

Gypsy and Traveller Accommodation Assessment 2022

Flintshire County Council.

Final Report
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Executive Summary

In Autumn 2021 arc4 were commissioned assist Flintshire County Council to prepare a Gypsy and Travellers Accommodation Assessment.

The 2022 GTAA will inform the local housing strategy and Gypsy and Traveller site provision policies in the Development Plan.

The GTAA has been carried out in accordance with the methodology set out in the Welsh Government's **Undertaking Gypsy and Traveller Accommodation Assessments** (May 2015) statutory guidance.

Across the study area there are 18 residential sites with 82 pitches accommodating 78 households (the difference due to some households occupying multiple pitches). Information on 56 households was obtained through household interviews (45 households) and site management data (11 households).

The residential pitch need for Flintshire is set out below.

Table ES1 Future residential pitch need		
Flintshire	Unmet need (5 years) to 2022-2026	Unmet need (plan period) 2022 to 2030
Before potential regularising of temporary authorised and unauthorised sites	23	27
After potential regularising of temporary authorised and unauthorised sites	2	6

The identified transit needs are a five-pitch transit site accommodating up to 10 caravans.

The council's Gypsy and Traveller Working Group will monitor and implement the findings of the assessment, including the search for suitable potential transit sites/stopping places, and work with the Travelling communities to identify new residential sites to meet the short and longer term need identified, within the LDP.

1. Policy context

Introduction

- 1.1 In Autumn 2021, arc4 were by Flintshire County Council to prepare a Gypsy and Travellers Accommodation Assessment.
- 1.2 The 2022 GTAA will inform the local housing strategy and Gypsy and Traveller site provision policies in the Development Plan.
- 1.3 The overall aims of the GTAA are to:
 - Assess the overall accommodation (pitch) requirements for Flintshire, undertaken in a manner which conforms with national guidance.
 - Establish any current or future need for Gypsy and Traveller sites and pitches, including the need for transit provision, over the next five years and over the plan period to 2030.
 - To establish size, trends and characteristics of the Gypsy and Traveller population, households and their accommodation, including an assessment of drivers of need and demand.
- 1.4 The assessment comprised of several stages, which are set out below:
 - 1) Establishment of a GTAA steering group to oversee the project;
 - 2) Analysis of background literature and existing (secondary) data;
 - 3) Key stakeholder engagement and online questionnaire survey;
 - 4) Conducting a census of sites and household interview survey (primary data collection);
 - 5) Data analysis, needs assessment calculation and report production; and
 - 6) Dissemination of results and feedback.
- 1.5 The steering group has comprised Local Authority officers including the Gypsy and Traveller Liaison Officer.
- 1.6 The report is structured in accordance with the template set out in Annex 4 of the Welsh Government Guidance document, **Undertaking Gypsy and Traveller Accommodation Assessments** (May 2015):
 - **Chapter 1 Policy context:** provides an introduction to the report and sets out the legislation, guidance and policies that govern the undertaking of a GTAA in Wales;
 - **Chapter 2 Background and analysis of existing data:** presents the findings of any previous GTAA reports, along with secondary data relating to population, Caravan Counts and current accommodation provision for Gypsies and Travellers;
 - **Chapter 3 Methodology:** provides details of the GTAA's research methodology;
 - **Chapter 4 Survey findings:** looks at the findings of the primary research undertaken as part of the GTAA;

- **Chapter 5 Assessing accommodation needs:** reviews current and future supply, demand and growth, identifying both residential and transit unmet need; and
 - **Chapter 6 Conclusions and recommendations:** concludes the report, identifying headline issues and recommending the next steps.
- 1.7 The report is supplemented by the following appendices:
- **Appendix A** Key stakeholder online consultation;
 - **Appendix B** Fieldwork questionnaire; and
 - **Appendix C** Fieldwork interview log.

Legislation and guidance

- 1.8 In September 2011, the Welsh Government launched the UK's first Gypsy and Traveller strategy, entitled **Travelling to a Better Future: A Gypsy and Traveller Framework for Action and Delivery Plan**. Setting out the policy direction for the Welsh Government and its partners, the framework seeks to ensure that the needs of Gypsies and Travellers are assessed, planned for and implemented in a more strategic way. It recognises the cultural differences which have often led to the social exclusion of Gypsy and Traveller groups. It seeks to ensure that Gypsy and Traveller communities are heard and provided for in service delivery. The framework focuses on several key policy areas which affect the way Gypsies and Travellers access services including accommodation, health, education, participation and planning and other barriers facing Gypsies and Travellers.
- 1.9 The Housing (Wales) Act 2014 (Part 3) made the assessment of Gypsy and Traveller accommodation needs, and the duty to make provision for sites where the assessment identifies need, statutory requirements:
- Section 101 requires local authorities to carry out an assessment of the accommodation needs of Gypsies and Travellers residing in or resorting to its area at least every five years;
 - Section 102 requires local authorities to submit their GTAA reports to the Welsh Ministers for approval;
 - Section 103 sets out the duty on local authorities to meet the assessed needs; and
 - Section 104 gives Welsh Ministers power to direct local authorities to utilise their functions to provide the necessary sites (if they are satisfied that local authorities are not complying with their duties).
- 1.10 The Mobile Homes (Wales) Act 2013 (Section 56) provides the power for local authorities to provide sites where mobile homes may be brought, either temporarily or for use as permanent residences.
- 1.11 The Welsh Government's **Undertaking Gypsy and Traveller Accommodation Assessments** (May 2015) is statutory guidance published under Section 106 of the Housing Act 2014. It has been produced to assist local authorities in undertaking Gypsy and Traveller accommodation assessments

and discharging their duties under Part 3 of the 2014 Act. Providing a clear and comprehensive guide to every aspect of undertaking Gypsy and Traveller accommodation needs assessment, this Guidance has been heavily drawn upon in each stage of this GTAA project for Flintshire County Council.

- 1.12 Alongside the Government Guidance on assessments (May 2015), two other documents were published:
- **Designing Gypsy and Traveller Sites** (May 2015) guidance provides advice to help local authorities design Gypsy and Traveller sites; and
 - **Managing Gypsy and Traveller Sites in Wales** (July 2015) gives advice to local authorities to help them manage sites well.
- 1.13 Welsh Assembly Government Circular 005/2018 (**Planning for Gypsy and Traveller Caravan Sites**) provides guidance on the planning aspects of finding sustainable sites for Gypsies and Travellers. It states that local housing market assessments provide the key source of information for local authorities to assess the level of Gypsy and Traveller provision that is required when preparing Local Development Plans. Where there is an assessment of unmet need for Gypsy and Traveller accommodation, local authorities should allocate sites in their Local Development Plans (LDPs) to ensure that the identified pitch requirement for both residential and transit sites can be met.
- 1.14 Welsh Office Circular 005/2018 (**Travelling Showpeople**) gives advice to local authorities regarding planning considerations relating to Travelling Showpeople.
- 1.15 In respect of unauthorised encampments, relevant guidance comprises of: Welsh Office Circular 76/94 (**Gypsy Sites Policy and Unauthorised Camping**) and Welsh Government Guidance on **Managing Unauthorised Camping** (2013). The latter replaces previous National Assembly for Wales Circular 04/2005 (**Guidance on Managing Unauthorised Camping**).
- 1.16 The Welsh Government's **Planning for Gypsy and Traveller Caravan Sites** (November 2008) is a guide for Gypsies and Travellers on planning their caravan sites. It sets out the GTAA and development plan processes that are relevant to Gypsies and Travellers so that they can engage in relevant consultations. It also provides guidance on submitting planning applications for a caravan site.

Local Development Plan policies

- 1.17 The Flintshire Unitary Development Plan (FUDP) was adopted in September 2011. It forms the development plan for the County for the 15-year period 2000 to 2015. It provides a framework to guide development and for the determination of planning applications. At the time of preparation of the GTAA, the LDP was being examined and so the statutory planning document at the time was the FUDP to 2015.
- 1.18 UDP Policy HSG14, *Gypsy Sites*, sets out the criteria against which any proposals for a new Gypsy and Traveller site in Flintshire will be assessed. It relates to Gypsy and/or Traveller sites that are intended for long term permanent residential accommodation. Policy HSG14 states that:

“Development of new permanent gypsy sites will only be permitted where:

- *there is a demonstrable need;*
- *there are no suitable alternative sites either with planning permission or allocated for such uses;*
- *there is natural screening, or the site can be screened adequately;*
- *services can be provided at reasonable cost;*
- *there is no unacceptable impact on the amenity and character of surrounding areas due to noise, pollution, traffic or parking problems; and*
- *such sites should be within reasonable distance of main social and shopping facilities.”*

- 1.19 The UDP acknowledges the requirement for development plans to make adequate provision for the accommodation needs of gypsy families. It highlights the existence of a residential site for Gypsies on land adjacent to the Queensferry bypass and states that it is not proposed to allocate land for a further site at this time. The UDP sets out that the need for a permanent gypsy caravan site in a particular location should be proven as the demand for such uses changes over time. Reference is made to an assessment of the needs of Gypsies and Travellers, being carried out across North Wales on behalf of all North Wales Local Authorities, as this information will be used as part of the evidence base against which to assess proposals for the development of new sites.
- 1.20 The UDP states that sites should be located on or close to main Gypsy travelling routes for ease of access, and should be capable of being serviced by new drainage and other necessary services without extensive new infrastructure works. Preferred locations for such sites should be near main towns where there is a nucleus of facilities capable of servicing Gypsy sites.
- 1.21 The County Council is preparing a new Local Development Plan (LDP) for the area for the period 2015 to 2030.
- 1.22 The Delivery Agreement was approved by the Welsh Government in February 2014 and consultations relating to sites, key stakeholders and a variety of topic papers have been undertaken. Topic Paper Number 9, *Health, Community Wellbeing and Cohesion* (February 2015) includes reference to providing for the accommodation needs of Gypsies and Travellers as a key objective in the LDP. The allocation of land for Gypsy and Traveller accommodation is identified as a potential land use policy.
- 1.23 The Flintshire Housing Strategy and Action Plan 2019-2024 sets out the Council’s ambition to provide affordable housing and support across Flintshire, for all residents, ~~vision for the direction and co-ordination of housing-related activities in Flintshire.~~ The ambitions for housing are set out within three priorities:
- 1. Increase supply to provide the right type of homes in the right location.
 - 2. Provide support to ensure people live and remain in the right type of home.
 - 3. Improve the quality and sustainability of our homes.

- ~~More housing, more choice;~~
- ~~Improving homes and communities, and~~
- ~~Better services to improve people's lives.~~

The Flintshire Housing Strategy and Action Plan highlights need to *provide the right type of accommodation for the Gypsy and Traveller community by:*

- *Ensuring the need for residential pitches are met in Flintshire working with the community.*
- *The provision of a transit site within the county.*
- *Ensuring ongoing effective management of the council-owned site at Riverside.*

1.24 To support priority of providing the right type of accommodation for the Gypsy and Traveller community, the following action points and tasks were noted:

- Action: Meet the need for residential pitches
Task: Increasing the number of pitches in line with the Flintshire GTAA through market-led schemes and the refurbishment of the Council-owned site
- Action:
Tasks: identifying and assessing potential sites to deliver a transit site in Flintshire. Applying for planning permission for transit site and secure Welsh Government grant to deliver provision.

1.25 Wrexham and Flintshire have undertaken a joint Local Housing Market Assessment (LHMA)(August 2015) to consider the amount and type of housing needed during the plan period. Undertaken by arc⁴, this study was based on a household survey across the two local authority areas along with a range of secondary data.

1.26 This Gypsy and Traveller Accommodation Assessment will supplement the LHMA, providing specific information relating to the housing needs of the Gypsy and Traveller community within Flintshire. It will form another key part of the Council's evidence base in the emerging LDP.

Definitions of key terms

1.27 This report adopts the definition of 'Gypsies and Travellers' set out within Section 108 of the Housing (Wales) Act 2014:

- a) "Persons of a nomadic habit of life, whatever their race or origin, including:
 - 1) Persons who, on grounds only of their own or their family's or dependant's educational or health needs or old age, have ceased to travel temporarily or permanently, and
 - 2) Members of an organized group of travelling show people or circus people (whether or not travelling together as such); and
- b) All other persons with a cultural tradition of nomadism or of living in a mobile home."

1.28 Likewise, this report uses the definition of ‘mobile home’ set out in Section 60 of the Mobile Homes (Wales) Act 2013:

“(1) In this Act “mobile home” means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle designed or adapted for human habitation, but does not include:

- a. any railway rolling stock which is for the time being on rails forming part of a railway system, or
- b. any tent.

(2) A structure designed or adapted for human habitation which:

- a. is composed of not more than 2 sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices, and
- b. is, when assembled, physically capable of being moved by road from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer),

is not to be regarded as not being (or as not having been) a mobile home for the purposes of this Act by reason only that it cannot lawfully be moved on a highway when assembled.

(3) For the purposes of this Act “mobile home” does not include a structure designed or adapted for human habitation which falls within subsection (2)(a) and (b) if its dimensions when assembled exceed any of the following limits, namely:

- a. length (exclusive of any drawbar): 20 metres,
- b. width: 6.8 metres, and
- c. overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level): 3.05 metres.”

1.29 A number of terms are used to define the pitches, sites and other locations used by Gypsies and Travellers. These are set out in Table 1.1, as defined in the Welsh Government Guidance, **Undertaking Gypsy and Traveller Accommodation Assessments** (May 2015).

Table 1.1 Definitions of pitches, sites and other Gypsy and Traveller locations	
Residential site	<p>A permanent residential site can be privately owned or owned by the Local Authority. This site will be designated for use as a Gypsy and Traveller site indefinitely. Residents on these sites can expect to occupy their pitches for as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013.</p> <p>Working space may also be provided on, or near, sites for activities carried out by community members.</p>
Temporary residential site	<p>These sites are residential sites which only have planning permission or a site licence for a limited period. Residents on these sites can expect to occupy their pitches for the duration of the planning permission or site licence (or as long as they abide by the terms of their pitch agreements, under the Mobile Homes (Wales) Act 2013 – whichever is sooner).</p>
Transit site	<p>Transit sites are permanent facilities designed for temporary use by occupiers. These sites must be designated as such and provide a route for Gypsies and Travellers to maintain a nomadic way of life. Individual occupiers are permitted to reside on the site for a maximum of 3 months at a time.</p> <p>Specific terms under the Mobile Homes (Wales) Act 2013 apply on these sites. Working space may also be provided on, or near, sites for activities carried out by community members.</p>
Temporary Stopping Place	<p>Also known as a 'stopping place', 'Atchin Tan', or 'green lane', amongst other names. These are intended to be short-term in nature to assist Local Authorities where a need for pitches is accepted, however, none are currently available. Pro-actively identified temporary stopping places can be used to relocate inappropriately located encampments, whilst alternative sites are progressed.</p> <p>Temporary stopping places must make provision for waste disposal, water supply and sanitation at a minimum.</p>
Residential pitch	<p>Land on a mobile home site where occupiers are entitled to station their mobile homes indefinitely (unless stated in their pitch agreement). Typically includes an amenity block, space for a static caravan and touring caravan and parking.</p>
Transit pitch	<p>Land on a mobile home site where occupiers are entitled to station their mobile homes for a maximum of 3 months.</p> <p>Transit pitches can exist on permanent residential sites, however, this is not recommended.</p>
Unauthorised encampment	<p>Land occupied without the permission of the owner or without the correct land use planning permission. Encampments may be tolerated by the Local Authority, whilst alternative sites are developed.</p>
Unauthorised development	<p>Land occupied by the owner without the necessary land use planning permission.</p>

Source: Undertaking Gypsy and Traveller Accommodation Assessments, Welsh Government Guidance, May 2015

1.30 Terms used in the assessment of housing need relating to households, demand, supply and need are set out in Table 1.2. Likewise, for continuity and clarity, these are the same as those adopted in Welsh Government Guidance.

Table 1.2 Definitions of households, demand, supply and need	
Household	In this guidance this refers to individuals from the same family who live together on a single pitch / house / encampment.
Concealed or 'doubled-up' household	This refers to households which are unable to achieve their own authorised accommodation and are instead living within authorised accommodation (houses or pitches) assigned to another household. This may include adult children who have been unable to move home or different households occupying a single pitch.
Household growth	In this guidance household growth is defined by the number of new households arising from households which are already accommodated in the area.
Current residential supply	The number of authorised pitches which are available and occupied within the Local Authority or partnership area. This includes pitches on Local Authority or private sites.
Current residential demand	Those with a need for authorised pitches for a range of reasons, including: <ul style="list-style-type: none"> • an inability to secure an authorised pitch leading to occupation of unauthorised encampments; • an inability to secure correct planning permission for an unauthorised development; • households living in overcrowded conditions and want a pitch; • households in conventional housing demonstrating cultural aversion; • new households expected to arrive from elsewhere.
Future residential demand	The expected level of new household formation which will generate additional demand within the 5 year period of the accommodation assessment and longer LDP period.
Overall residential pitch need	The ultimate calculation of unmet accommodation need, which must be identified through the Gypsy and Traveller accommodation assessment process. This figure can be found by adding the immediate residential need to the future residential demand. The overall residential need will capture the needs across the 5 year period within which the accommodation assessment is considered to be robust.
Planned residential pitch supply	The number of authorised pitches which are vacant and available to rent on Local Authority or private sites. It also includes pitches which will be vacated in the near future by households moving to conventional housing or in other circumstances. Additional pitches which are due to open or private sites likely to achieve planning permission shortly should be included as planned residential supply.

Source: Undertaking Gypsy and Traveller Accommodation Assessments, Welsh Government Guidance, May 2015

2. Background and analysis of existing data

Previous Gypsy and Traveller Accommodation Assessment findings

- 2.1 The 2016 Gypsy and Traveller Accommodation Needs Assessment (GTANA) for Flintshire indicated a 5-year requirement for -4 pitches and a Plan Period need for 19 additional pitches. The 5 year requirement assumed that planned residential supply was delivered. A need for small-scale transit provision for up to 5 caravans was identified.

Population and household data

- 2.2 Table 2.1. summarises the number of people and households that identify as being White: Gypsy or Irish Traveller in the 2011 Census across Flintshire.

Table 2.1 Gypsy and Traveller population and households			
Flintshire	Total	Of which, White : Gypsy or Irish Traveller	White Gypsy or Irish Traveller proportion (rate per 1,000)
Population	152,506	95	0.623
Households	63,781	38	0.596

Source: 2011 Census

- 2.3 Table 2.2 shows the number of Gypsy and Traveller households by dwelling type. This indicates that only a minority live in caravans and most live in bricks and mortar accommodation.

Table 2.2 Gypsy and Traveller households by accommodation type				
Flintshire	House or bungalow	A flat, maisonette or apartment	A caravan or other mobile or temporary structure	Total Households
Number	30	1	7	38
(%)	78.9	2.6	18.4	100%

Source: 2011 Census

2.4 In terms of tenure (Table 2.4), almost two-thirds (65.8%) of those identifying as Gypsy/Traveller in the Census lived in owner occupied or shared ownership housing. This compares with 21.1% in social renting and 13.2% in private rented accommodation.

Table 2.3 Gypsy and Traveller households by tenure				
Flintshire	Owned or shared ownership	Social rented	Private rented	Total Households
Number	25	8	5	38
Percentage (%)	65.8	21.1	13.2	100%

Source: 2011 Census

Caravan Count

2.5 The Welsh Government publish a biannual report, the **Gypsy and Traveller Caravan Count**. This includes information on authorised and unauthorised sites based on survey data collected by individual local authorities on a specified day twice each year.

2.6 The figures for the two most recent published caravan counts out (Table 2.4) indicates an average of 146 caravans in Flintshire across 14 sites.

Table 2.4 Number of Gypsy and Traveller caravans and sites, 2019 and 2020			
Flintshire	Caravans on Authorised sites (with planning permission)	Caravans on unauthorised sites (without planning permission)	Total
Jul-19	140	9	149
Jan-20	133	10	143
Two Count Average	137	10	146
Flintshire	Authorised sites (with planning permission)	Unauthorised sites (without planning permission)	Total
Jul-19	11	2	13
Jan-20	11	3	14
Two Count Average	11	3	14

Source: Welsh Government Gypsy and Traveller Caravan Count

- 2.7 Table 2.5 presents the number of residential and transit pitches provided by the Local Authority. All residential pitches are occupied with no vacancies. Data excludes private sites.
- 2.8 It should be noted that there may be more than one caravan or trailer per pitch, and in the case of households doubling up on pitches there could be several caravans or trailers. For obvious reasons Gypsies and Travellers living on sites may not be present on the days on which the counts are conducted.

Table 2.5 Number of pitches on Gypsy and Traveller sites provided by local authorities 2019 and 2020

Flintshire	Residential		Transit		Total
	Occupied	Vacant	Occupied	Vacant	
Jul 19	20	0	0	0	0
Jan 20	20	0	0	0	0
Two-Count Average	20	0	0	0	0
Two-Count % Average	58.3%	41.7%	0.0%	0.0%	0.0%

Source: Welsh Government Gypsy and Traveller Caravan Count

Notes: One pitch may include multiple caravans. Does not include authorised private sites.

Current accommodation provision

- 2.9 Data on the current provision of sites considers both authorised and unauthorised sites Flintshire.
- 2.10 The detailed definitions of terms used to describe Gypsy and Traveller sites are set out in Chapter 1. Broadly speaking, authorised sites are those with planning permission and can be on either public or privately owned land. Authorised sites include the following:
 - **residential sites**, which are permanent;
 - **temporary residential sites**, which have planning permission or a licence for only a limited time period;
 - **transit sites**, which have permanent facilities but are designed for short-term use; and
 - **temporary stopping places**, which are designated by the Local Authority to meet short-term needs.
- 2.11 Unauthorised sites include **unauthorised encampments**, where Gypsies and Travellers occupy land without the owner’s permission and/or without planning permission, and **unauthorised developments**, where sites are occupied by the owner but without planning permission.
- 2.12 Up to date information on current Gypsy and Traveller pitches in Flintshire is set out in Table 2.6.

Site Number	Site address	Tenure	No. Pitches	No. households	Interviews achieved	Non response
1	Riverside, Queensferry	Local Authority Site	20	20	17	3
2	Corbetts/Lyons Yard, Chemistry Lane, Sandycroft	Private Site (Authorised)	1	1	1	0
3	Mitford Caravan Site, Mounds, Gwespyr, CH8 9JN	Private Site (Authorised)	11	11	11*	0
4	Gwern Lane, Hope	Private Site (Authorised)	4	1	1	0
5	Ewloe Barn Wood, Magazine Lane, Ewloe	Private Site (Authorised)	5	4	3	1
6	Huntley Yard, Chester Road, Flint	Private Site (Authorised)	6	6	3	3
7	1A Old Paper Mill Lane, Oakenholt, Flint	Private Site (Authorised)	1	1	1	0
8	Dollar Park, Bagillt Road, Holywell	Private Site (temporary Authorised)	7	9	4	5
9	Dundas Sidings, Factory Road, Sandycroft, Deeside. Also known as Bridge Yard, CH5 2QS	Private Site (Temporary Authorised to 26 May 2022)	3	2	2	0
10	Sister's Yard, Station Road, Sandycroft, CH5 2QG	Private Site (Unauthorised)	1	1	1	0
11	Land at Bron Eifion, Ffynnongroyw, Tanlan (on main road - there is a large bungalow on the site with very high pitch roof)	Private site (Unauthorised)	1	1	0	1
12	Factory Road, Sandycroft opposite J Reid Engineering, CH5 2QJ	Private Site (Authorised)	1	1	1	0
13	8a. Ratcliffe Row, Pentre, CH5 2DY	Private Authorised	1	1	1	0
14	Land adjacent to Ty Dwr Bungalow, Tanlan, CH8 9UU	Private Site (Authorised)	1	1	1	0

Site Number	Site address	Tenure	No. Pitches	No. households	Interviews achieved	Non response
15	The Lodge, Land adjacent to Willowbrook Caravan Park, Station Road, Sandycroft, CH5 2PT	Private Site (Unauthorised)	2	2	0	2
16	Woodlands, Mold Road, Alltami, Mold, CH7 6LG	Private Site (Unauthorised)	1	1	1	0
17	Coach Yard, Chester Road, CH6 5EH	Private Authorised	9	9	5	4
18	Dee Bank Caravan Park, Bagillt, CH6 6HE	Private Site (Unauthorised)	6	6	3	3
	Total		81	78	56	22

Source: Council planning data and site observation

*household data obtained from site management information

Note there are currently no Travelling Showperson yards in Flintshire

3. Methodology

Project steering group composition

- 3.1 A steering group to oversee the preparation of the Gypsy and Traveller Accommodation Assessment (GTAA) was set up, as recommended in the Welsh Government Guidance, Undertaking Gypsy and Traveller Accommodation Assessments (May 2015) (para. 56).
- 3.2 This steering group included representatives from the following:
 - Flintshire Council Housing and Planning Departments.
 - The Gypsy and Traveller Liaison Officer who has an excellent local knowledge of Gypsy and Traveller families.
- 3.3 The steering group fulfilled the following responsibilities, as advised in Government Guidance (Welsh Government Guidance, Undertaking Gypsy and Traveller Accommodation Assessments, para. 62):
 - Recommending the survey area – the steering group decided that the GTAA should cover Flintshire.
 - Design the study aims and outcomes – as set out in Chapter 1 of this report.
 - Appoint the researchers – the steering group appointed arc4 to undertake the GTAA fieldwork and arc4 have assisted the council in preparing the final report.
 - Publicising the study to stakeholders – the engagement of key stakeholders in an online consultation was led by the steering group.
 - Providing local knowledge to the researchers – through a series of formal meetings and ongoing communication.
 - Providing feedback to consultation participants and stakeholders and ensuring results are taken seriously and acted upon – the steering group will ensure that the draft and finalised assessment findings are reported to relevant parties.
- 3.4 Councils are asked to ‘endeavour to include’ Gypsies and Travellers on the steering group. We did not pursue this simply because within communities there can be different views which may not be representative of the community as a whole – so it was felt pragmatic to not approach the communities to put forward a representative. The Council carried out a specific call for sites for Gypsies and Travellers as part of the LDP process but got no response highlighting that whilst efforts have been made to engage, we cannot make the communities do so.
- 3.5 We engage with Travelling Ahead with GTAA's and other work but did not approach them to be on the steering group for this specific GTAA. This was a pragmatic decision given the pressure that Travelling Ahead is under to help support communities across Wales.

Study methodology

- 3.6 In order to deliver the requirements of Government Guidance, the methodology for this study has comprised three main components (Welsh Government Guidance, Undertaking Gypsy and Traveller Accommodation Assessments, para. 84):
- An analysis of existing data sources;
 - Conducting a specialist survey; and
 - Assessing accommodation needs.
- 3.7 In addition, the steering group engaged with key stakeholders, to obtain their views and opinions on a range of matters relating to the needs of Gypsies and Travellers in the study area. This key stakeholder survey is therefore also included within the study methodology, which is set out below.

Analysis of existing data sources

- 3.8 This phase comprised a review of available desktop information, including legislative background and best practice guidance and available secondary data relating to Gypsies and Travellers.
- 1.1 Relevant Welsh, regional and local information has been collected, collated and reviewed, including information on:
- The legislative and policy context;
 - Current policies towards Gypsies and Travellers in the county (drawn from Local Authority policy documents, planning documents, housing strategy, etc); and
 - Previous assessments or studies into the accommodation needs of Gypsies and Travellers.
- 1.2 Existing secondary data sources that have been used in the preparation of this GTAA include the following:
- 2011 Census;
 - Caravan Count;
 - Local Authority planning records – including planning applications submitted, approved and refused; and
 - Other relevant Local Authority data and local knowledge.
- 3.9 This secondary data is useful in providing a baseline picture of the Gypsy and Traveller population and accommodation provision in an area. However, there is general acknowledgement that many Gypsies and Travellers may not identify as such in surveys such as the National Census. Similarly, the biannual Caravan Count is only a snapshot and would exclude Gypsies and Travellers who are travelling or not present on the day of the count. Existing secondary data is therefore not considered sufficient to provide a comprehensive or detailed assessment of Gypsy and Traveller accommodation needs.

Key stakeholder engagement

- 3.10 The steering group membership included some of the key stakeholders involved in the ongoing monitoring and assessment of Gypsy and Traveller activity in the county. However, in order to provide an opportunity for the wider engagement of those who have direct contact with and knowledge of the Gypsy and Traveller community in the area, the steering group decided to undertake a formal engagement with key stakeholders.
- 3.11 The engagement was conducted through a short online survey, the themes of which was designed by arc4 and discussed and approved by the steering group.
- 3.12 The feedback received from key stakeholders has been analysed and the findings are set out in Chapter 4.

Conducting a specialist survey

- 3.13 As set out in the Government Guidance (Welsh Government Guidance, *Undertaking Gypsy and Traveller Accommodation Assessments*, para. 20-22), an in-depth census or primary data survey is required to properly assess the needs of Gypsy and Traveller communities, due to their small population size and particular accommodation needs. In order to comply with the Government Guidance, and ensure a robust assessment of needs, this GTAA has included a range of primary data collection, in addition to a review of the available existing data.
- 3.14 The Government Guidance requires local authorities to ensure that the various communities within the scope of the definition of Gypsies and Travellers are included within the assessment. The Guidance states that this may include, but is not limited to, Romany/Romani Gypsies, Irish Traveller, New Travellers and Travelling Showpeople. It must also include the needs of Gypsies and Travellers on authorised sites, unauthorised sites and in bricks and mortar accommodation (Welsh Government Guidance, *Undertaking Gypsy and Traveller Accommodation Assessments*, para. 23-24).
- 3.15 In addition, the Guidance states that:
“Local Authorities will need to identify known Gypsies and Travellers in their area and seek to survey each household’s accommodation needs. It is crucial those undertaking the assessment endeavour to include all known Gypsies and Travellers residing in or resorting to the area to ensure the assessment is seen as legitimate by all and provides the most accurate assessment of unmet need.” (paragraph 90)
- 3.16 The emphasis of the Guidance is therefore on seeking to include all Gypsy and Traveller households in the survey, from every ethnic background and every type of home. Whilst acknowledging that some household representatives may not wish to be included in the survey, the steering group recognised the need for an inclusive approach and set the objective of contacting every known Gypsy and Traveller household in the study area.
- 3.17 The steering group were conscious of the cultural sensitivities that surround the undertaking of surveys of Gypsy and Traveller sites, as also acknowledged in

Government Guidance (Welsh Government Guidance, *Undertaking Gypsy and Traveller Accommodation Assessments*, para. 108-113). They therefore decided to have the site census and household survey fieldwork undertaken by trained personnel who are familiar with working among the Gypsy and Traveller community. The primary data collection was undertaken by fieldworkers, managed and monitored by arc4 staff and overseen by the steering group. Using fieldworkers to conduct the census and survey research helps to secure a good response rate, ultimately delivering a more comprehensive assessment of need.

- 3.18 The fieldworkers adopted a research strategy to directly engage as many members of the Gypsy and Traveller community in the study area as possible through:
- Assistance from the Gypsy and Traveller Liaison Officer.
 - A census of sites reviewing total number of pitches, number of pitches occupied and vacant, number of caravans and total number of households.
 - Interviews with Gypsies and Travellers on authorised sites, unauthorised sites and living in bricks and mortar accommodation, using the questionnaire recommended in Government Guidance (Welsh Government Guidance, *Undertaking Gypsy and Traveller Accommodation Assessments*, Annex 2) and included at Appendix B of this report.
- 3.19 Site observation and household surveys were carried out during December 2021. As recommended in Government Guidance (Welsh Government Guidance, *Undertaking Gypsy and Traveller Accommodation Assessments*, para. 97), the research team kept a log of appointments and interviews conducted with members of the Gypsy and Traveller community. This includes a record of when community members have declined to participate in the interview survey and, if relevant, reasons for non-participation (Appendix C).
- 3.20 The Government Guidance sets out an ‘engagement checklist’ for local authorities to follow to ensure that they reach as many households as possible through the GTAA process. It states that Welsh Ministers will check compliance with the checklist when assessing whether to approve the submitted report. The engagement checklist is set out in Table 3.1, including comments relating to the actions taken by the fieldwork team conducting this GTAA study in Flintshire.

Assessing accommodation needs

- 3.21 The assessment of pitch requirements has been calculated by utilising information on the current supply of pitches and the results from the key stakeholder and household surveys.
- 3.22 A detailed explanation of the analysis of pitch requirements is contained in Chapter 5 but briefly comprises analysis of the following elements:
- Current pitch provision, households living in bricks and mortar accommodation; households planning to move in the next five years, and emerging households to give total demand for pitches and plots; and
 - Turnover on existing pitches and total supply.

- 3.23 The approach used then reconciles the demand and supply data to identify overall pitch requirements.
- 3.24 To identify the need for transit provision, data on unauthorised encampment activity has been collated and analysed, the results of this analysis are assessed alongside other contextual information to identify an appropriate target for transit provision in Flintshire.

Table 3.1 Engagement Checklist		Action taken in Flintshire
1.	Visit every Gypsy and Traveller household identified through the data analysis process up to 3 times, if necessary.	Site observation in December 2021 and see Appendix C for detailed log of household contact
2.	Publish details of the GTAA process, including contact details to allow community members to request an interview, on the Local Authority website, Travellers’ Times website and World’s Fair publication.	Achieved through direct conversations with Gypsies and Travellers. Showman’s Guild (North West and North Wales section) contacted. Details of the GTAA were published on the council’s website but a screenshot is no longer available
3.	Consult relevant community support organisations, such as those in Annex 1.	Relevant organisations contacted including Showman’s Guild and Travelling Ahead
4.	Develop a Local Authority waiting list for both pitches and housing, which is accessible and communicated to community members.	Gypsies and Travellers can apply via the Housing Waiting List for a pitch on the council site
5.	Endeavour to include Gypsies and Travellers on the GTAA project steering group.	The council have ongoing engagement with Gypsies and Travellers through their Gypsy and Traveller Liaison officer.
6.	Ensure contact details provided to the Local Authority by community members through the survey process are followed up and needs assessed.	Contact detailed provided to the council where appropriate
7.	Consider holding on-site (or nearby) GTAA information events to explain why community members should participate and encourage site residents to bring others who may not be known to the Local Authority.	Considered but site residents fully engaged with process and invited to identify other who may require a pitch.

Source: Welsh Government Guidance, Undertaking Gypsy and Traveller Accommodation Assessments, Table 2 – Engagement Checklist (page 23)

4. Survey findings

Household interviews

- 4.1 Household surveys were carried out over the period January to February 2022. Interviewing had been delayed due to COVID restrictions. The fieldteam were sensitive to low vaccination rates amongst Gypsy and Traveller communities and surveys were carried out with appropriate social distancing. As recommended in Government Guidance (para.97), the research team kept a log of appointments and interviews conducted with members of the Gypsy and Traveller community. This includes a record of when community members have declined to participate in the interview survey and, if relevant, reasons for non-participation.
- 4.2 The study assumed a total of 78 households. Information for 45 households was obtained through household interviews and 11 from site management data. We were asked to not visit one site (11 pitches) as the occupants are very private but we obtained information from the site manager on households living on the site. Overall household details were obtained for 56 out of 78 households or 72%.
- 4.3 Table 4.1 shows a breakdown by the type of site or accommodation, based on the findings of Question A1 of the questionnaire and achieved responses.

Table 4.1 Household interviews obtained						
Location of household	Total pitches	Total households	Of total occupied		Reason for non-completion	Refused
			Survey completions	Not completed	Unavailable/No reply	
On council sites	20	20	17	3	2	1
On private authorised sites	40	36	28*	8	7	1
On private temporary site	10	11	6	5	5	0
On unauthorised site	11	11	5	6	6	0
TOTAL	81	78	56	22	20	2

Source: Survey fieldwork response data, 2022

*17 household interviews plus data for 11 households from site management information

- 4.4 Table 4.2 sets out the ethnicity of those who responded to the household survey, based on the findings of Section B of the questionnaire. The profile was broadly split between Romany/Romany Gypsy and Irish Traveller.

Self-identified ethnicity	Number	%
Romany / Romany Gypsy	75	55.6
Irish Traveller	59	43.7
New Traveller	1	0.7
Total	135	100.0

Source: Household survey 2022

Demographic profile of the Gypsy and Traveller population

- 4.5 The household survey asked respondents for some basic demographic information relating to themselves and the other people within their household. This included their relationship to the respondent, age, gender, self-ascribed ethnicity and any reasons why they could not continue to live in their accommodation.
- 4.6 Table 4.3 shows the number of people in households, as identified by the age information in Section B of the household survey. The maximum number of people identified within any single household was eight and 48.9% of households contained one or two people.
- 4.7 Using this information, the 45 households surveyed included a total of 135 people, giving an average household size of 3 people.

Number of people	Number	%
1	9	20.0
2	13	28.9
3	8	17.8
4	7	15.6
5	4	8.9
6	2	4.4
7	0	0.0
8	2	4.4
Total households	45	100.0

Source: Household survey 2022

- 4.8 Table 4.4 sets out the age profile of the Gypsy and Traveller population who engaged with the study (from the base of 135 people). This shows that 72.6% were aged under 35, 24.4% aged 35 to 64 and 3.0% aged 65 and over.

Table 4.4 Age group (Question B)		
Age group	Number	%
Under 18	58	43.0
18 to 34	40	29.6
35 to 49	20	14.8
50 to 64	13	9.6
65 and over	4	3.0
Total	135	100.0

Source: Household survey 2022

Suitability of current accommodation

- 4.9 The household survey asked respondents whether they were satisfied with their current accommodation. The findings are set out in Table 4.5. Households living on pitches were most likely to be satisfied compared with bricks and mortar households. Overall, 89.5% of Gypsies and Travellers were satisfied with their accommodation, with satisfaction lower amongst households living on the council site.

Table 4.5 Satisfaction with current accommodation (Question A2)			
	Council Pitch	Private pitch/ Unauthorised pitch	Total
Yes	76.5	100.0	89.5
No	23.5	0	10.5
Total	100.0	100.0	100.0
Base	17	11	38

Source: Household survey 2022

- 4.10 The household survey gave respondents the opportunity to explain what could be improved about their current accommodation, if they said that they were not satisfied. Responses included:
- Update sheds – they are mouldy, showers need updating and better heating
 - Reduce price of electricity
 - Repairs need doing and don't get done
 - Holes in road near entrance
 - Unsafe for children.
- 4.11 The household survey asked whether, if respondents were living in caravans, they have enough sleeping areas for all residents. 9 out of 45 said there were not enough sleeping areas in their accommodation or 20%. This indicates overcrowding on pitches and is taken into account in the pitch need calculation.

4.12 Respondents were also asked if there is room on their pitch for additional trailers to prevent overcrowding. 5 respondents from the Riverside Council site said up to 4 additional caravans could be accommodated; 12 caravans could be accommodated on Lyons Yard, Sandycroft; 3 caravans on Coach Yard, 2 caravans on Factory Lane and 2 caravans on Sisters Yard. As part of the review of potential additional pitches, the council should carry out further investigation of the potential for the intensification / expansion of these sites.

Reasons for living in current accommodation

4.13 Table 4.6 illustrates the reasons respondents gave for why they live in their present home. The majority of respondents (64.4%) said that they live in their current accommodation because of local connections, either family or work-related.

	Households on a pitch and % mentioning reason
Local connections (family or work)	64.4
No alternative authorised pitch	22.2
Can't find a house to move into	2.2
Health or age reasons	2.2
Other – own the pitch	6.7
Base	45

Source: Household survey 2022

Note: respondents could say as many reasons (multiple-response) and the percentages relate to the proportion of households saying a particular reason.

Length of residence in current accommodation

4.14 The survey asked respondents how long they have lived in their current accommodation. Overall, 65.1% of respondents have lived in their current home for less than five years and 34.9% for more than five years.

	% of households
Less than 1 year	2.3
1 to less than 2 years	11.6
2 to less than 5 years	4.7
5 years or more	20.9
Total	25.6
Base	43

Source: Household survey 2022

Future duration of residence in current accommodation

- 4.15 The household survey asked respondents how long they thought they would stay in their current accommodation and the findings are set out in Table 4.8. Overall, 61.9% did not intend to move and most households on private/unauthorised did not intend to move. 26.2% of households did not know how long they would stay on their current pitch, with almost half of respondents on council pitches uncertain about their future duration of residence. Only around 5% intended on moving in the next 5 years, but for households on council pitches 25% intended on moving.

	Council Pitch	Private pitch/ Unauthorised pitch	Total
Less than 3 months	0.0	0.0	0.0
3 months to 2 years	12.5	3.8	7.1
2 year to less than 5 years	12.5	0.0	4.8
5 years or more	0.0	0.0	0.0
Do not intend to move	31.3	80.8	61.9
Don't know	43.8	15.4	26.2
Total	100.0	100.0	0.0
Base	16	26	42

Source: Household survey 2022

- 4.16 The respondents were asked if they would stay longer in their current accommodation if changes or improvements were made (question A7). None of the households on private/unauthorised sites responded to this question but all respondents on the council site answered this question. To encourage them to stay on the site: 88.2% said carrying out repairs; 47.1% said make site bigger, 52.9% said make site safer and 5.9% said provide adaptations needed.
- 4.17 To improve the council site, an extension to the Council site is allocated in the newly adopted LDP and further design work has been done to identify a suitable layout for the larger site. The Council wish to submit a planning application but need to wait for Welsh Government to progress with work to replace the present A494/A550 crossing over the River Dee as part of this work will result in the need to close a current substandard entrance to the site, with Welsh Government providing a new access that will also facilitate the extension to the site as per the LDP allocation.
- 4.18 The questionnaire included a question asking respondents whether anyone in their family would like to join the Local Authority waiting list for either pitches or

housing. Three respondents on the council site were already on the list and no household on private/unauthorised sites were on the waiting list for a pitch.

Accommodation aspirations

- 4.19 Section C of the questionnaire asked about household accommodation aspirations and plans. 6 respondents said they intended on moving and all lived on the council site. Reasons mentioned including: more space, needing different facilities, a better place for children and for work.

Household growth

- 4.20 Section D of the household questionnaire asked respondents about family growth and needs arising, to help the Local Authority to understand future demand for residential accommodation arising from existing households.
- 4.21 When asked whether anyone in the household is likely to want to move to a home of their own in the next five years, three new households were identified and all wanted a council pitch. Analysis of the demographics of households would indicate an overall need for 6 pitches.
- 4.22 All respondents to the household survey were asked if they have family members living outside of the area who camp in Flintshire regularly. All households said no.

Transit site need

- 4.23 The household survey asked whether respondents have camped by the roadside, on an unauthorised encampment or on a transit site in Wales while travelling in the past year. None of the respondents had travelled recently but the level of travelling has been limited given the national lockdowns associated with COVID-19.
- 4.24 35% of respondents said there was a need for more transit sites in Flintshire and 65% said no.
- 4.25 Stakeholder consultation with the Gypsy and Traveller liaison officer provided further insights into the need for transit provision in Flintshire.
- There are a number of families who consistently travel through Flintshire, usually every three to four months using similar locations.
 - Unauthorised encampments can take place at random times due to family events such as weddings and funerals
 - During COVID 19, some encampments were reported around Holywell
 - The level of unauthorised encampment activity has been falling generally and is not as great a challenge as it has been in the past.
- 4.26 Based on available evidence and patterns of activity, there continues to be a need for transit provision in Flintshire. A site of 5 pitches accommodating 10 caravans has been recommended.

Stakeholder engagement

- 4.27 Stakeholders were invited to participate in an online survey which focused around the themes of overall need for residential and transit accommodation; health, education and support needs; transit activity and policy. Contact was sought with Travelling Ahead, education and community support representatives and the Showmans Guild of Great Britain (North West and North Wales Section). Stakeholder work had also been carried out as part of the Flintshire 2018 GTAA update and included contacting stakeholders in Flintshire and neighbouring districts including Denbighshire, Powys, Conwy, Wrexham and Cheshire West and Chester Councils as part of the GTAA process.
- 4.28 Themes to emerge from stakeholder engagement are now summarised. These are the specific views given by stakeholders.

Support for Gypsies and Travellers

- 4.29 Improvement to internet access with the Riverside Council site being wified using BT fibre optics. This will support education and access to services and information.
- 4.30 School attendance from the Riverside Council site has been improving through engagement with families and encouraging children back to school.

Health inequalities

- 4.31 Health inequalities experienced by Gypsies and Travellers. Health services need to be tailored to Gypsy and Traveller needs. A health needs assessment has recently been commissioned to explore ways of reducing inequalities in access to services and health outcomes.
- 4.32 Barriers to accessing services include prejudice of service providers, for instance GP services not accessible; letters sent about appointments often don't get received as there are no letter boxes for post or family is travelling.

Provision of accommodation

- 4.33 Stakeholders were asked whether or not they felt that there is sufficient provision of permanent pitches and plots for Gypsies, Travellers and Travelling Showpeople in the study area. One stakeholder reported 'no' and another gave reference to the identified need for more transit and permanent pitches in the previous GTAA. One stakeholder simply reported 'yes', whilst another said that there are ample permanent pitches, however some of these are not in use or cannot be accessed by families who need to access them. In terms of locations for new provision, the following points were made by respondents:
- Pitches should not be located by sewage works, landfill sites, breakers yards or on contaminated ground;

- They should be located close to arterial routes through the county;
 - Provision should reflect identified needs and travelling patterns to determine the best locations.
- 4.34 Respondents identified the following barriers to new site provision:
- Public hostility and negative publicity in the media;
 - Suitable available land which is fit for purpose;
 - Land which meets the requirements of the Gypsy and Traveller community;
 - Lack of funding for site provision and purchase; and
 - Political issues.

Planning policy

- 4.35 The survey asked stakeholders whether they felt that there were any areas within planning policy that have restricted the provision of new sites/pitches for the Travelling community. Limited feedback was given in relation to this question. However, one stakeholder reported: *'no, the biggest barriers are securing and delivering a site'*.
- 4.36 The online survey asked stakeholders if they feel that more could be done through planning policies to identify and bring forward new sites for the provision of pitches. Only one stakeholder responded to this question by stating that:
- 'Planning policy directing sites to be located within or adjoining development boundaries – this may be in line with sustainable development but doesn't necessarily reflect the needs of the Gypsy & Traveller community, or local residents. LAs are unlikely to have land in their ownership in these locations, as it is more likely to have been developed/allocated for higher-value bricks and mortar residential.'*

Transit sites

- 4.37 When asked whether transit sites are needed, the majority of stakeholders said yes. Reasons given for the need for transit sites included their nomadic lifestyle and the failure of transit provision resulting in illegal or unsuitable parking and conflict with local populations. In relation to the location of such transit sites, stakeholders noted that these need to be within close proximity to the A55 and particular reference was given to this need in relation to Irish travellers. One stakeholder noted the need for emergency stopping off areas for Travellers who are only staying for a few nights.
- 4.38 Several respondents identified that barriers to transit provision were similar to those relating to new permanent site provision. In addition, the following barriers were specifically mentioned regarding transit provision:

- Local opposition may be greater due to increased traffic movements and transient population;
 - Reluctance of councillors to sanction sites in their patch;
 - Suitable available land in close proximity to amenities and arterial routes;
 - Political issues;
 - The importance of travelling as part of the Gypsy and Traveller lifestyle; and
 - The assessment of transit site need can be problematic due to varying approaches across local authority areas for assessing needs. Particular reference was given to s62A Criminal Justice and Public Order Act which was considered to hinder any regional approach to transit site provision.
- 4.39 In terms of additional comments, one respondent suggested that transit provision could be encouraged on part of small sites.

Unauthorised encampments

- 4.40 One stakeholder from an educational perspective noted that unauthorised encampments could be a problem to their organisation due to children on these unauthorised encampments often not attending school.
- 4.41 Several respondents were aware of the impact of unauthorised encampments upon local perceptions, including:
- Local populations can get angry and demand Travellers are moved on. But the same people oppose the provision of proper stopping places;
 - Unauthorised encampments are the typical perception of Gypsy & Traveller sites, which negatively affects local perceptions due to their chaotic nature;
 - Some high profile encampments such as those on Deeside leisure centre cause considerable difficulties with regards to community cohesion and the relationships between the settled and Traveller communities.

Cross-boundary issues

- 4.42 A question for neighbouring local authorities asked stakeholders, given the locality of Flintshire County's existing sites, to advise how their recently updated Gypsy and Traveller Accommodation Assessment has taken this into account. One stakeholder noted that Denbighshire is trying to bring forward a residential and transit site for Gypsies and Travellers and potential for growth will be designed into these sites if they come forward.
- 4.43 In terms of the movement of Gypsies, Travellers and Travelling Showpeople within Flintshire County and to/from neighbouring areas, the vast majority of

stakeholders were not aware of any regular movements. However, one respondent noted routes from Ellesmere Port and sites in Winsford and Cheshire.

- 4.44 No stakeholders were aware of any Gypsy and Traveller sites which straddle the boundary with Flintshire County or of any sites/locations close to the boundary of Flintshire County where difficulties have arisen.

In terms of cross-boundary issues, one stakeholder expressed that the provision of transit sites is a regional issue given the main travelling route across North Wales (A55) passes through each local authority.

5. Assessing accommodation needs

Introduction

- 5.1 The purpose of this Chapter is to present data regarding the accommodation needs of Gypsies and Travellers and the extent to which there is unmet need for residential and transit pitches.

Residential unmet need

- 5.2 Chapter 3 of the Welsh Government Guidance, Undertaking Gypsy and Traveller Accommodation Assessments (May 2015), sets out the process to assess accommodation needs. The Guidance considers:
- Current residential pitch supply;
 - Planned residential pitch supply;
 - Current residential demand;
 - Future residential demand; and
 - Future household growth.
- 5.3 The GTAA data is used to identify the number of Gypsy and Traveller households which require additional pitches immediately, within 5 years and over the Development Plan period. This includes:
- The types of accommodation required to meet the need (i.e. residential or transit sites, specific sites for Travelling Showpeople or Romani Gypsies/Irish Travellers etc);
 - The number of households already residing in the Local Authority in unsuitable accommodation (i.e. overcrowded, living in conventional housing with an aversion etc.);
 - The level of households on unauthorised developments or on authorised sites with temporary permission, which is likely to increase the unmet need if planning permission is not granted;
 - The likely rate of net household formation (i.e. young adults needing their own pitches, migration and dissolution of households etc.); and
 - The number of households with a realistic opportunity to move to preferred type of accommodation, which may free up spare pitches or bricks and mortar capacity.
- 5.4 The components of analysis are brought together in Table 3 of the Government Guidance which provides the framework for analysing residential pitch need. Note that all figures in this chapter are weighted figures to compensate for non-response households. The weighting is $78/56 = 1.393$

Residential unmet need: Flintshire

Table 5.1 An estimate of need for residential site pitches: Flintshire		
Current residential supply	Number of pitches	
A. Occupied Local Authority Pitches	A=20	
B. Occupied authorised private pitches	B=36	
TOTAL	A+B=56	
Planned residential supply	Number of pitches	
C. Vacant Local Authority pitches and available vacant private pitches	C=0	
D. Pitches expected to become vacant in near future	D=7	
E. New Local Authority and private pitches with planning permission	E=23	
TOTAL	C+D+E=30	
Current residential demand	Pitch demand	
F. Unauthorised encampments	F=0	
G. Unauthorised development	G=22	
H. Overcrowded pitches	H=13	
I. Conventional housing	I=1	
J. New households to arrive	J=11	
TOTAL	F+G+H+I+J=47	
Current households	Future households (at year 5)	Future households (plan period to 2030)
K. TOTAL K1 =96	K2=102	K3=106
L. Additional household pitch need	L1=6	L2=10
Unmet Need	Need arising	Need accommodated
M. Current residential demand	M=47	
N. Future residential demand (5 year)	N=6	
O. Future residential demand (plan period)	O=10	
P. Planned residential supply		P=30
Q. Unmet need (5 year)	Q=23	
R. Unmet need (plan period)	R=27	

Source: Welsh Government Guidance, Undertaking Gypsy and Traveller Accommodation Assessments, Table 3

Current residential supply (A and B)

- 5.5 The latest data on residential pitch supply has been provided by the councils and was presented in Chapter 2. In summary, there are:
- 20 occupied council authorised pitches;
 - 36 occupied private authorised pitches
 - This results in a total supply of 56 occupied authorised pitches.
- 5.6 The Government Guidance states that “some private owners may refuse interviewers access to the site, which may prevent the GTAA from identifying potential vacant pitches. If this occurs, the site should be taken to have full occupancy” (paragraph 145). For Flintshire, the number of occupied and vacant pitches on private sites could be readily established. Note, however, that current residential supply does not include households on ‘tolerated’ sites or sites with temporary planning permission.

Planned residential pitch supply (C to E)

- 5.7 When considering planned residential pitch supply, the Guidance makes reference to vacancies, turnover and new supply.

Vacancies (C)

- 5.8 The number of vacant pitches on Local Authority and private sites has been established through the fieldwork process. There are zero vacant pitches on the Local Authority site in Flintshire.

Turnover (D)

- 5.9 The Government Guidance states that “to identify the number of authorised pitches which are expected to become vacant in the near future, Local Authorities should review their site management records to assess the annual pitch turnover over a 5 year period” (paragraph 151). It requires that the average annual turnover rate should be used in analysis. The Guidance also states that “in addition, Local Authorities should review survey responses to questions A6-7 and Section C. Responses from these questions are likely to provide optimistic aspirations of households intending to move...this information can be explored by Local Authorities to ascertain whether any of these aspirations can be agreed” (paragraph 152). Where households have a desire to move to conventional housing and the Local Authority wishes to include the pitches currently occupied by these households as likely to become vacant in the near future, they must be able to demonstrate the household will definitely secure alternative accommodation (paragraph 153).
- 5.10 The Government Guidance states that “current levels of satisfaction with existing accommodation will provide some indication of whether households are likely to stay in their accommodation” (paragraph 154). Essentially improvements to the accommodation may mean the household no longer wants to move.

- 5.11 An analysis of moving intentions would suggest that 7 households on authorised pitches are planning to move in the next 5 years and therefore turnover of 7 pitches is assumed.

New supply (E)

- 5.12 The Government Guidance states that “in addition to the assessment of existing authorised pitches, Local Authorities should consider how many additional pitches with planning permission are due to become available. This will include Local Authority and private site pitches, where these will be available to rent. These additional pitches should be included as part of the planned residential pitch supply” (paragraph 157).
- 5.13 There is a potential supply of 23 additional pitches through the expansion/intensification of the following existing sites:
- Riverside +10 pitches
 - Magazine Lane +9 pitches
 - Gwern Lane +4 pitches
- 5.14 Note that since the 2015 GTAA, a number of new sites have been developed.

Total planned residential supply

- 5.15 Total planned residential supply comprises:
- 0 vacant pitches;
 - 7 pitches through expected turnover;
 - 23 new pitches through new supply; resulting on a total of
 - 30 pitches over the next 5 years.

Current residential demand

- 5.16 Paragraph 164 of the Guidance states that:
- “Calculating the level of current residential demand will require Local Authorities to assess those:
- a. on unauthorised encampments with a likely need for site accommodation;
 - b. on unauthorised developments without planning permission;
 - c. on existing sites whilst in overcrowded conditions;
 - d. in conventional housing with a cultural aversion or overcrowded; and
 - e. new households which are expected to arrive in the area.”
- 5.17 Paragraphs 166 to 170 of the Guidance consider the issue of pitch ‘need’ and ‘preference’. The Guidance suggests that the consideration of needs versus preferences is likely to be focused around three major themes:

- a. Community members in conventional housing who claim a need for mobile home pitches due to a cultural aversion;
- b. Community members who claim a need for mobile home pitches in a different Local Authority area than the one undertaking the assessment; and
- c. Those on unauthorised sites who claim a need for mobile home pitches in the specific Local Authority undertaking the assessment.

On unauthorised encampments with a likely need for site accommodation (F)

- 5.18 The council maintains data on unauthorised encampment. Over the period 2018 to 2021, a total of 82 instances of unauthorised encampments were reported across Flintshire (see Appendix B). The Gypsy and Traveller Liaison Officer has detailed knowledge of households passing through the county and unauthorised encampments are due to people passing through, visiting local areas of interest including Holywell and visiting families living in the area. There was no specific need for residential pitches from unauthorised encampment activity.

On unauthorised developments without planning permission (G)

- 5.19 Across Flintshire, there are:
- 2 private temporary sites (10 pitches with 11 households); and
 - 5 private unauthorised sites (11 pitches with 11 households)
- 5.20 Therefore, modelling of pitch requirements assumes a total of **22** household currently living on temporary authorised and unauthorised sites in Flintshire.

On existing sites whilst in overcrowded conditions (H)

- 5.21 The extent to which households are living in overcrowded conditions has been assessed with reference to the bedroom standard. The bedroom standard is defined in paragraph 196 of the Guidance as requiring a separate sleeping area for each:
- a. adult couple (married or cohabiting);
 - b. any other adult aged 16 or over;
 - c. pair of children aged under 16 of the same sex;
 - d. pair of children aged under 10 regardless of sex;
 - e. any other child.
- 5.22 Paragraph 197 to 198 comments “within mobile homes, the Bedroom Standard should also apply. However, it should more accurately relate to separate sleeping areas, rather than bedrooms. Unlike in conventional housing, it may be possible to relieve any identified overcrowding through the addition of another mobile home on the pitch...without contravening the Fire

Safety guidance included in the Welsh Government's Designing Gypsy and Traveller Sites guidance".

- 5.23 Question B2 asks if there are enough sleeping areas for all residents. Nine respondents said they did not have enough sleeping areas which is weighted up to 13 to account for non-response households. The modelling assumes 13 households are living in overcrowded accommodation which is based on the number of household saying they did not have enough sleeping areas.

In conventional housing with a cultural aversion or overcrowded (I)

- 5.24 Paragraphs 171 to 182 of the Guidance consider the issue of cultural aversion of Gypsies and Travellers to live in conventional housing. Paragraph 173 comments that "amongst the community members living in conventional housing, it is likely some experience what is known as a 'cultural aversion' to this type of accommodation. That is, community members who have a tradition of living in a mobile home or on sites and who struggle to adapt to living in conventional bricks and mortar accommodation." Paragraph 175 states that "Local Housing Authorities will need to carefully consider whether those interviewed who have a stated preference for living on mobile home sites could also be said to have a cultural aversion to maintain their accommodation in conventional housing. This consideration should have reference to:
- a. the cultural tradition of the household for living in mobile homes;
 - b. the reason for moving into conventional housing;
 - c. the likelihood of harm to the individual if they remain in conventional housing; and
 - d. the developing case-law around the issue of cultural aversion."
- 5.25 There is long-standing evidence of households living in conventional evidence of households living in bricks and mortar accommodation. The previous GTAA identified a need from 1 household wanting to move onto a site.

New households who are expected to arrive in the area (J)

- 5.26 As part of the assessment of residential demand, the analysis considers new households expected to arrive in the area. The Guidance recommends this is achieved through a study of waiting list data, caravan count or partnership working with Local Authorities. Additionally, the household survey can indicate the number of households who have moved into Flintshire over the recent past.
- 5.27 Over the past five years, a total of 20 households have moved to their current pitch from outside Flintshire. Of this number 11 moved onto existing pitches and 9 onto new pitches. This high level of in-migration has the potential to distort the model as the high level of in-migration is associated with new pitch development. Therefore, it is recommended that the model focuses on movement to existing pitches and therefore assumes a need for 11 pitches based on households expected to arrive in the county.

Current residential demand total

- 5.28 The total current residential demand is 47. Key drivers of residential demand are households living on unauthorised developments (22), overcrowded pitches (13), in-migration (11) and households in conventional housing needing a pitch (1)

Future residential demand and longer-term household growth

- 5.29 Paragraph 203 of the Guidance states that “anticipated future household growth should be identifiable by the answers provided by participants under Section D of the questionnaires. This will provide an estimate of additional households over the coming five year period.”
- 5.30 The household survey identified a total of **6** (weighted) households likely to form in the next 5 years which is supported by demographic evidence.
- 5.31 Paragraph 209 of the Guidance states “as the estimate of household growth is based upon the aspirations of community members, it would be difficult to perfectly forecast growth in excess of 5 years. However, the GTAA is a crucial piece of evidence underpinning Local Development Plans (LDPs), which operate over a longer timeframe. To address this point, GTAAs should apply the same estimated growth rate over the full LDP period to produce an additional figure of need arising in the Local Authority area.” Paragraph 210 continues “although this process will identify an indicative pitch need over the lifetime of the LDP, this longer-term figure is expected to be revised every time the GTAA is redone. This will ensure the forecasting of growth can be as accurate as possible and should limit the extent of changes needed to the LDP each time a GTAA is published.”
- 5.32 An analysis of the demography of households would suggest that over the period 2022-2026, a total of **11** residents may require a pitch which would equate to an additional **6** households living on pitches (after discounting the resident need by 50% to take account of gender and rounded). This results in an overall additional pitch need of **6** over the five year period. Based on a total number of 96 households, this represents a five year growth rate of 6.25% or 1.25% annually.
- 5.33 Demographic evidence of need over the remainder of the plan period 2027-2030 indicates a further need for 4 pitches.
- 5.34 Using a baseline of 96 current households living on pitches, the annual growth rate is 1.25%.

Current and future household summary

- 5.35 The total future household data is summarised in rows K and L of the needs model. On the basis of future residential demand and longer-term household growth, the model makes the following assumptions:

Table 5.2 Future household summary – Flintshire		
Calculation	Description	Value
K1	Number of households on authorised residential pitches (56) plus current residential demand (47) minus pitches expected to become vacant (7)	96
K2	Future households at year 5 (2027). This is the sum of K1 plus household growth	102
K3	Future households at year 9 (2030). This is the sum of K1 plus household growth	106
L1	Additional household pitch need at year 5 (K2-K1)	6
L2	Additional household pitch need at year 9 (K3-K1)	10

5.36 Interestingly, the 2015 GTAA projected the baseline number of households in 2022 as 97 which is very similar to the actual figure of 96.

Overall need for additional residential pitches

- 5.37 Paragraph 212 of the Guidance states that “the overall residential or unmet need for additional residential pitches can be found by adding the current residential demand and the estimated future additional pitch need, then subtracting the planned residential supply. The balance of these figures will provide the unmet need for the 5 year period (row Q) and over the plan period (row R).”
- 5.38 Current residential demand (M) is for 47 additional pitches. Future residential demand (5 years) is for 6 pitches and over the plan period it is 10 pitches. Planned residential supply (P) is 30 pitches.
- 5.39 Therefore, for Flintshire the 5 year unmet need is 23 pitches and over the plan period to 2030 there is a need for 27 additional pitches.
- 5.40 The regularisation of existing temporary pitches (10) and unauthorised pitches (11) has the potential to reduce the five year residential pitch need to 2 and plan period need to 6.
- 5.41 The council should also review the extent to which existing sites could be expanded/intensified. Survey respondents suggested that 12 caravans could be accommodated on Lyons Yard, Sandycroft; 3 caravans on Coach Yard, 2 caravans on Factory Lane and 2 caravans on Sisters Yard.

Further recommendations

- 5.42 The level of five-year unmet need must be provided within the area as soon as possible. The longer term need should be provided during the lifetime of the LDP.

Transit unmet need

- 5.43 A review of the level of unauthorised encampments 2018 to 2021 has been carried out as part of this GTAA and reported in chapter 4 and Appendix B. Based on evidence and discussions with the Gypsy and Traveller Liaison Officer who regularly engages with households on unauthorised encampments, it is recommended that the council considers the development of a 5 pitch transit site which could accommodate up to 10 caravans.

6. Conclusions and recommendations

GTAA objectives

- 6.1 The objective of the Gypsy and Traveller Accommodation Assessment (GTAA) is to provide data which will identify Gypsy and Traveller pitch needs, separate from wider housing need, demand and aspiration as analysed through a Local Housing Market Assessment (LHMA).
- 6.2 Flintshire County Council commissioned arc4 to undertake the GTAA on their behalf, under the direction and oversight of a steering group.
- 6.3 The GTAA has been prepared in the light of the legislative and policy context in Wales. The Housing (Wales) Act 2014 (Part 3) made the assessment of Gypsy and Traveller accommodation needs, and the duty to make provision for sites where the assessment identifies need, statutory requirements. The Welsh Government's Undertaking Gypsy and Traveller Accommodation Assessments (May 2015) is statutory guidance published under Section 106 of the Housing Act 2014. It has been produced to assist local authorities in undertaking GTAAs and discharging their duties under Part 3 of the Act. This Guidance has guided every stage of the GTAA project for the council.

Existing Gypsy and Traveller population and accommodation

- 6.4 The 2011 Census identified a total of 95 people and 38 households in Flintshire with a 'White: Gypsy or Irish Traveller' ethnicity.
- 6.5 Latest caravan count data (January 2020) reports a total of 143 caravans in Flintshire (133 on authorised sites and 10 on unauthorised sites).
- 6.6 There are 18 sites across Flintshire accommodating 78 households.

Household survey

- 6.7 The household survey sought to engage with as many of the Gypsy and Traveller population within Flintshire as possible. Following a rigorous methodology comprising site observation, face-to-face and telephone interviews, data for 56 households were obtained from a potential of 78 households representing a 72% response rate (45 achieved interviews plus data for 11 households through site management information).

Assessment of accommodation needs

- 6.8 The GTAA includes an assessment of accommodation needs, following the methodology set out in the Welsh Government Guidance.

6.9 This establishes a residential pitch need as set out in Table 6.1

Table 6.1 Future residential pitch need		
Flintshire	Unmet need (5 years) to 2022-2026	Unmet need (plan period) 2022 to 2030
Before potential regularising of temporary authorised and unauthorised sites	23	27
After potential regularising of temporary authorised and unauthorised sites	2	6

6.10 The level of five-year unmet need must be provided within the area as soon as possible. The longer term need should be provided during the lifetime of the LDP.

Transit need

6.11 The identified transit needs are:

- A five pitch transit site accommodating up to 10 caravans.

Recommendations and Next steps

- 6.12 The assessment will be sent to Welsh Government in accordance with the requirements of the Housing Act and the council will consider any feedback provided. A report on the assessment and its implications will be prepared and considered by the councils’ cabinets in due course, once Welsh Government have considered the assessment.
- 6.13 The council’s Gypsy and Traveller Working Group will monitor and implement the findings of the assessment, including the search for suitable potential transit sites/stopping places, work with the Travelling communities to identify new residential sites to meet the short and longer term need identified, within the LDP.
- 6.14 The council’s Local Housing Strategy should also be reviewed to reflect the findings of the assessment, to update the council’s overall strategy in relation to making provision for the accommodation needs of Gypsies and Travellers.

Appendix A: Fieldwork interview questionnaire

SECTION A – YOUR HOME

A1 Where do you live now?

Local Authority (“Council”) residential site	
Council transit site	
Private site with planning permission	
Private site currently without planning permission	
Unauthorised encampment	
Bricks and Mortar – Socially Rented	
Bricks and Mortar – Privately Rented	
Bricks and Mortar – Owner Occupied	

A2 Are you satisfied with your current accommodation?

Yes	
No	
Prefer not to say	

If ‘no’ please explain what could be improved:

A3 Can you tell me why you live here?

Local connections (family or work)	
No alternative authorised pitch	
Can’t find a house to move into	
Health or age reasons	
Prefer houses to caravans	
Other:	

A4 How long have you lived here?

Less than 1 month	1–6 months	7 – 12 months	1 - 2 years	2-5 years	Over 5 years

A5 If you have moved within the last year, was your last home in this Local Authority?

YES / NO (circle the answer)

Please give details below:

Type of accommodation	Did it have planning permission?	Which Local Authority was it in?	Why did you leave?

A6 How long do you think you'll stay here?

1 or 2 days	3 – 28 days	1 – 3 months	3 months – 2 years	2 – 5 years	Over 5 years	Do not intend to move	Don't know

A7 Would you stay longer if changes or improvements were made to your current accommodation?

(Note: The Local Authority may not be able to make these improvements but understanding the problems with your accommodation may help)

YES

NO

Reason	Tick ✓
Repairs needed	
Site made bigger	
Accommodation made safer	
Planning permission granted	
Adaptations needed (please state below)	

Reason	Tick ✓
Just passing through	
Want authorised pitch in other area	
Want to move into housing	
Relationships broken down	
Prefer living in caravan	

Other:

SECTION B – YOUR FAMILY

	Relationship to respondent (e.g. Spouse, son/daughter etc)	Age	Gender	Romani / Irish Traveller / New Traveller / Showperson / Roma / Other (Self-ascribed)	Are there any reasons why you cannot continue to live in this accommodation? (give details)
Respondent					
Person 2					
Person 3					
Person 4					
Person 5					
Person 6					
Person 7					
Person 8					
Person 9					
Person 10					

If not living in caravans proceed to B4.

B2 If living in caravans, are there enough sleeping areas for all residents?

YES / NO (circle the answer)

B3 Is there room on the pitch for additional trailers to prevent overcrowding?

(Note: guidance suggests that there should be 6 metre gap between trailers and 3 metre gap to boundaries to be safely accommodated on pitch)

YES / NO (circle the answer)

If yes, how many additional sleeping areas can be added?

B4 Would anyone in your family like to join the Local Authority waiting list for pitches or housing?

YES / NO (circle the answer)

Please provide address for application pack to be posted to below:

Please state if already on a waiting list and which.

SECTION C – YOUR PLANS

C1 Are you planning to move into other accommodation?

Yes	Go to C2	
No	Go to D1	
Prefer not to say	Go to D1	

C2 Where are you planning to move to?

Within the Local Authority	
Another Local Authority in Wales – please state which:	
Somewhere else in the UK	

C3 Why are you planning to move?

Need more space	
Need different facilities	
Local connection (family or work)	
Need to be closer to services – schools etc (Please give details below)	
Employment opportunities	
Other (Please specify below)	

Services:	Other:

C4 What type of accommodation are you planning to move to?

1. Site	
Council / Social rented	
Private site owned by self	
Private site owned by other	

2. Bricks and Mortar	
Owner / occupied	
Rent from Council / Housing Association	
Rent from private landlord	

C5 Do you own land in the Local Authority which you would like to be considered as a possible future site?

(Note: Interviewer to explain that there is no guarantee that the site will be allocated or developed but planning officers may contact respondent to discuss their situation and offer support)

Yes	Give details below	
No	Go to C6	
Prefer not to say	Go to C6	

If you would like the Local Authority to discuss these plans with you, provide contact details below:

		YES	NO
C6	If you are looking for an authorised pitch, would you live on a site managed by the Local Authority if offered one?		
C7	If an authorised pitch was available in another Local Authority, would you consider moving there? If 'yes', which Local Authorities?		

SECTION D - FAMILY GROWTH

D1 Is anyone in your household likely to want to move to their own home in the next 5 years?

Yes	Go to D2	
No	Go to D4	
Don't know	Go to D4	
Prefer not to say	Go to D4	

D2 Will this be in this Local Authority?

Yes	Go to D3	
No	Go to D4	
Prefer not to say	Go to D4	

D3 How many new households will there be and when will these be needed?

	Type of accommodation (LA site; private site; B&M housing)	No. of people	Now	Within a year	1-2 years	2-5 years
Household 1						
Household 2						
Household 3						
Household 4						

D4 Do you have family members living outside this area who camp in this Local Authority regularly?

Yes	Go to D5	
No	Go to E1	
Don't know	Go to E1	
Prefer not to say	Go to E1	

D5 If they would like to be interviewed about the need for pitches, provide their contact details and Local Authority where they currently live below:

SECTION E - TRANSIT SITES

E1 Have you camped by the roadside / on an unauthorised encampment / on a transit site in Wales while travelling in the past year?

(Prompt: this information is only to be used to understand if more transit sites are needed)

Yes	Go to E2	
No	Go to E4	
Prefer not to say	Go to E4	

E2 In which Local Authority areas have you camped?

Prefer not to say	

E3 How long would you usually stay in one place whilst travelling?

1 – 2 days	3 days – 1 week	1 – 2 weeks	2 weeks – 1 month	1 – 3 months

E4 Do you think there is a need for more transit sites in Wales?

Yes	Go to E5	
No	Questionnaire ends	
Prefer not to say	Questionnaire ends	

E5 Where are they needed?

(Probe for Local Authorities and specific locations)

Prefer not to say	

Appendix B: List of unauthorised encampment activity in Flintshire

The following is a detailed list of unauthorised encampment activity across Flintshire 2018 to 2021 as recorded by the council.

Year	Locations	Number of encampments
2018	Greenfield, Holywell, Flint	31
2019	Saltney, Boughton, Queensferry	26
2020	Deeside Industrial Estate, Saltney	19
2021	Greenfield, Bagillt, Mold	7

Appendix C: Interview log

Type of tenure	Interview attempts			Engagement techniques used	Questionnaire completed or refusal?	Reasons for refusal?	
		1	2				3
Council site	1	16-Feb-22			Interview	yes	
Council site	1	16-Feb-22			Interview	yes	
Council site	1	16-Feb-22			Interview	yes	
Council site	2	16-Feb-22			Interview	yes (2 interviews done)	
Council site	1	16-Feb-22			Interview	yes	
Council site	2	16-Feb-22			Interview	yes	
Council site	3	16-Feb-22	17-Feb-22	24-Feb-22	Interview	no	didn't want to take part
Council site	3	16-Feb-22	17-Feb-22		Interview	no	never made contact
Council site	2	16-Feb-22	17-Feb-22		Interview	yes	
Council site	3	16-Feb-22	17-Feb-22		Interview	yes	
Council site	3	16-Feb-22	17-Feb-22	24-Feb-22	Interview	no	no reply
Council site	3	16-Feb-22	17-Feb-22		Interview	yes	
Council site	3	16-Feb-22	17-Feb-22	24-Feb-22	Interview	no	shut door on us
Council site	2	16-Feb-22	17-Feb-22		Interview	yes	
Council site	1	17-Feb-22			Interview	yes	
Council site	1	17-Feb-22			Interview	yes	
Council site	1	17-Feb-22			Interview	yes	
Council site	1	17-Feb-22			Interview	yes	
Council site	2	16-Feb-22			Interview	yes	
Council site	1	17-Feb-22			Interview	yes	
Private authorised site	1	18-Feb-22				Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	

Type of tenure	Interview attempts				Engagement techniques used	Questionnaire completed or refusal?	Reasons for refusal?
		1	2	3			
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	2	18-Feb-22	19-Feb-22		Discussion	Yes	
Private authorised site	1	18-Feb-22				yes	
Private authorised site	1	18-Feb-22			Interview	yes	
Private authorised site	1	18-Feb-22			Interview	yes	
Private authorised site	3	18-Feb-22	19-Feb-22	24-Feb-22		no	no reply x 3
Private authorised site	1	18-Feb-22			Interview	yes	
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	3	18-Feb-22	24-Feb-22	25-Feb-22		no	no reply x 3
Private authorised site	3	18-Feb-22	24-Feb-22	25-Feb-22		no	no reply x 3
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	3	18-Feb-22	24-Feb-22	25-Feb-22		no	no reply x 3
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	1	24-Feb-22			Interview	yes	

Type of tenure	Interview attempts			Engagement techniques used	Questionnaire completed or refusal?	Reasons for refusal?	
		1	2				3
Private authorised site	3	24-Feb-22	25-Feb-22	25-Feb-22		no	no reply x 3
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	3	24-Feb-22	25-Feb-22	25-Feb-22		no	no reply x 3
Private authorised site	1	24-Feb-22			Interview	yes	
Private authorised site	3	24-Feb-22	25-Feb-22	25-Feb-22		no	no reply x 3
Private authorised site	1	24-Feb-22			Interview	Yes	
Private authorised site	1	24-Feb-22			Interview	yes	
Private Temporary Authorised	1	17-Feb-22			Interview	yes (2 households)	
Private Temporary Authorised	1	17-Feb-22			Interview	yes (2 households)	
Private Temporary Authorised	2	17-Feb-22	24-Feb-22	25-Feb-22		no	no reply x 3
Private Temporary Authorised	2	17-Feb-22			Interview	yes	
Private Temporary Authorised	2	17-Feb-22	24-Feb-22	25-Feb-22		no	no reply x 3
Private Temporary Authorised	2	17-Feb-22	24-Feb-22	25-Feb-22		no	no reply x 3
Private Temporary Authorised	1	17-Feb-22			Interview	yes	
Private Temporary Authorised	1	18-Feb-22				yes	
Private Temporary Authorised	1	18-Feb-22				yes	
Private authorised site	1	18-Feb-22			Interview	yes	
Unauthorised development	1	18-Feb-22				yes	
Unauthorised development	3	18-Feb-22	24-Feb-22	25-Feb-22		no	no one available
Private authorised site	1	18-Feb-22				yes	
Private authorised site	1	17-Feb-22				yes	
Private authorised site	1	18-Feb-22				yes	

Type of tenure	Interview attempts			Engagement techniques used	Questionnaire completed or refusal?	Reasons for refusal?
		1	2			
Unauthorised development	3	24-Feb-22	25-Feb-22	25-Feb-22	no	no reply x 3
Unauthorised development	1	24-Feb-22			yes	
Unauthorised development	1	24-Feb-22			yes	
Unauthorised development	3	24-Feb-22	25-Feb-22	25-Feb-22	no	no reply x 3
Unauthorised development	1	24-Feb-22			yes	
Unauthorised development	3	24-Feb-22	25-Feb-22	25-Feb-22	no	no reply x 3
Unauthorised development	1	18-Feb-22			no	Site being developed and not occupied
Unauthorised development	1	18-Feb-22			no	Site being developed and not occupied

SUMMARY

75 rows of data representing 78 households

Difference of 3 attributed to 3 interviews relating to 2 household units recorded on the interview schedule