

Leeds Gypsy and Traveller Accommodation Assessment

This document is the Gypsy and Traveller Accommodation Assessment (GTAA) for the Leeds district and has been carried out to fulfil Leeds City Council's legal duty, under s225 of the 2004 Housing Act, to assess Gypsy and Traveller accommodation need. The assessment has also been carried out with specific regard to CLG Gypsy and Traveller Accommodation Needs Assessment (October 2007). The pitch calculation figure has been included in the Leeds Core Strategy under Policy H7 (Gypsies and Travellers) and sets out the pitch need from 2012/13 to 2027/28.

In 2008, the then West Yorkshire Regional Housing Partnership commissioned Sheffield Hallam University to carry out a Gypsy and Traveller Accommodation Assessment for the West Yorkshire region: covering the five West Yorkshire authorities of Leeds, Bradford, Kirklees, Wakefield and Calderdale. This assessment calculated that Leeds needed to provide an additional 48 pitches by 2015. The 2008 assessment calculated that Leeds would need a further 34 pitches for Gypsies in the period 2016 to 2026.

Leeds City Council decided to carry out a further assessment of Gypsy and Traveller accommodation need for the Core Strategy submission. The 2008 assessment concluded in 2025/26 whereas the Core Strategy term was up to the end of 2027/28. Leeds City Council wanted to identify specific pitch need relating to public and private sites and permanent and negotiated stopping sites. Leeds City Council had never formally accepted the findings of the 2008 assessment and wanted to carry out a revised exercise that it was satisfied with.

The Council worked in partnership with GATE, Gypsy and Traveller Exchange, to carry out the updated accommodation need assessment. The Council was mindful of the need to achieve a community mandate for the work and to ensure that it sought out the accommodation needs and preferences of 'hard to reach' Gypsies and Travellers.

The first stage of the needs assessment was for the Council and GATE to jointly develop a questionnaire that would be completed separately by each Gypsy and Traveller household who agreed to participate in the exercise. The questionnaire was designed to capture detail relating to a household's current circumstances. This would give the Council an indication as to whether a household had an unmet housing need: a household living, with legal consent, on a local authority managed pitch/site was deemed to be adequately housed; whereas a household living on the 'roadside', without any legal consent, was deemed not to be adequately housed.

The questionnaire also captured housing preference with a household asked to numerically preference up to six housing options: local authority managed site, privately owned house/flat/apartment/bungalow, privately owned site, privately rented site, rented house/flat/apartment/bungalow or roadside/negotiated stopping.

GATE selected a group of community enumerators who would complete the questionnaire with participating households. This was done to get a community mandate for the work and to find 'hard to reach' Gypsies and Travellers.

The questionnaire work was carried out in January/February 2014. In total, 115 separate households completed questionnaires. In comparison 63 Gypsy and

Traveller households completed questionnaires as part of the 2008 West Yorkshire accommodation assessment (Table 4.2 West Yorkshire GTAA). Leeds City Council is therefore satisfied that sufficient households were involved in the questionnaire process and that 'hard to reach' households were sought out.

The results of the 115 questionnaires were collated by Leeds City Council officers using the following framework:

- The household's current housing situation was recorded
- The household's top three housing preferences were recorded
- A summary of the Council's assessment was also recorded
- A decision on whether the achievement of a household's housing preference would release existing pitches for re-letting

Case Examples

A household is living on a local authority managed site. Their first housing preference is a local authority managed site. They do not want to make a housing application. The assessment decision is that they are adequately housed and therefore are not included in the new pitch need calculation.

A household is living on the 'roadside'. Their first housing preference is a local authority managed site. They want to make a housing application. They are included as requiring one public pitch.

A household is living on the 'roadside'. Their first housing preference is a negotiated stopping site. They want to make a housing application. They are included as requiring one negotiated stopping pitch.

A household is living on a local authority managed site. Their first housing preference is a site that they purchase and develop. They do not want to make a housing application. The assessment decision is that they are included in the private pitch calculation and that they would release a public pitch for letting.

A household is living on a local authority managed site. Their first housing preference is a council house. They want to make a housing application. The assessment decision is that they want a council house and therefore are not included in the new pitch calculation. They would release a public pitch for letting.

A household is living in their own house. They want to purchase land and develop pitch based accommodation. Included in the private pitch calculation.

Current Pitch Need

Of the 115 completed questionnaires 55 households were assessed as requiring pitch based accommodation.

27 households requiring a public pitch

24 households requiring a private pitch

4 households requiring a negotiated stopping pitch

Household Growth

A compound growth rate of 3% per year was applied to the current pitch need figures for 2013/14 to 2027/28.

Pitch Turnover

A proportion of the housing need up to 2027/28 would be met by pitch turnover through a tenancy ending because the tenant has passed away or finding other housing options. Turnover is created from turnover on existing supply and by considering a person's housing preferences expressed in the questionnaire.

Pitch Calculation

The calculation is as follows: current pitch need + compound growth – turnover

Pitch Need up to 2027/28 is as follows:

Council Pitches – 26 (unmet demand) + 21 (household growth on existing supply) + 13 (household growth on unmet need) – 35 supply turnover) = **25 pitches**

Private Pitches – 26 (unmet demand) + 4 (household growth on existing supply) + 13 (household growth on unmet need) – 15 (supply turnover) = **28 pitches**

Negotiated Stopping – 6 (unmet demand) + 3 (household growth on unmet demand) = **9 pitches**

Total = 62 pitches

This is shown in Appendix 2.

Appendix 1

Leeds Gypsy and Traveller Accommodation Needs Survey Jan/Feb 2014

Hello my name is.....I am working on behalf of Leeds GATE and Leeds City Council carrying out a survey. We are trying to find out about Gypsy and Traveller people in Leeds and their needs for homes, what type of homes they want to live in and how many pitches (either council or privately owned) will be needed in the future.

This is a confidential survey. No information which can be used to identify you or your family will be recorded on this form. On a separate piece of paper I am going to record your name, where you live now, whether you want someone to help you with a Leeds Homes register application and whether you want to put your name down for a prize draw. The information I am recording on a separate piece of paper will be used to make sure that we have not asked the same person to do the survey twice and it will be destroyed when the survey is completed.

Everyone who does the survey can be put in for the prize draw. There are three prizes, one of £50 and two of £25. If you wish to be put in for the prize draw I will also ask for your telephone number so that we can easily inform you if you win. When the survey is complete a report will be written by the council to estimate how many people Gypsy and Traveller people want to live in housing, how many on rented pitches (council or privately owned) and how many people want to provide their own pitches. The information will then be used to allocate enough land across the city that can be developed into pitches (by the council or by private owners) over the next fifteen years.

	Q.1 Where is the main place you live? (circle one answer)	Q.2 How much of the last year was spent in each type of accommodation?	Q.3 How long have you lived at your main residence (circle one answer)
	Rented House/flat/apartment/bungalow		Less than 3 months 3 to 6 months 6 months to 1 year More than 1 year More than 5 years
	Privately owned House/flat/apartment/bungalow		Less than 3 months 3 to 6 months 6 months to 1 year More than 1 year More than 5 years
	Local Authority site (Cottingley Springs)		Less than 3 months 3 to 6 months 6 months to 1 year More than 1 year More than 5 years

	Privately rented site Does this site have planning permission? Yes / No		Less than 3 months 3 to 6 months 6 months to 1 year More than 1 year More than 5 years
	Privately owned site Does this site have planning permission? Yes / No		Less than 3 months 3 to 6 months 6 months to 1 year More than 1 year More than 5 years
	Roadside camp		Less than 3 months 3 to 6 months 6 months to 1 year More than 1 year More than 5 years

Q.4 Is there anyone currently living as part of your household who would like to have their own home now? If yes they will be surveyed separately (how many?)

Q.5 Tell us about the people who live with you now and want to continue living together with you, how many people are in each age range below?

Age range	How many?	Age range	How many?
0-4		20-24	
5-11		25-44	
12-15		45-64	
16-19		65+	

Q.7 Please tell us about where you prefer to live by numbering the following options (1 is first choice/6 is last choice)

	Accommodation type	Preference (1-6)
	Local Authority site	
	Privately owned House/flat/apartment/bungalow	
	Privately owned site	
	Privately rented site	
	Rented House/flat/apartment/bungalow	
	Roadside/negotiated stopping	

Comment.....

Q.8 Please tick **all** the statements below about where you live that you agree with

We can access services easily		We get on well with our neighbours	
We feel that we are secure to live here in the future		We struggle to get our children to school	
We have supportive family and friends are nearby		We don't feel happy about living here	
We can access employment opportunities easily from here		We can't easily travel to places we want to go	
Our children can access play facilities		Our children can't access play facilities	
We have plenty of space for our vehicles		We don't feel secure about living here in the future	
We can't carry out our self employed work here		This is a good place to live for us to look after our health	
We can't access employment opportunities easily from here		We can travel easily to places we want to go to	
There is not enough room for all of us here		This is not a good place to live for us to look after our health	
We feel happy about living here		Our children can get to school easily	
We don't have enough space for our vehicles		We do not have supportive extended family and friends nearby	
We don't get on well with some of our neighbours		We can carry out our self employed work here	
We struggle to access services		There is enough room for all of us here	

Q.8 The Council intends to find new sites for Gypsies and Travellers for the next 15 years.

A) Do you have any suggestions for where these new sites should be located? (i.e. part of the city or a particular site/ area of land you are aware of)

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B) In an ideal world which of the following is important when choosing where you want to live, please tick the relevant boxes:

	Not important	Quite important	Very important
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Being near to services (schools / doctors /shops etc)			
Having a permanent long term pitch			
Being on a site with fewer than 15 pitches			
Being near to work opportunities			
Being in the countryside			
Being in a built up area where other homes, shops and schools are			
Being able to travel easily (near transport links / motorways)			

Other

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.....

Q.9 Have you registered (re-registered) with Leeds Homes (either for a house or for a pitch on the site) in the last six months (circle your answer)

Yes No Not Sure

Do you want to register?

Q.10 Can you think of anyone we may not have surveyed? (i.e. because not regular user of GATE services) (VERBAL Answer)

Pitch Need Calculation
14 Years 2014/15 to 2027/28

Supply

Current residential supply (assumes one household per pitch) of public sector pitches – **41**

Current residential supply of private pitches – **7**

Vacant Pitches (public and private) – **0**

New pitches with planning permission (public provision) planned for year 1 – **0**

New pitches with planning permission (private provision) planned for year 1 – **0**

Current Supply – 48

Unmet Housing Preference

Households seeking permanent public sector pitch accommodation and having an assessed housing need – **26**

Households seeking permanent/long term private pitch provision **26**

Households seeking negotiated stopping site – **6**

Total Demand 58

This calculation captures current demand and therefore covers 2012/13 and 2013/14

Growth (compound growth 3% per annum) 2014/15 to 2027/28

Household growth on existing supply of public sector provision over a fourteen year period - 21

Household growth on existing private provision over a fourteen year period - 4

Household growth on unmet demand/with assessed housing need for public sector pitches over a fourteen year period – 13

Household growth on unmet demand for private sector pitches over a fourteen year period– 13

Household growth on unmet demand for negotiated stopping over a fourteen year period – 4

Turnover

Number of existing public sector pitches expected to become vacant in fourteen year period – **35**

Number of private pitches expected to become vacant in fourteen year period – **15**

Calculations

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