

Executive summary

Introduction

1. The Association of Councils of the Thames Valley Region (ACTVaR) - the sub-regional Local Government Association for Berkshire, Oxfordshire and Buckinghamshire – commissioned Tribal to carry out an assessment of the accommodation and support needs of Gypsies and Travellers in the area. The study was commissioned in response to section 225 of the Housing Act 2004 which requires all local authorities to carry out accommodation needs assessments for Gypsies and Travellers. The aims of the study were to:
 - Gain a better understanding of the regional and local pattern of movements and encampments
 - Inform the current understanding of accommodation and support needs as assessed by the local housing authorities
 - Inform the development of future housing and planning policy at a district level
 - Identify and inform the possible opportunities for cross-authority working to address Gypsy and Traveller needs
2. The study was carried out in line with the Gypsy and Traveller Accommodation Assessment: Draft Guidance issued in February 2006 by DCLG (Department of Communities and Local Government). The guidance was issued after the start of the study but the research approach was reviewed in the light of the new guidance.
3. The focus of the study was to identify accommodation needs at a local and regional level but not to develop policy recommendations arising from the research. In addition to accommodation needs, the study considered education, health and housing related support needs. It is intended that the findings will feed into the Local Development Framework process and the Regional Spatial Strategy process, which will inform the South East Plan Partial Review (Gypsies and Travellers) and the planning of site provision and services for Gypsies and Travellers.
4. The two largest communities of Gypsies and Travellers are the English Gypsies and Irish Travellers. Both groups have a long history of living in Britain. The two communities are distinct, but share: a history and cultural preference for a nomadic way of life; their own distinctive language and social identity (which is unique to each community and not shared); and strong family bonds and desire to live in extended family groupings. The types of accommodation used by Gypsies and Travellers fall into four broad types:
 - Authorised sites – are sites owned by local authorities, housing associations or private individuals where Gypsies and Travellers may rent or buy a pitch on which to park their trailer or caravan. This study included interviews with 93 households living on authorised sites
 - Unauthorised developments – are developments that occur when Gypsies or Travellers buy a piece of land which does not have planning permission for a dwelling and place a chalet, trailer or caravan on it. This study included interviews with 11 households living in unauthorised developments
 - Unauthorised encampment – is the term used to describe the parking of a caravan or trailer on land which is not owned by the Gypsy or Traveller and which does not have planning permission for a dwelling. This study included interviews with 26 households living in unauthorised encampments

- Housing – There is no specific housing reserved for Gypsies and Travellers in the Thames Valley region, but it is estimated that around 50% of Gypsies and Travellers nationally live in general housing. This study included interviews with 34 households living in housing
5. Within this report we have used the term “Gypsies and Travellers” to include all those with a nomadic habit of life whatever their race or origin in line with the definition within the guidance. Travelling Show People have however not been included within this study. New Age Travellers have not been excluded from the study but numbers were found to be very low in the region. The interview sample comprised 57% English Gypsies; 27% Irish Travellers and 25% defined as ‘other’ categories.

Methodology

6. Tribal began the work by requesting strategy documents, contact details for lead officers, housing and site data from each local authority covered by the study. The data received through this exercise varied considerably between authorities. Meetings were held with lead officers in each authority to clarify the data on Gypsies and Travellers living in housing or on sites or encampments, to gain perceptions of the policy context, and to discuss the best ways to encourage Gypsies and Travellers to take part in the study.
7. A draft questionnaire was developed and piloted with Gypsies and Travellers on a local authority site and a private authorised site. The questionnaire included questions on household formation, accommodation, education, health and support needs and preferences, views about site provision, movement patterns and views on existing accommodation.
8. Several members of the Gypsy and Traveller communities approached the research team expressing an interest in the study and desire to be involved. It was agreed that they should act as advisors to the research team. This involvement was valuable both for planning the interviews with Gypsies and Travellers, for extending cultural awareness, and for interpreting the findings.
9. Tribal worked closely with a range of professionals (site managers, traveller education workers and a health advocate) who offered introductions to Gypsies and Travellers living across all accommodation types. A total of 164 interviews covering all of the accommodation types and most of the authority areas. Generally members of the communities were willing to take part in the research although it was not possible to engage with people on all of the sites visited.
10. The exact size of the Gypsy and Traveller population in the Thames Valley is not known, however we estimate that our sample of interviews represents around 10-20% of the local population. A sample of this size cannot be assumed to be necessarily representative of the total Gypsy and Traveller population. In other words, we cannot assume with certainty that the needs and preferences reported during the study interviews will necessarily be the same as those held by the total population of Gypsies and Travellers. This is particularly the case when attempting to draw conclusions about sub-groups covered by the study, for instance Gypsies and Travellers living in housing. Guidance issued by Government to local authorities accepts that may often be the case for studies of this type.

General findings

11. A large proportion of Gypsies and Travellers interviewed in all accommodation types expressed a strong preference to live on an authorised site. For instance, a preference for authorised site accommodation was expressed by 86% of people already living on authorised sites, 100% of people living on unauthorised developments and 56% of those living in housing.
12. 96% of those interviewed said that there is a need for more site based accommodation. This shortage is likely to have impacted on the numbers of Gypsies and Travellers who have moved

to housing, with two thirds of those interviewed in housing saying that they had not taken up that accommodation option by choice.

13. There is a strong preference amongst many Gypsies and Traveller households to live alongside other members of their extended family. Where interviewees expressed a need to move out of the local area, this was commonly due to a wish to live near to family. Stakeholders and survey respondents reported that there are sometimes difficulties experienced on sites when there is a mix of people from different communities or families.
14. Although most Gypsies and Travellers live a largely settled life, many households still express a cultural need to travel. The reasons for travel include: family events such as funerals or weddings, cultural events or fairs, employment, and to continue a cultural tradition. The level of travelling is said to have decreased over the years due to the decline in some traditional occupations, a desire to provide children with a more settled education, and a national shortage of the site accommodation needed to support a travelling lifestyle.
15. Almost four fifths of those living on authorised permanent sites, and a quarter of those living on authorised transit sites, had lived in the area for more than three years.
16. Nearly half of all households contained someone who was in employment. The most common occupations were: gardening, building work, labouring and caring professions.
17. The average household size was larger than for the general population in the Thames Valley area with an average of 3.82 members per household, compared to 2.5 for the overall population.

Need for permanent site accommodation

18. As the interview sample could not be assumed to be necessarily representative (see paragraph 10 above), we also had regard to the findings from other Gypsy and Traveller needs assessments when developing our assumptions about the need for new site provision in the area. In general we took the needs and preferences expressed by our interview sample and compared these findings to those from other studies. Where these were broadly similar this provided some evidence of the validity of the findings. Where they were dissimilar, we considered whether this indicated that our sample may be unrepresentative and, where necessary, developed our assumption on an adjusted figure. An example of this is given below.
19. More than half of our interview sample living in housing expressed a preference for living on a site. This proportion was much higher than the proportion from other recent studies. We therefore adjusted this assumption downwards to 30% on the basis that our sample may not have been representative of all Gypsies and Travellers living in housing in the Thames Valley area, and that not all of those with a preference for site accommodation would necessarily complete a move to take up that preference (for instance because they did not wish to disrupt their children's education). We then used this percentage to calculate the need for site based pitches for Gypsies and Travellers thought to be living in housing.
20. As required by the brief, we have used the findings from the overall study to assess needs arising at the district and unitary council level. The study provides an assessment of needs for site based accommodation arising in each local authority area, however it should be noted that the results will be less reliable than at the regional level. The development of separate assumptions at the local authority level was not realistic given the very small sample sizes at that level.
21. In section six of the main report we have described the basis of all our assumptions in full. Readers are *strongly* encouraged to read this before interpreting the findings at either the regional or local level. These assumptions are summarised in the table below which shows the assessments of need at the regional level. The assumptions have been colour coded using a

‘traffic light’ system, to give an indication of the degree of confidence that should be attached to the underlying assumptions. The assumption of the number of Gypsies and Travellers living in housing but who have a need for site based accommodation has been colour coded as red, as there is little reliable evidence of the proportion of the population who are likely to live in housing. An assumption that 50% of all Gypsies and Travellers live in housing has been quoted during Select Committee hearings, however given the shortage of research evidence to support this we have used an adjusted percentage of 40%.

22. The calculation of the need for new site based accommodation set out below firstly quantifies need (based on the survey findings adjusted where necessary), and then subtracts from this the calculated supply of site based accommodation for Gypsies and Travellers. The validity of the final figure (indicative requirement) depends upon the reliability of the assumptions of need that we have developed, and the willingness of the authorities in the study area to make alternative accommodation available in some cases as assumed in our calculation. For instance, we have assumed that 67 pitches will become vacant in the Thames Valley area due to rehousing of households on sites who have expressed a preference for housing. However this additional supply of vacant pitches is unlikely to be available in full unless housing authorities take proactive steps to free up site pitches in this way.

Current residential supply		
Current supply of occupied socially rented residential sites pitches in local authority area	272	Based on data from local authorities
Current supply of occupied authorised privately owned site pitches in local authority area	290	Based on data from local authorities
Total households on authorised sites	562	
Number of authorised pitches not available for letting (due to management problems, awaiting refurbishment etc)	49	Based on data from site managers
Number of existing pitches expected to become vacant and lettable through normal annual turnover (LA and privately owned)	45	Based on a vacancy rate of 12% (according to site records for socially rented sites) adjusted to 8% to take account of transfers from one site to another in the area which will not free up a pitch for rehousing of a new household.
Number of households in site accommodation expressing a desire to live in housing	67	Number of people on authorised sites who would take up housing if offered – 12% based on results of survey.
<i>New local authority pitches already planned</i>	43	This supply will not be available if these planned developments do not go ahead.
<i>Existing applications for private site development/extension</i>	9	It is considered likely that these developments will go ahead
<i>Households:</i>		
On unauthorised encampments	29	Based on an average of 48 households living in unauthorised encampments, adjusted to

Current residential supply		
		take account of the proportion from the survey expressing a need for authorised site provision in the region
On unauthorised developments for which planning permission is not expected	77	Total number of people on unauthorised developments (none of which are expected to get planning permission), based on data from local authorities
Concealed households in the region currently in need of accommodation (backlog of need)	143	Based on 12.5% concealed households (based on survey findings) requiring site accommodation from a total assumed population base of 1,253
In housing but with a need for site accommodation	137	Assumes those in housing represent 40% of total population and that 30% would take up a place on a site if offered.
Estimated current backlog of need	386	
Additional household formation 2006 – 2011	195	Number of new households likely to form in next five years who will wish to take up site accommodation (based on 17% household growth taken from the survey).
Estimated need for additional permanent pitches 2006/11	581	
Pitches available from current and planned supply over 2006-2011	393	Assumes: 225 vacancies arising on authorised sites over a five year period due to normal turnover (assumed to be 45 per year) 67 additional vacancies created through those on authorised sites taking up housing 52 planned pitches come into use 49 pitches brought back into use
Indicative need for additional permanent pitches 2006-2011	187	

Please note that the figures in this table have been rounded up or down as appropriate. Calculations have used pre rounded figures which in some cases may affect totals.

23. Tribal has used the same assumptions developed at the regional level to calculate need for additional pitches arising at the local (district and unitary) level. These calculations are provided in the appendices to the main report. These needs should be viewed in the context of the overall needs for the region as they inevitably result in a need for a greater proportion of pitches arising from those areas that are already making the greatest contribution to supply of sites in the region. The calculations at the local authority level should be regarded as an indication of the needs arising for site based accommodation at the local level, but not necessarily an indication that those needs have to be met in that local authority area. Although

the majority of respondents who expressed a need to move to site accommodation wanted to stay in the local area, a significant proportion expressed a wish to move outside the local area. Given the strong preference to live near other family members, a proportion may be willing to take up site accommodation outside their local area if opportunities to live in extended family groupings were made available.

Need for transit sites

24. The need for transit pitches (for instance pitches upon which Gypsies and Travellers can park their caravan or trailer for a relatively short space of time whilst travelling or taking up temporary work) will vary across the year. The need for these pitches will be impacted upon by the movement of households through the region on their way to Gypsy fairs, cultural or family events taking place both in and outside the region, and the availability of work. For those with children the opportunities to travel as a family unit are largely restricted to school holiday periods.
25. The view of most survey respondents was that the most urgent need was for permanent authorised site provision, and that until those needs are satisfied, transit sites will continue to be used by people who are actually seeking more permanent site based accommodation. The need for transit provision in one area was also said to be influenced by the availability of other such provision in neighbouring areas. For these reasons, we were unable to gain a clear picture of the need for transit provision specific to the Thames Valley area.

Need for support services

26. The assessment of needs for education, health, and housing related support has shown that Gypsies and Travellers are still suffering disadvantage due to the problems that they face in accessing key services. More than four fifths are registered with a GP but less than half with a dentist. A fifth of interviewees said that they would welcome more support with education, and more than half would welcome help with completing forms, exploring accommodation options, and applying for benefits.
27. There were worrying levels of prejudice and harassment towards Gypsies and Travellers from the settled community reported by Tribal's survey respondents. Although many respondents said that they would be reluctant to get external support for dealing with harassment there are potentially significant support needs in this area for many.
28. In some areas the Citizen's Advice Bureau was well used by respondents but generally positive relationships with services appeared to be developed and sustained where workers visit sites on a regular basis to work with families or individuals.

Next steps

29. The accommodation needs assessment has revealed a need for a significant increase in the number of pitches on permanent authorised sites over the next five years. Tribal considers it unlikely that this is an over-estimate, however the overall assessment is based on a number of assumptions that may not be fully accurate.
30. The majority of respondents to Tribal's survey expressed a need for site based accommodation rather than housing to meet the needs of the Gypsy and Traveller communities. Given the high rates of household growth within the communities, and the pressures that have operated at the local level (for instance shortages of land, competing land uses, opposition from local communities to new site provision) to limit the development of new sites, it is not surprising that a significant investment is now needed to meet the backlog of current need.
31. Authorities will need to balance the needs of the Gypsy and Traveller communities with other competing needs in their area, however as part of this they will also wish to consider the

potentially high costs (in enforcement action, planning appeals, tenancy breakdown and homelessness applications, health and social impacts) of a continued undersupply of site accommodation.

32. In deciding how to respond to the needs identified during this study the authorities should involve the local communities to ensure that the solutions identified will work in practice and adequately reflect the needs and preferences of the intended recipients. This could be done, for instance, by involving community members in site identification and design, developing minimum standards for site facilities and management, and development of service models. Authorities could collaborate on the design and development of services to meet the needs for health and housing related support, by spreading development and training costs, creating the critical mass required for a viable service, and in any training of local community members.
33. A number of respondents expressed interest in affordable owner occupation. Given this ACTVaR may wish to engage the Housing Corporation in discussions about how Gypsies and Travellers in the region might be assisted to pursue low cost site development options along the same lines as low cost home ownership models.
34. There were weaknesses in the information gathered during this study on travel patterns through the region and how this impacts on the need for transit provision, and on the numbers of Gypsies and Travellers living in housing. Other similar studies have also had difficulty finding reliable data in these areas. In order to inform future projections of need, the Thames Valley authorities should now consider how they can begin to collect data on these aspects of need and current accommodation in order to inform future studies, liaising with the Police and housing colleagues in its collection. Future studies could employ a larger sample size in order to increase the reliability of the findings, however there would be cost implications from that.
35. In considering how to respond to the support needs identified, the authorities should consider the popularity of the outreach models used by Educational Welfare teams and Health Advocates and the potential to train community members to deliver the services. Given the close knit nature of the communities, potential concerns around confidentiality would need to be considered where advice workers will be recruited from within the community.

14 Oxfordshire

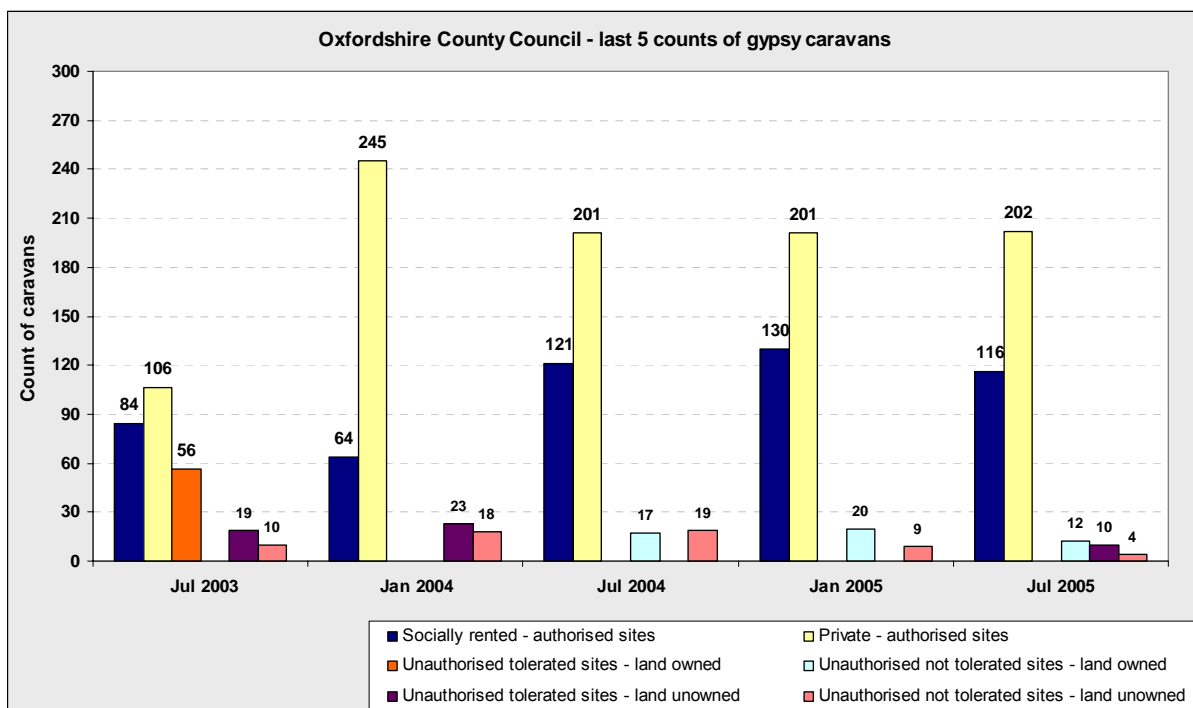
14.1 Stakeholders interviews

14.1.1 The following stakeholders were interviewed:

Garry Brewer – Gypsy and Traveller Services Manager

14.2 DCLG count data

14.2.1 The count for the county as a whole shows a slight increase in the number of socially rented provision and a considerable decrease in the number of privately owned authorised provision.



14.3 Local site information

14.3.1 The local authority manages six sites (a total of 80 pitches) the details of these sites are provided in the sections for the relevant districts.

14.4 Unauthorised encampment data

14.4.1 Oxfordshire County Council undertakes enforcement action on unauthorised encampments across the five districts in the county.

14.4.2 It has a policy on unauthorised encampment which states that proportionate enforcement action should be taken where appropriate against unauthorised encampments. Government guidance provides for local discretion and the Council. Police and other partners will:

- Make every effort to encourage the use of authorised sites

- Evaluate each unauthorised encampment balancing the impact on the landscape and community against the rights and needs of the Travellers
- Take action where necessary which will be carried out fairly and impartially having due regard for natural justice

14.4.3 The policy identifies sensitive areas – these are areas where Gypsies and Travellers are discouraged from stopping and these include:

- Parks
- Areas around schools
- Recreational or sports grounds
- Vehicle parking areas
- Business premises
- Footpaths
- Bridleways
- Within close proximity of housing

14.4.4 A code of conduct has been developed for those living on unauthorised encampments which is given and explained to Gypsies and Travellers on the first visit. Violation of this code may result in immediate eviction.

14.4.5 Defences are used across the county but only in areas that are particularly sensitive.

14.4.6 The local authority data on unauthorised encampments shows 16 unauthorised encampments in the period April 05 to July 05 on land owned by the county council or Public Highway, 80 encampments during the period April 04 to March 05, 135 encampments during the period April 03 to March 04 and 43 during the period January 03 to March 03 (figures only available for part of this year). English Gypsies are the group with the highest representation amongst these figures.

14.5 Service and needs information

14.5.1 There is a part time Health Advocate funded by the PCT to work with Gypsies and Travellers across the county covering all accommodation types.

14.5.2 The Traveller Education Service works across the county helping to get children into schools.

14.5.3 Currently there are no Supporting People funded housing related support services in Oxfordshire specifically for Gypsies and Travellers. There is no evidence of local unmet need but the strategy cites national evidence of need for an estimated 2,000 to 2,500 transit pitches and up to 2,500 residential pitches by 2007.

14.5.4 Service objectives identified in the strategy are to assess the needs of Gypsies and Travellers in conjunction with other relevant parties and to improve the flexibility of commissioned services so that they can work with Gypsies and Travellers in their existing accommodation on both public and private sites, on the roadside and in housing.

14.6 Local sample profile

14.6.1 The table below shows the profile of those interviewed within the sample by ethnicity and accommodation type in Oxfordshire.

Accommodation type	Irish Traveller	English Gypsy	Other	Total
Authorised site owned by social landlord	9	15	2	26
Authorised site owned by private landlord		8		8
Unauthorised site	2			2
Transit site				
Roadside encampment	4			4
Housing	1	1	1	3
Total	16	24	3	43

14.7 Survey findings

14.7.1 This section highlights any findings for the area where there are noticeable local variations from the overall regional findings.

14.7.2 Many of those living on sites managed by Oxfordshire County Council commented that things have started improve on their sites in recent times. This applied to the repairs service and also to general site management.

14.8 Summary of need

14.8.1 It should be noted that the summary of need for each district within Oxfordshire can be found in the individual analysis for the district.

Appendix J – Local Data – Cherwell

15 Cherwell

15.1 Limitations of local projections

15.1.1 Note that the estimated needs figures in this section have been developed from a set of regionally developed assumptions described in detail in section 6 of this report. The figures derived from this exercise should be used as a guide and authorities may wish to amend the assumptions used for the calculation to reflect particular local circumstances.

15.2 Stakeholders interviews

15.2.1 The following stakeholders were interviewed:

Robert Brown – Housing Enabling Officer

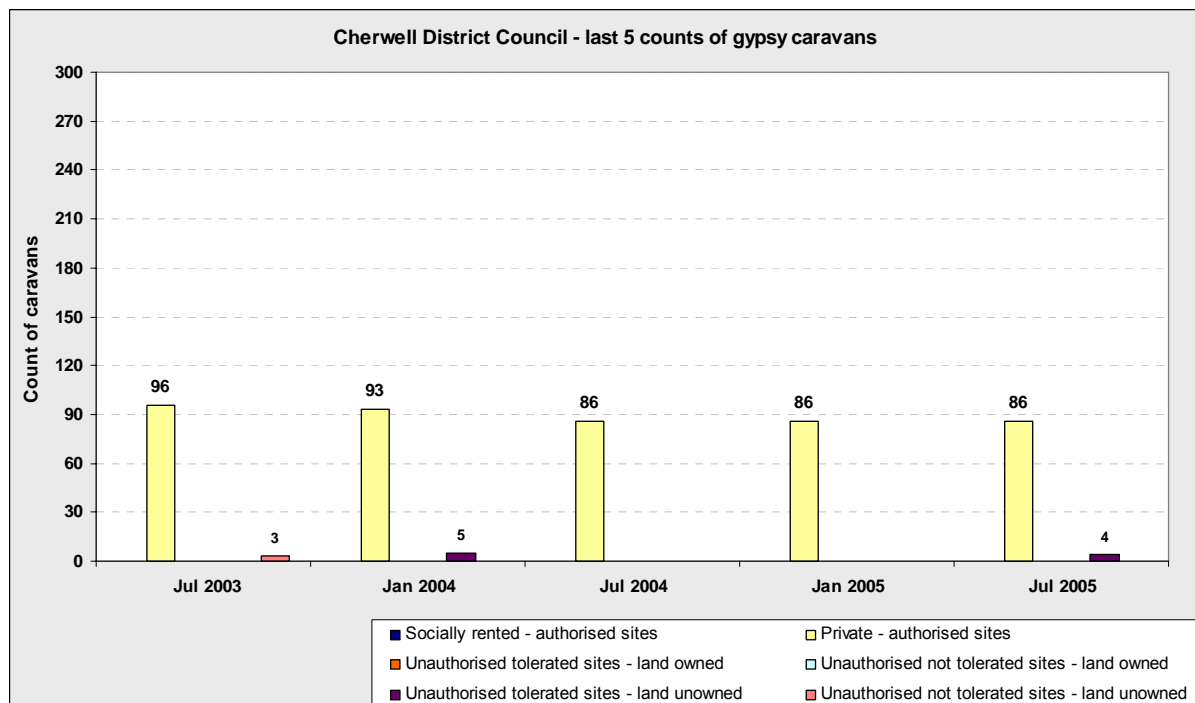
Rob Lowther – Environmental Protection Manager

David Peckford – Planning

Shamsul Islam – Environmental Health

15.3 DCLG count data

15.3.1 There has been a slight decrease in the number of privately owned permanent provision over this period.



15.4 Local site information

15.4.1 The table below shows the sites within the local authority area.

Name of site	Type of site	Number of pitches	Ethnicity
Station Caravan Park	Private authorised	10	Irish and English
Smith's Caravan Site , Milton Road Bloxham	Private authorised	20	English
Bicester Trailer Park Rossiters Bicester	Private authorised	18	Irish and English

15.4.2 Development sites are occupied predominantly by Irish Travellers.

15.5 Unauthorised encampment data

15.5.1 See county wide data. Numbers have significantly dropped over the last five or six years. It is thought that this may be the legacy of the Gypsy and Traveller being run initially by the police. There is only one group that now appears regularly in the area – they are English Gypsies and come for two to three weeks twice a year.

15.6 Service and needs information

15.6.1 See county wide information.

15.7 Local sample profile

15.7.1 The table below shows the profile of those interviewed within the sample by ethnicity and accommodation type in Cherwell.

Accommodation type	Irish Traveller	English Gypsy	Other	Total
Authorised site owned by social landlord				
Authorised site owned by private landlord		4		4
Unauthorised site				
Transit site				
Roadside encampment				
Housing		1		1
Total		5		5

15.8 Survey findings

15.8.1 There were no noticeable local variations from the overall regional findings for this district.

15.9 Summary of need

15.9.1 The table below shows an estimated summary of need for the district. This has been built around assumptions developed at a regional level and applied to local core data. The development of the assumptions is described in detail in chapter 6 of the report.

15.9.2 To aid the interpretation of the results Tribal has colour-coded the table using a traffic light system. Those assessments shown in green can be, Tribal think, regarded to be fairly reliable. Those in amber are largely reliable but may depend upon actions being taken by the host authority to be fully accurate (for instance bringing unused pitches back into use) or are founded upon assumptions that expressed needs or preferences will result in actions by individual households and/or that Tribal’s survey sample is broadly representative. Those shown in red should be interpreted with caution as they are based on inadequate evidence and the assumptions underpinning them are open to challenge and alternative interpretation.

Current residential supply		
Current supply of occupied socially rented residential sites pitches in local authority area	0	Taken from the site map
Current supply of occupied authorised privately owned site pitches in local authority area	48	Taken from the site map
Total households on authorised sites	48	
Number of authorised pitches not available for letting (due to management problems, awaiting refurbishment etc)	0	Taken from information on the site map
Number of existing pitches expected to become vacant and lettable through normal annual turnover (LA and privately owned)	4	Void rate of 12% across social rented and private sites, reduced to 8% to take account of voids created by a move within the region
Number of households in site accommodation expressing a desire to live in housing	6	Number of people on authorised sites who would take up housing if offered – 12% based on results of survey.
<i>New local authority pitches already planned</i>	0	
<i>Existing applications for private site development/extension</i>	0	

<i>Additional demand for households:</i>		
On unauthorised encampments	2	Assuming 1.6 caravans per household and adjusted to take account of the proportion wishing to move to site accommodation in the region
On unauthorised developments for which planning permission is not expected	0	Total number of people on unauthorised development (none of which are expected to get planning permission) based on site map
Concealed households in the region currently in need of accommodation (backlog of need)	11	Based on 12.5% concealed households requiring site accommodation
In housing but with a need for site accommodation	10	Assumes those in housing represent 40% of total population and that 30% would take up a place on a site if offered.
Estimated current backlog of need	22	
Additional household formation 2006 – 2011	14	Number of new households likely to form in next five years who will wish to take up site accommodation
Estimated need for additional permanent pitches 2006/11	36	
Pitches available from current and planned supply over 2006-2011	25	Assumes: 19 vacancies arising over a five year period due to normal turnover 6 additional vacancies created through those on authorised sites taking up housing 0 planned pitches come into use 0 pitches brought back into use
Indicative need for additional permanent pitches 2006-2011	11	

15.9.3 Please note that the figures in this table have been rounded up or down as appropriate. Calculations have used pre rounded figures which in some cases may affect totals.

15.9.4 This assessment relates to the need for additional pitches arising from the assumed number of households in the local authority area. It may be appropriate in some cases for some or all of this need to be met at a county or regional level rather than at a district level.

Appendix K – Local Data – Oxford City

16 Oxford City

16.1 Limitations of local projections

16.1.1 Note that the estimated needs figures in this section have been developed from a set of regionally developed assumptions described in detail in section 6 of this report. The figures derived from this exercise should be used as a guide and authorities may wish to amend the assumptions used for the calculation to reflect particular local circumstances.

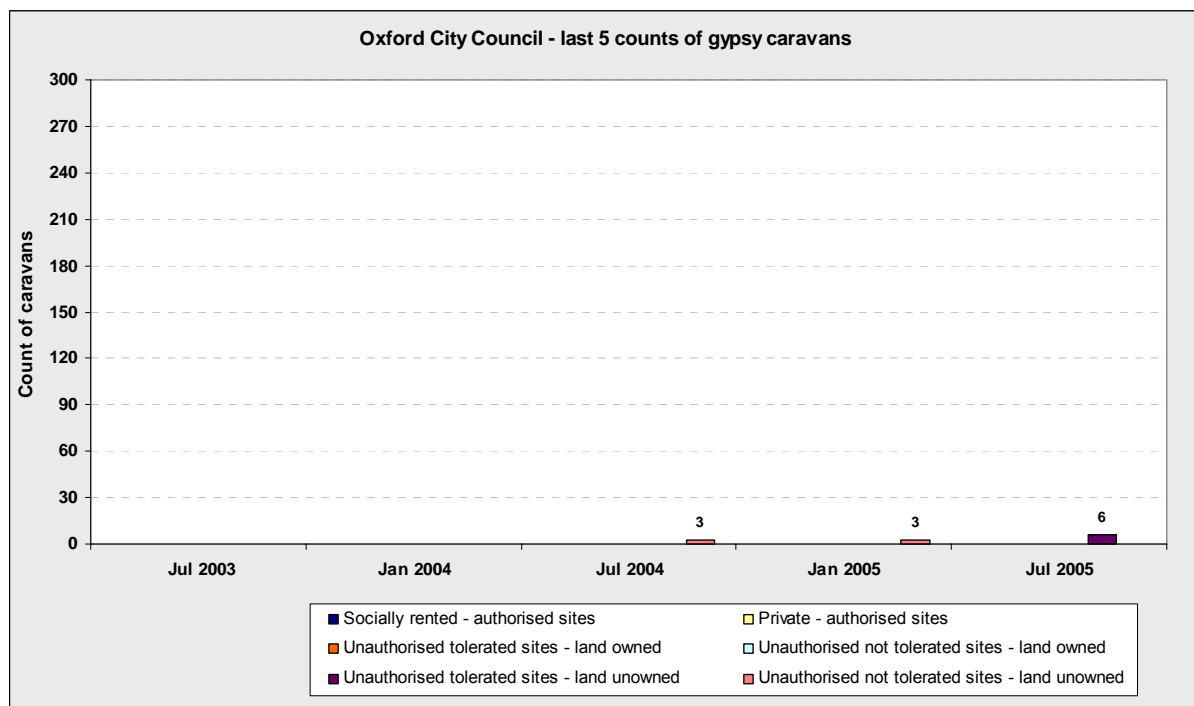
16.2 Stakeholders interviews

16.2.1 The following stakeholders were interviewed:

Mathew Bates – Senior Planner

16.3 DCLG count data

16.3.1 There is no permanent provision within the district and the count show a low level of unauthorised encampment on land not owned by Gypsies and Travellers.



16.4 Local site information

16.4.1 There are no sites in Oxford City.

16.5 Unauthorised encampment data

16.5.1 See county wide data. There are small groups from time to time. Oxford City employs Park Rangers which may act as a deterrent to some extent.

16.6 Service and needs information

16.6.1 See county wide information.

16.7 Local sample profile

16.7.1 The table below shows the profile of those interviewed within the sample by ethnicity and accommodation type in:

Accommodation type	Irish Traveller	English Gypsy	Other	Total
Authorised site owned by social landlord				
Authorised site owned by private landlord				
Unauthorised site				
Transit site				
Roadside encampment				
Housing				
Total				

16.8 Survey findings

16.8.1 There were no noticeable local variations from the overall regional findings for this district.

16.9 Summary of need

16.9.1 The table below shows an estimated summary of need for the district. This has been built around assumptions developed at a regional level and applied to local core data. The development of the assumptions is described in detail in chapter 6 of the report. It should be noted that household estimates have been built around the assumption that 50% of the Gypsy and Traveller population live in housing. There is no known site provision in the district and therefore it is likely that the table below understates the level of need.

16.9.2 To aid the interpretation of the results Tribal has colour-coded the table using a traffic light system. Those assessments shown in green can be, we think, regarded to be fairly reliable. Those in amber are largely reliable but may depend upon actions being taken by the host authority to be fully accurate (for instance bringing unused pitches back into use) or are founded upon assumptions that expressed needs or preferences will result in actions by individual households and/or that Tribal’s survey sample is broadly representative. Those shown in red should be interpreted with caution as they are based on inadequate evidence and the assumptions underpinning them are open to challenge and alternative interpretation.

Current residential supply		
Current supply of occupied socially rented residential sites pitches in local authority area	0	Taken from the site map
Current supply of occupied authorised privately owned site pitches in local authority area	0	Taken from the site map
Total households on authorised sites	0	
Number of authorised pitches not available for letting (due to management problems, awaiting refurbishment etc)	0	Taken from information on the site map
Number of existing pitches expected to become vacant and lettable through normal annual turnover (LA and privately owned)	0	Void rate of 12% across social rented and private sites, reduced to 8% to take account of voids created by a move within the region
Number of households in site accommodation expressing a desire to live in housing	0	Number of people on authorised sites who would take up housing if offered – 12% based on results of survey.
<i>New local authority pitches already planned</i>	0	
<i>Existing applications for private site development/extension</i>	0	
<i>Additional demand for households:</i>		
On unauthorised encampments	2	Assuming 1.6 caravans per household and adjusted to take account of the proportion wishing to move to site accommodation in the region
On unauthorised developments for which planning permission is not expected	0	Total number of people on unauthorised development (none of which are expected to get planning permission) based on site map
Concealed households in the region currently in need of accommodation (backlog of need)	1	Based on 12.5% concealed households requiring site accommodation
In housing but with a need for site accommodation	1	Assumes those in housing represent 40% of total population and that 30% would take up a place on a site if offered.
Estimated current backlog of need	4	

Additional household formation 2006 – 2011	1	Number of new households likely to form in next five years who will wish to take up site accommodation
Estimated need for additional permanent pitches 2006/11	5	
Pitches available from current and planned supply over 2006-2011	0	Assumes:0 vacancies arising over a five year period due to normal turnover 0 additional vacancies created through those on authorised sites taking up housing 0 planned pitches come into use 0 pitches brought back into use
Indicative need for additional permanent pitches 2006-2011	5	

16.9.3 Please note that the figures in this table have been rounded up or down as appropriate. Calculations have used pre rounded figures which in some cases may affect totals.

16.9.4 This assessment relates to the need for additional pitches arising from the assumed number of households in the local authority area. It may be appropriate in some cases for some or all of this need to be met at a county or regional level rather than at a district level.

Appendix L – Local Data – South Oxfordshire

17 South Oxfordshire

17.1 Limitations of local projections

17.1.1 Note that the estimated needs figures in this section have been developed from a set of regionally developed assumptions described in detail in section 6 of this report. The figures derived from this exercise should be used as a guide and authorities may wish to amend the assumptions used for the calculation to reflect particular local circumstances.

17.2 Stakeholders interviews

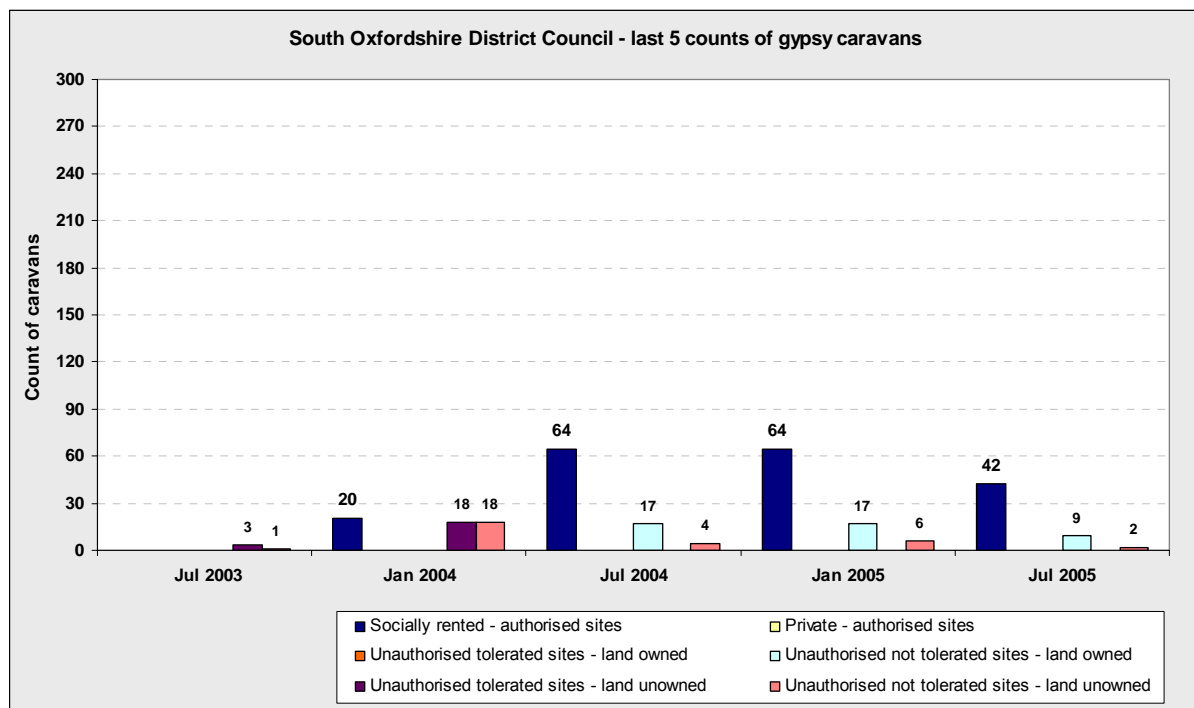
17.2.1 The following stakeholders were interviewed:

Gill Oliver – Planning Policy Manager

Trevor Brown - Planning

17.3 DCLG count data

17.3.1 The count shows a decrease in socially rented site provision and unauthorised tolerated sites.



17.4 Local site information

17.4.1 The table below shows the sites within the local authority area.

Name of site	Type of site	Number of pitches	Ethnicity	Comments
Oakley Wood	Local authority	5	English	
Sandford	Local authority	16	English	
Wheatley	Local authority	16	Irish	
Hadden Hill	Private unauthorised	9	Irish	A 12 month compliance period comes into force in January 2007
Mill lane, Elsfield (AKA Manor View)	Private unauthorised	4	English	

17.4.2 At Haden Hill the unauthorised development breached planning control by the formation of an access, a track way, hardstandings and earth banks and the scraping back on an area of land. The case was dismissed and planning permission not granted.

17.4.3 The case cited a low level of Gypsy activity in the area and no particular evidence of demand for further accommodation in the district. However it did refer to the last five caravan counts all showing unauthorised encampments. Furthermore there were no vacant pitches on any of the six sites across the county and 29 families waiting for pitches to become available with a turnover of only four pitches in 2004. The case concluded that there was a need for more sites in the area.

17.4.4 There is a notice on the Hadden Hill site which has a twelve month compliance period and will come into force in January 2007. Some of the occupants have contacted the district with regards alternative sites. Some of the occupants have made housing applications.

17.5 Unauthorised encampment data

17.5.1 See county wide data.

17.6 Service and needs information

17.6.1 See county wide information.

17.6.2 The Homelessness Strategy 2003-2008 states that the homelessness review has identified a number of priority areas for future joint working to address the needs of Gypsies and Travellers. These include the referral process to existing sites and access to health.

17.7 Local sample profile

17.7.1 The table below shows the profile of those interviewed within the sample by ethnicity and accommodation type in South Oxfordshire.

Accommodation type	Irish Traveller	English Gypsy	Other	Total
Authorised site owned by social landlord	9	8		17
Authorised site owned by private landlord				
Unauthorised site	2			2
Transit site				
Roadside encampment	2			2
Housing	1			1
Total	14	8		22

17.8 Survey findings

- 17.8.1 This section highlights any findings for the area where there are noticeable local variations from the overall regional findings.
- 17.8.2 Of those on unauthorised encampments in South Oxfordshire 100% said that they had been visited by the local authority, 50% said that their health, educational welfare needs assessed and 50% had been offered support with health, education or welfare.
- 17.8.3 Of those people wanting to develop a site on their own land very few had contacted the local authority for information about possible sites. South Oxfordshire was one of the few authorities where this had happened.
- 17.8.4 Interviewees were asked who they would prefer to manage their preferred accommodation type, be it a site or a house. In South Oxfordshire a notably high proportion (72%) of people said that they would prefer the council to manage the accommodation.

17.9 Summary of need

- 17.9.1 The table below shows an estimated summary of need for the district. This has been built around assumptions developed at a regional level and applied to local core data. The development of the assumptions is described in detail in chapter 6 of the report.
- 17.9.2 To aid the interpretation of the results Tribal has colour-coded the table using a traffic light system. Those assessments shown in green can be, Tribal think, regarded to be fairly reliable. Those in amber are largely reliable but may depend upon actions being taken by the host authority to be fully accurate (for instance bringing unused pitches back into use) or are founded upon assumptions that expressed needs or preferences will result in actions by individual households and/or that Tribal’s survey sample is broadly representative. Those shown in red should be interpreted with caution as they are based on inadequate evidence and the assumptions underpinning them are open to challenge and alternative interpretation.

Current residential supply		
Current supply of occupied socially rented residential sites pitches in local authority area	37	Taken from the site map
Current supply of occupied authorised privately owned site pitches in local authority area	0	Taken from the site map
Total households on authorised sites	37	
Number of authorised pitches not available for letting (due to management problems, awaiting refurbishment etc)	0	Taken from information on the site map
Number of existing pitches expected to become vacant and lettable through normal annual turnover (LA and privately owned)	3	Void rate of 12% across social rented and private sites, reduced to 8% to take account of voids created by a move within the region
Number of households in site accommodation expressing a desire to live in housing	4	Number of people on authorised sites who would take up housing if offered – 12% based on results of survey.
<i>New local authority pitches already planned</i>	0	
<i>Existing applications for private site development/extension</i>	0	
<i>Additional demand for households:</i>		
On unauthorised encampments	1	Assuming 1.6 caravans per household and adjusted to take account of the proportion wishing to move to site accommodation in the region
On unauthorised developments for which planning permission is not expected	12	Total number of people on unauthorised development (none of which are expected to get planning permission) based on site map
Concealed households in the region currently in need of accommodation (backlog of need)	10	Based on 12.5% concealed households requiring site accommodation
In housing but with a need for site accommodation	10	Assumes those in housing represent 40% of total population and that 30% would take up a place on a site if offered.
Estimated current backlog of need	33	

Additional household formation 2006 – 2011	14	Number of new households likely to form in next five years who will wish to take up site accommodation.
Estimated need for additional permanent pitches 2006/11	47	
Pitches available from current and planned supply over 2006-2011	19	Assumes: 15 vacancies arising over a five year period due to normal turnover (based on 4 per year) 4 additional vacancies created through those on authorised sites taking up housing 0 planned pitches come into use 0 pitches brought back into use
Indicative need for additional permanent pitches 2006-2011	28	

17.9.3 Please note that the figures in this table have been rounded up or down as appropriate. Calculations have used pre rounded figures which in some cases may affect totals.

17.9.4 This assessment relates to the need for additional pitches arising from the assumed number of households in the local authority area. It may be appropriate in some cases for some or all of this need to be met at a county or regional level rather than at a district level.

Appendix M – Local Data – Vale of White Horse

18 Vale of White Horse

18.1 Limitations of local projections

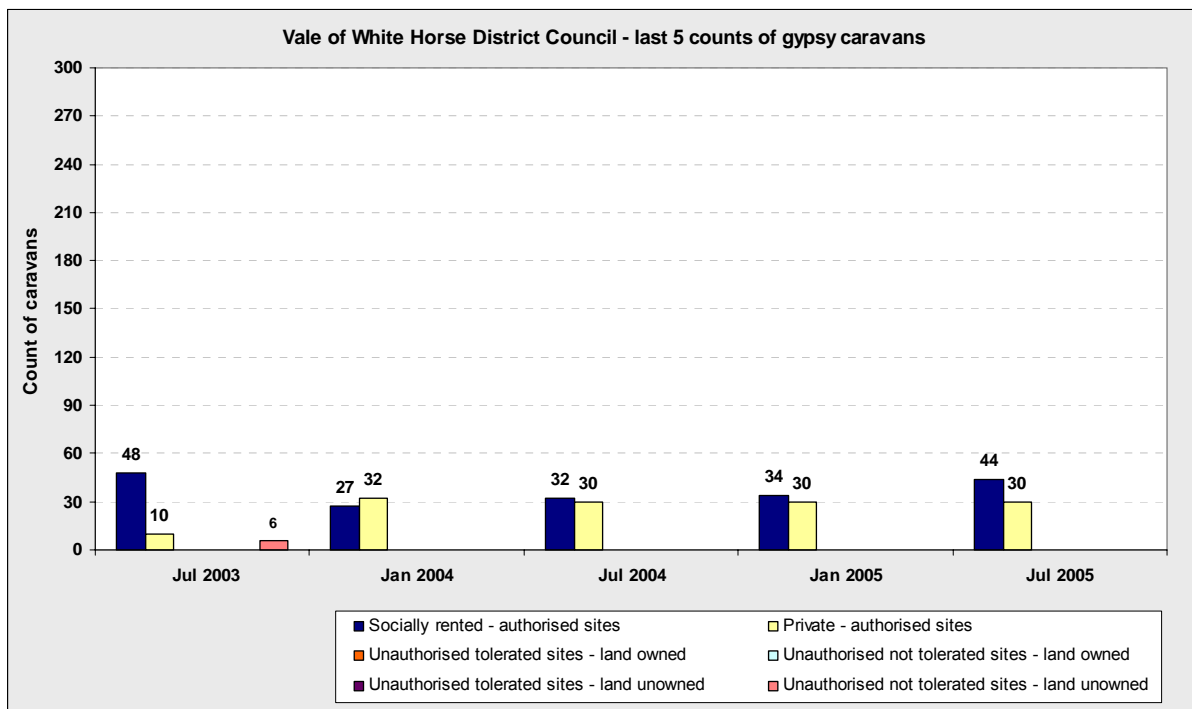
18.1.1 Note that the estimated needs figures in this section have been developed from a set of regionally developed assumptions described in detail in section 6 of this report. The figures derived from this exercise should be used as a guide and authorities may wish to amend the assumptions used for the calculation to reflect particular local circumstances.

18.2 Stakeholders interviews

18.2.1 No stakeholders were interviewed.

18.3 DCLG count data

18.3.1 The count show fairly consistent levels of authorised site provision over this period.



18.4 Local site information

18.4.1 The table below shows the sites within the local authority area.

Name of site	Type of site	Number of pitches	Ethnicity	Comments
East Challow*	Local authority	8	English	4 vacant pitches for management reasons. Hoping to refurbish.
Redbridge Hollow	Local authority	15	Irish	
Twelve Oakes	Private authorised	10	Irish	

18.5 Unauthorised encampment data

18.5.1 See county wide data.

18.6 Service and needs information

18.6.1 See county wide information.

18.7 Local sample profile

18.7.1 The table below shows the profile of those interviewed within the sample by ethnicity and accommodation type in Vale of White Horse.

Accommodation type	Irish Traveller	English Gypsy	Other	Total
Authorised site owned by social landlord				
Authorised site owned by private landlord				
Unauthorised site				
Transit site				
Roadside encampment				
Housing				
Total				

18.8 Survey findings

18.8.1 There were no noticeable local variations from the overall regional findings for this district.

18.9 Summary of need

18.9.1 The table below shows an estimated summary of need for the district. This has been built around assumptions developed at a regional level and applied to local core data. The development of the assumptions is described in detail in chapter 6 of the report.

18.9.2 To aid the interpretation of the results Tribal has colour-coded the table using a traffic light system. Those assessments shown in green can be, Tribal think, regarded to be fairly reliable. Those in amber are largely reliable but may depend upon actions being taken by the host authority to be fully accurate (for instance bringing unused pitches back into use) or are founded upon assumptions that expressed needs or preferences will result in actions by individual households and/or that Tribal's survey sample is broadly representative. Those shown in red should be interpreted with caution as they are based on inadequate evidence and the assumptions underpinning them are open to challenge and alternative interpretation.

Current residential supply		
Current supply of occupied socially rented residential sites pitches in local authority area	23	Taken from the site map
Current supply of occupied authorised privately owned site pitches in local authority area	10	Taken from the site map
Total households on authorised sites	33	
Number of authorised pitches not available for letting (due to management problems, awaiting refurbishment etc)	4	Taken from information on the site map
Number of existing pitches expected to become vacant and lettable through normal annual turnover (LA and privately owned)	3	Void rate of 12% across social rented and private sites, reduced to 8% to take account of voids created by a move within the region
Number of households in site accommodation expressing a desire to live in housing	4	Number of people on authorised sites who would take up housing if offered – 12% based on results of survey.
<i>New local authority pitches already planned</i>	0	
<i>Existing applications for private site development/extension</i>	0	
<i>Additional demand for households:</i>		
On unauthorised encampments	0	Assuming 1.6 caravans per household and adjusted to take account of the proportion wishing to move to site

		accommodation in the region
On unauthorised developments for which planning permission is not expected	0	Total number of people on unauthorised development (none of which are expected to get planning permission) based on site map
Concealed households in the region currently in need of accommodation (backlog of need)	7	Based on 12.5% concealed households requiring site accommodation
In housing but with a need for site accommodation	7	Assumes those in housing represent 40% of total population and that 30% would take up a place on a site if offered.
Estimated current backlog of need	13	
Additional household formation 2006 – 2011	9	Number of new households likely to form in next five years who will wish to take up site accommodation
Estimated need for additional permanent pitches 2006/11	23	
Pitches available from current and planned supply over 2006-2011	21	Assumes: 13 vacancies arising over a five year period due to normal turnover (based on 4 per year) 4 additional vacancies created through those on authorised sites taking up housing 0 planned pitches come into use 4 pitches brought back into use
Indicative need for additional permanent pitches 2006-2011	2	

18.9.3 Please note that the figures in this table have been rounded up or down as appropriate. Calculations have used pre rounded figures which in some cases may affect totals.

18.9.4 This assessment relates to the need for additional pitches arising from the assumed number of households in the local authority area. It may be appropriate in some cases for some or all of this need to be met at a county or regional level rather than at a district level.

Appendix N – Local Data – West Oxfordshire

19 West Oxfordshire

19.1 Limitations of local projections

19.1.1 Note that the estimated needs figures in this section have been developed from a set of regionally developed assumptions described in detail in section 6 of this report. The figures derived from this exercise should be used as a guide and authorities may wish to amend the assumptions used for the calculation to reflect particular local circumstances.

19.2 Stakeholders interviews

19.2.1 The following stakeholders were interviewed:

Ffiona MacEwan – Housing Enabling Manager

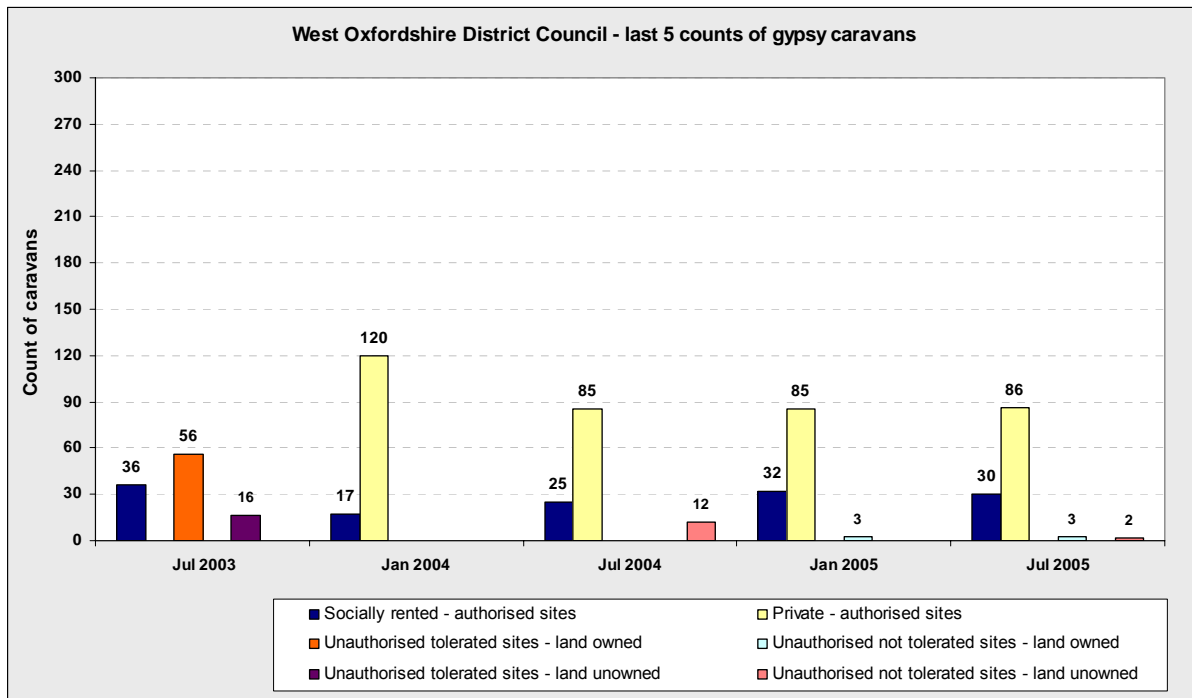
19.2.2 The following stakeholders provided detailed comments

Martin Armstrong – Head of Planning Enforcement

Richard Mills – Housing Services

19.3 DCLG count data

19.3.1 The count data show a reduction in the number of caravans on private authorised site provision over the period but the number of pitches has remained the same over the period. There is also appears to be a reduction in tolerated sites and an increase in non tolerated sites however the local authority commented that the count data for July 2003 appears to be inaccurate since there are no caravans on private authorised site in spite of no change in provision.



19.4 Local site information

19.4.1 The table below shows the sites within the local authority area.

Name of site	Type of site	Number of pitches	Ethnicity	Comments
Standlake	Local authority	16	English	
The Ark	Private unauthorised	1	English	
Ting Tang Lane	Private authorised	15	English	
Ting Tang Lane	Private unauthorised	2	English	Planning permission may be granted for 8 pitches
The Weald, Bampton	Private authorised	10	Irish	
Gilsons Field, Alvescot	Private authorised	4	English	
The Beeches	Private authorised	32	English	

19.4.2 The district receives a reasonable number of enquiries about site availability which suggests potential demand for another site either transit or permanent. There appears to be a need for more private sites – either individual or extended family sites and for rent.

19.5 Unauthorised encampment data

19.5.1 See county wide data.

19.6 Service and needs information

19.6.1 See county wide information.

19.7 Local sample profile

19.7.1 The table below shows the profile of those interviewed within the sample by ethnicity and accommodation type in West Oxfordshire.

Accommodation type	Irish Traveller	English Gypsy	Other	Total
Authorised site owned by social landlord		7	2	9
Authorised site owned by private landlord		4		4
Unauthorised site				
Transit site				
Roadside encampment	2			2
Housing			1	1
Total	2	11	3	16

19.8 Survey findings

19.8.1 This section highlights any findings for the area where there are noticeable local variations from the overall regional findings.

19.8.2 Of those on unauthorised encampments in West Oxfordshire 100% said that they had been visited by the local authority, 100% said that their health, educational welfare needs assessed and none had been offered support with health, education or welfare.

19.8.3 In West Oxfordshire those interviewed generally had to travel further to get a GP than in other areas.

19.9 Summary of need

19.9.1 The table below shows an estimated summary of need for the authority. This has been built around assumptions developed at a regional level and applied to local core data. The development of the assumptions is described in detail in chapter 6 of the report.

19.9.2 To aid the interpretation of the results Tribal has colour-coded the table using a traffic light system. Those assessments shown in green can be, Tribal think, regarded to be fairly reliable. Those in amber are largely reliable but may depend upon actions being taken by the host authority to be fully accurate (for instance bringing unused pitches back into use) or are founded upon assumptions that expressed needs or preferences will result in actions by individual households and/or that Tribal’s survey sample is broadly representative. Those shown in red should be interpreted with caution as they are based on inadequate evidence and the assumptions underpinning them are open to challenge and alternative interpretation.

Current residential supply		
Current supply of occupied socially rented residential sites pitches in local authority area	16	Taken from the site map
Current supply of occupied authorised privately owned site pitches in local authority area	61	Taken from the site map
Total households on authorised sites	77	
Number of authorised pitches not available for letting (due to management problems, awaiting refurbishment etc)	0	Taken from information on the site map
Number of existing pitches expected to become vacant and lettable through normal annual turnover (LA and privately owned)	6	Void rate of 12% across social rented and private sites, reduced to 8% to take account of voids created by a move within the region
Number of households in site accommodation expressing a desire to live in housing	9	Number of people on authorised sites who would take up housing if offered – 12% based on results of survey.
<i>New local authority pitches already planned</i>	0	
<i>Existing applications for private site development/extension</i>	8	
<i>Additional demand for households:</i>		
On unauthorised encampments	1	Assuming 1.6 caravans per household and adjusted to take account of the proportion wishing to move to site accommodation in the region
On unauthorised developments for which planning permission is not expected	1	Total number of people on unauthorised development (none of which are expected to get planning permission) based on site map
Concealed households in the region currently in need of accommodation (backlog of need)	17	Based on 12.5% concealed households requiring site accommodation
In housing but with a need for site accommodation	16	Assumes those in housing represent 40% of total population and that 30% would take up a place on a site if offered..
Estimated current backlog of need	37	

Additional household formation 2006 – 2011	23	Number of new households likely to form in next five years who will wish to take up site accommodation
Estimated need for additional permanent pitches 2006/11	60	
Pitches available from current and planned supply over 2006-2011	48	Assumes: 31 vacancies arising over a five year period due to normal turnover 9 additional vacancies created through those on authorised sites taking up housing 8 planned pitches come into use 0 pitches brought back into use
Indicative need for additional permanent pitches 2006-2011	12	

19.9.3 Please note that the figures in this table have been rounded up or down as appropriate. Calculations have used pre rounded figures which in some cases may affect totals.

19.9.4 This assessment relates to the need for additional pitches arising from the assumed number of households in the local authority area. It may be appropriate in some cases for some or all of this need to be met at a county or regional level rather than at a district level.