confusion: *'[participant] said she had a tenancy and she showed me it but it was a licence. I explained the difference between the two'*. Some participants were aware of the type of agreement they had, and that a license gave them fewer rights over their accommodation: *'We want a tenancy not a license, as the council can with 6 weeks notice evict all travellers without a reason in front of a judge.'*

Previous accommodation

6.27 Of the participants interviewed living on authorised sites, 29% had previously lived in bricks and mortar accommodation. Of these, 32% noted that if they could find a house or flat where they felt safe and secure they would like to move back. Of those who had not previously lived in bricks and mortar accommodation, a further 8% would consider making the move if they could find a safe house or flat. Overall 14% said they would like to live in a house or flat if they could find a place where they felt safe and secure.

6.28 Reasons for living in a flat were commonly reported as being moved there as a child with their parents, or fleeing from the site due to family arguments or domestic violence; *'I was threatened by my partner'*. When asked why they had returned to the site many reported that this was due to the harassment suffered in their new neighbourhood; *'I had to leave the house because I was threatened while living there', 'We moved because we wanted more space etc. The children didn't like the area because of harassment from other school children'.*

Accommodation expectations

6.29 The majority of participants did not believe that there was enough space for Gypsies and Travellers in their borough (86%). Participants were also asked what they feel Councils in London should provide for Gypsies and Travellers. Participants were concerned over the lack of accommodation for future generations and that the insufficient design of the current sites will be replicated on new sites: *'All over London sites are needed. Some of my family have had to move into housing due to no room on sites. Transit sites should also be provided for when people go travelling'*; *'The council needs to provide more sites with bigger pitches for extra Travellers and Gypsies. In most sites there isn't anywhere safe for children to play and the plots are very small. Sites should be better managed by the council'.*

6.30 Participants also noted that they would like to buy their own land and gain planning permission. One noted *'Travellers around here want to be able to buy their own land and build a chalet or a bungalow on it. Things have changed for the worse for Travellers. They are not allowed to live the Traveller way of life. They are made to live in houses and most don't want to'.*

6.31 While over two thirds (70%) of participants reported that they would be interested in owning their own land to live on in London (including participants who wanted the right to buy their pitch from the council), 86% believed that they would not be able to afford land in the area.

6.32 15% of participants said they needed or were likely to move to a different home in the next five years. Of these, the largest number (42%) wanted to move to a socially rented site, and 29% to a self-owned site. 17% wanted to move to socially rented housing. Of those who responded that they were likely to move, or were uncertain, the following table describes reasons for moving to a different home.

Table 6.7 Reasons for moving home

Reason	Number	Percentage
Not enough space here	15	36.6%
Eviction / being moved off*	8	19.5%
Environment / pollution	8	19.5%
Suffering harassment	6	14.6%
Employment reasons	6	14.6%
Too far from school / other services	5	12.2%
Other	4	9.8%

*This includes participants on sites being closed due to the Olympics redevelopment in East London.
NB: percentages add to more than 100% as participants could give more than one answer.

6.33 In terms of future family needs, 30% expected a family member to move into their own separate home within the next five years. The following table shows that there is an overwhelming preference for living on socially rented sites among newly forming families. Furthermore, 84% of those who would want to live on a site would want to live in the same site as the family head.

Table 6.8 Future accommodation preferences

Type	Number	Percentage
Socially rented site	69	84.8%
Private site owned by a Gypsy / Traveller	6	7.3%
Privately rented house / flat	5	6.1%
Socially rented house / flat	4	4.9%

NB: percentages add to more than 100% as some part icipants gave more than one answer.

Travelling

6.34 A large majority (76%) had not travelled in the past year. Of those who had, 30% had travelled five or more times and 10% ten or more. Almost two-thirds (61%) of those who had travelled in the past year said that culture or tradition was a main reason for travelling; 30% said seeing family or friends and 27% gave employment: *'it's mostly for work… it's our way of life. You have a house and stay still, we have a trailer and move'*; *'culture – we want to show kids where they came from and what its about'*.

6.35 Two-thirds had stayed on an unauthorised encampment when travelling and almost a third (30%) on private sites. Just over half (56%) had been evicted or moved on from a site in the past year.

6.36 Just under half (48%) expected to stop travelling, with the main reasons for stopping given in the table below. Additionally 14% said there were unable to keep their pitch when they travelled, although it was unclear whether this was due to the license or tenancy conditions, or due to site management practices: *'I'm afraid [site manager] will seize the pitch and use it as an excuse to get rid of me if we go travelling'*.

Table 6.9 Reasons for stopping travelling

Reason	Number	Percentage
Lack of transit sites / stopping places	24	39.3%
Age / too old	18	29.5%
Health and support needs	15	24.6%
Threat of evictions	11	18.0%
Education / access to services	6	9.8%

NB: percentages add to more than 100% as participants could give more than one answer.

Summary

6.37 A total of 333 interviews were conducted with Gypsies and Travellers living on authorised sites, almost all of which were socially rented. Participants were well-settled on their sites, with three-quarters living there fore five or more years. Just under half said they were satisfied with their site, a level much lower than that found in housing surveys of the general population. A similar amount was happy with their utility block with problems reported over its condition, the difficulty in getting repairs done, lack of space and secure storage for many of the features deemed essential in new design guidance.

6.38 The majority said they did not have fire safety equipment in good working order on their pitch. A fifth reported a hazard meaning they wanted to move. In terms of space on site, most pitches would be unable to accommodate drying space for clothes, a lockable shed and two parking spaces as recommended in new Government guidance on site design.

6.39 While participants were likely to praise the sense of community on site, the poor maintenance and inhospitable locations of many sites were criticised. Many seemed to be aware that the alternative was to move into housing, but only 14% said they would like such a move. For those who wanted to move, the strong preference was for a socially rented site, as it was for newly forming families.

7. Gypsies and Travellers living on unauthorised sites

Introduction

7.1 As detailed in Chapter 5, 39 families living on unauthorised sites were interviewed in the survey. The sites were across nine boroughs. Of the 39 interviews, 19 were with Irish Travellers (49%), 15 with New Travellers (38%) and four with Gypsies (10%). The average size of each family unit was 3.3 persons. The sample included three unauthorised developments with the remainder classified as roadside encampments (including one caravan parked on a parentôs council home driveway).

7.2 Gypsies and Travellers on unauthorised sites were interviewed using the same survey form as those on authorised sites. This chapter outlines their accommodation circumstances and expectations and their future family needs.

Current accommodation

7.3 Most of the families had been staying at their current location for less than a year. As the following table shows, the majority (62%) had lived on the site for less than one month. Perhaps surprisingly, given London boroughsô low tolerance of roadside encampments and the small number of unauthorised developments in the sample, almost a third (30%) had been there for more than a year. Eight participants ï three on roadside encampments ï had lived there for five or more years.

Table 7.1 Length of time at current location

	Number	Percentage
Less than 1 month	24	61.5%
1 - 3 months	3	7.7%
4 - 6 months	1	2.6%
7 - 12 months	1	2.6%
1 - 2 years	1	2.6%
3 - 5 years	1	2.6%
5+ years	8	20.5%
No response	1	2.6%
Total	39	100.0%

7.4 In terms of how long they expected to be staying there, the majority (61%) thought they would stay for less than a month, although 28% were unable to say, while the participants on unauthorised developments did not intend to move. For all bar two participants (95%), the current site was their main home, suggesting that hardly any were in London having travelled from an authorised site or from housing. Three-quarters (74%) said they were looking for somewhere else to live in the area.

7.5 Only seven families (18%) said they had access to basic facilities on the site, such as water, rubbish disposal and toilets: *'we have no facilities here, we need hardstanding, water and electricity. Privacy is the main thing we're missing though'*; *'I live in a tourer on parents' driveway - have no electricity or water connected, no phone. Should not really be here, do not receive post, only through parents' address. But I'm pregnant so it's important I have somewhere to live!'*. Six participants (15%) received post where they lived.

7.6 Participants were evenly split on whether they felt safe where they lived: 50% said they did. One concern was the lack of space for children to play safely, given by a third (32%) of participants. Noisy or dangerous traffic was a greater concern, stated by seventeen participants (45%).

7.7 The following table shows how satisfied participants were with where they lived. Not surprisingly, given the reported lack of basic facilities and the temporary nature of most of some sites, satisfaction levels are low. The following table shows that a two-thirds majority (67%) registered a degree of dissatisfaction with their accommodation.

Table 7.2 Satisfaction with current site

	Number	Percentage
Very satisfied	-	-
Satisfied	5	12.8%
Neither / nor	8	20.5%
Dissatisfied	4	10.3%
Very dissatisfied	22	56.4%
Total	39	100.0%

7.8 When asked about the benefits of where they lived, for some participants it was that they were able to maintain their identity: *'I like to travel on the road, it's all I know at the moment but I would stay here if the council let me and my family'*; *'we are with our community, we are with our family and it's not living in a house'*. However eleven participants (37%) were unable to give any benefits of their current accommodation.

7.9 In terms of the disadvantages, the following table shows that the threat of evictions and the temporary nature of the accommodation were the most common factors given by participants: *'Uncertain where we will end up or what will happen. We're living here illegally, no room, no proper facilities. Doesn't look good for the future'*.

Table 7.3 Disadvantages of current accommodation

	Number	Percentage
Threat of evictions / moving on	12	30.8%
Facilities	11	28.2%
Security	8	20.5%
Pollution / health effects	8	20.5%
Overcrowding	7	17.9%
Lack of access to amenities / services	5	12.8%
None	3	7.7%

NB: totals add to more than 100% as participants could give more than one answer

7.10 Additionally, over three-quarters (76%) said they did not have enough space where they lived. A small majority (53%) had lived in bricks and mortar accommodation at some stage in their life. Over a quarter (27%) of participants were born in a house, mainly New Travellers: *'I was born in one but got kicked out. I lived in care but then left that at 15 years old and have been on the road ever since'*. Others had moved into housing having struggled to find suitable stopping places: *'I was sick of being moved so we tried it but hated it. Neighbours hated us so we soon moved. Didn't mean to be antisocial but they hated large vehicles coming and going'*. The vast majority (84%) said they would not want to live in a house in the future.

7.11 Both transit and residential sites were suggested as being needed in London. Short-term stopping places would enable the participants to continue their lifestyle:

> *'They should at least have one permanent site in every town and transit sites up and down this country for Travellers to go to when away looking for work and for holidays. There are plenty of caravan parks for the settled community to travel to when they go on holiday so why can't it be the same for Travellers?'*

7.12 However it was clear from comments that many participants wanted a permanent place to live in their current locality: *'we just want a site in Croydon, that's our home. We need enough pitches for our immediate family with basic amenities and somewhere safe for kids to play'*; *'we want a permanent place around here – don't want to move from my family in Greenwich'*. None of the participants thought there was currently enough space for Gypsies and Travellers to live in their current borough.

Accommodation expectations

7.13 There was a strong preference for living on self-owned land ï 82% said they would if they could afford it. Almost half (45%) of these participants would want to do so in their current borough, again indicating that many were permanently based in the area. However an even greater proportion of participants (90%) did not believe they could afford to buy their own land in London.

7.14 The large majority of participants (80%) said they needed or were likely to move home imminently and only two participants (both on unauthorised developments) said they had no need to move. Almost three-quarters (74%) said they would want to stay in London. The following table shows the preferences of the participants who said they were likely to move. The overwhelming preference was for site accommodation, with over three-quarters (77%) wanting to move to a socially rented site. Furthermore, of those wanting to move to a site, 92% would want a permanent or residential rather than transit or short-term accommodation.

Table 7.4 Accommodation preferences

	Number	Percentage
Socially rented site	30	76.9%
Private site owned by a Gypsy / Traveller	11	28.2%
Private site owned by self	10	25.6%
Socially rented house / flat	3	7.7%
Private site owned by non-Gypsy / Traveller	2	5.1%

NB: totals add to more than 100% as participants could give more than one answer

7.15 A need for separate accommodation for four family units would emerge from the participants on unauthorised sites. One was required imminently and three within one to two years. All wanted residential, socially rented accommodation.

Travelling

7.16 Just over a quarter (26%) of participants had not travelled in the past year. Some of those who had travelled were highly mobile ï 15% had travelled ten or more times in the past year. All had stayed on other unauthorised encampments, two participants had visited private sites but none had stayed on socially rented sites. All except for two had been evicted or moved on from a site in the past year: *'Nobody will allow you to stay more than three days before you get moved on. It makes me upset, very depressed, it's hard to get work as you keep moving, or get the baby medical treatment.'*

7.17 A slight majority (52%) could not envisage a time when they would stop travelling. Of those who expected to stop or had already stopped, the main reason was the threat of evictions given by two-thirds of participants, as the following table illustrates:

Table 7.5 Reasons for stopping travelling

	Number	Percentage
Threat of evictions	8	66.7%
Lack of transit sites / stopping places	6	50.0%
Safety / harassment	4	30.0%
Age / too old	2	16.7%
Health and support needs	2	16.7%

NB: totals add to more than 100% as participants could give more than one answer

New Travellers

7.18 The sample included sixteen interviews with New Travellers living on three unauthorised encampments across London. Although the Government guidance on GTANAs states that all families on unauthorised sites should be given authorised pitches to live on, it might be expected that New Travellers have different accommodation requirements from other Gypsies and Travellers due to different lifestyle practices (e.g. a history of squatting in London). Consequently New Traveller participants were analysed separately to establish whether this was likely to be so.

7.19 However the survey sample, although small, strongly suggests that new Travellers are as likely as other groups to require a socially rented residential pitch to live. All sixteen participants said they wanted to live on a residential pitch; six would prefer a socially rented pitch, five privately rented and the remainder owning their pitch.

7.20 It is a possibility that New Travellers would require different residential sites from other Gypsies and Travellers, whether in terms of size or design. However, as with all Gypsies and Travellers, it would require local research with specific groups on unauthorised encampments to establish their precise requirements.

Summary

7.21 A sample of 39 Gypsies and Travellers living on unauthorised sites were interviewed, included 36 on roadside encampments. Few of the sample were intending to stay only temporarily in London, with 77% of those expecting to move wanting to do so in London. Around three-quarters wanted residential accommodation on socially rented sites.

8. Gypsies and Travellers living in housing

Introduction

8.1 The stakeholder consultation suggested that the number of Gypsies and Travellers living in bricks and mortar accommodation has been increasing in London. A key aim of the London GTANA is to better understand their accommodation needs, with both regards to site provision and affordable housing.

8.2 This chapter starts by considering the current accommodation circumstances of Gypsies and Travellers in housing, before looking at their future expectations and requirements. The sample included 121 interviews with Roma families from Eastern Europe, who have been classed as Gypsies. Where they show markedly different responses from other Gypsies and Travellers however, their responses are separated out in the analyses.

The sample

8.3 Just over half (55%) of all interviews were conducted with Gypsies and Travellers living in bricks and mortar accommodation. Interviews taking place in all boroughs, except the City of London where no Gypsies and Travellers were identified. Of the sample, 56% were Gypsies (including 26% Eastern European Roma), 38% Irish Travellers and 6% New Travellers.

8.4 The average number of peopl e living in the household was 4.4, however there was variance between community groups, with Eastern European Roma living in larger households, as the following table shows:

Table 8.1 Average size of household

Community group	People
Gypsy	4.4
(Eastern European Roma)	5.2
(Other Gypsy)	3.6
Irish Traveller	4.5
New Traveller	2.4
Other / refused	4.1
Total	4.4

Current accommodation

8.5 Participants predominated in the social housing sector ï 68% rented from a council or social landlord. Only 5% are owner-occupiers, in contrast to 57% of the general population in London. [16] The Other category included squatting, staying with friends and living in bed & breakfast accommodation.[17]

Table 8.2 Tenure profile		
	Number	Percentage
Council rented	213	45.8%
RSL rented	104	22.4%
Private rented	95	20.4%
Other	28	6.0%
Own with mortgage	11	2.4%
Own outright	11	2.4%
NR	3	0.6%
Total	465	100.0%

8.6 Almost half (49%) said it was difficult or very difficult to get their home, including small majorities of those in the private rented sector (56%) and council housing (51%). Difficulties mainly related to the length of time it took to access social housing through waiting lists and having to stay in temporary accommodation until a permanent home could be found: *'I've been in six B&B and two temporary houses in three years. Had to go to the solicitor to get a house.'* Providing documentation, references and a deposit was given as a problem for those in the private rental sector, particularly Eastern European Roma, who were often recent arrivals to the UK. On the other hand, a small number of participants thought their status as a Gypsy or Traveller made it easier to access social housing: *'We were due to be evicted from our own land, so the council had to house us'*.

8.7 A third of participants had previously lived on a site, including 19% on unauthorised sites. Almost three-quarters (74%) of those who had previously lived on sites had transferred to the social housing sector. 8% had previously been homeless or squatting: *'I have 2 adult sons with learning problems and we were all homeless 4 years ago living in squats after Housing Services said we'd made ourselves intentionally homeless after I left my house in London for 5 weeks to go to a funeral in Ireland. I did not know this would make me intentionally homeless'*.

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[16] Fordham Research (2005), *London and Sub-Regional Support Studies Project*, final report, Greater London Authority, Association of London Government, page 41.

[17] Participants were asked whether their accommodation was permanent or temporary, however the data was not reliable as some participants referred to accommodation they did not intend to stay in forever as temporary, even if there were no restrictions on their staying.

8.8 Three main reasons were given for moving into housing. The most popular reason was simply the lack of alternatives: *'Travelling life is not allowed anymore and you get fed up with the agro on the roads. There's no room on caravan sites and waiting lists go on forever'*. This included overcrowding or other problems on council sites: *'I got fed up living on a council site with other people we did not know. New Travellers were moving on and off all the time'*; *'I moved from a site to housing because I was fleeing from domestic violence on the site. Even though the violence problem was resolved I never moved back to a site - it was the feuding between families that put me off living on sites'*.

8.9 The second main reason was to access services: *'I was travelling around - my ex-husband was giving hassle, I wanted to get a house so my children could get an education'*; *'because it was too difficult to travel and keep kids in school, they can get a better life'*. Finally some participants stressed how they had chosen to move into housing: *'I wanted to settle down and get permanent property for myself and family and look after grandchildren'*; *'I had an offer on my land and sold it. Also I was getting older and my wife didn't want to live in a trailer anymore'*.

8.10 The following table shows satisfaction with the current home by community group. Overall almost half (47%) were satisfied with their current accommodation, with 28% expressing a degree of dissatisfaction. It is notable that the levels of satisfaction are very similar to those living on sites (see Table 6.5), so again much lower than for the general population. Moreover it is notable that Irish Travellers were more likely to register a degree of dissatisfaction ï 42% were dissatisfied or very dissatisfied.

Table 8.3 Satisfaction with current home

	Satisfaction					
Community group	Very satisfied	Satisfied	Neither / nor	Dissatisfied	Very dissatisfied	Total
Gypsy	20.9%	39.1%	21.4%	9.8%	8.8%	100.0%
Irish Traveller	15.0%	18.1%	25.0%	15.6%	26.3%	100.0%
New Traveller	4.2%	41.7%	41.7%	12.5%	0.0%	100.0%
Other / refused	0.0%	28.6%	28.6%	28.6%	14.3%	100.0%
Total	17.2%	30.8%	24.1%	12.6%	15.3%	100.0%

8.11 The most popular benefits of living in housing were the added privacy and extra space over that available on a site: *'More privacy, more convenience, more space, you can keep yourself to yourself if you want to'*; *'There's no police banging the neighbour's door at silly o'clock in the morning. We've got hot water, don't have to get gas bottles'.* Another major factor was the better utilities in housing and that it was easier to heat than a caravan: *'Since living in housing I have grown to like the privacy you can get in a house that you don't get on site. Houses are warmer in winter and you've got better access to water in housing.'*

8.12 Some participants mentioned that their children had more space to play as well as being better able to access schools and other services: *'In a house you can keep an eye on the kids whereas if you live on a big Traveller site which is not well managed and is in a dangerous area you worry about the kids getting into trouble and accidents'; 'My kids are settled - got a permanent doctor who I can rely on. I want my kids to have a good education and they are getting on well, lots of friends'*.

> *Living in a house in same place for a while has enabled me to get proper service and support for my 2 sons with learning problems. My son got a proper assessment as it was very hard to get health and education services when you lived a nomadic life in caravans and sites*

8.13 Some Roma families from Eastern Europe had previously lived in informal housing and in very poor conditions. For some, simply being able to access housing was the main benefit: *'I feel free and proud to be in a house. I feel that now I am a father to my family'*.

8.14 The main disadvantages related to isolation and the threat to cultural identity from no longer living on a site: *'We are Travellers – I hate living in a house. I don't have my community around. I really want to live on site with my family again. The kids can't go out and play. I get very lonely and depressed living in a house – I feel like I am in prison'*; *'we are losing our community, we don't have communal space anymore. We used to share childcare so our kids are no longer communally raised. We are losing our cultural identity'*.

8.15 While some participants found living in a house gave them greater privacy, others felt the opposite: *'anyone can knock on the door, not much privacy. I like to have doors and windows open so I can see outside, let the outside in! I used to fall up and down the stairs when I first moved in, I wasn't used to them'*. Adjusting to living on more than one floor was also given as a disadvantage: *'I hate sleeping upstairs. After 10 years I still sleep in the front room. I would much prefer a bungalow.'*

8.16 Problems with neighbours were common: *'The neighbours - everything that goes on in this street, they call the police and automatically it's us, even loud music coming from other houses. The neighbours have a petition to get us out of the house'*; *'We don't fit in to the area. When they find out you are a traveller they think we are thieves. I had a friendly neighbour for 18 months til she found out I was a Traveller'*.

8.17 Finally, security was a large concern, with 30% saying they did not feel safe (compared to 16% of participants on authorised sites): *'It's not as safe as on a site. Everyone watches out for you and the kids on site'*; *'It's a really rough estate. . . you can't be outside in a sad environment. Its unsafe outside my front door'*.

8.18 Overcrowding was extremely high: 21% were assessed as being in overcrowded conditions using the Bedroom Standard. This compares to the average overcrowding rate in London boroughs of 7%.[18] The table below shows that overcrowding was highest for Irish Travellers and Eastern European Roma.

Table 8.4 Overcrowding

Community group	Number	Percentage
Gypsy	38	17.4%
(Eastern European Roma)	(29)	(24.2%)
(Other Gypsy)	(9)	(9.2%)
Irish Traveller	43	26.5%
New Traveller	2	8.3%
Other / refused	3	42.9%
Total	86	20.9%

8.19 Not surprisingly there was a strong correlation between overcrowding and dissatisfaction with current accommodation. Of those in overcrowded conditions, 41% were dissatisfied, as opposed to 20% of those in suitable conditions.

Condition of the home

8.20 As with participants on sites, Gypsies and Travellers in housing were asked whether there were any problems with their home which meant they wanted to move. Again, it must be stressed that is a non-technical assessment based on participantsôimpressions and the same qualifications over self-reporting apply.

8.21 The following table indicates that the risk of entry by intruders was the main problem, given by 14% of the sample.

Table 8.5 Problems with home meaning want to move

Problem	Percentage
Entry by intruders	14.1%
Dampness	13.4%
Too cold	9.0%
Bath / shower needed	6.8%
Structural collapse / falling elements	6.3%

[18] Fordham Research (2005), op cit, page 108.

Accommodation expectations

8.22 When asked whether they thought there was enough accommodation for Gypsies and Travellers in their borough, almost three-quarters (71%) said there was not. As with Gypsies and Travellers on sites, participants emphasised the need to increase the number of sites, particularly transit sites to enable them to continue travelling: *‘They should provide plenty more caravan sites all over the country and transit sites for when you go away through holidays as this is a very big problem for us’*. Transit sites were particularly required as being able to travel helped participants maintain their cultural identity while living in bricks and mortar accommodation:

> *‘We are very much a Traveller family. Perhaps we are a new type of Traveller family who now wants to live or be based in houses in the winter and will travel in the summer, being happy both in housing and on sites, so long as we can do both. When living in houses we still live the Traveller life, mixing with our own and marrying into our own. . . I think my kids will still be travelling… but I do not think they will be living permanently on sites.*

8.23 Participants also stressed how sites should be planned now so their children would have a chance to live on one: *‘They should build more sites for the future generation so they will not be forced into houses and have to hide who they are like we have had to’*. Others wanted more housing specifically designed for Gypsies and Travellers: *‘We need cheaper places with a community - houses, yes, but together to be safe’*.

8.24 A small majority (59%) would like to live on their own land ideally, however only 6% thought they would be able to do so. When asked whether they would like to move a site, providing they could find one where they felt safe and secure, a small majority (58%) said they would. This was not affected by whether the participantõs previous home had been on a site or not. Of these participants, only 42% said they knew how to get their name onto a site waiting list.

8.25 Precisely half of participants said they needed or were likely to move to a different home in the next five years. Of these, 34% would like to move to a socially rented site, although the largest proportion (46%) said they wanted to move to socially rented housing. There are however differences between the sub-groups. The following table shows how many from each group want to move to residential sites, transit sites or into housing. It shows that across the sub-groups there is minimal need to move to transit accommodation. But it also shows that only 10% of Eastern European Roma want to move to a site, as opposed to 71% of other Gypsies and 65% of Irish Travellers.

Table 8.6 Accommodation preference				
	Accommodation type			
Community group	Residential site	Transit site	Housing	Total
Gypsy	36.9%	-	63.1%	100.0%
(Eastern European Roma)	(9.6%)	-	(90.4%)	100.0%
(Other Gypsy)	(71.1%)	-	(28.9%)	100.0%
Irish Traveller	65.2%	4.3%	30.4%	100.0%
New Traveller	50.0%	-	50.0%	100.0%
Other / refused	66.7%	-	33.3%	100.0%
Total	54.3%	0.3%	45.5%	100.0%

8.26 The table below shows the main reasons for wanting to move and shows that lack of space was the main factor:

Table 8.7 Reasons for moving home		
Reason	Number	Percentage
Not enough space here	91	57.2%
Suffering harassment	29	18.2%
Need somewhere cheaper	17	10.7%
To receive support / other care	16	10.1%
Employment reasons	6	3.8%
Total	159	100.0%

8.27 A quarter expected a family member to move into their own separate home within the next five years. The main preference was for social rented housing (53%), followed by socially rented sites (29%).

Table 8.8 Future accommodation preferences		
Type	Number	Percentage
Socially rented housing	59	53.1%
Socially rented site	32	28.8%
Self-owned site	11	9.9%
Privately rented housing	9	8.1%
Total	111	100.0%

NB: percentages add to more than 100% as some participants gave more than one answer.

Travelling

8.28 Almost three-quarters (72%) had not travelled in the past year. Interestingly this is slightly lower than the figure for participants living on authorised sites (see Chapter 6), suggesting that living in housing does not necessarily inhibit travelling. Indeed, some of the comments suggest that still travelling was a critical way for participants to maintain their cultural identity: *'We want to live the proper travelling life and we travel every summer and as often as we can'* ; *'I'm settled in housing but I still travel with my family to fairs all over the country. Think this is a very important part of their culture and identity and I need [my children] to experience this… I want them to fit in but retain their Traveller identity'*.[19]

8.29 Many participants recognised, however, that the opportunities to travel were diminishing: *'It's not a way of life anymore. No one wants Travellers living near them, you might get moved on'*; *'Before I go back on the road they need to make more transit sites. We shouldn't have to lose our way of life. Other people are able to carry on their ways of life and be accommodated for'*.

8.30 Some Eastern European Roma said that travelling was no longer a part of their identity: *'Polish Roma don't travel anymore. It's better to live indoors'*; *'We do not travel. we do not want to go around … living in dreadful conditions, especially for children. All that's gone!'*.

8.31 Two-fifths (41%) had stayed on an unauthorised encampment when travelling and almost the same amount on private sites. Almost a third (30%) had been evicted or moved on from a site in the past year. *'I've been moved around constantly over past few years. Sometimes made to move forcibly in the early hours which can be very distressing.'*

8.32 When asked if they expected to stop travelling, a large majority (70%) said they did not. The main reasons for stopping are given below.

Table 8.9 Reasons for stopping travelling

Reason	Number	Percentage
Lack of transit sites / stopping places	18	33.3%
Education / access to services	15	27.7%
Threat of evictions	10	18.5%
Age / too old	7	12.9%
Safety / harassment	4	7.4%
Total	54	100.0%

NB: percentages add to more than 100% as participants could give more than one answer.

[19] Travellers at the feedback session suggested that authorised site residents were less likely to travel as they feared losing their pitch if they moved away.

Summary

8.33 The largest sub-group of the sample was Gypsies and Travellers living in housing, comprising 55% of all interviews. A third had previously lived on sites, including a fifth on unauthorised sites. The lack of an alternative was given as the main reason for moving into housing, although feuding on sites and better access to services were also mentioned. Just short of half were satisfied with their home, with the isolation and loss of cultural identity given as reason for dissatisfaction. Overcrowding was extremely high ï over a fifth overall, and around a quarter for Irish Travellers and Eastern European Roma.

8.34 A small majority wanted to return to living on a suitable site although very few Roma wanted such a move. A third of newly forming households aspired to move onto a socially rented site and just over half into socially rented housing.

8.35 Participants stressed how still travelling was critical to keeping their cultural identity although the lack of transit accommodation nationwide made this difficult, with 40% staying on unauthorised encampments in the past year.

9. Access to services

Introduction

9.1 While the focus of the survey was on accommodation requirements, the questionnaire also collected information on access to services, including health and education. Research has found that poor accommodation can prevent access to services and so cannot be seen in isolation.[20] This chapter outlines the main findings with emphasis on barriers to service uptake and how services can be improved.

Discrimination

9.2 Participants were asked a series of questions on discrimination and harassment. Over a third (38%) said they had been discriminated against when trying to access services. The following table shows that participants living on unauthorised sites were the most likely to say they had been discriminated against:

Table 9.1 Discrimination when accessing services by accommodation type

Accommodation type	Percentage
Authorised site	41.6%
Unauthorised site	62.9%
Housing	33.2%
Total	37.8%

9.3 When broken down by ethnicity, the table below shows that Irish Travellers were most likely to say they had experienced discrimination when accessing services.

[20] E.g., Glenys Parry, et al, *The Health Status of Gypsies & Travellers in England: Summary of a report to the Department of Health*, University of Sheffield, 2004.

Table 9.2 Discrimination when accessing services by community group	
Community group	Percentage
Gypsy	27.4%
(Eastern European Roma)	23.1%
(Other Gypsy)	31.0%
Irish Traveller	48.5%
New Traveller	38.6%
Other / refused	34.8%
Total	37.8%

9.4 Council housing departments was the main source of discrimination with several examples given: *'Local housing [department] very recently. Did not want my sister attending meeting with housing officer - I can't read well and needed help'*; *'Because Travellers caused trouble elsewhere the Council wouldn't re-house me. I had graffiti sprayed all over my flat, it was only when people tried to burn my flat down through the letterbox, the police got involved and made the council move me'*; *'Councils always claim Travellers don't live in the borough if we haven't lived there for 6 months and aren't on electoral roll'*.

9.5 Discrimination when accessing health services was also mentioned although more often the attitude of receptionists and support staff rather than medical personnel: *'It's happened loads of time in past - denied access to doctors and dentist by receptionists who look down on you'*; *'GP surgery books were always "too full" when I tried to register but I contacted STAG [Southwark Travellers Action Group] and they helped me to get in.'*

9.6 Being refused service at pubs was another source of discrimination, with several participants giving examples: *'There is a pub near where my mother lives which bars Gypsies'*; *'In my time I have been refused services in pubs in England and Ireland many times, especially when I have my family with me… Irish settled people in England who manage pubs are worst for refusing service to Irish Travellers'*.

9.7 Others did not give definite examples of discrimination, but mentioned how their ethnicity meant they were treated differently to others: *'People change when they know you are a Traveller. They treat you differently and talk to you in a different way'*.

9.8 Half of the participants (52%) said they had been a victim of racism, crime or bullying because of being a Gypsy or Traveller. Again, participants on unauthorised sites were more likely to report this (63%), partly because of the way evictions were carried out: *'When we travelled the police always broke the van windows to move us on. They picked on my son. He's been falsely accused of breaking into premises - he was at home at the time'*.

9.9 Only a fifth (22%) of those who said they'd been a victim of a race crime said they had reported it to the police. Of these 79 participants, only three reported that there was a positive outcome, although some complaints were still being dealt with: *'After I was refused service in a local pub, I contacted the police and a solicitor and then the landlord apologised and let me and my family back in'*. For most participants going to the police resulted in no further action being taken: *'No outcome as police didn't get back to us and we didn't get back to them'*; *'One time when we were on the roadside people were calling us names. The police were there but took no action. I don't blame police as they are in a catch-22. The council should have more transit sites so we wouldn't have to stay on the roadside'*.

9.10 Those participants who had not gone to the police gave three main reasons. The first was that they did not think they would be treated fairly by the police: *'Police treat Travellers differently; speak to us in a patronising manner. They treat all Travellers as if they are trouble when most are not'*; *'What's the point? They would not deal with it. Many travellers have had these problems for years'*; *'A council guy was in the pub and said we were just scum. What's the point in reporting it? It would be obvious who would be believed'*.

9.11 The second main reason was that it was not seen as part of their culture to go to the police for help: *'It's not the Traveller way for my generation to report things to the police. Also not being able to read and write doesn't help'*; *'They don't listen. Anyway I'm too proud as a person - like to handle it myself'*.

9.12 Finally, some participants said the process of reporting a crime was too complicated and difficult: *'There are too many people to deal with, and too many forms to fill in which you cannot read and write. You get lost understanding complex words at meetings because you have no education'*

9.13 Participants were asked about their impressions of the media's portrayal of Gypsies and Travellers. The responses were almost entirely negative: *'Downright disgusting - they don't know us. We are the only ethnic group where they are allowed to get away with it. They could not say the same things about any other race'*. *'Very bad. They should start giving out positive stories and that way settled people would understand us more*.

9.14 The only exception to these views was from participants living on a site in East London facing closure: *'They don't really cover our issues. But the BBC did cover the issue of our move from Clays Lane. They helped stop the council moving us next to Jenkins Lane sewage farm under a flyover with busy traffic and fumes'*.

9.15 As commented on earlier in the report, one issue with the weakness of secondary data is that Gypsies and Travellers often do not identify themselves to all service providers. Participants were asked if they had ever hidden their identity to get into housing, employment or to access services. Over a third (35%) said they had: *'My sister has hidden her identity to get housing and most Travellers do hide their identity to get services'*. The table below shows that (perhaps unsurprisingly given the nature of their accommodation) participants living on unauthorised sites were much more likely to say they had concealed their identity (73%).

Table 9.3 Percentage concealing identity to access services

Accommodation type	Percentage
Authorised site	19.4%
Unauthorised site	72.7%
Housing	34.7%
Total	34.5%

9.16 Participants were also asked about the best way to keep Gypsies and Travellers informed about services. The table below shows that a newsletter was the most popular suggestion, given by almost half (46%) of participants: *'Travellers might not read it if it looks official so it'd have to have a logo or something we recognise'*.

Table 9.4 Best way to be kept informed about services

Method	Percentage
Newsletter	46.1%
Visit by liaison officer / support worker	28.7%
Visit by health / education worker	22.6%
Voluntary group	19.3%
Site notice board	16.0%*
Council housing department	10.1%
Telephone outreach	7.8%

NB: percentages add to more than 100% as participants could give more than one answer.
*Refers to participants living on an authorised site

Health and support needs

9.17 Almost all (92%) were registered with a GP surgery, however a third of participants on unauthorised sites were not registered anywhere, as the table below shows. Among participants who were not registered, precisely half said they had been refused to be taken on at a GP surgery.

Table 9.5 Registration with GP					
Accommodation	Permanent	Temporary	None	Donŏt know	Total
Authorised site	88.0%	3.5%	8.1%	0.4%	100.0%
Unauthorised site	36.4%	30.3%	33.3%	-	100.0%
Housing	74.7%	18.7%	6.3%	0.2%	100.0%
Total	77.8%	13.7%	8.3%	0.3%	100.0%

9.18 As regards health issues, 48% of participants said they or someone else in their family had at least one. The following table shows that asthma was the main health issue, given by almost a fifth (19%) of participants, followed by long-term illnesses and mental illness. Additionally, 13% said their accommodation needed adaptations, but less than half (46%) said they received help for their health issues through the council or health service.

Table 9.6 Health issues of participant and family	
Health issue	Percentage
Asthma	18.6%
Long-term illness	13.1%
Mental illness	12.8%
Physical disability (adult, not only age)	8.6%
Health / mobility (problems due to old age)	5.1%

9.19 Almost half (48%) said they had used a hospitalŏs Accident and Emergency department for health treatment because they could not see a GP. Given that participants on unauthorised sites were the least likely to be registered with a GP, it is not surprisingly that they were more likely to say they had done this ï 77% said they had.

9.20 Overall a quarter (26%) said they had problems using local health services. When asked how they could be improved, most suggestions were such as would be expected in a survey of the general population and related to shorter waiting times or having longer GP surgery opening times. However some were specific to Gypsies and Travellers and related to cultural awareness: *'Better understanding of Traveller culture, taboos and morals i.e. women see female doctors, men see male. Travellers are very diverse and have different needs to the settled community. [I] don't think they see this'*; *'Understand us better. Traveller men hardly ever go to the doctor unless really ill then it's too late. There needs to be more outreach to sites to give prevention advice. Needs to be education on both sides'*.

9.21 Health visits to sites were widely seen as effective: ó*We used to have a Travellers' health visitor but I think they took her post away. She was very good for keeping the kids vaccinations up to date and was generous with advice'*. Finally some participants suggested booking appointments could be made easier: *'They should allow Travellers to get appointments at surgeries on arrival as opposed to having to phone up'*; *'They could help us with forms by reading and filling them in with us'*.

Education, employment and skills

9.22 Of participants with children of school age, over two-thirds (68%) said all their children went to school regularly. Again, those on unauthorised sites were less likely to have access ï half of these participantsôchildren did not go to school regularly, as the table below shows:

Table 9.7 Children attending school regularly

Accommodation	All children	Some children	None	Total
Authorised site	72.2%	18.3%	9.6%	100.0%
Unauthorised site	33.3%	16.7%	50.0%	100.0%
Housing	67.7%	22.9%	9.4%	100.0%
Total	67.9%	21.4%	10.7%	100.0%

9.23 The following table shows that bullying was given as the main reason for preventing attendance, with a third (31%) of participants with school-age children reporting this as a factor.

Table 9.8 Reasons preventing children from attending school

Reason	Percentage
Bullying	30.6%
Lack of permanent address	18.0%
Evictions / being moved on	15.2%
Waiting list for classes	13.4%
Inappropriate school curriculum	7.3%

9.24 In terms of employment, a quarter thought they had been denied work due to being a Gypsy or Traveller. A common way this happened was when participants had given their address to prospective employers: *'I found when I left "caravan site" out of the address I got a job as Assistant Manager'*; *'My daughter feels our address has let us down, she regularly gets rejected for job interviews by supermarkets, local hotels and companies'*.

9.25 Some said they had not been denied work, but felt their poor literacy and numerical skills made applying for work futile: *'You need to get certificates and fill in forms for everything but most Travellers don't read or write'*; *'My poor education is holding me back and makes me frightened to do settled person work'*

9.26 Many stressed that they do not reveal their identity when seeking employment: *'I never say I am from the travelling community when looking or doing some work'*; *'I have done a lot of settled people's work over my time. I have not been denied work because I have hidden my identity'.*

9.27 A majority (61%) thought that training or education would assist their family find work: *'Travellers and Gypsies should have been given the opportunity to learn skills years ago and life would be much better for them now'*. The most popular suggestions are shown in the table below:

Table 9.9 Preferred types of training

Training	Percentage
Literacy / English lessons	28.9%
Vocational / trade	27.8%
Business / self-employment skills	21.5%
IT	16.2%
Driving theory classes	11.5%

Summary

9.28 A third of participants said they had been discriminated against when accessing services, particularly council housing departments and health services. Irish Travellers were most likely to say they had been discriminated against. Just over half thought they had been a victim of racism with only a fifth of these reporting the crime to the police. A third said they had concealed their identity when accessing services, including a large majority of participants on unauthorised sites.

9.29 Registration with GPs was very high except among Gypsies and Travellers living on unauthorised sites, where a third were not registered anywhere. Half of participants reported a health issue in their family, although most of these did not receive help from the council or a heath service for the condition.

9.30 Two-thirds said all children attended school regularly, but this was much lower for those on unauthorised sites. Bullying was given as the main barrier in preventing children going to school. Discrimination was also thought to extend to employment, with a quarter saying their ethnicity and worked against them. There was strong interest in training to improve employment prospects with literacy and trades being the most popular suggestions.

10. Travelling Showpeople

Introduction

10.1 As described in Chapter 1 Travelling Showpeople are included in the definition of Gypsies and Travellers for the purposes of housing strategies, but are subject to separate planning guidance. Given the strong presence of Travelling Showpeople in London and that they face similar accommodation issues to Gypsies and Travellers in the area; they have been included in this report. However in recognition of their different cultural identity, a separate questionnaire was administered leading to a separate accommodation needs assessment in Chapter 13. The questionnaire (see Appendix 12) was adapted to recognise the different accommodation requirements that Travelling Showpeople may have.

10.2 In order to distinguish the different living arrangements of Travelling Showpeople from Gypsies and Travellers, we refer to óplotsô on óyardsô rather than pitches on sites.

The sample

10.3 Eighty-one interviews were conducted with Travelling Showpeople, equivalent to 10% of the entire sample. Interviews took place in 14 boroughs and included ten Travelling Showpeople who lived in housing. Based on the Showmenõs Guild of Great Britainõs records, there are 185 Travelling Showpeople families in London. The sample of 81 interviews therefore represents 44% of the population. All interviews were conducted on yards with operating Travelling Showpeople.

Accommodation

10.4 The size of yards varied considerably. The largest, in Hounslow, was occupied by over 50 families, while there were several yards occupied by a single family. The average number of people living on each plot was 4.5, excluding staff. A small majority (55%) reported that a member of their family lived on the plot all year round, suggesting that the yard is no longer solely used for winter quarters, but is also a residential base. An overwhelming majority of 97% reported that this was their main home.

10.5 The vast majority (70%) said they did not have enough space. When asked how much extra space was required, the average amount needed was approximately an extra half acre. Reasons given as to why there was a need for more land was most often reported as for growing families and equipment. One participant noted *'[the] children grow up and get equipment of their own*ô

10.6 The shortage of space meant that it was becoming increasingly difficult for Travelling Showpeople families to live together: *'We need more space due to family growth. My children have had to leave because there isn't enough room. Our families have always lived together and we are becoming fragmented which is not what we want'.*

10.7 Another issue was that equipment could not always be stored on the same site*: 'We currently have equipment spread over three sites which makes it hard to maintain and it is awkward for logistics'*. The shortage of space was compounded by a trend towards fairground rides becoming larger and taking up more space: *'Need more space for family units as some rides are getting bigger and take up more space for storage, testing and so on'*.

10.8 Participants were likely to be well-established at the yard: 64% said they had lived there for more than five years, and only three families had been there for less than one year. 48% said they expected to remain on their plot for more than five years. 10% were uncertain, and 19% were likely to move within the year. Reasons given for having to move included the threat from Compulsory Purchase Orders on the yard, and that participants were only staying in temporary accommodation: *'I'm currently renting from another Showman so I can be asked to leave at any point, but suspect it will be end of this year as he returns and needs the space himself*'.

10.9 Participants were presented with a list of facilities such as water supply and hard surfaces and asked which facilities they felt their yards were missing. The most commonly reported need was for childrenõs play area (28%), recycling services and gas supply (23%). The table below illustrates answers given.

Table 10.1 Facilities needed on yard

	Number	Percentage
Childrenõs play area	20	28.2%
Recycling	16	22.5%
Gas supply	16	22.5%
Mains sewerage	13	18.3%
Internet access	10	14.1%
Hard surfaces	6	8.5%

NB: percentages add to more than 100% as participants could give more than one answer.

10.10 Despite shortages of space, overall satisfaction with the yard was high, with 79% of participants noting that they were either satisfied or very satisfied with their current yard.

Table 10.2 Satisfaction with current yard

	Number	Percentage
Very satisfied	30	42.2%
Satisfied	26	36.6%
Neither / nor	6	8.6%
Dissatisfied	2	2.8%
Very dissatisfied	7	9.9%
TOTAL	71	100%

10.11 When participants were asked for the advantages of living on the yard many participants noted a range of benefits that integrated well to make the yard an enjoyable place to live. Common reasons given were the closeness of relatives and friends, the good relationships with the settled community due to the historic links with areas, good access to main roads and industrial yards to store equipment. As one participant noted; *'The yard is quiet and relaxing, I feel safe and secure and my family and friends are around. The school, shops, and town are close. Also good for equipment as close to industrial estate'.*

10.12 The main negative aspect of the yard was the lack of space, 29% of the participants noted that the yard was too small ï *'we just need space*ô

10.13 A minority felt that security was an issue on the yard (12%). The problems associated with safety were mostly to do with the area rather than the yard, with participants noting that crime rates were high and *'drug and alcohol abuse on the streets'*. Two participants noted that they did not like the restriction on time allowed on the yard.

10.14 When asked what they would like to see provided in London, the majority of participants noted that they would like assistance with buying land that would gain planning permission; *'We can buy our own yards but need help with planning permission. Guidance in looking for appropriate land to purchase with regards to planning permission'*. Most participants were keen wherever possible to continue living on the same yard but to expand it to meet their needs for living and equipment space.

10.15 It was also emphasised that Travelling Showpeople wanted to stay self-sufficient and were capable of providing their own accommodation if land was made available to buy with planning permission: *'Showmen are businessmen and we're able to look after ourselves; we just need to be allowed to buy land to live on'*. With regards to specific requirements it was felt that *'space should be provided to allow enough room to maintain yards in winter. This space should be developed with Showmen to better fit their needs*ô

Travelling patterns

10.16 Nearly half of the participants (48%) spend between five and six months on the yard and a third (31%) between six and 12 months per year. A fifth (21%) responded that they spent 12 months of the year on the yard; again re-enforcing the transition from the traditional winter quarter into a year round residential yard.

10.17 A third of participants could foresee a time when they would stop working as Travelling Showpeople, although this was mostly considered to be in over 10 years time. The majority reported that the main reason to stop travelling would be to go into retirement; however others were concerned about the future for the fairground business believing new regulations such as the London Low Emissions Zone and increased liability insurance premiums would make their living unprofitable; *'No money in it anymore. People spending money on other things and Public Liability going up'*.

Accommodation provision

10.18 An overwhelming majority (95%) did not think there was enough accommodation for Travelling Showpeople in London. All participants agreed that there was a need for more yards in London with bigger plots: *'A lot of places are overcrowded. Depends where you are but extensions if possible. More yards and bigger yards'*.

10.19 A number of participants noted that the problem could be partially solved by their plans for expansion: *'The land next door which is owned by us but we need it to be given planning permission'*. There was a strong expectation for additional accommodation need to be met by buying land which had been granted planning permission. *'More yards. And help from Council on planning permission on bought yards and existing yards having problems'.* 82% of participants responded that they would like assistance with the planning process.

10.20 Two-thirds of participants (66%) had attempted to buy their own land and often held pre-planning permission application discussions with the council: *'We had a discussion with planning officer who said that he wouldn't recommend the yard for planning for a Showman's site. So we didn't pursue it'*; *'We found the ideal place and were willing to buy but council wouldn't grant change of use so it went no further'*.

10.21 For those who had bought land, obtaining planning permission was the main issue. Those who reported no problems had commonly bought land that had already been granted permission: *'Bought from another Showman. No problems as long time agoô*

10.22 Those applying for planning permission described it as a struggle: *'We found the perfect plot and were going to build a second property on it. Local council said that they did not want more development and it conflicted with policies relating to Travelling Showmen accommodation so that was the end of it. I wanted to buy the plot to bring my family together'*.

10.23 The process was also described as lengthy with families in some instances waiting years for planning application outcomes; *'[We] put in for planning two years ago. Still not heard anything. Application has not been heard yet (say they are too busy). Feel in limbo; affects business and lives as don't know if planning will be approved'*.

10.24 For those who were granted permission this process could also prove to be problematic; *'[we] purchased land designated for Gypsies/Travellers, installed water electricity and access road. Council evicted us due to unplanned access road'*.

10.25 The table below illustrates when participants felt they were would need, or would be likely to move to a different home.

Table 10.3 Likelihood of moving

	Number	Percentage
Now	13	18.3%
Within a year	8	11.3%
In 1 to 2 years	6	8.5%
In 2 to 5 years	11	15.4%
No need / not likely to move	22	31.0%
Don't know	11	15.5%
Total	71	100.0%

10.26 None of the participants wanted to move to bricks and mortar accommodation, with the large majority preferring a yard they owned themselves (76%) or a yard owned by someone else (20%). A further 4% noted that they would like a house in a yard. 40% of the participants said that the home would be lived in all year round.

10.27 Reasons for moving from current accommodation were mostly related to issues of overcrowding and future family formation; *'families get bigger and need to expand'*. There were also cases of Compulsory Purchase Orders (CPOs) being taken against yards due to other building schemes such as the expansion of Heathrow airport.

10.28 Just under a third of participants (25) noted that one or more members of their family would need to move to their own separate accommodation within the next five years, creating altogether a need for 49 separate homes due to family formations within the next five years.

10.29 None of these families said they would like to live in bricks and mortar accommodation, with all participants stating that they would prefer to live on a yard.

Local services and advice

10.30 A large majority of participants felt that the best way to keep them informed of services relating to Travelling Showpeople was through the Showmen's Guild (63%) or the World Fair magazine (44%). 21% felt that a newsletter was an appropriate means, whilst a small minority believed council housing departments (1%) and yard notice boards (3%) were effective forms of keeping them informed.

10.31 A third of participants (36%) reported that they had been discriminated against when trying to access services. The majority of discrimination was linked to the type of address held by participants or a lack of permanent address for those staying on someone else's yard. It was reported that registering with a doctor and gaining school placements for children was difficult because of this. One participant replied *'this doesn't apply to me. I take steps to avoid it [discrimination] by using someone's house address'* .

10.32 Other forms of discrimination that were also mentioned was the inability to *'attend local council meetings as not recognised as local resident'*. Some participants noted that they had experienced *'difficulty in registering to vote'*.

10.33 Difficulties were also experienced with companies: *'When the washing machine broke down. The warranty had our winter address, and we were refused the service as the company wouldn't come to a fairground'*; and also with the council *'a council employee was rude when I applied for planning permission, referring to 'You people' etc.'*.

10.34 Just over half of those interviewed (52%) reported being a victim of racism, crime or bullying because of who they were. Of the 38 participants who reported being a victim, only four reported this to the police.

10.35 Reasons for not reporting the incident to the police included participants feeling that it was *'too petty'* to report, or that *'police wouldn't take any notice. Also think there's more serious things for police to do'*. Others reported that the incident had occurred at school and that it was dealt with by teachers rather than the police.

Health and Education

10.36 The overall majority of participants were permanently registered with a GP surgery (69%); however 27% were registered in a surgery outside of London. A participant explained *‘I’m still registered with GP in areas previously lived in. Not changed over yet as too complicated. Need proof of address and other things’.*

10.37 95% of participants believed that it was vital for children of Travelling Showpeople to attend school. One of the main reasons for this was for their children to have options for the future. Many also stressed the overall experience of the education system; *‘They need a full education to learn different skills and to interact with others’*.

10.38 It was also expressed that even for those staying within the Fair business an education was needed: *‘The way business is going, [education is] very important. Equipment more complicated and computer minded. [My] son will go to school all year’*.

10.39 For the small minority that did not believe schooling was vital for children, responses were made on the type of education; *‘My kids are qualified electricians, mechanics and HGV drivers. The only thing they learned at school was to read and write’*.

10.40 When asked if anything had prevented their children from attending school, many responded that their seasonal work pattern had, but that this was often addressed; in some instances a private tutor was employed and in others schools provided homework packs and laptops for children. One participant noted ó*Seasonal movement. But Traveller Education Services provide good teachers*ô

Summary

10.41 81 interviews were conducted, representing 44% of Travelling Showpeople families living on yards in London. The survey found that lack of space on yards for family accommodation or equipment had created overcrowded conditions and concealed households. The main barrier for bringing forward new yards was the difficulty in obtaining planning permission, whether on new yards or for expansion at existing ones. Participants stressed that, where possible, existing yards should be expanded.

10.42 A fifth of survey participants lived all year round on the yard, rather than using it as traditional winter quarters. The fact that most had lived there over five years and were well-integrated into the local community is one reason why satisfaction with where they lived was high. This would also help explain the strong preference for expanding yards rather than moving to new, larger ones.

SECTION C: NEED ASSESSMENTS

The final section of this report contains the accommodation need assessments. The section starts by discussing how need for Gypsies and Travellers living in housing is calculated. Chapter 12 then contains the assessments for Gypsies and Travellers, and outlines need in terms of residential pitches, transit pitches and bricks and mortar accommodation. It applies London-wide findings from the sample survey to the estimated population in each borough. A similar methodology is applied in Chapter 13 which contains the assessment of plots for Travelling Showpeople. The final chapter draws conclusions on the research findings.

It is worth reiterating that the central aim of the project is to establish the estimated current and future shortfall in accommodation for Gypsies and Travellers. The identified levels of need are set out as ranges for individual boroughs. Each borough's assessment provides evidence that regional and local housing and planning authorities will need to take into account when setting supply targets to meet that need and deciding where in London that need should be met.

11. Assessing the needs of Gypsies and Travellers living in housing

Introduction

11.1 Before the accommodation need assessments are presented, this chapter discusses a step in the calculation process that warrants close attention. The Government guidance states that a need for pitches can be generated from Gypsies and Travellers living in bricks and mortar accommodation. The basis of this additional element of need is what the guidance calls a óproven psychological aversionô to bricks and mortar accommodation. As explained the Chapter 1, the guidance therefore goes beyond the criteria of need used in standard housing assessments.

11.2 A difficulty faced in assessing need is interpreting what the guidance means by proven psychological aversion. While other GTANAs have taken an arbitrary proportion of housed Gypsies and Travellers as having a psychological aversion, given the size of the London survey data it was decided that a more stringent approach could be applied. This chapter explains the methodological steps taken here for assessing whether such an aversion to bricks and mortar accommodation exists, and to what extent it can count as a need. It also outlines the criteria used in the assessments that follow this chapter.

Psychological aversion

11.3 The guidance states that those with a proven psychological aversion to bricks and mortar accommodation can present a need for a pitch within the context of other categories of unsuitability (para 15). The draft guidance also stated that ólocal authorities will wish to satisfy themselves that this is of sufficient severity to constitute a need rather than a preferenceô (para 14), however this clause was removed from the final version. The guidance does not suggest how a psychological aversion can be proven in a survey of Gypsies and Travellers.

11.4 However there is case law to support such an approach. A decision in 2003 refers to Gypsies' and Travellers' possible 'cultural aversion' to living in housing.[21] It holds that, irrespective of whether they currently or have ever lived in a house, a cultural aversion may mean Gypsies and Travellers are unable to live in conventional housing, so local authorities must show that they have tried to 'facilitate the Gypsy way of life', for example by finding a suitable pitch on a site.[22]

11.5 It is clearly beyond the scope of a survey to carry out a full medical assessment. However, for the purpose of the assessment, a set of criteria must be established to determine which participants have demonstrated through their answers in the questionnaire a psychological aversion to housing, and so can be considered to have a need for a pitch. Bearing in mind that it has not been technically possible to prove psychological aversion, an approach to modelling the most apparent aspects of psychological aversion has nevertheless been taken. Though this cannot be equated with aversion that is technically proven, it does incorporate psychological aversion into the survey in a way that responds to the guidance's desire for some recognition of the need to consider its implications on pitch provision.

11.6 In order to gather the necessary data, three questions were included in the survey form specifically for use in assessing a psychological aversion. The questions were asked to all survey participants living in bricks and mortar accommodation. The principal question used was A10, an open ended question which asks 'what don't you like about living in a house / flat?' Comments made in C12 ('space for any other comments relating to accommodation provision') were also considered. Both questions are open ended meaning that participants were not directly asked about any aversion to housing but would have to raise it themselves.

11.7 Participants who made comments indicating that they suffered negative psychological effects due to living in bricks and mortar accommodation in general were regarded as potentially being in need. Such comments include those that mention, as a result of living in bricks and mortar accommodation, the following (with quotations from questionnaires):

- depression (*"I get very lonely and depressed living in a house – I feel like I am in prison, we don't have our community around"*).
- isolation (*"Living in a house makes me feel isolated and cut off from extended family. I miss the support and the company and the open spaces of the Traveller life"*)

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[21] R (Margaret Price) v Carmarthenshire County Council.

[22] See also A2.28-30 of this report for information on how living in housing can adversely affect Gypsies and Travellers.

- confinement. (“*I feel imprisoned – there’s no freedom in a house. I miss having family and friends living next door. I would much prefer to live on a site*”)

11.8 Participants who said they had been forced to live in a house due to a lack of available pitches, but did not mention any adverse psychological consequences, were not counted. Neither were those whose comments suggested that aversion was limited to their existing home, as transfer to a more suitable housing unit would alleviate the aversion.

11.9 The next step was to remove those who had not said that they were dissatisfied with their current home (question A8). Therefore the aversion was only judged to be of sufficient severity to count as a need if the participant additionally said they were dissatisfied with where they lived. Other participants with a psychological aversion to bricks and mortar accommodation were seen as having a demand for a pitch, but not a need.

11.10 This applied even if the family unit in question was in overcrowded or unsuitable housing. If no psychological aversion was present, the need for larger or otherwise improved accommodation could potentially be met within the bricks and mortar stock, even if the family unit in question would have preferred to have that need met on a pitch.

11.11 Other participants excluded were those who said they would ideally like to live on a site if they could find one where they felt safe and secure. This was considered as an ideal preference and not a need, or even a stated preference to move.

Criteria for assessing need

11.12 The approach, therefore, is one of being as rigorous as possible in determining who can be counted as having a need for a pitch due to psychological aversion, rather than expressing a preference to return to an idealised way of life. It can be summarised as follows:

Table 11.1 Criteria for assessing pitch need due to psychological aversion
HOUSEHOLDS CONSIDERED TO HAVE A PITCH NEED DUE TO PSYCHOLGOICAL AVERSION **MUST**:
State at A10 or C12 a negative psychological effect of living in bricks and mortar accommodation
AND
State at A8 they are dissatisfied or very dissatisfied with their current home
HOUSEHOLDS **NOT** CONSIDERED TO HAVE A PITCH NEED DUE TO PSYCHOLGOICAL AVERSION:
State at A10 or C12 they only live in a house due to a lack of available pitches and **do not** additionally mention negative psychological effects
AND / OR
Are in overcrowded or unsuitable bricks and mortar accommodation
AND / OR
State at A14 they would ideally like to live on a site
AND / OR
State at A8 they are satisfied, very satisfied, or are neither satisfied nor dissatisfied

11.13 It is reasonable to expect however that these Gypsies and Travellers would only transfer to a site should pitches of a suitable size, tenure and location be made available.

Summary

11.14 The notion that Gypsiesôand Travellersôcultural aversion to conventional housing means local authorities are required to provide site accommodation is supported in case law. Government guidance also states that Gypsies and Travellers living in housing generate a need for pitches where a óproven psychological aversionôexists. A medical assessment is clearly beyond the scope of a social survey, so a set of criteria has been drawn up which participants must satisfy if they are considered to have a need for a pitch. The intention is to be as rigorous as possible, but recognising that this is necessarily a proxy for a full medical assessment.

12. Gypsy and Traveller accommodation need

Introduction

12.1 This chapter presents the detailed technical calculation of the Gypsy and Traveller needs assessment. The model used is based on the example given in the GTANA guidance.[23] General comments on the findings will be found in Chapter 14 below.

12.2 The need estimate for the first five years (2007-2012) is considered first, followed by a projection forward to 2012-2017, and a summary of need requirements by borough and sub-region.

12.3 NB: the figures in this chapter refer to all boroughs where fieldwork took place, i.e. all boroughs except Bexley which is treated separately in Appendix 10.

Requirement for residential pitches, 2007-2012: summary

12.4 The need for residential pitches in the study area is assessed according to a 14-step process, closely based upon the model suggested in CLG guidance (Chapter 4). The results of this are shown in the table below, while the subsequent section contains explanations of the sourcing and calculation of the figures for each step.

12.5 The general approach has been to apply London-wide percentages to the steps in each boroughôs assessment. (See Appendix 9 for more details.) Although such an approach masks individual boroughsôvariance from the London-norm (for example, some sites have a higher turnover than others), this ensures a more robust analysis as it takes advantage of the very large survey sample and avoids relying on small sample sizes in some of the boroughs. The only exception to this has been with Bromley, where the very substantial housed Gypsy and Traveller population demonstrated markedly different levels of need for pitches. See 12.28 for more details.

[23] CLG (2007) op cit. page 24-25.

12.6 Given the previously discussed difficulties in assessing a proven psychological aversion for housed Gypsies and Travellers, two figures are produced. The minimum pitch requirement refers to need generated from Gypsies and Travellers currently living on sites, and includes overcrowding, unauthorised encampments and new family formation. The maximum pitch requirement additionally includes the transfer to pitches of Gypsies and Travellers with a psychological aversion to housing. The ranges for individual boroughs provide the evidence that regional and local housing and planning authorities will need to take into account when setting supply targets to meet the identified need, and deciding where in London that need should be met.

12.7 As can be seen in the table below, the overall minimum need is for 130 pitches and the maximum is 554 pitches. This is a large range, reflecting the high number of London's Gypsies and Travellers who live in housing (who are not included in the minimum pitch requirements) and the very small proportion who live on unauthorised sites.

Table 12.1 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	535
Current residential supply	
2) Number of unused residential pitches available	8
3) Number of existing pitches expected to become vacant 2007-2012	7
4) Number of family units in site accommodation expected to leave London	22
5) Number of family units in site accommodation expected to move into housing	33
6) Residential pitches planned to be built or brought back into use 2007-2012	27
7) Supply generated by movement within the stock	79
Total Supply	**176**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012, excluding those already overcrowded unless containing an emerging family unit	53
9) Family units on unauthorised sites requiring residential pitches in the area	66
10) Family units currently overcrowded on pitches seeking residential pitches in the area, excluding those containing an emerging family unit	26
11) New family units expected to arrive from elsewhere	7
12) New family formations expected to arise from within existing family units on sites	155
Total minimum need	**307**
Maximum residential need – maximum figures	
13) Family units in housing but with a psychological aversion to bricks and mortar accommodation (excluding Eastern European Roma)	418
14) Family units in housing but with a psychological aversion to bricks and mortar accommodation (Eastern European Roma only)	6
Total maximum need	**724**
Balance of need and supply	
Minimum additional pitch requirement	**130**
Maximum additional pitch requirement	**554**

Requirement for residential pitches, 2007-2012: steps of the calculation

Step 1: Current occupied residential site pitches

12.8 Currently there are estimated to be 535 occupied pitches in the study area, based upon information provided by each local authority involved in the study.

Step 2: Number of unused residential pitches available

12.9 Only three boroughs, Bromley, Greenwich, Lewisham and Wandsworth reported any currently unused pitches. Those in Lewisham were on a site that was due to be closed in the near future, and so only the eight available in Bromley, Greenwich and Wandsworth are included here.

Step 3: Number of existing pitches expected to become vacant, 2007-2012

12.10 This is calculated using mortality rates, as applied in conventional Housing Needs Assessments. The figures for mortality, however, have been increased in line with studies of Gypsy and Traveller communities suggesting a life expectancy approximately 10 years lower than that of the general population.[24] The table below shows the relevant calculation.

Table 12.2 Number of existing pitches expected to become vacant 2007-2012	
Current supply of occupied residential site pitches	543
Pitches released from this number by mortality per year according to adjusted mortality rates (assuming inheritance of pitch by any remaining adult residents of pitch)	1.46
Expected pitches released 2007-2012	7.3 Ÿ 7

Step 4: Number of family units in site accommodation expressing a desire to leave London

12.11 It was assumed, given that London has more severe pressures on accommodation than most other parts of the UK, that all those planning to move out of London (from step 8) or those needing to move and preferring to move to a pitch or house outside London (from step 10) would be able to do so. This does assume that suitable accommodation is available outside London. This amounted to 22 family units, resulting in a supply of 22 authorised pitches.

Step 5: Number of family units in site accommodation expressing a desire to live in housing

12.12 It was assumed that all those currently living on sites planning to move into housing within London in the next five years (step 8) or needing to move a preferring to move to a house in London (step 10) would also have that need met. This amounted to 33 family units, resulting in a supply of 33 pitches.

Step 6: Residential pitches planned to be built or brought back into use, 2007-2012

12.13 Overall, allowing for the demolition of pitches in Lewisham, and their demolition and replacement in Hackney and Newham (due to the construction of the Olympic Park), borough councils across London proposed to build 27 new pitches in the five year period.

Step 7: Supply generated by movement within the stock, excluding those leaving the area or moving into housing counted in steps 4 and 5 above

12.14 This figure, although not included in the CLG draft model, allows for the fact that movement of families from pitches onto different pitches (steps 8 and 10) not only generates demand/need but also supply. Pitches vacated by moves out of London, or vacated in order to move into housing are deducted from the total, since these are already counted in steps 4 and 5 above. This generates a total supply of 79 pitches.

12.15 It is recognised that of course those moving from overcrowded pitches will not release pitches large enough for every family; however there are many newly forming family units within the total households generating need.

Step 8: Family units on pitches seeking residential pitches in the area, 2007-2012

12.16 The guidance suggests that those moving from pitch to pitch should be included in the need section. The supply also generated by this is taken into account in step 7. These family units reported that they óneeded or were likelyôto move to a different home in the next five years, and wanted to stay on an authorised site, or that they were currently seeking accommodation.

12.17 This category of need overlaps with those moving due to overcrowding, counted in step 10, and so any family units which are both overcrowded and seeking accommodation are deducted from this total. This generates a total need from this source of 53 pitches.

Table 12.3 Family units on authorised sites seeking accommodation in the area, 2007-2012		
Need or likely to move within the next 5 years		101
Minus those counted in step 10 as moving due to overcrowding	6.9%	-7
Minus those expressing a desire to leave London	18.2%	-17
Minus those not seeking a residential pitch	30.6%	-24
Total		53

[24] L. Crout, *Traveller healthcare project: Facilitating access to the NHS*, Walsall Health Authority, 1987; PSI Working Group on Travellers Report, OFMDFM, 2000. NB: For Travelling Showpeople, the standard mortality rate is used.

Step 9: Family units on unauthorised pitches seeking residential pitches in the area

12.18 Guidance indicates that all those living on unauthorised encampments or developments must be provided with alternative accommodation, or have planning permission given to their present site. They are counted in the table below, taking into account location and accommodation type preferences. They generate a need for 66 pitches.

Table 12.4 Family units on unauthorised sites seeking accommodation in the area, 2007-2012

Currently on unauthorised sites		80
Minus those expressing a desire to leave London	14.9%	-12
Minus those not seeking a residential pitch	3.1%	-2
Total		66

Step 10: Family units on overcrowded pitches seeking residential pitches in the area

12.19 Guidance indicates that those on overcrowded pitches should be provided with pitches of an adequate size, or with a separate pitch if they are doubled up with another family. These family units are considered in the table below, although households which also contain a newly formed family unit that has not yet left are excluded. This is because it is assumed that once the extra family unit leaves (included in the need figures in step 12) their accommodation will cease to be overcrowded. NB: many of the families in overcrowded accommodation are additionally found in another category, in particular as newly forming families (see step 12). To avoid double-counting, the figures below refer only to those who are not already included elsewhere.

12.20 This results in a total need for 26 pitches.

Table 12.5 Family units in overcrowded accommodation on authorised sites

Number of pitches overcrowded		59
Minus those with an emerging family unit likely to leave the pitch	32.6%	-19
Minus those expressing a desire to leave London	12.9%	-5
Minus those not seeking a residential pitch	25.9%	-9
Total		26

Step 11: New family units expected to arrive from elsewhere

12.21 In the absence of any data derivable from secondary sources on the moving intentions of those outside London, it is assumed that inflow of Gypsies and Travellers into London will be approximately 25% of the outflow, as determined in step 4. This is because of the assumed greater pressure on housing within London than outside. In addition, 25% of outflow of newly forming family units must be considered. Total need from this source amounts to only 7 pitches.

Step 12: New family formations expected to arise from within existing family units on sites

12.22 The number of individuals needing to leave pitches to create new family units was estimated from survey data to be 316 in the next five years, as shown in the table below. This includes growth from family units currently on authorised sites and from those currently on unauthorised sites who will need authorised provision. Allowing for those planning to leave London, and for estimated rates of marriages to both Gypsies and Travellers and non-Gypsies and Travellers, it is thought that this will result in the formation of 155 new households during the 2007-2012 period.

Table 12.6 Newly forming family units on authorised and unauthorised sites, 2007-2012

Individuals needing or likely to leave existing family units, 2007-2012		316
Minus proportion expressing a desire to leave London	2.9%	-9
Minus those not seeking a residential pitch	0.7%	-2
Discount for marriage to non Gypsies and Travellers	15%	-46
Discount for marriage between Gypsies and Travellers	40%	-104
Total		155

Step 13 & 14: Family units in housing with a psychological aversion to bricks and mortar accommodation

12.23 Chapter 11 explains in detail the circumstances whereby participants were regarded as having a psychological aversion to housing. Briefly, only those who said they suffered adverse psychological effects due to living in bricks and mortar accommodation and additionally said they were dissatisfied with their existing accommodation were included.

12.24 It is worth stating that a further 762 families were identified as having a psychological aversion to housing but did not say they were dissatisfied with their current accommodation. Given that 'proven' psychological aversion implies a high level of confidence that the aversion is detrimental to their living standards, these participants were not therefore counted as having a need for a pitch.

12.25 However it is clear *demand* for sites from those living in housing is therefore significantly higher than our assessment of *need* (see Table 14.5 for a comparison). Certainly it is clear from the survey data that many Gypsies and Travellers living in bricks and mortar accommodation retain a keen desire both on behalf of current adults and their children to resume their traditional way of life on sites. A lack of suitable alternative accommodation may be one reason why many participants did not say they were dissatisfied with their current home yet elsewhere demonstrated a psychological aversion to living in a house. These families can therefore be regarded as having a demand for a pitch, rather than a need as defined for this assessment. It is likely that should pitch provision in London be increased, some of these family units would seek to access the new accommodation.

12.26 Despite the substantial number of Eastern European Roma in housing, only six were considered to have a psychological aversion to bricks and mortar accommodation, reflecting the generally settled status of the Roma population in Eastern Europe.

Table 12.7 Family units in housing with a need for site accommodation, 2007-2012		
Except Eastern European Roma		
Family units with a psychological aversion to bricks and mortar accommodation		1,230
Minus those not actively dissatisfied with current accommodation	61.7%	-762
Minus those expressing a desire to leave London	11.2%	-53
Sub-total: Gypsies and Travellers except Eastern European Roma		*418*
Eastern European Roma		
Family units with a psychological aversion to bricks and mortar accommodation		17
Minus those not actively dissatisfied with current accommodation	64.7%	-11
Minus those expressing a desire to leave London	0.0%	0
Sub-total: Eastern European Roma		*6*
Total: all Gypsies and Travellers		424

12.27 In total, 424 families present a need for a pitch due to a psychological aversion to housing. This is equivalent to 13% of the estimated housed Gypsy and Traveller population, or 16% if Eastern European Roma are excluded. It is reasonable to expect that these families would only transfer to a site should pitches of a suitable size, tenure and location be made available.

12.28 Housed Gypsies and Travellers in Bromley were notably less likely than the London average to have a need for a pitch due to psychological aversion; 7.9% were assessed as having a need. A reason for this may be that the very large population lives in a relatively small area and in close proximity to other Gypsies and Travellers, meaning the isolation that living in housing can entail is mitigated. Given that 91 housed Gypsies and Travellers were interviewed in Bromley, the sample is of sufficient size to be analysed separately, and so a lower proportion of need at step 13 was applied to Bromley than elsewhere in London.

Requirements for transit pitches: 2007-2012

12.29 The survey found that the overwhelming need was for residential pitches. However data also suggested a small requirement for transit pitches across London. Using survey data, we estimate that this would be equivalent to 3.5% of the residential need, so 20 pitches by 2012. However the requirement for transit pitches will be uneven through the year, and sites will need spare capacity to allow for vacancies. Increasing the figure to 40 pitches would provide additional space to meet these requirements.

Requirement for housing, 2007-2012: summary

12.30 The need for housing generated by Gypsies and Travellers in the study area is assessed according to a 11-step process, based upon the inputs and outputs to the pitch requirements model above (which itself is based upon CLG guidance). The results of this analysis are shown in the three tables below, while the subsequent section contains explanations of the sourcing and calculation of the figures for each step.

12.31 The analyses are based on the assumption that the maximum need for pitches as outlined above is met in the first five years. They therefore aim to show how providing pitches to meet the maximum need level can potentially release existing housing stock.

12.32 Due to the differing requirements of Eastern European Roma and other groups of Gypsies and Travellers, the former are considered separately. The first table (Table 12.8) relates to the Gypsy and Traveller population other than Eastern European Roma, showing a small decrease in the numbers projected to live in housing (by 215 over five years, or 43 family units per year). The second table (Table 12.9) shows the equivalent results for the Eastern European Roma, showing an increase in the requirement for housing by 288 family units over the same five years, indicating an annual increase of 58 units.

12.33 These figures are combined and annualised in the third table below. It should be stressed however that these figures are based on current population levels and do not take into account any further immigration by Eastern European Roma into London.

12.34 The combined figures show a small overall increase (by 77 dwellings) in the requirement for housing over the five years. However, this is significantly reduced by the one-off move onto sites of Gypsies and Travellers considered having a ópsychological aversionôto housing, although strongly countered by the increasing housed population of Eastern European Roma.

12.35 This amounts to an annual increase in the requirement for housing by 15 dwellings across London.

Table 12.8 Estimate of the need for bricks and mortar dwellings, Gypsies and Travellers (excluding Eastern European Roma), 2007-2012	
Dwellings currently occupied by Gypsies and Travellers	
1) Dwellings occupied by Gypsies and Travellers	2,549
Current supply of dwellings from Gypsy and Traveller sources	
2) Number of dwellings expected to become vacant 2007-2012	96
3) Dwellings vacated by those with a psychological aversion to housing moving onto sites	418
4) Number of family units in housing expected to move out of London	202
5) Dwellings vacated by movement within the stock (steps 6 and 8 below)	964
Total Supply	1,680
Current need for dwellings	
6) Family units (currently in housing) seeking new accommodation without psychological aversion to housing and therefore not moving onto a site (minus overlap with those in overcrowded housing), 2007-2012	683
7) Family units on unauthorised pitches seeking housing in the area	2
8) Family units in overcrowded housing without a psychological aversion to housing and therefore not moving onto a site (minus those releasing space through the movement of an emerging family unit)	281
9) Family units moving into London (25% of outflow)	58
10) Newly forming family units	411
11) Family units moving into housing from sites	34
Total Need	1469
Additional Need	
Total Additional Housing likely to be occupied by Gypsies and Travellers (except Eastern European Roma)	-211
Annualised Additional Housing	-42

Table 12.9 Estimate of the need for bricks and mortar dwellings, Eastern European Roma, 2007-2012	
Dwellings currently occupied by Eastern European Roma	
1) Dwellings occupied by Eastern European Roma	674
Current supply of dwellings from Eastern European Roma sources	
2) Number of dwellings expected to become vacant 2007-2012	0
3) Dwellings vacated by those with a psychological aversion to housing moving onto sites	6
4) Number of family units in housing expected to move out of London	6
5) Dwellings vacated by movement within the stock (steps 6 and 8 below)	410
Total Supply	422
Current need for dwellings	
6) Family units (currently in housing) seeking new accommodation without psychological aversion to housing and therefore not moving onto a site (minus overlap with those in overcrowded housing), 2007-2012	298
7) Family units on unauthorised pitches seeking housing in the area	0
8) Family units in overcrowded housing without a psychological aversion to housing and therefore not moving onto a site (minus those releasing space through the movement of an emerging family unit)	112
9) Family units moving into London (25% of outflow)	2
10) Newly forming family units	298
11) Family units moving into housing from sites	0
Total Need	710
Additional Need	
Total Additional Housing likely to be occupied by Eastern European Roma	288
Annualised Additional Housing	58

Table 12.10 Additional Need for Bricks and Mortar Housing, All Gypsies and Travellers, 2007-2012	
Total Additional Housing likely to be occupied by Gypsies and Travellers (excluding Eastern European Roma)	-211
Total Additional Housing likely to be occupied by Eastern European Roma	288
Total Additional Housing likely to be occupied by All Gypsies and Travellers	77
Total Additional Housing (annualised)	15

Requirement for housing, 2007-2012: steps of the calculation

Step 1: Current numbers of dwellings occupied by Gypsies and Travellers

12.36 Currently there are estimated to be 3,223 bricks and mortar houses occupied by Gypsies and Travellers in the study area, based upon survey data and information provided by each local authority involved in the study. 674 of these dwellings were occupied by Eastern European Roma, leaving 2,549 occupied by other groups of Gypsies and Travellers.

Step 2: Number of existing houses expected to become vacant, 2007-2012

12.37 This is again calculated using modified mortality rates based on lower life expectancy of Gypsies and Travellers.

Table 12.11 Number of houses currently inhabited by Gypsies and Travellers expected to become vacant 2007-2012

From Gypsies and Travellers	
Number of dwellings currently occupied	2,549
Dwellings released from this number by mortality per year according to adjusted mortality rates (assuming inheritance of pitch by any remaining adult residents of pitch)	19.12
Expected dwellings released 2007-2012 (19.12 × 5)	95.6 Ÿ 96
From Roma	
Number of dwellings currently occupied	674
Dwellings released from this number by mortality per year according to adjusted mortality rates (assuming inheritance of pitch by any remaining adult residents of pitch)	0.04
Expected dwellings released 2007-2012 (0.04 × 5)	0.2 Ÿ 0

Step 3: Number of dwellings vacated by those with a psychological aversion to housing

12.38 This supply arises from family units moving onto sites who were considered to have a psychological aversion to housing, as detailed in steps 13 and 14 of the assessment of pitch requirements.

Step 4: Number of family units in housed accommodation expected to leave London

12.39 It is suggested, given that London has more severe pressures on accommodation than most other parts of the UK, that all those planning to move out of London would be able to do so. The components of this are the outflow from London associated with psychological aversion to housing (steps 13 and 14 of the assessment of pitch requirements), families seeking new housed accommodation outside London (step 6 of this assessment), and families needing to move due to overcrowding preferring to move out of London (step 8 of this assessment). This amounted to 208 family units, resulting in a supply of 208 dwellings, 6 from Roma families and 202 from others.

Step 5: Dwellings vacated by movement within the stock

12.40 This figure, although not included in the CLG draft model, allows for the fact that movement of families from one house into another (steps 6 and 8) not only generates demand/need but also supply. Dwellings vacated by moves out of London and by those with a psychological aversion to housing are also excluded, to prevent overlap with the supply counted in steps 3 and 4 above.

12.41 It is recognised that of course those moving from overcrowded dwellings will not release dwellings large enough for every family; however there are many newly forming family units within the total households generating demand, which are likely to be seeking smaller units.

Step 6: Family units seeking new accommodation (without a psychological aversion to housing and therefore not moving onto a site)

12.42 It is assumed in this model that only need will be met, rather than demand. Therefore any moving household not found to have a psychological aversion to housing is considered to be likely to generate a need only for a house, even if they would prefer a pitch.

12.43 The calculation shown in the table below provides the total number moving into bricks and mortar dwellings from this source. Deductions are made to remove overlap with those moving for reasons of overcrowding. It can be seen that despite the relatively small number of Eastern European Roma living in housing at present, there is still significant need generated by this group.

Table 12.12 Family units in bricks and mortar dwellings seeking accommodation in the area, 2007-2012

Except Eastern European Roma		
Need or likely to move within the next 5 years		1,366
Minus those counted in step 8 due to overcrowding	23.1%	-315
Minus those with a psychological aversion to housing and actively dissatisfied with current accommodation (and therefore moving onto sites)	25.0%	-263
Minus those expressing a desire to leave London	13.3%	-105
Total		683
Eastern European Roma		
Need or likely to move within the next 5 years		371
Minus those counted in step 8 due to overcrowding	18.1%	-67
Minus those with a psychological aversion to housing and actively dissatisfied with current accommodation (and therefore moving onto sites)	0.0%	0
Minus those expressing a desire to leave London	1.9%	-6
Total		298

Step 7: Family units on unauthorised pitches seeking housing in the area

12.44 When need arising from unauthorised pitches was considered in the assessment of pitch requirements, two family units were identified that wished to move into housing.

Step 8: Family units in overcrowded housing (without a psychological aversion to housing and therefore not moving onto a site)

12.45 Many family units living in overcrowded housing do not have a psychological aversion to housing and therefore generate a need for a house rather than a pitch. These family units are considered in the table below, although households which also contain a newly formed family unit that has not yet left are excluded. This is because it is assumed that once the extra family unit leaves (included in the need figures in step 10) their accommodation will no longer be overcrowded.

Table 12.13 Family units in overcrowded bricks and mortar accommodation

Except Eastern European Roma		
Number of dwellings overcrowded		631
Minus those containing an emerging family unit	26.3%	-166
Minus those with a psychological aversion to housing and actively dissatisfied with current accommodation (and therefore moving onto sites)	30.1%	-140
Minus those expressing a desire to leave London	13.5%	-44
Total		281
Eastern European Roma		
Number of dwellings overcrowded		219
Minus those containing an emerging family unit	48.9%	-107
Minus those with a psychological aversion to housing and actively dissatisfied with current accommodation (and therefore moving onto sites)	0.0%	0
Minus those expressing a desire to leave London	0.0%	0
Total		112

Step 9: New family units expected to arrive from elsewhere

12.46 In the absence of any data derivable from secondary sources on the moving intentions of those outside London, it is assumed that inflow of Gypsies and Travellers into London will be approximately 25% of the outflow, due to the greater pressure on housing within urban areas. The total outflow of existing family units was determined in step 4. To this is added 25% of the outflow of newly forming family units, derived from step 10, resulting in a total of 60.

Step 10: New family formations expected to arise from within existing family units in housing

12.47 The number of individuals needing to leave bricks and mortar dwellings to create new family units was estimated from survey data to be 1,451 in the next five years, as shown in the table below. Allowing for those planning to leave London, and for estimated rates of marriages to both Gypsies and Travellers and non-Gypsies and Travellers, it is thought that this will result in the formation of 709 new households during the 2007-2012 period.

Table 12.14 Newly forming family units in bricks and mortar dwellings, 2007-2012		
Except Eastern European Roma		
Individuals needing or likely to leave existing family units, 2007-2012		867
Minus proportion expressing a desire to leave London	7.0%	-61
Discount for marriage to non Gypsies and Travellers	15%	-121
Discount for marriage between Gypsies and Travellers	40%	-274
Total		411
Eastern European Roma		
Individuals needing or likely to leave existing family units, 2007-2012		584
Minus proportion expressing a desire to leave London	0.0%	0
Discount for marriage to non Gypsies and Travellers	15%	-88
Discount for marriage between Gypsies and Travellers	40%	-198
Total		298

Step 11: Family units moving into housing from sites

12.48 This is the result of step 5 of the assessment of pitch requirements, which showed that 31 households located on pitches need or expect to move into housing in the next five years, and step 12, which suggested 2 newly forming family units from sites would also move into housing.

Requirements for transit pitches: 2012-2017

12.49 The assumption for transit pitches for 2007-2012 allows a vacancy rate and spare capacity. It is unlikely that the extent of travelling will increase in the future, so no further transit pitches will be needed. This assumption should however be kept under review.

Requirement for residential pitches and housing, 2012-2017: Summary

12.50 Looking further into the future, with all those with a psychological aversion assumed to be already moved onto sites, only natural increase, mortality, and movement into and out of London need be taken into account. Since movement within the stock is neutral in terms of pitches or dwellings released, this is not taken into account. The base figures for this calculation are shown below.

Table 12.15 Base figures as at 2012, assuming all need is met for 2007-2012			
Gypsies and Travellers (excluding Eastern European Roma)			
	2007 Base	Change 2007-2012	2012 Base
Housing	2,549	-215	2,334
Authorised Sites	535	+554	1,089
Unauthorised Sites	74	-74	0
Total	3,158	+265	3,423
Eastern European Roma			
	2007 Base	Change 2007-2012	2012 Base
Housing	674	+288	962
Authorised Sites	0	+6	6
Unauthorised Sites	0	0	0
Total	674	+294	968

12.51 Survey data suggests a rate of natural increase in family units of 17.9% over the first five years (2007-2012) in London for Gypsies and Travellers other than Eastern European Roma, equating to 3.58% per year. This figure includes an allowance for those moving out of London, and represents an average of the rate for both sites and housing. This is below the CLG suggested rate of 3.90%, possibly reflecting differences between this national figure and the London situation.

12.52 According to the survey, Eastern European Roma had a much higher rate of natural increase of family units, at 7.60%. However, it is likely that this rate may decline over time. This group are primarily recent migrants, and as a result inevitably show a much higher rate of increase since the vast majority of the immigrants will be younger adults, the most likely group to form families. There may also currently be an abnormal number of suppressed emerging households due to recent arrival and the time required to find adequate accommodation. An estimated rate of half of this, 3.80%, has therefore been used for 2012-2017.

12.53 Currently, the rate of new family unit formation varies significantly between sites and housing, most probably due to differing household types found in each. However, due to the large scale of projected movement between these accommodation types in 2007-2012 it was considered more realistic to use the average rate across for all Gypsies and Travellers. It is suggested that these rates are likely to continue in 2012-2017.

12.54 Mortality rates are projected to be the same as in 2007-2012, although due to the changing size of population, the absolute numbers of pitches and houses freed will vary. Movement into and out of London is also assumed to continue at the overall 2007-2012 rate for each group (3.87% for Gypsies and Travellers on sites, 7.93% for Gypsies and Travellers in housing, and 0.89% for Eastern European Roma).

12.55 Need for residential pitches is not broken down into Eastern European Roma and other Gypsies and Travellers for 2012-2017; this is due to the very small number of Eastern European Roma involved across Greater London (just six family units).

Table 12.16 Estimate of the need for residential pitches, 2012-2017	
Pitches as at 2012	
1) Pitches occupied by Gypsies and Travellers	1,094
Supply of pitches	
2) Pitches expected to become vacant through mortality 2012-2017	14
3) Number of family units on pitches expected to move out of London 2012-2017	41
Total Additional Supply	55
Need for pitches	
4) Family units moving into London (25% of outflow)	10
5) Newly forming family units	194
Total Additional Need	204
Net Additional Need	
Total additional pitch requirement, 2012-2017	149
Annualised additional pitch requirement	29.8

Table 12.17 Estimate of the need for bricks and mortar dwellings, Gypsies and Travellers (excluding Eastern European Roma), 2012-2017	
Dwellings currently occupied by Gypsies and Travellers	
1) Dwellings occupied by Gypsies and Travellers	2,339
Current supply of dwellings from Gypsy and Traveller sources	
2) Dwellings expected to become vacant through mortality 2012-2017	88
3) Number of family units in housing expected to move out of London 2012-2017	185
Total Additional Supply	273
Need for dwellings	
4) Households moving into London (25% of outflow)	46
5) Newly forming family units	417
Total Additional Need	463
Net Additional Need	
Total Additional Housing likely to be occupied by Gypsies and Travellers	190
Annualised Additional Housing	38

Table 12.18 Estimate of the need for bricks and mortar dwellings, Eastern European Roma, 2012-2017	
Dwellings currently occupied by Eastern European Roma	
1) Dwellings occupied by Gypsies and Travellers (except Eastern European Roma)	962
Current supply of dwellings from Eastern European Roma sources	
2) Number of dwellings expected to become vacant 2012-2017	0
3) Number of family units in housing expressing a desire to move out of London in the next five years (excluding overlap with those with a psychological aversion to housing)	9
Total Additional Supply	9
Need for dwellings	
4) Households moving into London (25% of outflow)	2
5) Newly forming family units	197
Total Additional Need	199
Net Additional Need	
Total Additional Housing likely to be occupied by Eastern European Roma	190
Annualised Additional Housing	38

Table 12.19 Additional need for bricks and mortar accommodation dwellings, all Gypsies and Travellers, 2012-2017	
Total Additional Housing likely to be occupied by Gypsies and Travellers (excluding Eastern European Roma)	190
Total Additional Housing likely to be occupied by Eastern European Roma	190
Total Additional Housing likely to be occupied by All Gypsies and Travellers	380
Total Additional Housing (annualised)	76

Size and tenure

12.56 Assessments have also been carried out for the tenure of future accommodation to meet the required need, and for the size of future dwellings (bricks and mortar accommodation).

12.57 Because we did not collect information on earnings, we are unable to assess the tenure need based on affordability (as in a conventional housing needs survey). The figures in the table below are therefore based on survey participantsô preferences. They indicate that over two-thirds of sites would need to be in the socially rented sector to satisfy this demand, with the remainder evenly split between owner-occupation and private renting. Over half the need for housing would be met in the social rented sector and a third renting privately. As they are based on preferences, they are however likely to overstate the amount of owner-occupied accommodation, given the high costs of this tenure in London.

Table 12.20 Tenure types required, 2007-2012				
	Owner-occupied	Socially rented	Private rented	Total
% of sites	15.3%	70.8%	13.9%	100.0%
% of housing	14.4%	53.0%	32.6%	100.0%

12.58 In terms of size, the table below shows that most need is for two and three bedroom houses; however most of the likely movement is out of three bedroom housing and into larger four and five bedroom ones. Larger houses (assuming that need for housing were to be met) would see a net inflow of Gypsies and Travellers.

Table 12.21 Housing: Sizes required (Gross and Net), 2007-2012						
	1	**2**	**3**	**4**	**5+**	**Total**
% of Need	16.5%	31.2%	27.4%	18.4%	6.5%	100.0%
% of Supply	15.3%	31.1%	40.2%	12.5%	0.9%	100.0%

Sub-regional summary

12.59 The following table shows a breakdown of projected minimum and maximum need for residential pitches and for housing units for each sub-region of London, over the 2007-2017 period. It also shows the totals for London.

12.60 As can be seen the regions vary significantly in characteristics, with by far the most acute need for pitches seen in the South East of London. This is largely due to the very large housed Gypsy and Traveller population found in Bromley.

12.61 Please note that the total requirement for each sub-region may not add up exactly to the overall totals cited previously due to rounding. As with other summary tables, Bexley are not included but are discussed separately in Appendix 10.

Table 12.22 Sub-regional breakdown					
Sub-Region	Accommodation type	Minimum need 2007-2012	Minimum need 2012-17	Maximum need 2007-12	Maximum need 2012-2017
East	Pitches	49	25	101	30
	Housing	130	95	82	91
	Housing (G&T)	*25*	*27*	*-21*	*23*
	Housing (Roma)	*105*	*68*	*103*	*68*
South East	Pitches	39	26	232	52
	Housing	123	121	-78	104
	Housing (G&T)	*97*	*104*	*-104*	*87*
	Housing (Roma)	*26*	*17*	*26*	*17*
South West	Pitches	16	19	57	23
	Housing	40	34	3	32
	Housing (G&T)	*20*	*21*	*-16*	*19*
	Housing (Roma)	*20*	*13*	*19*	*13*
North	Pitches	4	3	56	10
	Housing	127	93	72	88
	Housing (G&T)	*25*	*27*	*-28*	*22*
	Housing (Roma)	*102*	*66*	*100*	*66*
West	Pitches	21	23	109	35
	Housing	85	73	-2	66
	Housing (G&T)	*44*	*47*	*-42*	*40*
	Housing (Roma)	*41*	*26*	*40*	*26*
London	Pitches	130	96	554	149
	Housing	505	415	77	381
	Housing (G&T)	*211*	*225*	*-210*	*191*
	Housing (Roma)	*294*	*190*	*288*	*190*

Borough summary

12.62 The following table shows a breakdown of projected need for residential pitches by borough, over the 2007-2017 period.[25] We stress that these figures are evidence of need and are not targets for new provision; the final borough targets may well vary as may the distribution.

12.63 As can be seen, the borough with the highest levels of need for pitches is Bromley, with almost twice the level of need of any other borough. Other boroughs with high levels of need include Haringey, Ealing, Hillingdon, Greenwich, Hackney and Tower Hamlets.

[25] As Bexley was not included in the commissioning of the research, and so no fieldwork took place there, its Need figures are given separately in Appendix 10.

12.64 It should be noted that the totals in this table will be slightly higher than the London total identified at the start of this chapter due to rounding.

Table 12.23 Boroughs: Summary of need for residential pitches

	Minimum need 2007-2012	Minimum need 2012-17	Maximum need 2007-12	Maximum need 2012-2017
Barking & Dagenham	2	2	9	3
Barnet	0	0	13	2
Brent	7	7	13	8
Bromley	17	12	96	23
Camden	1	1	4	1
City of London	0	0	0	0
Croydon	7	3	15	4
Ealing	5	6	52	12
Enfield	0	0	2	0
Greenwich	14	8	35	10
Hackney	8	5	27	7
Hammersmith & Fulham	0	0	5	1
Haringey	4	2	50	8
Harrow	0	0	14	2
Havering	12	5	17	6
Hillingdon	3	3	35	8
Hounslow	3	3	11	4
Islington	0	0	3	0
Kensington & Chelsea	3	3	8	4
Kingston upon Thames	-1	4	11	5
Lambeth	2	2	7	3
Lewisham	4	1	16	3
Merton	2	2	12	4
Newham	7	3	15	4
Redbridge	2	3	13	4
Richmond upon Thames	2	2	11	3
Southwark	6	6	10	7
Sutton	4	4	8	5
Tower Hamlets	19	6	33	7
Waltham Forest	-1	3	4	4
Wandsworth	1	2	7	3
Westminster	0	0	0	0

Borough breakdowns

12.65 These single page summaries seek to give an overview of the situation for each borough, in terms of supply and need for residential pitches. They first outline the calculations of need for residential pitches for 2007-2012, showing both the minimum need figures (based on overcrowding, planned moves and newly forming family units on existing sites) and the maximum need figures (which additionally incorporate transfer to sites from housing).

12.66 This of course means that boroughs that do not currently provide pitches have a zero minimum figure, as this need is only generated from those already living on sites.

12.67 The figures are based on applying London-wide survey findings to each borough's proportion of pitches and houses, rather than calculating need individually for each borough. This is because the statistical sample for individual boroughs is relatively small, and therefore analysing small sub-groups within individual boroughs, especially in boroughs where the overall Gypsy and Traveller population is small, may create significant anomalies. There may well however be local variance from the London norm in some boroughs.

12.68 In addition the summaries show the projected changes to the overall Gypsy and Traveller population in housing, depending on whether the minimum or maximum number of pitches is provided in 2007-2012. Where the maximum number of pitches is provided, the required level of housing is lower than if only the minimum pitches are provided. This is because housing units are freed up as housed Gypsies and Travellers transfer to sites. For some boroughs there is a negative need for housing units where the maximum number of pitches is provided. This is because providing pitches will lead to a net a transfer from housing and so free up additional units.

12.69 For some boroughs where new provision is planned in the next five years, supply is marginally higher than need for 2007-2012, resulting in a negative need figure. Family growth on sites means that any surplus is lost for 2012-2017.

Barking and Dagenham

Table 12.24 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	11.0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.1
4) Number of family units in site accommodation expected to leave London	0.5
5) Number of family units in site accommodation expected to move into housing	0.7
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	1.6
Total Supply	**2.9**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.1
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.5
11) New family units expected to arrive from outside London	0.1
12) New family formations expected to arise from within existing family units on sites	2.8
Total minimum need	**4.5**
Maximum residential need – maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	7.3
Total maximum need	**11.7**
Balance of need and supply	
Minimum additional pitch requirement	**2**
Maximum additional pitch requirement	**9**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	11	2	2	9	3
Housing (all)	34	3	3	-5	2
Housing (not Roma)	33	3	3	-5	2
Housing (Roma)	1	0	0	0	0

Barnet

Table 12.25 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.0
5) Number of family units in site accommodation expressing a desire to live in housing	0.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.0
Total Supply	**0.0**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.0
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.0
Total minimum need	**0.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	13.2
Total maximum need	**13.2**
Balance of Need and Supply	
Minimum additional pitch requirements	**0**
Maximum additional pitch requirements	**13**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	0	0	0	13	2
Housing (all)	62	6	6	-9	5
Housing (not Roma)	60	5	5	-10	4
Housing (Roma)	2	1	1	1	1

Brent

Table 12.26 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	45
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.6
4) Number of family units in site accommodation expressing a desire to leave London	1.9
5) Number of family units in site accommodation expressing a desire to live in housing	2.8
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	6.7
Total Supply	**11.9**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	4.5
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	2.2
11) New family units expected to arrive from outside London	0.5
12) New family formations expected to arise from within existing family units on sites	11.3
Total minimum need	**18.5**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	6.8
Total maximum need	**25.3**
Balance of Need and Supply	
Minimum additional pitch requirement	**7**
Maximum additional pitch requirement	**13**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	45	7	7	13	8
Housing (all)	50	12	9	7	8
Housing (not Roma)	30	3	3	-2	2
Housing (Roma)	20	9	6	9	6

Bromley

Table 12.27 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	62
Current residential supply	
2) Number of unused residential pitches available	5.0
3) Number of existing pitches expected to become vacant 2007-2012	0.9
4) Number of family units in site accommodation expressing a desire to leave London	2.7
5) Number of family units in site accommodation expressing a desire to live in housing	4.1
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	9.8
Total Supply	**22.4**
Current residential need – minimum need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	6.6
9) Family units on unauthorised encampments requiring residential pitches	9.1
10) Family units currently overcrowded on pitches requiring residential pitches**	3.2
11) New family units expected to arrive from outside London	0.8
12) New family formations expected to arise from within existing family units on sites	19.3
Total minimum need	**39.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	79.0
Total maximum need	**118.0**
Balance of Need and Supply	
Minimum additional pitch requirements	**17**
Maximum additional pitch requirements	**96**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	11	-	-	-	-
Residential pitches	66	17	12	96	23
Housing (all)	1000	83	88	1	82
Housing (not Roma)	1000	83	88	1	82
Housing (Roma)	0	0	0	0	0

Camden

Table 12.28 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	5
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.1
4) Number of family units in site accommodation expressing a desire to leave London	0.2
5) Number of family units in site accommodation expressing a desire to live in housing	0.3
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.7
Total Supply	**1.3**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.5
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.2
11) New family units expected to arrive from outside London	0.1
12) New family formations expected to arise from within existing family units on sites	1.3
Total minimum need	**2.1**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	3.4
Total maximum need	**5.5**
Balance of Need and Supply	
Minimum additional pitch requirement	**1**
Maximum additional pitch requirement	**4**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	5	1	1	4	1
Housing (all)	26	6	4	3	4
Housing (not Roma)	15	1	1	-2	1
Housing (Roma)	11	5	3	5	3

City of London

Table 12.29 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.0
5) Number of family units in site accommodation expressing a desire to live in housing	0.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.0
Total Supply	0.0
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.0
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.0
Total minimum need	
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	0
Total maximum need	0
Balance of Need and Supply	
Total Additional Pitch Requirement	**0**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	0	0	0	0	0
Housing (all)	0	0	0	0	0
Housing (not Roma)	0	0	0	0	0
Housing (Roma)	0	0	0	0	0

Croydon

Table 12.30 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	15À
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.6
5) Number of family units in site accommodation expressing a desire to live in housing	0.9
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	2.2
Total Supply	**4.0**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.5
9) Family units on unauthorised encampments requiring residential pitches	3.3
10) Family units currently overcrowded on pitches requiring residential pitches**	0.7
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	4.8
Total minimum need	**10.5**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	7.9
Total maximum need	**18.4**
Balance of Need and Supply	
Minimum additional pitch requirement	**7**
Maximum additional pitch requirement	**14**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	4	-	-	-	-
Residential pitches	15À	7	3	14	4
Housing (all)	60	14	10	6	9
Housing (not Roma)	35	3	3	-5	2
Housing (Roma)	25	11	7	11	7

À The local authority site in Croydon contains 15 large pitches, most of which are shared among the 28 families living there.

Ealing

Table 12.31 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	36
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.5
4) Number of family units in site accommodation expressing a desire to leave London	1.5
5) Number of family units in site accommodation expressing a desire to live in housing	2.2
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	5.3
Total Supply	**9.5**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	3.6
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	1.8
11) New family units expected to arrive from outside London	0.4
12) New family formations expected to arise from within existing family units on sites	9.0
Total minimum need	**14.8**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	46.4
Total maximum need	**61.2**
Balance of Need and Supply	
Minimum additional pitch requirements	**5**
Maximum additional pitch requirement	**52**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	36	5	6	52	12
Housing (all)	225	24	23	-25	19
Housing (not Roma)	210	17	19	-31	15
Housing (Roma)	15	7	4	6	4

Enfield

Table 12.32 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.0
5) Number of family units in site accommodation expressing a desire to live in housing	0.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.0
Total Supply	**0.0**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.0
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.0
Total minimum need	**0.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	2.3
Total maximum need	**2.3**
Balance of Need and Supply	
Minimum additional pitch requirement	**0**
Maximum additional pitch requirement	**2**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0				
Residential pitches	0	0	0	2	0
Housing (all)	25	8	5	4	5
Housing (not Roma)	10	1	1	-2	1
Housing (Roma)	15	7	4	6	4

Greenwich

Table 12.33 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	39
Current residential supply	
2) Number of unused residential pitches available	2.0
3) Number of existing pitches expected to become vacant 2007-2012	0.5
4) Number of family units in site accommodation expressing a desire to leave London	1.6
5) Number of family units in site accommodation expressing a desire to live in housing	2.4
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	5.8
Total Supply	**12.3**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	3.9
9) Family units on unauthorised encampments requiring residential pitches	7.4
10) Family units currently overcrowded on pitches requiring residential pitches**	1.9
11) New family units expected to arrive from outside London	0.5
12) New family formations expected to arise from within existing family units on sites	12.1
Total minimum need	**25.8**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	21.8
Total maximum need	**47.5**
Balance of Need and Supply	
Minimum additional pitch requirements	**14**
Maximum additional pitch requirements	**35**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	9	-	-	-	-
Residential pitches	39	14	8	35	10
Housing (all)	119	17	15	-4	13
Housing (not Roma)	98	8	9	-13	7
Housing (Roma)	21	9	6	9	6

Hackney

Table 12.34 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	26
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.3
4) Number of family units in site accommodation expressing a desire to leave London	1.1
5) Number of family units in site accommodation expressing a desire to live in housing	1.6
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	3.9
Total Supply	**6.9**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	2.6
9) Family units on unauthorised encampments requiring residential pitches	3.3
10) Family units currently overcrowded on pitches requiring residential pitches**	1.3
11) New family units expected to arrive from outside London	0.3
12) New family formations expected to arise from within existing family units on sites	7.5
Total minimum need	**15.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	18.8
Total maximum need	**33.8**
Balance of Need and Supply	
Minimum addition pitch requirement	**8**
Maximum additional pitch requirement	**27**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	4				
Residential pitches	26	8	5	27	7
Housing (all)	97	12	11	-7	9
Housing (not Roma)	85	7	8	-12	6
Housing (Roma)	12	5	3	5	3

Hammersmith and Fulham

Table 12.35 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.0
5) Number of family units in site accommodation expressing a desire to live in housing	0.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.0
Total Supply	**0.0**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.0
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.0
Total minimum need	**0.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	5.1
Total maximum need	**5.1**
Balance of Need and Supply	
Minimum additional pitch requirements	**0**
Maximum additional pitch requirements	**5**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	0	0	0	5	1
Housing (all)	56	17	12	11	12
Housing (not Roma)	22	2	2	-4	2
Housing (Roma)	34	15	10	15	10

Haringey

Table 12.36 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	10
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.1
4) Number of family units in site accommodation expressing a desire to leave London	0.4
5) Number of family units in site accommodation expressing a desire to live in housing	0.6
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	1.5
Total Supply	**2.6**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.0
9) Family units on unauthorised encampments requiring residential pitches	1.6
10) Family units currently overcrowded on pitches requiring residential pitches**	0.5
11) New family units expected to arrive from outside London	0.1
12) New family formations expected to arise from within existing family units on sites	3.0
Total minimum need	**6.3**
Maximum residential figures ï maximum need	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	46.7
Total maximum need	**53.0**
Balance of Need and Supply	
Minimum additional pitch requirements	**4**
Maximum additional pitch requirements	**50**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	2	-	-	-	-
Residential pitches	10	4	2	50	8
Housing (all)	405	105	75	54	71
Housing (not Roma)	204	17	18	-32	14
Housing (Roma)	201	88	57	86	57

Harrow

Table 12.37 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	3
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.1
5) Number of family units in site accommodation expressing a desire to live in housing	0.2
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.4
Total Supply	**0.8**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.3
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.1
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.8
Total minimum need	**1.2**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	13.0
Total maximum need	**14.3**
Balance of Need and Supply	
Minimum additional pitch requirement	**0**
Maximum additional pitch requirement	**14**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	3	0	0	14	2
Housing (all)	65	8	7	-6	6
Housing (not Roma)	59	5	5	-9	4
Housing (Roma)	6	3	2	3	2

Havering

Table 12.38 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	7
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.1
4) Number of family units in site accommodation expressing a desire to leave London	0.3
5) Number of family units in site accommodation expressing a desire to live in housing	0.4
6) Residential pitches planned to be built or brought back into use 2007-2012	16.0
7) Supply generated by movement within the stock	1.0
Total Supply	**17.8**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.7
9) Family units on unauthorised encampments requiring residential pitches	20.6
10) Family units currently overcrowded on pitches requiring residential pitches**	0.3
11) New family units expected to arrive from outside London	0.1
12) New family formations expected to arise from within existing family units on sites	8.0
Total minimum need	**29.8**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	4.6
Total maximum need	**34.4**
Balance of Need and Supply	
Minimum additional pitch requirement	**12**
Maximum additional pitch requirement	**17**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	25	-	-	-	-
Residential pitches	7	12	5	17	6
Housing (all)	21	2	2	-2	2
Housing (not Roma)	21	2	2	-2	2
Housing (Roma)	0	0	0	0	0

Hillingdon

Table 12.39 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	20
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.3
4) Number of family units in site accommodation expressing a desire to leave London	0.8
5) Number of family units in site accommodation expressing a desire to live in housing	1.2
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	3.0
Total Supply	**5.3**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	2.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	1.0
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	5.0
Total minimum need	**8.2**
Maximum residential figures ï maximum need	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	32.2
Total maximum need	**40.4**
Balance of Need and Supply	
Minimum additional pitch requirements	**3**
Maximum additional pitch requirement	**35**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	20	3	3	35	8
Housing (all)	150	14	14	-20	11
Housing (not Roma)	146	12	13	-22	10
Housing (Roma)	4	2	1	2	1

Hounslow

Table 12.40 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	20
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.3
4) Number of family units in site accommodation expressing a desire to leave London	0.8
5) Number of family units in site accommodation expressing a desire to live in housing	1.2
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	3.0
Total Supply	**5.3**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	2.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	1.0
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	5.0
Total minimum need	**8.2**
Maximum residential figures ï maximum need	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	8.5
Total maximum need	**16.7**
Balance of Need and Supply	
Minimum additional pitch requirements	**3**
Maximum additional pitch requirement	**11**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0				
Residential pitches	20	3	3	11	4
Housing (all)	49	8	6	0	6
Housing (not Roma)	38	3	3	-5	3
Housing (Roma)	11	5	3	5	3

Islington

Table 12.41 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.0
5) Number of family units in site accommodation expressing a desire to live in housing	0.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.0
Total Supply	**0.0**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.0
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.0
Total minimum need	**0.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	2.7
Total maximum need	**2.7**
Balance of Need and Supply	
Minimum additional pitch requirements	**0**
Maximum additional pitch requirements	**3**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	0	0	0	3	0
Housing (all)	17	3	2	0	2
Housing (not Roma)	12	1	1	-2	1
Housing (Roma)	5	2	1	2	1

Kensington and Chelsea

Table 12.42 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	20
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.3
4) Number of family units in site accommodation expressing a desire to leave London	0.8
5) Number of family units in site accommodation expressing a desire to live in housing	1.2
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	3.0
Total Supply	**5.3**
Current residential need – minimum need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	2.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	1.0
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	5.0
Total minimum need	**8.2**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	4.9
Total maximum need	**13.1**
Balance of Need and Supply	
Minimum additional pitch requirement	**3**
Maximum additional pitch requirement	**8**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	20	3	3	8	4
Housing (all)	25	3	3	-1	3
Housing (not Roma)	22	2	2	-2	2
Housing (Roma)	3	1	1	1	1

Kingston upon Thames

Table 12.43 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	18
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.7
5) Number of family units in site accommodation expressing a desire to live in housing	1.1
6) Residential pitches planned to be built or brought back into use 2007-2012	9.0
7) Supply generated by movement within the stock	2.7
Total Supply	**13.7**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.8
9) Family units on unauthorised encampments requiring residential pitches	4.1
10) Family units currently overcrowded on pitches requiring residential pitches**	0.9
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	5.8
Total minimum need	**12.8**
Maximum residential demand	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	11.9
Total maximum need	**24.7**
Balance of Need and Supply	
Minimum additional pitch requirements	**-1**
Maximum additional pitch requirements	**11**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	5	-	-	-	-
Residential pitches	18	-1	4	11	5
Housing (all)	54	5	5	-7	4
Housing (not Roma)	54	5	5	-7	4
Housing (Roma)	0	0	0	0	0

Lambeth

Table 12.44 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	15
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.6
5) Number of family units in site accommodation expressing a desire to live in housing	0.9
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	2.2
Total Supply	**4.0**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.5
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.7
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	3.8
Total minimum need	**6.2**
Maximum residential demand ï maximum figure	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	4.6
Total maximum need	**10.8**
Balance of Need and Supply	
Minimum additional pitch requirements	**2**
Maximum additional pitch requirements	**7**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	15	2	2	7	3
Housing (all)	40	11	8	7	8
Housing (not Roma)	20	2	2	-2	2
Housing (Roma)	20	9	6	9	6

Lewisham

Table 12.45 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	5
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.1
4) Number of family units in site accommodation expressing a desire to leave London	0.2
5) Number of family units in site accommodation expressing a desire to live in housing	0.3
6) Residential pitches planned to be built or brought back into use 2007-2012	-3.0
7) Supply generated by movement within the stock	0.7
Total Supply	**-1.7**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.5
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.2
11) New family units expected to arrive from outside London	0.1
12) New family formations expected to arise from within existing family units on sites	1.3
Total minimum need	**2.1**
Maximum residential demand ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	12.2
Total maximum need	**14.3**
Balance of Need and Supply	
Minimum additional pitch requirement	**4**
Maximum residential pitch requirement	**16**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	5	4	1	16	3
Housing (all)	70	12	9	-2	8
Housing (not Roma)	55	5	5	-8	4
Housing (Roma)	15	7	4	6	4

Merton

Table 12.46 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	15
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.6
5) Number of family units in site accommodation expressing a desire to live in housing	0.9
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	2.2
Total Supply	**4.0**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.5
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.7
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	3.8
Total minimum need	**6.2**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	9.9
Total maximum need	**16.1**
Balance of Need and Supply	
Minimum additional pitch requirement	**2**
Maximum additional pitch requirement	**12**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	0	-	-	-
Residential pitches	15	2	2	12	4
Housing (all)	45	4	4	-6	3
Housing (not Roma)	45	4	4	-6	3
Housing (Roma)	0	0	0	0	0

Newham

Table 12.47 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	15
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.6
5) Number of family units in site accommodation expressing a desire to live in housing	0.9
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	2.2
Total Supply	**4.0**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.5
9) Family units on unauthorised encampments requiring residential pitches	3.3
10) Family units currently overcrowded on pitches requiring residential pitches**	0.7
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	4.8
Total minimum need	**10.5**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	8.8
Total maximum need	**19.3**
Balance of Need and Supply	
Minimum additional pitch requirements	**7**
Maximum additional pitch requirements	**15**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	4	-	-	-	-
Residential pitches	15	7	3	15	4
Housing (all)	179	66	44	58	43
Housing (not Roma)	34	3	3	-4	2
Housing (Roma)	145	63	41	62	41

Redbridge

Table 12.48 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	16
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.7
5) Number of family units in site accommodation expressing a desire to live in housing	1.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	2.4
Total Supply	**4.2**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.6
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.8
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	4.0
Total minimum need	**6.6**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	10.6
Total maximum need	**17.2**
Balance of Need and Supply	
Minimum additional pitch requirement	**2**
Maximum additional pitch requirement	**13**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	16	2	3	13	4
Housing (all)	49	4	4	-7	3
Housing (not Roma)	48	4	4	-7	3
Housing (Roma)	1	0	0	0	0

Richmond upon Thames

Table 12.49 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	13
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.5
5) Number of family units in site accommodation expressing a desire to live in housing	0.8
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	1.9
Total Supply	**3.4**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.3
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.6
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	3.3
Total minimum need	**5.4**
Maximum residential need – maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	8.6
Total maximum need	**13.9**
Balance of Need and Supply	
Minimum additional pitch requirement	**2**
Maximum additional pitch requirement	**11**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	13	2	2	11	3
Housing (all)	39	3	3	-5	3
Housing (not Roma)	39	3	3	-5	3
Housing (Roma)	0	0	0	0	0

NB: The current 'residential need minimum and maximum' statistics are based on estimated figures. London Borough of Richmond upon Thames will in future carry out monitoring to ensure the reliability of this figure.

Southwark

Table 12.50 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	42
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.5
4) Number of family units in site accommodation expressing a desire to leave London	1.6
5) Number of family units in site accommodation expressing a desire to live in housing	2.3
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	5.6
Total Supply	**10.0**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	3.8
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	1.9
11) New family units expected to arrive from outside London	0.5
12) New family formations expected to arise from within existing family units on sites	9.5
Total minimum need	**15.7**
Maximum residential need ï maximum figure	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	4.6
Total maximum need	**20.3**
Balance of Need and Supply	
Minimum additional pitch requirements	**6**
Maximum additional pitch requirements	**10**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	38	6	6	10	7
Housing (all)	44	13	9	9	9
Housing (not Roma)	20	2	2	-1	2
Housing (Roma)	24	11	7	10	7

Sutton

Table 12.51 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	26
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.3
4) Number of family units in site accommodation expressing a desire to leave London	1.1
5) Number of family units in site accommodation expressing a desire to live in housing	1.6
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	3.9
Total Supply	**6.9**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	2.6
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	1.3
11) New family units expected to arrive from outside London	0.3
12) New family formations expected to arise from within existing family units on sites	6.5
Total minimum need	**10.7**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	4.4
Total maximum need	**15.1**
Balance of Need and Supply	
Minimum additional pitch requirements	**4**
Maximum additional pitch requirements	**8**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0	-	-	-	-
Residential pitches	26	4	4	8	5
Housing (all)	20	2	2	-2	2
Housing (not Roma)	20	2	2	-2	2
Housing (Roma)	0	0	0	0	0

Tower Hamlets

Table 12.52 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	21.0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.3
4) Number of family units in site accommodation expressing a desire to leave London	0.9
5) Number of family units in site accommodation expressing a desire to live in housing	1.3
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	3.1
Total Supply	**5.5**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	2.1
9) Family units on unauthorised encampments requiring residential pitches	12.4
10) Family units currently overcrowded on pitches requiring residential pitches**	1.0
11) New family units expected to arrive from outside London	0.3
12) New family formations expected to arise from within existing family units on sites	9.0
Total minimum need	**24.8**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	13.9
Total maximum need	**38.7**
Balance of Need and Supply	
Minimum additional pitch requirements	**19**
Maximum additional pitch requirements	**33**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	15				
Residential pitches	21	19	6	33	7
Housing (all)	70	8	8	-5	7
Housing (not Roma)	63	5	6	-8	5
Housing (Roma)	7	3	2	3	2

Waltham Forest

Table 12.53 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	19
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.2
4) Number of family units in site accommodation expressing a desire to leave London	0.8
5) Number of family units in site accommodation expressing a desire to live in housing	1.2
6) Residential pitches planned to be built or brought back into use 2007-2012	5.0
7) Supply generated by movement within the stock	2.8
Total Supply	**10.0**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.9
9) Family units on unauthorised encampments requiring residential pitches	0.8
10) Family units currently overcrowded on pitches requiring residential pitches**	0.9
11) New family units expected to arrive from outside London	0.2
12) New family formations expected to arise from within existing family units on sites	5.0
Total minimum need	**8.9**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	4.9
Total maximum need	**13.8**
Balance of Need and Supply	
Minimum additional pitch requirement	**-1**
Maximum additional pitch requirement	**4**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	1	-	-	-	-
Residential pitches	19	-1	3	4	4
Housing (all)	94	35	23	30	22
Housing (not Roma)	19	2	2	-2	1
Housing (Roma)	75	33	21	32	21

NB: The council-owned site at Waltham Forest was due to be expanded in 2007 (included at step 6). If the expansion does not take place, the need figures would consequently rise by the same amount.

Wandsworth

Table 12.54 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	11.0
Current residential supply	
2) Number of unused residential pitches available	1.0
3) Number of existing pitches expected to become vacant 2007-2012	0.1
4) Number of family units in site accommodation expressing a desire to leave London	0.5
5) Number of family units in site accommodation expressing a desire to live in housing	0.7
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	1.6
Total Supply	**3.9**
Current residential need	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	1.1
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.5
11) New family units expected to arrive from outside London	0.1
12) New family formations expected to arise from within existing family units on sites	2.8
Total minimum need	**4.5**
Maximum residential demand ï maximum figure	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	6.6
Total maximum need	**11.1**
Balance of Need and Supply	
Minimum additional pitch requirements	**1**
Maximum additional pitch requirements	**7**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0				
Residential pitches	11	1	2	7	3
Housing (all)	30	3	3	-4	2
Housing (not Roma)	30	3	3	-4	2
Housing (Roma)	0	0	0	0	0

Westminster

Table 12.55 Estimate of the need for residential site pitches, 2007-2012	
1) Current occupied residential site pitches	0
Current residential supply	
2) Number of unused residential pitches available	0.0
3) Number of existing pitches expected to become vacant 2007-2012	0.0
4) Number of family units in site accommodation expressing a desire to leave London	0.0
5) Number of family units in site accommodation expressing a desire to live in housing	0.0
6) Residential pitches planned to be built or brought back into use 2007-2012	0.0
7) Supply generated by movement within the stock	0.0
Total Supply	**0.0**
Current residential need – minimum figures	
8) Family units (on pitches) seeking residential pitches in the area, 2007-2012*	0.0
9) Family units on unauthorised encampments requiring residential pitches	0.0
10) Family units currently overcrowded on pitches requiring residential pitches**	0.0
11) New family units expected to arrive from outside London	0.0
12) New family formations expected to arise from within existing family units on sites	0.0
Total minimum need	**0.0**
Maximum residential need ï maximum figures	
13/14) Family units in housing but with a psychological aversion to bricks and mortar accommodation***	0.4
Total maximum need	**0.4**
Balance of Need and Supply	
Minimum additional pitch requirements	**0**
Maximum additional pitch requirements	**0**

* excluding those counted in step 10 ** excluding those containing an emerging family unit *** including both Roma and non-Roma

* annualised figures shown in brackets

Summary: pitches required 2007 - 2017					
		Minimum need		**Maximum need**	
	Base numbers 2007	Additional need 2007-12	Additional need 2012-17	Additional need 2007-12	Additional need 2012-17
Unauthorised pitches	0				
Residential pitches	0	0	0	0	0
Housing (all)	3	0	0	0	0
Housing (not Roma)	2	0	0	0	0
Housing (Roma)	1	0	0	0	0

Summary of all need requirements: 2007-2017

12.70 This technical calculation can be summarised as follows:

Table 12.56 Summary of Gypsy and Traveller net accommodation needs			
Period	Residential pitches	Transit pitches	Bricks and mortar (dwellings)*
Total 2007-12	130 ï 554	40	77
Total 2012-17	96 - 149	0	381

**Assuming maximum need for residential pitches is met*

12.71 The range of need for residential pitches in the short term is therefore very substantial, depending on whether need from those in housing is met in addition to those already on sites The need in long term is significantly lower, however this is premised on the required pitches being provided in the first five years. We additionally estimate that 40 transit pitches will be required in London by 2011. This number is too small to break down across to 32 boroughs.

12.72 The main driver of need for residential pitches is from Gypsies and Travellers living in housing but having a need for a pitch. As explained earlier in this chapter, there are a substantial number ï 762 family units - who have a psychological aversion to housing but are not included as having a need for a pitch; this is because they did not state they were dissatisfied with their current accommodation. They can be seen as having a demand for a pitch however, as they are likely to move to a site should suitable provision come forward in London and will need to be considered by London boroughs when bringing forward new sites.

13. Travelling Showpeople accommodation need

Introduction

13.1 This chapter seeks to quantify the level of need for the provision of new plots to Travelling Showpeople within the study area, based on the survey data, which included 71 families living on yards and 10 in housing.

13.2 Data sourced from the Showmen's Guild indicated that there were 185 families currently operating as Travelling Showpeople in the Greater London region. This figure was used as a base for the calculations which follow.

Need calculation: 2007-2012

Stage 1: Backlog of Need

13.3 It was assumed that any family currently living on an overcrowded plot would require an additional plot. Overcrowding was calculated according to the criteria shown in the table below.

Table 13.1 Criteria for overcrowding
HOUSEHOLDS CONSIDERED TO BE OVERCROWDED **MUST**:
Consider themselves to have insufficient space when asked
AND FULFIL AT LEAST **ONE** OF THE FOLLOWING CRITERIA:
Mentioned lack of space for essential purposes* when asked about drawbacks of the yard
Mentioned lack of space for essential purposes* when asked to give general comments about the yard
Had a high ratio of bedrooms needed* to number of trailers (more than 2.1)

* 'Essential Purposes' were considered to be space for residential accommodation or for the basic maintenance and testing of rides. Additional space for storage of all rides and/or equipment was not considered essential since a separate storage yard was often used.

** Bedrooms needed was defined as: One bedroom per couple or single person; children under the age of 10 could share a room

13.4 Almost three quarters (71%) of participants considered themselves not to have enough space for their family; however this would have included a number of participants whose reasons for not having enough space included non-essential purposes. These might include the commercial goal of keeping all rides and equipment on one yard or having space for possible future purchases, the desire to unite related families currently living separately, or a household aiming to allocate space for future generations.

13.5 Using the extended criteria shown above, the number of families considered to be living on overcrowded plots was assessed to be 36% (67 families).

Stage 2: Emerging households

13.6 Of the 185 households in the study area, 54 contained one or more family members wanting or needing to move out of the family home in the next five years. None living on yards wished to move into housing, and none in housing wished to live on a yard. The total number of individuals that were expected to leave by forming new family groups in the next five years was 101. However this figure needs to be discounted by approximately half to allow for marriages or partnerships between these individuals when forming new family units. Since not all will necessarily marry a Travelling Showperson, and some might remain single, a discount of 40% was felt to be appropriate, bringing to total number of new family units to 61.

13.7 The data indicates that 61% (37) of these new households would prefer to stay on the same plot; however this will clearly not always be possible. An examination of the data suggested that of the plots in this situation, almost half were overcrowded, and a further small number were relying on planning permission being granted for yard expansion. As a result, we have assumed that only an estimated 50% of new households wishing to remain on their present plot (19) would be able to do so, reducing the overall number of family units to 42.

13.8 In addition, 19% (8) of the remaining emerging households stated that they would not wish to remain in Greater London. A small estimated allowance (10% of the outflow) was also made for in-migration into Greater London from elsewhere, which could not be estimated from the survey data but was expected to be limited due to the comparative pressure on land in the London area. This left a total of 35 family units requiring pitches.

Stage 3: Planned moves

13.9 Just over half of Travelling Showpeople households (51%, or 95) expected to move in the next five years. The vast majority of this group (all except 3) expected to remain on yards. 29% of those moving (28 households) wished to move out of Greater London; a small estimated allowance was made for in-migration to the study area, as for emerging households. This put the total demand for plots from this source at 67. It should be noted that these moves will also generate a supply of empty plots, dealt with later in the calculation.

Stage 4: Overlap of categories

13.10 Some plots considered to be overcrowded at the present time will resolve this situation in the next five years either through a newly formed family unit leaving the plot, or through a planned move to a larger plot. These 54 potential new family units will have been counted twice in Stage 1 and in either Stage 2 or Stage 3, and so must be subtracted from the total.

13.11 This leaves a total gross demand figure of 115.

Supply

13.12 No new yards are currently expected to be built in Greater London in the next five years, given the current difficulties faced by Travelling Showpeople in gaining planning permission. Applying standard mortality rates to the dataset indicated that the probability of any empty plots being created from this source in the next five years was very low. This should be unsurprising, given that Travelling Showpeople ordinarily live in large extended family groups with younger family members still living on the plot inheriting it in most cases of the death of an elderly plot owner.

13.13 The main source of supply was from moves from existing plots vacated by families moving around the area. However, from the qualitative data gathered for reasons driving moves, it was clear that not all moves would leave a free plot. Some families were currently living on shared yards, and renting a plot informally from another family based there. These sometimes had to move due to the expansion of the other family, therefore leaving no empty space behind. Moreover it is recognised that participants saying they expected to move out of London may be more an aspiration than a reality due to the general shortage of space for Travelling Showpeople to live.

13.14 However a significant number of moves were due to the sale of the plot by owners for development, or due to an imminently expected Compulsory Purchase Order. This was particularly the case in Hounslow, due to the construction of the third runway at Heathrow. In total, based on the data gathered, 71% of moves were estimated to result in a plot becoming available, although this may be a slight overestimate since not all those moving in the sample gave a reason for doing so.

Overall requirement

13.15 Overall, this indicated a supply of 67 plots, compared to a gross need for 115, indicating a need for 48 additional plots for Travelling Showpeople in the next five years, bringing the total number of plots in Greater London up from 185 to 233, an increase of 26%. The calculations described above are detailed in the table below.

Table 13.2 Calculation of Need : Travelling Showpeople – Plots – 5 years	
Backlog of need	
Currently overcrowded	67
Backlog likely to be solved within 5 years via one of the methods counted below	- 54
Sub-total	*13*
Newly Forming Family Units within 5 years	
Individuals reported on existing plots as likely to form new family units	101
Discounted by 40% to allow for marriages/partnerships to form single family unit	61
Minus 50% of those wanting to stay on same plot**	- 19
Minus those moving into houses	0
Minus those moving out of Greater London	- 8
Allowance for those moving into Greater London (10%)	1
Sub-total	*35*
Planned moves within 5 years	
Likely to move within 5 years	95
Minus those moving into houses	- 3
Minus those moving out of Greater London	- 28
Allowance for those moving into Greater London (10%)	3
Sub-total	*67*
Supply	
Plots likely to be freed up by above moves*	- 67
Plots likely to be freed up through mortality***	0
New Yards	0
Sub-total	*- 67*
Total Need: next 5 years (2007-2012)	
Total Additional Plots	**48**

* not all moves result in free plots, for example if a move is forced by a Compulsory Purchase Order.

** data suggests approximately 50% of those wanting to stay on the same plot will be able to.

*** assuming inheritance of plot by any surviving adult resident family members

Need calculation: 2012-2017

13.16 Information to make a 10 year projection cannot be derived directly from a questionnaire since families generally do not plan this far ahead with any certainty. However, it is possible to extrapolate from the 5 year information provided by the survey to estimate a figure for plot provision over the period 5-10 years from now. As stated above, the number of household units requiring plots at the start of this period (irrespective of actual plot provision) will be 233.

13.17 Since it is assumed that the backlog of plot requirements due to overcrowding will have been resolved at this point, the primary source of any additional increase in this period will be emerging households. This is extrapolated by calculating an overall rate of increase, based on the number of household units created from existing households in the first 5 year period. The full calculation is shown in the table below.

Table 13.3 Calculation of rate of increase due to creation of new household units, 2012-2017	
Current number of household units (2007)	185
Family units created in the first 5 year period (2007-2012)	61
Excluding those needing to move ónowôand therefore assumed to reflect suppressed formation of new family units arising from previous years	61 ï 10 = 51
5 year rate of increase, 2007-2012	51 ÷ 185 = **28%***

* note that this **includes** new family units that will not need new plots, or will not require accommodation in Greater London

13.18 In addition the process of households moving within Greater London is taken into account, using a similar calculation.

Table 13.4 Calculation of rate of moves within existing population, 2012-2017	
Current number of household units (2007)	185
Households moving in the first 5 year period (2007-2012)	95
Excluding those needing to move ónowôand therefore assumed to reflect suppressed demand arising from previous years	95 ï 33 = 62
5 year rate of moves, 2007-2012	62 ÷ 185 = **34%**

13.19 In the table below, these two proportions are used to calculate the rate of formation of households and the rate of movement of households. The process followed is the same as used in 2007-2012 with the exception of an assumption that fewer plots will be lost during moves than in the first 5 year period (a suggested 15% rate of loss rather than 29%). This would be due to increased provision of plots reducing the need for plot sharing, and because the number of Compulsory Purchase Orders expected in the 2007-2012 period is likely to be unusually high due to the construction of the third runway at Heathrow.

13.20 The final calculation gave an estimated requirement for 59 plots across the study area for 2012-2017. It should be noted that this figure cannot be exact due to the huge variety of broader issues, economic, social and legislative, that could influence the community concerned in the long term. In particular the rate of loss of plots through voluntary sale for other uses or compulsory purchase will be strongly dependent on economic circumstances, and is important in determining the final level of need.

Table 13.5 Calculation of Need : Travelling Showpeople – Plots – 5-10 years	
Base Figure	
Projected number of household units in the study area in 5 years (185 + 48)	233
Newly Forming Family Units	
%age 5 year rate of increase 2007-2012 (see previous table)	28%
Estimated new household units created 2012-2017	233 × 28% = 65
Minus 50% of those wanting to stay on same plot*	- 20
Minus those moving out of Greater London*	- 9
Allowance for emerging households moving into Gtr. London (10% of outflow)*	1
Sub-total	*37*
Planned Moves	
%age 5 year rate of moves 2007-2012 (see previous table)	34%
Estimated moves 2012-2017	233 × 34% = 79
Minus those moving into houses*	- 2
Minus those moving out of Greater London*	- 22
Allowance for moves into Greater London*	2
Sub-total	*57*
Supply	
Plots likely to be freed up by above moves*	79 × 85% = 67
Plots likely to be freed up through mortality*	0
New Yards	0
Sub-total	*- 67*
Total Need: 5 – 10 years (2012-2017)	
Total Additional Plots	**27**

* using same percentage rates as found in 2007-2012 ** estimated half of 2007-2012 rate of plot loss due to reduced Compulsory Purchase Orders and reduced levels of overcrowding if plot provision is made at the required level in previous years.

Plot numbers required: 2007-2017

13.21 The findings above are summarised in the following table.

Table 13.6 Estimated Plots Required: 2007-2017 Summary

	Additional Plots	%age increase	Total Plots at end of period
Current situation: 2007	n/a	n/a	185
Required 2007-2012	48	26%	233
Required 2012-2017	25	11%	258
Total 2007-2012	*73*	*39%*	*258*

13.22 For the purposes of implementing policy based on these requirements, it is useful to create a breakdown of need by borough within the study area. This has been done by breaking down the overall plot requirements according to the existing distribution of population. Note that figures have been rounded in order to fit totals; this may cause the allocation for individual councils to vary slightly despite containing the same proportion of the existing population of Travelling Showpeople.

13.23 As with the assessments for Gypsies and Travellers, the breakdown is based on need where it arises and are not targets for individual boroughs, which will be decided in subsequent policy discussions. It is recognised that this approach may place severe stress on some boroughs with already relatively large existing populations, while leaving other boroughs, and indeed large areas of the city, with no provision for Travelling Showpeople at all. It is worth considering that only 14% of Travelling Showpeople intending to move in the next 5 years expressed a definite preference for their current borough of residence, with most giving much wider area preferences such as ôWest Londonö or ôNear M25ö, although extended families tended to express a preference to live in a single small locality. For this reason a breakdown by sub-region within the study area has also been provided.

Table 13.7 Calculation of Need: Travelling Showpeople families

Borough*	Current population	% of current population	2007-2012 requirement	2012-2017 requirement	2007-2017 overall
Barking and Dagenham	3	1.6%	1	0	1
Barnet	4	2.2%	1	1	2
Bromley	16	8.6%	4	2	6
Camden	4	2.2%	1	1	2
Croydon	4	2.2%	1	1	2
Ealing	11	5.9%	3	1	4
Enfield	9	4.9%	2	1	3
Greenwich	2	1.1%	1	0	1
Havering	1	0.5%	0	0	0
Hillingdon	18	9.7%	5	2	7
Hounslow	103	55.7%	27	14	41
Southwark	2	1.1%	0	1	1
Tower Hamlets	3	1.6%	1	0	1
Waltham Forest	4	2.2%	1	1	2
Wandsworth	1	0.5%	0	0	0
Total	185	100.0%	48	25	73

* no requirement by this method for Brent, City of London, Hackney, Hammersmith & Fulham, Haringey, Harrow, Islington, Kensington & Chelsea, Kingston-upon-Thames, Lambeth, Lewisham, Merton, Newham, Redbridge, Richmond-upon-Thames, Sutton or Westminster.

Table 13.8 Calculation of Need: Sub-Regional Breakdown					
Sub-Region	Current population	% of current population	2007-2012 requirement	2012-2017 requirement	2007-2017 overall
East	11	5.9%	3	1	4
North	17	9.2%	4	3	7
South West	5	2.7%	1	1	2
South East	20	10.8%	5	3	8
West	132	71.4%	35	17	52
Total	185	100.0%	48	25	73

Summary

13.24 The summary results of these calculations is:

Table 13.9 Net accommodation requirements for Travelling Showpeople	
Period	Plots
Total 2007-12	48
Total 2012-17	25

13.25 From this it can be seen that there is a net additional, requirement in both periods studied. The shortfall is small when compared with the main Gypsy and Traveller community, but quite distinct from it.

14. Conclusions on the evidence

Introduction

14.1 This final chapter draws conclusions. The main source of these is the two quantitative analysis chapters 12 (on Gypsies and Travellers) and 13 (on Travelling Showpeople).

14.2 Due to the complexity of any attempt to calculate the need for this type of accommodation, it is necessary to specify quite narrowly what is measured and what is not. Hence this chapter will summarise some of the earlier discussion, in Chapters 1 and 2, on this general topic.

Accommodation measurement issues

14.3 Calculating levels of need for Gypsies and Travellers is a complex process, due to the number of factors involved. Firstly, GTANAs differ significantly from conventional models for assessing housing need. As recognised in the CLG guidance, accommodation need goes beyond standard categories of suitability and affordability to encompass Gypsiesôand Travellersôneed to maintain their way of life by living in caravans. Thus the need is not simply for accommodation, but for accommodation which acknowledges their cultural identity based on a mobile lifestyle.

14.4 Secondly there is an issue of data gathering. GTANAs do not possess such large sample sizes as conventional housing need surveys. Nor is it culturally feasible to collect the detailed financial data which is conventionally achieved in mainstream surveys of need.[26] The London GTANA has achieved the largest sample by far of GTANAs so far carried out in England, but is still too small for conventional housing needs analysis. Hence the analysis has to include qualitative as well as quantitative data.

14.5 Thirdly, in conventional housing needs analysis it is important to separate analysis of need from the aspirations of respondents. Thus for example respondents may wish for one type of housing (for instance detached bungalow) but in practice (unless financially capable of choosing) be obliged to accept whatever is available that meets their household size requirements.

[26] No GTANA has so far been able successfully to collect information on earnings and benefit levels.

14.6 It is far harder to make such a distinction in a GTANA. The traditional method of distinguishing need and demand, by considering the ability to buy the required accommodation on the open market, cannot be applied to Gypsies and Travellers firstly since the barriers to accessing pitches are generally not cost-related, and secondly because gathering reliable financial and employment information from Gypsies and Travellers is, due to cultural barriers, rarely possible.

14.7 This background provides the basis for the definition of need given in the guidance and used in this report (see Chapter 1). This goes beyond the definition used for the settled community based on financial constraints and the standard categories of unsuitability; it also includes accommodation made unsuitable due to the adverse psychological effects brought about by giving up the traditional, caravan-based life.

Data gathering issues

14.8 The sampling for this study is described in Chapter 7, and led to the following numerical outputs:

Table 14.1 Total interviews by community group

Group	Target	Achieved	%
Gypsy	433	401	92.6%
Irish Traveller	280	314	112.1%
Travelling Showperson	91	81	89.0%
New Traveller	11	51	463.6%
TOTAL	815	847	103.9%

Note: This appears as Table 5.1 above

Table 14.2 Total interviews by accommodation type

Type	Target	Achieved	%
Authorised site	375	333	88.8%
Unauthorised site	33	39	118.2%
Housing	407	475	116.7%
TOTAL	815	847	103.9%

Note: This appears as Table 5.2 above

14.9 This sample, although it would be small by quantitative housing needs analysis, is very large for qualitative research. It is by far the largest sample ever used for a GTANA in England. It provides, therefore, the soundest possible basis for the relevant analysis.

Substantive results

14.10 Summarising from Chapter 12, the results are:

Table 14.3 Summary of Gypsy and Traveller net accommodation needs[27]			
Period	Residential pitches	Transit pitches	Bricks and mortar (dwellings)*
Total 2007-12	130 ï 554	40	77
Total 2012-17	96 - 149	0	381

**Assuming maximum need for residential pitches is met*
This table appears as Table 12.24 above

14.11 A range of figures are provided, with the lower figures only covering need generated from existing authorised and unauthorised sites, and the higher figures additionally including the transfer to pitches of Gypsies and Travellers with a psychological aversion to housing. This is the first GTANA to attempt to identify the level of psychological aversion among survey participants. Further research, perhaps at a national level, into the issue of quantifying psychological aversion would help inform future GTANAs and provide consistency in research methodologies.

14.12 There is therefore a very substantial need for residential pitches, especially in the short to medium term, if the needs of Gypsies and Travellers living in housing are to be met.

14.13 Turning to Travelling Showpeople, the summary figures are:

Table 14.4 Summary of accommodation requirements for Travelling Showpeople	
Period	Plots
Total 2007-12	48
Total 2012-17	25

This table appears as Table 13.9 above

14.14 From this it can be seen that there is a net additional requirement in both periods studied. The shortfall is small when compared with the main Gypsy and Traveller community, but quite distinct from it. Given the shrinking size of the community involved it is notable that there is a net requirement.

[27] Figures for Bexley are included separately in Appendix 10.

Conclusions on accommodation need

14.15 The overall level of net need implies a large increase in the stock of sites: at the very least a 23% increase in current provision, or 103% if the needs of Gypsies and Travellers in bricks and mortar accommodation is to be met. This is a large addition. However it needs to be considered that the stock of sites has not been added to in more than a decade (none since 1996) and that there have been some losses (of the order of 100 pitches).

14.16 There has been a significant emigration of Gypsies and Travellers from London due to the lack of accommodation, and also a reduction in the seasonal in-migration of Gypsies and Travellers to visit relatives and maintain community contacts within the capital, due to the lack of transit sites. Hence the overall need is not a surprising figure, and would be larger but for the out-migration from the capital of part of the Gypsy and Traveller community. No reliable figures exist, but all knowledgeable sources agree that the bricks and mortar population of Gypsies and Travellers has risen considerably.

14.17 What emerges from the survey data is that the Gypsy and Traveller community has not lost its identity through living in bricks and mortar accommodation, and many retain a keen desire both on behalf of current adults and their children to resume their traditional way of life. It is worth stressing that a significant number of housed Gypsies and Travellers beyond those treated as having a psychological aversion have expressed a desire to move to pitches (see 12.24 above). The following table compares the amount of need and demand (based on those in housing who say they would ideally like to live on a pitch) for residential pitches. It shows that an additional 766 pitches would be required to meet the total demand over the next five years.

Table 14.5 Need and demand for residential pitches

Period	Minimum need	Maximum need	Demand (including aspirational)
2007-12	130	554	1,320
2012-17	96	149	306
Total 2007-17	226	703	1,626

14.18 The very high level of demand for sites suggests that boroughs will have to pay close regard to their allocation policies for any new sites to ensure those with expressed need are accommodated. Far more Gypsy and Traveller families than those indicated by the need figures are likely to want to move onto any new sites.

14.19 However a cost-benefit argument can be made for meeting this demand (and, indeed, the higher range of need figures) generated by Gypsies and Travellers living in housing. It is estimated that the development cost of a council caravan pitch is half that of a council house, bringing a potential saving of public funds.[28] Moreover different ethnic groups tend to dominate sites; it requires close management to ensure successful cohabitation and boroughs may wish to meet their need through several smaller sites rather than one larger, mixed one.

14.20 A further option is providing group housing. This is a form of social housing which replicates many of the features of a site and usually features several bungalows for an extended family to live in. While unlikely to be suitable for those who want to live on a site, group housing may lessen the adverse effects that living in bricks and mortar accommodation can cause. Further research will be required at a local level to assessing the suitability of group housing in boroughs.

Where should the need be met?

14.21 The detailed policy questions of how many sites and where they may be located is a matter for the policy process which will follow this GTANA. However there are some points of principle which can be made about the results of the study and to provide some context for that policy debate.

14.22 From Table 12.23 it can be seen that the need for new permanent accommodation is unequally spread across the capital:

- The level of maximum need for Bromley is almost twice that of any other borough
- 55% of the maximum need over the next five years arises in six boroughs, although almost all boroughs show a distinct net need

28 Robert Home and Margaret Greenfields (2006), op cit. page 27.

14.23 The main point to stress is that the example model for assessing need in the Government guidance, and which has been adapted for the London assessment, is based on need where it arises, and not necessarily where it should be met. It is worth recalling the policy process that follows the completion of the GTANA, as laid out in Circular 01/2006. The regional planning body (in London, the Mayor) verifies and can modify the GTANA pitch numbers from a regional perspective. The RSS (the London Plan) then specifies the pitch numbers for each local planning authority (the boroughs). In other words, the provision of additional sites does not have to follow the geographical pattern of need for it. Whether need should be met where it arises or distributed more evenly is therefore a policy consideration for regional and local housing and planning bodies.

14.24 An additional consideration is that the survey found that Gypsies and Travellers are more likely to be concerned about the absolute provision of a suitable pitch, and that its location in a specific area is largely relative. This suggests that there would be scope for distributing need across a sub-region.

14.25 As regards transit pitches, we have not recorded shortfall on a borough by borough basis. This is largely due to the impracticalities of distributing a small requirement (40 pitches) among 32 boroughs. Providing one transit site in each sub-region would however be likely to meet the needs of those travelling through or visiting family in London. Furthermore, some of the total provision could be met through visitor pitches incorporated in future residential sites.

14.26 While it has not been possible to gather survey data on affordability, based on participantsô assumptions the majority of need will have to be met through the social rented sector, although there is little doubt that many would prefer their own private provision. It is worth bearing in mind that in the few boroughs where unauthorised developments exist, regularising these sites would contribute to meeting pitch requirements.

Next steps

14.27 The following shows the timeline of Mayoral implementation of the findings from the London GTANA.

Table 14.6 Next steps	
May 2008	Findings from GTANA included as evidence of need in public consultation draft of Mayor's Housing Strategy, along with policy requiring boroughs to take steps to address need in their updated local housing strategies.
May 2008	GTANA findings and detailed policy guidance on delivery included in consultation draft of Mayor's Supplementary Planning Guidance on Housing
November 2008	Mayor's Housing Strategy formally published
Early 2009	Mayor's Supplementary Planning Guidance formally published
Late 2009 / early 2010	Proposed borough-level targets for pitch provision included in alterations to the London Plan
2010	Examination in Public of alterations to the London Plan
2011	Alterations to the London Plan (including borough targets for pitch provision) enter into force

Summary

14.28 There is an overall maximum shortfall of some 554 new residential pitches in the next five years. The need represents a doubling of the present stock. This is less surprising when it is considered that there have been no new socially rented sites provided in the past decade, and instead there has been a net loss of pitches. The overall addition would be between 37 and 55 new sites (with 10-15 pitches each). There is also a need for some 40 transit pitches. The overall need over the next ten years for Travelling Showpeople is 73 plots.

14.29 There is a policy process to follow this GTANA which will determine how many and where new sites are to be developed. This assessment is based on estimating need where it arises. This is not to imply that provision must follow the pattern of need and can be distributed across sub-regions. The survey found that the question of location of provision is relatively flexible and that the adequate provision of suitable pitches is a more important consideration for London's Gypsy and Traveller communities.

Glossary

Authorised site

A site with planning permission for use as a Gypsy and Traveller site. They can either be privately owned (often by a Gypsy or Traveller) or socially rented (owned by a council or registered social landlord).

Average

The term áverageôwhen used in this report is taken to be a mean value unless otherwise stated.

Bedroom standard

The bedroom standard is that used by the General Household Survey, and is calculated as follows: a separate bedroom is allocated to each co-habiting couple, any other person aged 21 or over, each pair of young persons aged 10-20 of the same sex, and each pair of children under 10 (regardless of sex). Unpaired young persons aged 10-20 are paired with a child under 10 of the same sex or, if possible, allocated a separate bedroom. Any remaining unpaired children under 10 are also allocated a separate bedroom. The calculated standard for the household is then compared with the actual number of bedrooms available for its sole use to indicate deficiencies or excesses. Bedrooms include bed-sitters, box rooms and bedrooms which are identified as such by respondents even though they may not be in use as such. For this study, a modified version of the bedroom standard was applied to Gypsies and Travellers living on sites.

Bricks and mortar accommodation

Permanent housing of the settled community, as distinguished from sites.

Caravan

Mobile living vehicle. Also referred to as a trailer.

Concealed household

A household or family unit that currently lives within another household or family unit but has a preference to live independently and is unable to access appropriate accommodation (on sites or in housing).

Doubling up

More than one family unit sharing a single pitch.

Eastern European Roma

Gypsies from Eastern Europe. Culturally distinct from English Gypsies but with some cultural and linguistic links, most no longer live in mobile accommodation. Their numbers have increased in the UK since the fall of Communism and the expansion of the European Union in 2004.

Family unit

A group of related people who live and/or travel together. It is assumed that each family unit would require one pitch to live on. It is used as the basis for assessing accommodation requirements.

Gypsy

Member of one of the main groups of Gypsies and Travellers in Britain. In this report it is used to describe English (Romany) Gypsies, Scottish Travellers, Welsh Travellers and Eastern European Roma. English Gypsies were recognised as an ethnic group in 1988.

Gypsy and Traveller

As defined for the purpose of the Housing Act 2004, in this report it includes all Gypsies, Irish Travellers, New Travellers, Travelling Showpeople, Eastern European Roma and other Travellers who adopt a nomadic or semi-nomadic life.

Irish Traveller

Member of one of the main groups of Gypsies and Travellers in Britain. Distinct from Gypsies but sharing a nomadic tradition, Irish Travellers were recognised as an ethnic group in England in 2000.

Mobile home

For legal purposes it is a caravan, but not normally capable of being moved by towing.

Net need

The difference between need and the expected supply of available pitches (e.g. from the re-letting of existing socially rented pitches or from new sites being built).

New Traveller

Members of the settled community who have chosen a nomadic or semi-nomadic lifestyle (formerly New Age Traveller).

Newly forming families

Adult individuals, couples or lone parent families living as part of another family unit of which they are neither the head nor the partner of the head and who need to live in their own separate accommodation, and/or are intending to move to separate accommodation, rather than continuing to live with their ôhostô family unit.

Overcrowding

An overcrowded dwelling is one which is below the bedroom standard. (See 'Bedroom Standard' above).

Pitch

Area on a site developed for a family unit to live. On socially rented sites, the area let to a licensee or a tenant for stationing caravans and other vehicles.

Plot

Area on a yard (see glossary: yard) for Travelling Showpeople to live. As well as dwelling units, Travelling Showpeople often keep their commercial equipment on a plot.

Primary data

Information that is collected from a bespoke data collection exercise (e.g. surveys, focus groups or interviews) and analysed to produce a new set of findings.

Private rented pitches

Pitches on sites which are rented on a commercial basis to other Gypsies and Travellers. The actual pitches tend to be less clearly defined than on socially rented sites

Residential site

A site intended for long-stay use by residents. All socially rented sites in London are residential, with no maximum length of stay but often constraints on travelling away from the site.

Secondary data

Existing information that someone else has collected. Data from administrative systems and some research projects are made available for others to summarise and analyse for their own purposes (e.g. Caravan Count).

Settled community

Used to refer to non-Gypsies and Travellers who live in housing.

Site

An area of land laid out and used for Gypsy and Traveller caravans.

Socially rented site

A Gypsy and Traveller site owned by a council or registered social landlord.

Tolerated

An unauthorised development or encampment may be tolerated by the local planning authority meaning that no enforcement action is currently being taken.

Trailer

Term commonly used by Gypsies and Travellers for a moveable caravan.

Transit site/pitch

A site/pitch intended for short-term use, with a maximum period of stay.

Travelling Showpeople

People who organise circuses and fairgrounds and who live on yards when not travelling between locations. Most Travelling Showpeople are members of the Showmen's Guild of Great Britain.

Unauthorised development

A site owned by Gypsies and Travellers, but without the appropriate planning permission to station caravans.

Unauthorised encampment

Where Gypsies and Travellers reside on land they do not own and without permission from the owners. The land can be public or privately owned.

Unauthorised site

Land occupied by Gypsies and Travellers without the appropriate planning or other permissions. The term includes both unauthorised development and unauthorised encampment.

Winter quarters

A site occupied by Travelling Showpeople, traditionally used when not travelling to provide fairs or circuses. Many now involve year-round occupation.

Utility block

A small permanent building on a pitch with bath/shower, WC, sink and (in some larger ones) space to eat and relax. Also known as an amenity block or shed.

Yard

In this report, term used for a site occupied by Travelling Showpeople. They are often rented by different families with defined plots.