

# Gypsy and Traveller Accommodation Assessment

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Bradford Metropolitan District Council

Executive Summary  
July 2015

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## 1. Overview

- 1.1 In July 2014, arc<sup>4</sup> were commissioned by the City of Bradford Metropolitan District Council (CBMDC hereafter) to undertake a Gypsy and Traveller Accommodation Assessment to identify the housing needs of Gypsies and Travellers and Travelling Showpeople from across the District. The objective of the Gypsy Traveller Accommodation Assessment is to inform Local Plan policies.
- 1.2 The research provides information about the current and future accommodation needs and demands of Gypsies and Travellers and Travelling Showpeople, as well as providing information about their additional support needs.
- 1.3 The methodology for this study has comprised:
  - 78 Interviews with Gypsies and Travellers and Travelling Showpeople;
  - Desktop analysis of existing documents, data and pitch information; and
  - A Key Stakeholder on-line questionnaire for professionals who have direct contact with local Gypsy and Traveller and Travelling Showperson communities.

## 2. Current situation

- 2.1 Across Bradford there are four authorised Gypsy and Traveller sites, two owned by the Local Authority and two private. These provide a total of 52 pitches. There are 47 pitches on the Council-owned sites and 5 pitches on the private sites. There is one yard for Travelling Showpeople in Bradford, which is privately owned and provides 36 plots.
- 2.2 Overall, 92% of respondents own their own home. 95% of respondents described the state of repair of their home as being good or very good. 89% of respondents did not identify any repairs or improvements. The need for more space on the pitch/plot was mentioned by a total of four respondents. Repairs to the slab/drive were mentioned by five respondents. One respondent from a Council-owned Gypsy and Traveller site stated that repairs to fences and gates were needed. Two respondents from the Showpersons' yard identified additional repair problems; one mentioned plumbing problems and another sinking holes where they had to keep relaying tarmac.
- 2.3 None of the survey respondents from Gypsy and Traveller sites thought that their home was overcrowded. However, four respondents (10%) from the Showpersons' yard considered their home to be overcrowded. Four respondents (10%) from the Showpersons' yard also felt that they had insufficient space for trailers, wagons and vehicles.

## 3. Permanent Pitch Requirements

- 3.1 Since the obligation to provide Gypsy and Traveller sites was abolished in 1994, a gap in the provision of permanent sites has emerged nationally. This study has provided robust estimates of the size of the population of these communities, and establishes their current and future accommodation requirements.

- 3.2 Using the CLG-approved model for calculating pitch requirements, the research has demonstrated that across Bradford there is an overall shortfall of 30 Gypsy and Traveller pitches over the five year period 2014/15 to 2018/19. Longer-term pitch requirements have been considered using known household structure information from the household survey. Analysis would suggest a total requirement for pitches from nine new households over the 15-year period 2019 to 2033. No turnover on sites was assumed as all respondents stated that they intend to stay on their current pitch for at least five years.
- 3.3 CLG guidance advocates smaller permanent sites of between six and 12 pitches. There is a need to take a long-term view of site management as it is more intensive and demanding than most conventional housing management, and it would be sensible to look at this issue in greater depth. Different management models may be appropriate for different sites, with mainstream approaches to recruitment and selection of managers needing to reflect cultural sensitivities.
- 3.4 It is recommended that the Gypsy and Traveller Accommodation Assessment is updated every five years. It is also recommended that there is an annual review of pitch and plot provision, including a review of occupancy and vacancy levels.

## 4. Travelling Showperson Plot Requirements

- 4.1 For Travelling Showpeople the study indicates an overall shortfall of 32 plots across Bradford over the five year period 2014/15 to 2018/19. All existing households stated that they do not intend on moving in the next five years and so no turnover is assumed.
- 4.2 Longer-term plot requirements based on expected household formation rates would suggest a need for 13 plots over the 15-year period 2019-2033, or a rate of 0.9 per year.

## 5. Local Plan recommendations

- 5.1 The Bradford Local Plan covers the period to 2030. The total pitch requirement is 39 additional Gypsy and Traveller pitches for the period 2014/15 to 2029/30 and this should be viewed as a minimum requirement. This includes an allowance for households wanting to move from bricks and mortar accommodation onto a pitch. This is based on a shortfall of 30 pitches (2014/15 to 2018/19) plus a need for an additional nine pitches (2019/20 to 2029/30).
- 5.2 For Travelling Showpeople, the total plot requirement is 45 additional plots for the period 2014/15 to 2029/30 and this should be viewed as a minimum requirement. This is based on a shortfall of 32 plots (2014/15 to 2018/19) plus a need for an additional 13 plots (2019/20 to 2029/30).

## 6. Transit provision

- 6.1 The communities continue to travel for fairs, running fairground rides or stalls, holidays and visiting family or friends.

- 6.2 Overall, 58% of survey respondents expressed a need for transit provision across the study area. The preference of respondents is for these sites to be managed by Councils (82%) or privately by Gypsies/Travellers/Showpersons (80%).
- 6.3 It is recommended that provision for a minimum of seven transit pitches be made across the study area (this usually equates to space for 14 vehicles/homes). This figure is derived from taking the average number of caravans over the four year period over all encampments recorded. The pitches could be provided as part of new permanent site provision or dedicated transit sites. The seven transit pitches would need to be capable of accommodating 14 vehicles/caravans or two vehicles/caravans on each pitch.
- 6.4 An alternative model to provide temporary accommodation is through a negotiated stopping agreement which is being adopted in other parts of West Yorkshire. It is recommended that the Council investigate this as an option for meeting transit needs and do so in conjunction and co-operation with neighbouring authorities