Wrexham Gypsy and Traveller Accommodation Needs Assessment 2015 - 2020

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Chapter One – Introduction, Legislative and Policy Context

Introduction

1.1 The Housing (Wales) Act 2014[1] requires Local Authorities to carry out an assessment of the accommodation needs of the Gypsy and Traveller Community residing in the area and carry out reviews of these needs every five years.

1.2 Under Section 103 of the Act, the assessment of Gypsy and Traveller accommodation needs also places a statutory duty on Local Authorities to make provision for additional sites, where demand outstrips supply[2].

1.3 Welsh Government guidance[3] states that Local Authorities are required to undertake a Gypsy and Traveller Accommodation Assessment ("GTAA") in order to gather information on the housing need for the travelling community in their area and to make provision for sites where the assessment identifies an unmet need for mobile home pitches.

1.4 A GTAA was carried out in 2013 in Wrexham County Borough. This assessment was updated in 2015 in line with the new 2015 Welsh Government guidance and covers the period 2015-2020.

1.5 Consultation with the Gypsy and Traveller community in 2013 utilising the questionnaire (Appendix 2), identified accommodation needs in the County Borough and forecast future pitch provision to 2018. The study also took the opportunity to gather information on housing aspirations, health support needs and future population growth.

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1.6 Planning policy within the Wrexham County Borough Council Local Development Plan (LDP) in respect of the future accommodation needs of the Gypsy and Traveller Community will also be informed by findings from this review.

Local Development Plan 2013 - 2028

1.7 Welsh Government Planning Guidance[4] requires local planning authorities to allocate sufficient sites in their LDP and to ensure that identified pitch requirements for residential and transit use can be met.

1.8 The Council is in the initial stages of producing a new LDP which recognises there is a requirement to assess the needs of the Gypsy and Traveller community and make provision for additional accommodation should a need be identified. The GTAA will be a key piece of evidence to underpin the LDP and will be used as a basis for making site allocations within the Deposit Plan. It will also be used to help inform the wording of a criteria-based policy to assess the suitability of any proposals for new accommodation.

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[1] Housing Act Wales 2014 (Part 3 s101)
[2] Housing Act Wales 2014 (Part 3 s101)
[3] Undertaking Gypsy and Traveller Accommodation Assessments, May 2015.
[4] Circular 30/2007 section 17: 'Planning for Gypsy and Traveller Caravan Sites'

Definition of Key Terms

1.9 In May 2015, Welsh Government produced Guidance on Undertaking Gypsy and Traveller Accommodation Assessments[5]. This gave the following definitions within the glossary section of key terms for the purposes of conducting such assessments:

Definition of Gypsy and Traveller

1.10 Persons of a nomadic habit of life, whatever their race or origin, including:

- 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
- Members of an organized group of travelling show people or circus people (whether or not travelling together as such); and
- All other persons with a cultural tradition of nomadism or of living in a mobile home.

Definition of Demand

1.11 Those with a need for authorised pitches for a range of reasons, including:

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- 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.

1.12 Households in these circumstances are considered to be in need if they are unable to obtain their own accommodation either because of lack of availability or affordability.

1.13 This GTAA has used a definition of need which encompasses all these circumstances. The assessment includes Gypsy and Travellers' own perception of need and best practice from other accommodation assessments in analysing that information and translating it into a requirement for pitches.

Definition of Accommodation

1.14 Having Gypsy and Traveller status does not necessarily imply that a household would always require its accommodation needs to be met by living on a Local Authority provided site. Accommodation needs could be met in a variety of ways, depending on household preferences, including:

[5] Glossary - Undertaking Gypsy and Traveller Accommodation Assessments, May 2015

- Owner-occupied bricks and mortar housing;
- Social rented housing;
- Private rented housing;
- Socially rented site;
- Privately rented site.

Definition of a Site and Pitch

1.15 Welsh Government Guidance[6] refers to residential pitches, transit sites and stopping places as follows:

Residential pitches are 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.

Transit sites are permanent facilities designed for temporary use by occupiers. These sites must be designated as such and provide a route for the Gypsy and Traveller Community 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.

A transit site is an authorised site but for temporary use by occupiers.

Stopping Places 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.

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[6] Undertaking Gypsy and Traveller Accommodation Assessments, May 2015

Chapter Two – The Gypsy and Traveller Population in Wrexham County Borough

Background to the Accommodation Assessment

2.1 A GTAA was carried out for Wrexham County Borough in 2013 which projected population growth and demand to 2018 based on existing Welsh Government guidance applicable at that time.

2.2 In May 2015, Welsh Government issued new guidance which required all Local Authorities in Wales to revise and update existing assessments, or undertake new assessments, in line with the new guidance.

2.3 This assessment replaces the 2013 GTAA in line with the new 2015 Welsh Government guidance.

2.4 Statistics gathered from the 2011 Census[7] figures indicated that 104 people within the County Borough identified themselves as being from the Gypsy and Traveller community. As part of this GTAA a larger population living in the County Borough was identified than that previously recorded in the 2011 census.

2.5 To inform the GTAA, information was gathered from a number of sources including housing providers, health and education professionals. This identified 39 families who are known to be living in the County Borough, 31 of which were surveyed as part of the exercise with the remaining 8 failing to respond.

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2.6 The 31 families surveyed comprised 166 household members. From the information obtained, an average household size of 5.35 people (166/31 = 5.35) has been established. Based on this information the total Gypsy and Traveller population of all 39 families in Wrexham County Borough has been estimated as approximately 208 people (5.35 x 39 = 208).

Caravan count Information

2.7 Caravan counts in Wales have taken place since 2006. The table below shows the caravan counts in Wrexham County Borough and Wales since 2006:

Table 1: Caravan Count

	Wrexham County Borough			Wales		
Date	**Authorised**	**Unauthorised**	**Total**	**Authorised**	**Unauthorised**	**Total**
Jul 06	Nil return	Nil return	**Nil**	581	141	**722**
Jan 07	39	0	**39**	703	133	**836**
Jul 07	35	0	**35**	681	174	**855**
Jan 08	35	0	**35**	655	133	**788**
Jul 08	26	11	**37**	597	201	**798**
Jan 09	30	9	**39**	702	148	**850**
Jul 09	20	9	**29**	597	170	**767**

[7] 2011 Census for England and Wales, Office for National Statistics

Jan 10	21	10	**31**	614	80	**694**
Jul 10	21	6	**27**	683	119	**802**
Jan 11	28	4	**32**	627	98	**725**
Jul 11	24	8	**32**	673	120	**793**
Jan 12	27	10	**37**	670	104	**774**
Jul 12	24	3	**27**	710	185	**895**
Jan 13	29	2	**31**	796	118	**914**
Jul 13	24	2	**26**	778	204	**982**
Jan 14	22	2	**24**	726	155	**881**
Jul 14	37	2	**39**	841	164	**1025**
Jan 15	42	3	**45**	845	175	**1020**
Jul 15	33	4	**35**	824	205	**1029**

Source: Welsh Government: Gypsy and Traveller Caravan Count Data 2006 - 2015

2.8 Whilst caravan count numbers in Wales have risen since 2006, this does not reflect the situation in Wrexham County Borough where the number of unauthorised caravans dipped after 2012 but the numbers of authorised caravans recorded in 2014-15 were at similar levels to those recorded in 2007. It must be acknowledged that the information represents a snapshot in time and therefore further research will be needed to establish any underlying influences.

2.9 Although this information can be used to examine trends over a long period of time, it is not felt to be an accurate way of estimating the Gypsy and Traveller population alone and will be used as supporting evidence in this GTAA.

Current Site Provision

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2.10 The current site provision for the Gypsy and Traveller Community in Wrexham County Borough is:

- 1 Socially rented site with 15 socially rented pitches managed by the Local Authority one of which was vacant during the 2015 survey period;
- 6 private sites comprising of 14 pitches.

Local Authority Site

2.11 The Local Authority site in Wrexham County Borough is located on the A525 Ruthin Road, just off the A483 trunk road. (See location plan at Appendix 1).

2.12 The site was originally developed in 1985 by the then Clwyd County Council, and comprised 10 pitches. The capacity increased to 19 pitches in 1999, when the site was extended as part of the strategy to address the unauthorised occupation of Council-owned land nearby.

2.13 In order to address the issue of caravans being parked too closely together and lack of space on plots, provision was reduced to 15 pitches in 2008 – 2009 with 4 pitches increased in size and new amenity blocks built providing improved kitchen and bathroom facilities. The work was funded through a grant from Welsh Government.

2.14 Subsequently, Welsh Government grant funding has supported further works to improve facilities on the site, including refurbished amenity blocks, additional

parking spaces, perimeter fencing around pitches and creation of a children's play area.

2.15 Wrexham County Borough Council applies an application and allocations process for the Local Authority site in line with the Local Housing Allocations policy. The Wrexham County Borough Council housing application form asks specifically if applicants would like to apply for a plot on the Councils Traveller's site (Appendix 6). Where the site is full at the time an application is made for a plot on the site this then translates into a waiting list which is maintained within Orchard, the Councils Housing management system.

2.16 An assessment of the site was undertaken in 2013 (Appendix 4). On 14th January 2014 Wrexham County Borough Council Executive Board[8] approved a recommendation within the report that in order to further improve site amenity to meet Welsh Government Guidelines, pitch sizes should be expanded. This would require a reduction from 15 to around 9 pitches. As a result, an additional 6 pitches would be required to those identified through unmet need to maintain current provision.

Private Gypsy and Traveller Sites

2.17 There are 6 private Gypsy and Traveller sites in Wrexham County Borough with a total of 14 pitches. 1 of the 6 private sites is occupied by travelling show people and comprises 8 authorised private pitches. Amongst the remaining private sites there are 2 unauthorised pitches, which are tolerated by the local authority with no legal action anticipated. For the 4 authorised private pitches there has been a long and complicated history involved, with 1 of these pitches now receiving planning permission following an appeals process (See Appendix 7).

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2.18 In addition to the above, during 2015 2 new private planning applications were received by Wrexham County Borough Council, 1 application for 1 pitch has been refused on highway grounds, and is being taken to appeal. The other application for 7 potential pitches is currently still under consideration. The applicant is currently adequately accommodated and has taken part in the consultation. As a result, there is no unmet need to be included in this assessment.

Gypsy and Travellers in Bricks and Mortar Accommodation

2.19 The limited information available at the start of the survey in 2013 indicated that out of the 39 Gypsy and Traveller families known to be living in the County Borough, 16 were living in bricks and mortar accommodation. It was believed the total number could be higher than this as it is known anecdotally that members of the community living in this type of accommodation are reluctant to identify themselves. One of the aims of the GTAA was to identify those who are, but prefer not to be, in this kind of accommodation. This figure was reviewed and confirmed in 2015 following further consultation with the Gypsy and Traveller community, multi-agency forum and with Registered Social Landlord partners.

[8] Wrexham County Borough Council Executive Board, 14th January 2014

2.20 Of the families in bricks and mortar, 12 are in social rented housing, 2 are in private rented housing and 2 are owner occupiers.

Travelling Show People

2.21 The assessment proposed for Travelling Show People follows the Welsh Government methodology applied for the assessment of the Gypsy and Traveller community. Economic data should also be considered insofar as Show People are business people operating in a traditional occupation and are providers of employment, bringing additional revenue to the areas in which they live. Engagement with members of the Travelling Show People community and their representative groups should be undertaken separately from engagement with other travelling communities, as the needs of this community are different to those of Gypsy and Travellers communities.

2.22 There is a community of Travelling Show People resident on a single site in Wrexham County Borough. Given it is good practice as stated within the 2015 Welsh Government Guidance to survey Travelling Show People and throughout 2015, several attempts were made to engage with the community identified. The site was visited on 27th May 2015 and those present declined to take part or provide any personal details. Members of the community were happy for the questionnaires to be left with them; however, they did advise that they did not wish to take part.

2.23 Further work described below was undertaken to ensure every effort was being made to open up the channels of communication between the Travelling Show People and Wrexham Council Officers.

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2.24 Contact was also made via email with the Showman's Guild on 26th October 2015 requesting any information relating to Travelling Show People in the County Borough; however, no response was received.

2.25 This was followed up via phone call, with no positive response, and again by email on 17th November 2015 which received a positive response indicating an advert had been placed in the 'World's Fair' newspaper (Appendix 10) following a request from Welsh Government which requested Travelling Show People, who live and work in Wrexham, contact officers to discuss their needs.

2.26 During late November, members of the Travelling Show People community contacted officers following sight of the advert in the 'World's Fair', to feed into the GTAA. It was identified that current site and accommodation provision was not meeting their needs and that there was potential lack of space to accommodate vehicles linked to running their business. They stated they did not feel there were enough sleeping areas for all family members and that the family was made up of parents and 3 children sharing a 2 bedroomed trailer and there was no room on the pitch for additional trailers. They had themselves been exploring options for acquisition of land as they stated their preference was for a piece of land solely occupied by them. They stated they would not live on a site with Gypsy and Travellers as they are Show People. Need will be included in row H of the supply and demand table and further work will now be undertaken by Council Officers to establish how we can work with Travelling Show People to meet their needs. Whilst this will be undertaken alongside the work with Gypsy

and Travellers however the accommodation needs of Travelling Show People will be considered separately as it is acknowledged that due to cultural reasons, it is unlikely that Travelling Show People could occupy the same site as members of the Gypsy and Traveller Community. Council Officers will support the Travelling Show People community to identify separate land to purchase or lease within the County Borough within the recommendations within this report.

Unauthorised Encampments

2.27 The management of unauthorised encampments is an important strand of national policy in both England and Wales. Site provision is closely linked as an issue, but strong enforcement in appropriate circumstances is also seen as desirable in reducing sources of friction between the travelling and settled communities.

2.28 There is recognition that amenity and service provision for the Gypsy and Traveller Community is poorest on unauthorised encampments and that these sites reinforce social exclusion.

2.29 Previous information from 2013 indicated that there were no unauthorised encampments in the County Borough at that time. During the subsequent period up to December 2015 there were 11 unauthorised encampments, and families on two of these encampments were willing to contribute feedback. These encampments were visited on 30th June 2015 and 17th July 2015. On both occasions families in attendance were not willing to complete the questionnaire formally or give any personal details; however, they were open to discussion and commented in relation to temporary stopping sites. None of the families on the encampments stated they were looking to stay in the area on a permanent basis and the reason for being in the County Borough was purely passing through.

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30th June 2015 – 6 Caravans on private land Wrexham Industrial Estate. Two families were present at the time of attendance and contributed the following comments:

- Industrial areas are the area of choice to park up due to being easily accessible by road networks. Industrial areas would be a preference for any stopping site in the future.
- Reported facilities would include running water and toilet facilities.
- There should be a maximum of five nights stay per trailer.
- Grazing areas are not required as horses are rarely taken along when travelling.
- Rubbish disposal areas are essential.
- How would the stopping sites be looked after and how would the number of nights be monitored and enforced?
- Would there be a nightly charge?

17th July 2015 – 4 Caravans on private land Wrexham Industrial Estate. Three Families were present at the time of attendance and contributed the following comments:

- No preference on location as long as it was easily accessible via roads.
- Preference of facilities would be toilets, water, showers.
- Safe enclosed area for children to play within the stopping place.

- Refuse disposal facilities.
- Maximum stay should be for up to a week.
- Accessibility to shops required.
- Dog fouling bin required.
- Support to access to health care facilities.
- How would the site be looked after and monitored?
- Would it be manned?
- Would there be charges?

2.30 From January 2014 to December 2015, the Council were made aware of 11 unauthorised encampments in the County Borough. Of those, 2 were on Council land and the remainder on private land. Where unauthorised encampments do occur, industrial estates are often used.

2.31 The Welsh Government is currently working with Local Authorities in their specific regions to develop regional procedures on 'Managing Unauthorised Encampments'. This is intended to:

- Provide clear and consistent procedures about how local authorities will respond to incidents of unauthorised camping;
- Introduce consistent templates for local authorities to record initial site visits and welfare assessments;
- Introduce a code of conduct to be agreed between local authorities and encampment occupiers, where encampments are tolerated;
- Outline the legal responsibilities of local authorities;
- Share Good Practice examples of dealing with encampments.

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2.32 Wrexham County Borough Council had a policy and protocol for dealing with unauthorised encampments. Other regional local authorities (i.e. North Wales) indicated that they wished to adopt the recommendations of the new Welsh Government guidance and following a Chief Executives meeting on the 22 January 2014 Wrexham County Borough Council has now agreed to work to a Regional Protocol. This will ensure consistency in dealing with unauthorised encampments and with enforcement action across the North Wales Authorities.

Chapter Three – Methodology and Survey

The Assessment Methodology

3.1 The methodology for this Assessment, including data collection and analysis, was developed in accordance with Welsh Government Guidance on Undertaking Gypsy and Traveller Accommodation Assessments 2015 and Housing (Wales) Act 2014.

3.2 The approach to this Assessment was formulated through partnership working with the key individuals and groups who work with the Gypsy and Traveller community and in particular, that living in Wrexham County Borough.

3.3 The initial fieldwork in 2013 was managed in-house alongside the Council's Gypsy and Traveller Multi-Agency Forum. Wrexham Citizens Advice Bureau (CAB) was commissioned to undertake the survey work and its Gypsy and Traveller Engagement Officer carried out a series of face-to-face interviews with members of the Gypsy and Traveller Community both living on sites, and in bricks and mortar accommodation.

3.4 Following the introduction of the new Welsh Government Guidance on Undertaking Gypsy and Traveller Assessments in 2015 and subsequent discussions with Welsh Government officials, members of the Gypsy and Traveller community identified in 2013 were given a further opportunity to complete a survey and feed into the updated assessment process, along with any new community members.

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3.5 A steering group comprising representatives from Wrexham County Borough Council Landlord Services, Housing Strategy, Community Cohesion, Planning, Education; and the CAB, took the lead in taking the initial consultation forward.

3.6 Other information was gathered through interviews and discussions with Council staff, scrutiny of existing minutes, reports and documents and the bi-annual caravan count. Visits were made to the Ruthin Road site, and discussions held with residents and staff.

Planning the Survey

3.7 A mapping exercise was carried out to identify the total number of Gypsy and Traveller households known to be living in Wrexham County Borough. The initial mapping identified 44 households; this figure was arrived at by examining existing records held by organisations working with the community and using local knowledge.

3.8 Three of the 44 households identified no longer live in the local authority area with no forwarding address and 2 households did not wish to identify themselves as members of the community, therefore the total survey population figure was revised to 39.

3.9 The Assessment aimed to cover 100% of the community living in Wrexham County Borough. As the Gypsy and Traveller community forms a relatively small

proportion of the total population, sampling was not considered to be appropriate. 32 out of 39 households were surveyed. The remaining nine households did not respond either because they were unavailable during the initial survey or did not wish to take part in the survey process. Further attempts to obtain feedback from the community were made during 2015 to encourage communication (Appendix 5).

3.10 The questionnaire was piloted with members of the Gypsy and Traveller community before fieldwork commenced. The initial surveys were carried out over a 10 week period between 18 February 2013 and 26 April 2013. Seasonal factors were taken into account when selecting the study period, and so the surveys were completed outside the summer period, which is traditionally the time when households are normally away travelling.

3.11 Following the introduction of the new Welsh Government guidance in 2015 and advice from Welsh Government officials as noted above; questionnaires as documented in Annex 2 of the 2015 Welsh Government Guidance on Undertaking Gypsy and Traveller Accommodation Needs Assessments were re-distributed to all persons known to be members of the Gypsy and Traveller Community in bricks and mortar, on private sites and to residents on the Local Authority site on 22nd May 2015. Registered Social Landlords were contacted in March 2015 via email requesting information on any new Gypsy and Traveller households within their housing stock to maximise inclusion of all members of the community within the County Borough. Questionnaires included pre-paid envelopes for ease of return.

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3.12 Of the 15 pitches on the Local Authority site 14 were occupied during the 2015 consultation with 1 vacant pitch.

3.13 17 questionnaires distributed to those in bricks and mortar addresses in May 2015 these were followed up by a telephone call on 27th May 2015 to ensure the questionnaire had been received and to offer help in completion or take responses over the phone if preferred. Of the 17 that were sent out to those in bricks and mortar addresses:

- 11 people were spoken to on 27th May 2015, 1 of which said they intended to return the questionnaire themselves, which they did
- 10 said they did not require help completing the questionnaire, however declined to complete it stating they had already taken part in a consultation previously, on this basis no home visits to any of these addresses were undertaken
- 3 were no longer at the addresses and 2 did not answer on both occasions of telephone contact and 1 had relocated to the Local Authority traveller site.

A number of respondents stated that they had already taken part in Wrexham's assessment of accommodation needs in 2013 and therefore did not wish to take part again in 2015. The findings from both 2013 and 2015 questionnaires will be combined for the purposes of this assessment. For those respondents who had already responded in 2013 and did not wish to complete another questionnaire in 2015 the findings from the 2013 questionnaires will be used as part of this

assessment. The findings of 16 questionnaires from those in bricks and mortar addresses will be used.

3.14 In November 2015, feedback was received from members of the Travelling Show People community, comments from which have been included in 2.21 to 2.24 of this report. This also increased the overall response rate from 30 families to 31 families.

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Chapter Four - Assessment Results revised in 2015

Overview

4.1 The overall response rate to the survey was 79% (31 families out of 39). 14 of the 16 families living on sites responded; 11 from the Local Authority site and 3 out of the 16 on private sites. 16 families living in bricks and mortar accommodation responded and 1 family from the Travelling Show People community came forward late in the assessment period.

Ethnicity

4.2 Of those surveyed who stated their ethnicity, 47% were of Irish Traveller origin. The remainder either identified as Gypsy (52%) or Travelling Show People (1%).

Household Information

4.3 The household size is shown in Chart 1. The average household size of the respondents is 5.35. The average for respondents living in Bricks and Mortar was 5.12 compared to 5.64 for households living on sites. The average household size in the general Wrexham County Borough population is 2.26 persons; however, this would not offer a comparison as the Gypsy and Traveller households contain extended family members. It is an issue to be considered, when assessing pitch requirements and possible overcrowding.

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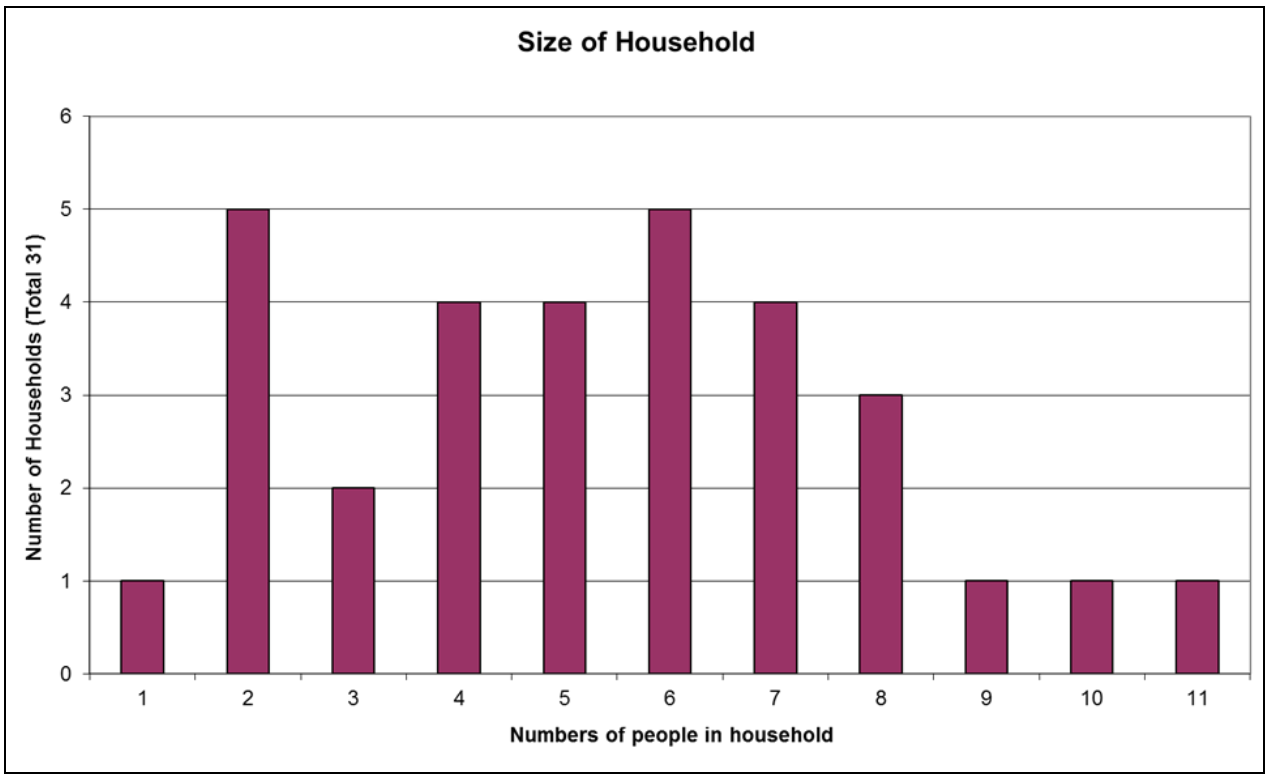
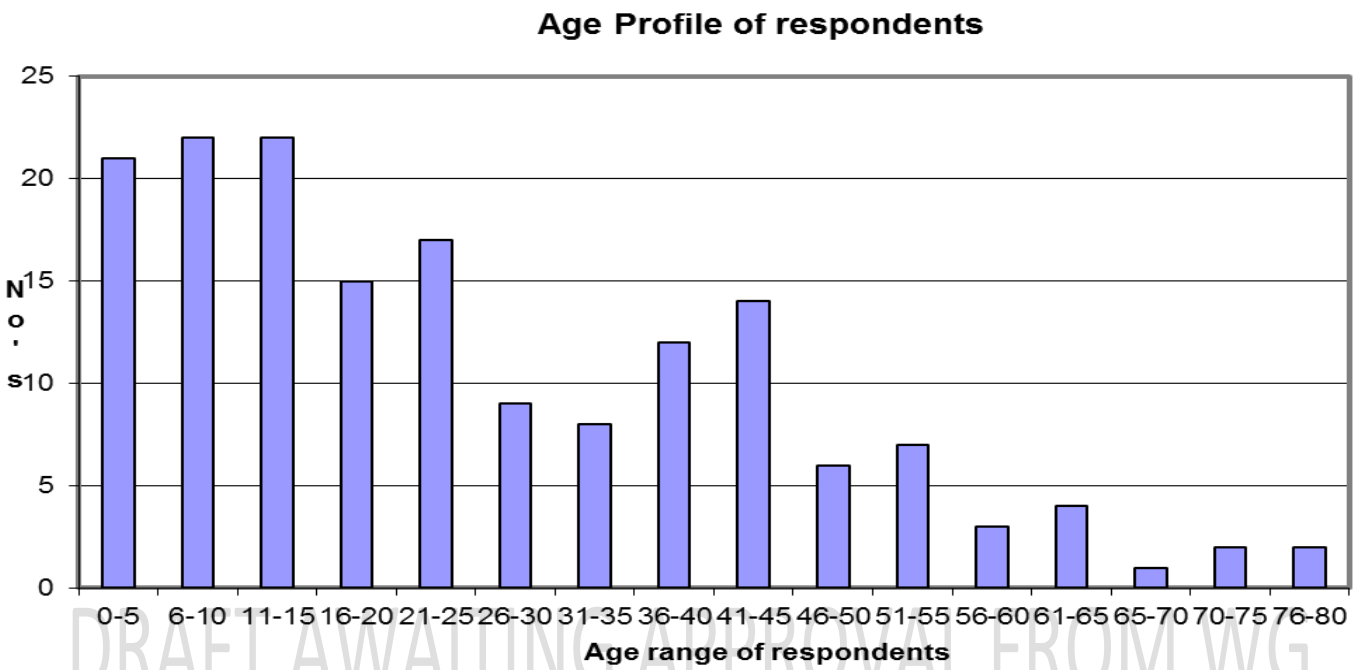
Chart 1: Size of Household



4.4 Chart 2 shows the age profile of the Gypsy and Traveller population. There is a high proportion of young people and children, with fewer older people. This is in contrast to the general population which has fewer children and a larger proportion of older people, in line with the characteristics of an aging population as shown in Chart 3 below.

Chart 2: Age profile of the population



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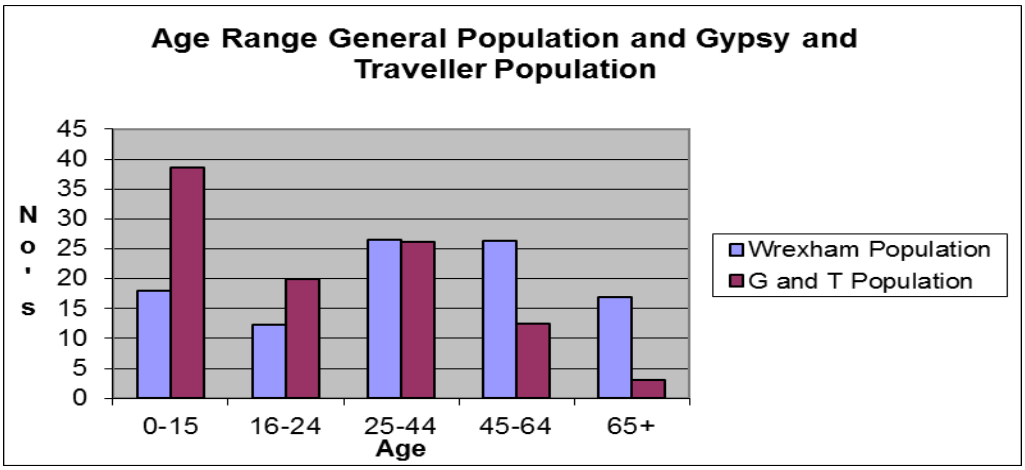
4.5 Chart 3 below demonstrates the difference in the percentage of the age profile of the general population and the Gypsy and Traveller population. The profile for the general population is typical of an aging population, with the largest segment of the population aged within the 16 – 24 years and 25 – 44 years categories. In contrast the Gypsy and Traveller population largest segment is aged under 0 -15 years with 38% of the Gypsy and Traveller population falling within this category. This will be a consideration when determining future household growth.

Chart 3: Age range of general population and Gypsy and Traveller Population



Current Accommodation

4.6 Table 2 shows the type of accommodation respondents currently live in and the number of people living there.

Table 2: Current accommodation type

Current Accommodation: Total Responses from Survey				
	Total Households	Total Population	Number of Adults	Number of Children
Bricks and Mortar Socially Rented	12	59	35	24
Bricks and Mortar Owner Occupied	2	14	4	10
Bricks and Mortar Private Rented	2	9	4	5
Local Authority Site	11	53	35	18
Private Sites with Planning Permission	3	19	9	10
Private Sites where Planning Permission has been refused	1	12	7	5
	31	**166**	**94**	**72**

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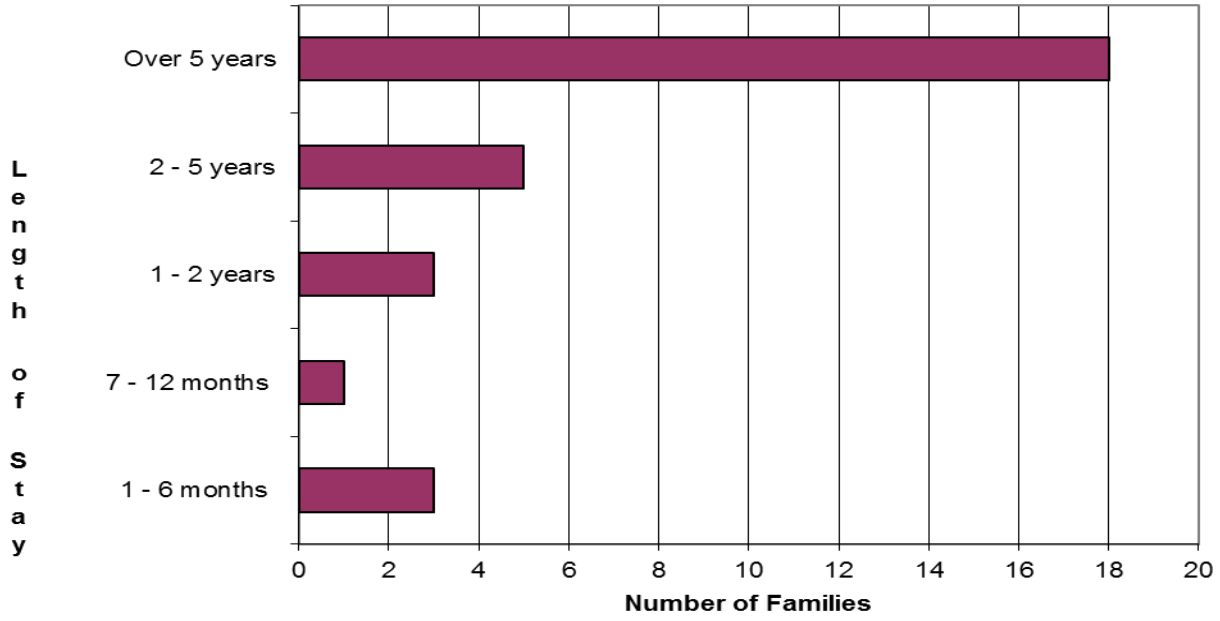
4.7 Of the population who did not respond to the surveys either because they were unavailable or unwilling to participate, it is known that a further 2 families live on a site and a further 7 families live in bricks and mortar. There may also be further families who live in bricks and mortar housing in the County Borough who the Council is currently unaware of and that choose not to identify themselves.

4.8 The respondents were asked if they were living in their current accommodation through choice. 51% respondents said no, 47% said yes and 2% preferred not to say.

4.9 Chart 4 shows that over half, 58% have lived in their accommodation for over 5 years.

Chart 4: Length of time that all respondents had lived in their present accommodation



4.10 Respondents were asked how long they thought they would stay in their current accommodation and 57% said that they do not intend to move. To be clear, the figure of 57% relates only to the respondents, it does not include other members of the household who may plan to move or to form their own household.

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Accommodation and Site Provision

4.11 Respondents were asked whether they were looking for land to buy and live on in Wrexham County Borough. 6 respondents indicated that this was the case. The 6 respondents were from 6 different households, which indicates a need for land for private sites and also that there is potential for some of need to be met privately.

4.12 When asked whether they were thinking of moving, 33% of respondents said yes. Of the households currently living in Bricks and Mortar accommodation, 7 respondents out of 17 (41%), stated that they wished to move from their current accommodation to other accommodation with 3 respondents specifically stating they wished to move to a local authority site. During the period April 2015 – March 2016 the turnover on the local authority site was 5 pitches. During this time no one who approached the site to enquire about available accommodation was known to be in Bricks and Mortar accommodation.

4.13 Reasons for living in Bricks and Mortar included:

- having been previously evicted from land
- Having moved from a large unauthorised site when it closed down in 1999, with no other suitable site available
- Other/different families living on site
- Being homeless; divorce/family breakdown

A second site within the County Borough may address the reluctance that some families have in living on the same site and seek to manage any conflict between families in having a choice in the location of sites.

4.14 Respondents were asked about where they planned to move in the future and what type of accommodation this would entail, 7 respondents indicated they would move within Wrexham County Borough, 2 within North Wales and 1 stated they wanted to live elsewhere in Wales. 3 respondents specifically stated a desire to move onto a local authority site, 3 on either a local authority site or private rented site with no preference and 1 in other bricks and mortar accommodation.

4.15 Respondents were asked about the importance of being located in close proximity to various facilities and services. The results are shown in Table 3.

Table 3: Amenities and facilities

	Number of Responses			
	Very Important	**Fairly Important**	**Not Important**	**Did not answer**
Shops/Post Office	26	0	3	1
Health Centre/GP	27	1	1	1
Primary School	19	3	7	1
Secondary School	17	2	7	1
Road Network	16	5	8	1
Public Transport	21	2	12	2
Employment	12	1	15	2
Places of Worship	21	2	6	1

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4.16 Other factors which the respondents considered to be important were being close to family, playground, provision of a safe area for children to play, and good site access.

Disability and Health Needs

4.17 Research carried out by the Equality and Human Rights Commission in 2009[9] showed that lack of adequate and suitable accommodation is one of the areas where the Gypsy and Traveller Community continues to suffer inequalities. This can also have a negative impact on other aspects of their life, such as health and education.

4.18 Statistics show that members of the Gypsy and Traveller Community have a life expectancy which can be up to 12 years less than the settled population. They are more likely to suffer from long-term illnesses which limit their daily activities than people from other socially deprived or excluded groups. They report

[9] Inequalities Experienced by Gypsy and Traveller Communities: A Review - Research Report 12

problems with accessing vital services such as health, accommodation and education.

4.19 In the survey, 44% of respondents indicated that they had a family member with a health or social care need with a further 3% suggesting they would have in the future. 7 respondents reported that they had difficulty walking or getting upstairs.

4.20 Due to the structural nature of caravans, significant major adaptations are not practical however adaptations have been made by the Council to amenity blocks to help with mobility issues and minor adaptations including ramps provide to caravans or trailers.

Housing related support services

4.21 The Gypsy and Traveller Community is eligible for Supporting People services as part of the generic service user group, and are included in the ethnic monitoring categories used for needs mapping.

4.22 Members of the Gypsy and Traveller Community are able to access the generic Supporting People services for any housing related support issues such as setting up a tenancy, access to benefits, support with addressing any debts and maintaining accommodation to reduce homelessness.

Household Future Needs

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4.23 An important part of the accommodation assessment process is to identify new family formations expected to arise from within existing households. Respondents were asked whether anyone in their household was likely to want to move in the next 5 years and 54% of respondents said yes. Of those who answered yes, 93% indicated that this would be in Wrexham County Borough.

4.24 Participants were asked about the type of site they would like to live on, and whilst 38% had a preference for a socially rented site, 62% expressed a preference for a private site, 31% wanting this to be a site owned by themselves and the other 31% selecting the option for a private site owned by a Gypsy or Traveller, or other.

4.25 As with any other housing needs survey, to express a preference for a certain type of accommodation does not necessarily mean that the respondent has the means or ability to take up that accommodation and so these figures must be treated as a guide to aspiration.

4.26 Due to the nomadic lifestyle of the Gypsy and Traveller community, it is important to take into account the needs of people who may wish to move to the Wrexham County Borough area from elsewhere. Respondents were asked in question D4 and D5 of the questionnaire if they had family outside the area who may wish to set up a household within the County Borough. The collation of the 2013 and 2015 questionnaires as explained in section 3.13 resulting in 20 responses that indicated there may be family who may wish to move into the area. Of the 20 responses which were completed anonymously 18 declined to provide contact details. The 2 remaining responses left did not provide an answer to the request

for further contact details of these family members. Work was undertaken to identify and trace these 2 respondents. Despite the anonymous nature of the questionnaire one respondent voluntarily identified themselves on the questionnaire document. This enabled us to make further enquiries which resulted in confirmation that the family members they referred to in their questionnaire have already moved to the area and currently live on the Local Authority site. The age, background and family make up has been cross referenced with site records and informal contact has been made with partner agencies to see if this information could identify the remaining family. The Family cannot be identified. Although we have been unable to identify and confirm any pitch requirements out of question D4 we have included an addition pitch in row J to account for the one response that indicated a family wishing to return. Welsh Government guidance on undertaking Gypsy and Traveller Needs Assessments sates if community members provide details of family members living elsewhere, the Local Authority should contact them to undertake another survey with the additional household. Due consideration has been given to how this process will be undertaken in future assessments. This is detailed in appendix 11.

Transit Sites and Authorised Stopping Places

4.27 Travelling remains an important part of the Gypsy and Traveller lifestyle. In order to facilitate this way of life, members of the community need places to stop on a temporary basis. Although there is currently no designated transit or stopping sites in Wrexham County Borough, the need to have regard for transit and stopping provision has also been recognised in the wider North Wales area.

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4.28 The assessment of transit site need can be problematic due to varying approaches across Local Authority areas for assessing needs. The different methods of assessment have particular areas of complexity. These relate to the availability of good quality and consistent data and information, which can demonstrate if there is a need for permanent transit sites and where these would be most appropriately located.

4.29 Welsh Government Guidance suggests local authorities adopt a regional approach to transit site provision stating, “You are encouraged to consider a regional approach in relation to the development of new Gypsy and Traveller transit sites”. Whilst Wrexham County Council acknowledge this guidance, regional transit site provision is hindered by Section 62A of the Criminal Justice and Public Order Act which only allows police to direct trespassers to remove themselves within the same Local Authority area. Therefore regional transit site provision would not allow movement of Gypsy or Travellers across County should enforcement be required from unauthorised encampments to any such transit site provision.

4.30 It is understood that other North Wales Local authorities will be submitting GTAAs in line with 2015 Welsh Government Guidance. As confirmed above the issue of transit sites is one for all of the North Wales Local Authorities to further consider jointly, however at the point of submission of this GTAA the regional work has not been completed. Wrexham County Borough Council will look to work with other North Wales authorities to consider any evidence for the future need for regional transit provision subsequent to the GTAA being approved by Welsh Government.

4.31 Respondents were asked a series of questions relating to their travelling within the last 12 months. Five of the respondents stated that they had travelled during this period.

4.32 Where participants said that they had not travelled, they were asked what issues had prevented them from doing so. They gave a variety of reasons, including:

- nowhere to stop
- lack of transit sites
- ill health
- no transport, and
- too much comfort in own home.

4.33 3 respondents stated that they had camped by the roadside or set up their own unauthorised encampment whilst travelling in the last year, and they had been asked to leave a site whilst travelling.

4.34 Respondents were asked as part of the questionnaire whether they considered there was a need for a transit sites across Wales and where these should be. This data will enable comparisons across neighbouring authorities, as transit provision would usually be determined at a cross-authority level as referred to in paragraph 1.9.

4.35 A summary of responses suggest that respondents felt that their travelling had changed in the last few years due to a variety of reasons including moving into bricks and mortar accommodation, the need to remain within the local area and the need to settle and children's schooling.

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4.36 The respondents were asked if they thought there was a need for more transit sites in North Wales. 73% of the respondents said yes, 17% said no and 10% did not answer.

4.37 The summary below details that unauthorised encampments are of a short duration from 1 to 4 days, as families stop off on their way through the County Borough or visit family. Most recent evidence from this data suggests that the average weekly stay is 3.7. From this evidence Wrexham has identified the need for a short term stopping place given that the average weekly stay is under the 13 week period of a transit site. A stopping site will be progressed as part of meeting the needs of the Gypsy and Traveller community in Wrexham.

4.38 The number of caravans on the 6 unauthorised encampments which occurred on land not owned by Gypsies or Travellers from April 2014 to March 2015 was 21. The average number of unauthorised caravans between April 2014 to March 2015 (1 year period) was 3.5 (21 caravans / 6 encampments). This equates to a pitch demand of 2 based Welsh Government Guidance on Designing Gypsy and Traveller sites in Wales[10] that a pitch would accommodate 2 caravans, one tourer and one static.

[10] Welsh Government Guidance on Designing Gypsy and Traveller sites in Wales, May 2015

Unauthorised encampments between April 2014 and March 2015:

April 14	None Recorded
May 14	08/05/14 Maesenion, Llwynenion Road in a wooded area, 1 caravan, no vehicle, non Gypsy Travellers, planning enforcement involved. 6 Months.
June 14	None Recorded
July 14	None Recorded
August 14	07/08/14 Crispin Lane, Nightingale hospice, Irish Travellers 2 caravans, 2 vehicles. 4 days.
September 14	10/09/14 Irish Travellers Clays Golf Club Wrexham Industrial estate area, 2 caravans, 2 vehicles. 1 day. 11/09/14 French Gypsies, the Dunks Queensway, 2 caravans, 2 vehicles. 1 day. 12/09/14 French Gypsies, Prices Lane 8 caravan/Trailers, 8 caravans. 2 days.
October 14	None Recorded
November 14	None Recorded
December 14	None Recorded
January 15	01/0/15 Llay Industrial estate. 6 caravans, Irish travellers, private land. 2 days.
February 15	None Recorded
March 15	None Recorded

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Chapter Five – Assessing Accommodation Need and Supply

Future Household Growth

5.1 The rate of future household formations is a significant consideration within any housing assessment including that of Gypsy and Traveller Accommodation Assessments. Any assessment should consider the youthfulness of the community being studied and how this could impact on future household formation. Making the calculations for future household growth requires a combination of base line information and assumptions.

5.2 The assessment found that there were 22 children and young adults up to the age of 18 who will reach adulthood, during the lifetime of this assessment. This equated to 13.25% of the 166 household members identified as part of this study. Some of these members could form their own households over the next five years.

5.3 Additionally young people aged 18 and above still living at home with parents should be considered in any future household growth projections. Of the 166 household members, 28 people (16.87%) were defined as young adults still living with parents.

5.4 From the study responses in question B2, 1 household of the 31 who completed a questionnaire said there were not enough sleeping areas for all residents however that there is room for additional trailers on the pitch to prevent this overcrowding. This does not indicate any issues with overcrowding or lack of space.

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5.5 Travelling Show People interviewed felt that there were not enough sleeping areas in the two bedrooms for all family members and there was no room for additional trailers on the private rented land they occupied. They stated they would not be happy to reside on a Local Authority site with other Gypsy and Travellers.

5.6 From the study responses in section D of the questionnaire in total, 40 young adults and young people who are still living with parents will reach adulthood during the lifetime of this assessment. 13 of these expressed an interest in wanting their own pitch on a site as one of the accommodation options within the next five years.

The type of accommodation specified is as follows:

D3 - What type of accomodation will this be?		
Site - Where more than one option chosen	7	Any type of site where the respondendant has ticked more than one site option.
Site - Council/Socially rented	2	
Site - Private owned by self or other	4	

5.7 It is important to note that overall 30% of the Gypsy and Traveller Community in Wrexham fall into the category of children and young adults and going forward,

we need to take this into consideration when estimating the growth in the population who may want to form their households over the next five years.

Assumptions

5.8 Projecting levels of need for new accommodation and identifying future needs can be difficult, therefore the assessment makes some assumptions in order to translate the information into numbers of pitches required. With this in mind, the approach adopted is to consider the number of young adults still living with their parents and the number of children that would become adults during the lifetime this assessment.

5.9 Following Welsh Government guidance and taking into account the study on behalf of The Office of the Deputy Prime Minister in 2003 (Local Authority Gypsy and Traveller Sites in England Office of the Deputy Prime Minister, 2003) Pat Niner identified that household growth rates of 2%-3% a year was appropriate when projecting future formations.

5.10 Evidence within methodology from The Office of the Deputy Prime Minister in its report on household formation and growth rates in 2013 and 2015[11] suggest that the most appropriate net annual Gypsy and Traveller household growth rate is likely to be 1.5% per annum and suggests 3% per annum is deemed to be unrealistic and exceptional. Taking this into consideration coupled with local demographics a growth rate of up to 2% per annum will be applied (See Appendix 8).

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5.11 The 2% growth rate has been selected to reflect a difference in the age structure of the Gypsy and Traveller population in Wrexham, when compared to the national figures from 2011 census which would suggest that caution is required if the growth rate 1.5% was to be applied. The age structure of the population in Wrexham is young enough to potentially achieve higher rates of population growth than 1.5%. There are inconsistencies though, when death rates are applied to this scenario as this reduces the youth-related capacity of the population to achieve higher rates of growth. Taking this limiting factor into account a 2% rate is deemed appropriate.

5.12 In relation to overcrowding circumstances where extended families choose to live as one larger household this may raise concern for families living in overcrowded conditions. Welsh Government Guidance refers to overcrowding as being extent that there is insufficient space for the family within its mobile home accommodation and insufficient space on the pitch or site for a further mobile home. To further understand the impact of overcrowding we have referred to the definition within the Housing Act 1985 and guidance from Shelter. When assessing overcrowding within Gypsy Traveller households and with the tradition of larger families, where a household may be larger because one or more of the children have reached the age of one or ten years but the household has not changed in any other way, then this is considered to be as a result of the natural

[11] Household formation rates for gypsies and travellers, Opinion research services, 2013, 2015

growth of the family and under Section 328 of the Housing Act 1985[12] will not be considered to be overcrowded.

5.13 To supplement the GTAA an appraisal of the Council owned Gypsy and Traveller site at Ruthin Road was also undertaken in 2013. The appraisal assessed whether the site can meet the requirements in the Welsh Government "Designing Gypsy Traveller Sites" Guidance (2015).

5.14 The 2013 appraisal and 2015 study identified that some issues affecting the Ruthin Road site cannot be improved to meet new Welsh Government guidance and a number of options for the long term future of the facility have been considered. It recommended that the existing site is retained with amenity blocks and pitches being systematically upgraded to meet current Welsh Government guidelines. This will result in larger pitch sizes facilitated by reduction from 15 to 9 pitches. This work will be carried out as and when an opportunity arises over the life of this assessment and although this will not be factored into the calculations for the next five years it may be that some or all of the pitches lost in the re configuration of the Ruthin road site may be able to be factored into the development of the new site where the opportunity arises. This will be a consideration throughout the life of this assessment.

5.15 Inter-marriage amongst the Gypsy and Traveller community is a topic which has been present in the assessment of the accommodation needs. Shropshire, Herefordshire, Telford, Wrekin and Powys Council included inter-marriage as a consideration when calculating future household growth in 2008[13]. Whilst we acknowledge intermarriage may have an effect on future household growth we have not applied any reduction to calculations. Due consideration will be given in future assessments.

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Table 4: Supply and Demand

Current residential supply	Number of pitches
A. Occupied Local Authority pitches **(Ruthin Road GTAA 3.12)**	14
B. Occupied authorised private pitches **(With Planning Permission) (GTAA 2.17)**	12
Total	**26**

Planned residential supply	Number of pitches
C. Vacant Local Authority pitches and available vacant private pitches **(GTAA 2.10 + 3.12)**	1
D. Pitches expected to become vacant in near future (**GTAA 4.12**)	5

[12] Housing Act, 1985
[13] . Shropshire, Herefordshire, Telford, Wrekin and Powys, Gypsy and Traveller Accommodation Assessment 2008.

E. New Local Authority and private pitches with planning permission **(GTAA 2.17)**	1
Total	**7**

Current residential demand	Pitch demand
F. unauthorised encampments **(GTAA 4.38**	2
G. unauthorised development **(GTAA 2.17)**	2
H. overcrowded pitches (see note 2) **(GTAA para 2.26)**	1
I. Conventional housing (see note 3) **(GTAA para 4.12 + 5.6)**	15
J. New households to arrive (see note 4) **(GTAA para 4.26)**	0
Total	**20**

Current households (see note 7) Number of households currently occupying authorised pitches plus current residential demand, minus expected vacancies on authorised pitches found in row D.	Future households (at year 5)	Future households (Plan period – 15 years LDP)
K. Occupied authorised pitches (26) plus the current residential demand (20), minus the expected vacancies from authorised pitches (5) = **41**	41 x 2% for 5 years = 45	41 x 2% for 15 years = 55
L. Additional household pitch need	**4**	**14**

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Unmet Need	Need arising	Need accommodated
M. Current residential demand	**20**	
N. Future residential demand (5 year)	**4**	
O. Future residential demand (plan period)	**14**	
P. Planned residential supply	**7**	
Q. Unmet need (5 year) **(Guidance para 212)** Current residential demand + the estimated future additional pitch need then subtract the planned residential supply	**(20 + 4) – 7 = 17**	
R. Unmet need (Plan period) **(Guidance para 212)** Current residential demand + the estimated future additional pitch need then subtract the planned residential supply	**(20 + 14) – 7 = 27**	

Provision of Pitches

5.16 In summary, unmet need requires 27 pitches in total to be provided over the 15 year LDP period, 17 pitches are identified as needed over the next 5 years. There will remain a requirement for 6 additional pitches to replace those that will be lost as part of the future re-configuration of the Council owned site at Ruthin Road. A reduction to existing provision will be considered when enough land has been identified and is available to develop sites for those in the greatest housing need.

5.17 8 households indicated there were family members who may wish to join the local authority waiting list for pitches or housing. On each occasion the application process was explained and assistance offered to complete the application form. The site office on the local authority site on occasions is approached with vacancy enquiries and has direct access to housing application forms. Where a housing application is completed and an applicant would like accommodation on the Gypsy and Traveller site however there are no vacancies this is communicated to the responsible estate office and the waiting list is maintained centrally.

5.18 6 households have indicated that they wish to develop their own family site, and the survey responses and family circumstances show that this could be possible subject to suitable planning consent. Therefore, 6 of the overall 21 pitch requirement could be provided privately.

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5.19 In addition, given there is a planning application under consideration at present it is possible that 7 of the 17 pitches needed within the next 5 years could be developed privately.

5.20 The assessment has focused primarily on the supply and demand of pitches. Where the need is for bricks and mortar accommodation this need can be met through the range of public and private options, and so has not been included in the calculations.

5.21 In addition to permanent pitch requirements, transit site provision and stopping site provision has been considered. Survey responses in section E4 show that interviewees would like transit sites not just in Wrexham but throughout Wales and this will be picked up regionally working collaboratively with North Wales Authorities. Locally there is evidence to support the development of a stopping site. Records of unauthorised encampments between January 2014 and December 2015 show that encampments were short-term in duration (average 1.2 days) and therefore a temporary stopping site would serve to meet the requirements of any Gypsy and Travellers who were moving through the County and provide facilities to meet their basic needs whilst and a safe place to stop for the a short duration. A temporary stopping site would also serve to provide a mechanism to relocate inappropriately located encampments within the County in line with section 62A of the Criminal Justice and Public Order Act 1994.

Chapter Six - Conclusions and Recommendations

6.1 This chapter brings together evidence presented earlier in the report to provide some key policy conclusions for the Gypsy and Traveller Accommodation Assessment.

Additional pitches needed over the next 5 years to 2020.

Recommendation 1 – Additional requirement for 17 pitches.

Additional pitches needed over the LDP plan period to 2028.

Recommendation 2 – A total of 27 pitches over the 15 year LDP plan period.

6.2 The assessment has highlighted a shortage of site accommodation for the Gypsy and Traveller Community living in Wrexham County Borough. This shortage equates to a total of 27 pitches over the 15 year plan period of these 17 should be developed within the next 5 years.

6.3 There is the potential for new private sites to meet some of the identified accommodation need. 6 households surveyed have indicated that they wish to develop their own family site. Although, there will still be a need for the local authority pitches to increase the social provision to meet the needs identified within the County this report suggests that 6 pitches could be provided through private development, although that would not be a minimum or maximum number and any private sites given approval for development will reduce the number of local authority pitches required.

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6.4 Where sites are provided privately, this reduces the requirement on the Council to develop pitches and private development should be encouraged. One of the main barriers to developing even small sites is gaining planning consent and there is a role for Wrexham County Borough Council to provide advice and support for those members of the community who wish to buy their own land to develop small family sites.

Recommendation 3 – The Council should identify land suitable for the additional pitch requirements identified, identify funds to develop these pitches and progress planning applications.

Recommendation 4 - the Gypsy and Traveller site at Ruthin Road be retained and pitches and amenity blocks upgraded to reduce to capacity to 9 pitches in order to meet the Welsh Government good practice guide in designing Gypsy Traveller sites in Wales subject to the availability of funding.

6.5 To supplement the GTAA an appraisal of the Council owned Gypsy and Traveller site at Ruthin Road was also undertaken. The appraisal assessed whether the site can meet the requirements in the Welsh Government “Designing Gypsy Traveller Sites” (2015).

6.6 The appraisal identified that some issues affecting the site cannot be improved to meet Welsh Government guidance and considered a number of options for the long term future of the facility. It recommended that the existing site is retained with amenity blocks and pitches being systematically upgraded to meet Welsh Government guidelines. This will result in larger pitch sizes and reduction from 15 to 9 pitches.

6.7 Although this work takes lower priority than identifying and delivering new sites to accommodate the established future need, this work will be carried out as and when an opportunity arises during the plan period. Although this will not be factored into the calculations for the next five years it may be that some or all of the pitches lost in the re configuration of the Ruthin road site may be able to be factored into the development of the new site where the opportunity arises. Where land is assessed to accommodate the established future need over the plan period the opportunity to develop additional pitches to meet any loss of pitches on Ruthin Road will be considered.

Recommendation 5 - Wrexham County Borough Council should encourage the Gypsy and Traveller Community, through the provision of advice and support to develop their own sites.

Recommendation 6 – Wrexham County Borough Council should consider the issue of single plot sites in the light of the Local Development Plan Inspectors Findings.

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6.8 In his 2012 LDP Preliminary Findings report, the Planning Inspector commented that the:

> "*Limitation of a single pitch on each site, preventing occupation by extended families would frustrate the desire of the gypsy and traveller community to provide support across the generations which is an important aspect of gypsy culture. Such an arbitrary limit runs counter to the specific advice in Annex B of Circular 30/2007*"[14]

Recommendation 7 – Wrexham County Borough Council will identify land suitable to be developed into a stopping site, identify funds to develop the site and progress a planning application to establish a Stopping Place in the County Borough. This process should commence immediately.

6.9 The research identified 11 unauthorised encampments in the County Borough between January 2014 and December 2015 with the highest number of caravans being 8 at any one time. In addition, there has been a number of visiting families using the vacant pitches on the Ruthin Road site which continues to peak at specific points throughout the year for example Christmas. This points to a need for the Gypsy and Traveller Community to have a place to stay when travelling to, or through, Wrexham County Borough.

6.10 Transit sites are a legal concept established in the Mobile Homes Act 1983 and must adhere to a set of standards. The issue of transit site provision is one for all

[14] WAG Circular 30/2007- Planning for Gypsy and Traveller Caravan Sites (2007)

of the North Wales local authorities to consider collaboratively, initially it is recommended that a basic stopping place be established in Wrexham.

6.11 Stopping sites have some basic facilities and are meant to be used for temporary short periods to overcome the issue of unauthorised encampments. A stopping site is not a constructed site, it is a local authority site or a piece of land where Gypsy's and Travellers can stay on a short temporary term basis (usually 5 days or less) and which would have facilities such as cold water, sanitation and refuse collection as stated in Welsh Government Guidance on Designing Gypsy Traveller sites in Wales 2014[15]. Charges could be made by the local authority for the facilities. Establishing a stopping site would also enable Wrexham County Borough to comply with the Human Rights Act 1998 requirement to 'facilitate the Gypsy way of life' in relation to ethnic Gypsy communities.

6.12 Wrexham County Borough Council should identify land now that is suitable to be developed into a stopping site to accommodate up to 8 caravans at any one time. In addition, the Council should also identify funds to develop the site and progress planning application to establish. This process should commence immediately.

Recommendation 8 - Wrexham County Borough Council will work collaboratively with other North Wales authorities to consider any evidence for the need for regional transit provision.

Recommendation 9 – Wrexham County Borough Council will work with Travelling Show People over the next 12 months to identify suitable land for them to lease or buy separate to that of Gypsy and Travellers.

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6.13 It is a legal requirement under part 3, section 108 of the Housing (Wales) Act 2014 to consider the accommodation needs of any travelling show people in the area alongside with the Gypsy and Traveller population. Meaningful engagement with the small community in the County Borough was only achieved late in the assessment process. It is recommended that further work be undertaken by Council Officers to support the community to identify land purchase/lease options available within the County Borough. This process should commence now and be completed within the next 12 months.

Recommendation 10 – Wrexham County Borough Council continually review the future accommodation needs of the Gypsy and Traveller population through monitoring and that another accommodation assessment is carried out within 5 years. The results should then be accounted for in any revisions of the LDP that may be required following its adoption.

6.14 Although it falls outside of the timescale of this report, it is clear that the family growth rate of the Gypsy and Traveller Community means that the population will change and ongoing work will be done to monitor any population changes and how we will continue to work to best to meet the accommodation challenges that a larger population would bring.

[15] Designing Gypsy Traveller sites in Wales, September 2014

Recommendation 11 - Wrexham County Borough Council should review the services available to the Gypsy and Traveller community to address the inequality that this community faces through the Gypsy and Traveller Multi-Agency Forum.

6.15 The assessment has highlighted the health and cultural issues that affect the mortality rates in the Gypsy and Traveller population and urges Wrexham County Borough Council to consider what measures can be put in place to support the Gypsy and Traveller Community and redress the inequalities in life expectancy amongst this group.

6.16 The information in this Assessment will be continually monitored, reviewed and updated as new planning applications are submitted and the process of land identification by the Council and neighbouring authorities is progressed and finalised.

Recommendation 12 – Wrexham County Borough Council will further explore the aspiration of wider family members living outside of the borough who may wish to return to the County.

6.17 Wrexham Council will communicate the process in which family members can follow if they wish to apply for a pitch on the Local Authority site to the Local Gypsy and Traveller Community. This will be done initially via the steering group with a view to identify with the steering group other appropriate ways of communicating this information.

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The following table sets out recommendation priorities set out with high priority in red, medium priority in orange and low priority in green. The timescales identified are approximate.

RECOMMENDATION	ACTIONS	BY WHEN
Recommendation 1 –Requirement for 17 pitches over the next 5 years.	• Suitable land to be identified for site development.	Autumn 2017
Recommendation 2 – Requirement for 27 pitches over the 15 year LDP.	• Pending planning application for 7 pitches for consideration.	
Recommendation 3 – The Council should identify land suitable for the additional pitch requirements and also funds to develop sites and progress planning applications where the need cannot be met through private provision.	Deposit plan to propose allocations to meet identified need for remainder of plan period	Spring 2017 Spring 2017 Summer 2017

	Phase 1 • Site selection to run concurrent with LDP deposit plan preparation • Design • Planning application • WG grant application • Procurement process (subject to funding approvals) Phase 2 • Build	Winter 2017/Spring 2018
Recommendation 4 – The Gypsy and Traveller site at Ruthin Road be retained and pitches and amenity blocks upgraded to reduce to capacity to 9 pitches in order to meet the Welsh Government good practice guide in designing Gypsy Traveller sites in Wales subject to the availability of funding.	• Site selection • Design • Planning application • WG grant application • Procurement process (subject to funding approvals) • Build	April 2018 April 2018 Autumn 2018 Winter 2018 Spring 2019 Summer 2019
Recommendation 5 - Wrexham County Borough Council should encourage the Gypsy and Traveller Community, through the provision of advice and support to develop their own sites.	Relevant advice from housing, planning and other officers of the Council to assist in private site development and delivery	Ongoing
Recommendation 6 – Wrexham County Borough Council should consider the issue of single plot sites in the light of the Local Development Plan Inspectors Findings.	To be addressed within LDP Deposit Plan	Summer 2017

Recommendation 7 – Wrexham County Borough Council will identify land suitable to be developed into a stopping place, identify funds to develop the site and progress a planning application to establish a Stopping Place in the County Borough. This process should commence immediately.	• Site selection to run concurrent with LDP deposit plan preparation • Design • Planning application • Procurement process (subject to funding approvals) • Site works completed	Autumn 2016 Spring 2017 Spring 2017 Summer 2017 Winter 2017
Recommendation 8 - Wrexham County Borough Council will work collaboratively with other North Wales authorities to consider any evidence for the need for regional transit provision.	• Attend regional Gypsy and Traveller meetings to work with North Wales Authorities in relation to transit sites in North Wales.	Ongoing
Recommendation 9 – Wrexham County Borough Council will work with Travelling Show People over the next 12 months to identify suitable land for them to lease or buy separate to that of Gypsy and Travellers.	• Meet with Travelling Show people discuss outcome of the GTAA agree a way to take forward supporting them to meet their accommodation needs.	April 2017
Recommendation 10 – Wrexham County Borough Council continually review the future accommodation needs of the Gypsy and Traveller population through monitoring and that another accommodation assessment is carried out within 5 years. The results should then be accounted for in any revisions of the LDP that may be required following its adoption.	• Housing Strategy to contribute to Local WCBC G & T Forum • Ensure monitoring of G & T Local caravan count • LDP Annual	Quarterly meetings Post LDP adoption (2018)

	Monitoring Report to include indicators re pitch provision once LDP is adopted	
Recommendation 11 - Wrexham County Borough Council should review the services available to the Gypsy and Traveller community to address the inequality that this community faces through the Gypsy and Traveller steering group.	• Establish a steering group	Quarterly meetings
Recommendation 12 - Wrexham County Borough Council will further explore the aspiration of wider family members living outside of the borough who may wish to return to the County.	• Raise the topic at the steering group. • Work with the steering group to identify appropriate ways of publicising and communication the Local Authority site application process.	Quarterly steering group meetings

Appendix 1

Location of Ruthin Road site

Appendix 2 - Questionnaire

Households Living On Sites

Contents

- Section A – Current Accommodation
- Section B – Household information
- Section C – Accommodation and Site Provision
- Section D – Household Future Needs
- Section E – Transit Provision
- Section F – Diversity Monitoring

SECTION A – CURRENT ACCOMMODATION

A1 Where do you live now?

Local Authority Site	
Private Site with Planning Permission	
Private Site currently without Planning Permission	
Unauthorised encampment	

A2 What type of accommodation are you living in?

Type	Number
Mobile Homes (Static)	
Chalets	
Touring Caravans	
Trailers (Caravans)	
Buses or other adapted vehicles	

A3 Are you living in your current accommodation through choice?

YES	
NO	
Prefer not to say/No response	

A4 How many berths do you have?

A5 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

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

Less than 1 month	1 – 6 months	7 – 12 months	1 – 2 years	2 – 5 years	Over 5 years	Do not intend to move	Don't know

A7 In the amenity block, do you have the following?:

Hot and cold water	YES / NO
Electricity supply	YES / NO
Separate WC	YES / NO
Bath/shower room	YES / NO
Space for cooker, fridge/freezer and washing machine	YES / NO
Kitchen and space to sit and eat	YES / NO
Enclosed storage for food, washing and cleaning items etc	YES / NO
Somewhere to dry clothes	YES / NO

A8 In terms of location, how important is it to be close to the following?

	Very important	Fairly important	Not important
Shops/Post Office			
Health centre/GP			
Primary school			
Secondary school			
Road network			
Public transport			
Employment			
Places of worship			

A9 Is it important for you to be close to anything else?
YES / NO

If Yes, Please give details below:

SECTION B – YOUR FAMILY

B1 Please give the age, gender and relationship to you, of all the people in your family living with you.

	Relationship to respondent	Age	Gender	Additional needs e.g. disability	How does the additional needs affect your accommodation needs
Respondent	N/A				
Person 2					
Person 3					
Person 4					
Person 5					
Person 6					
Person 7					
Person 8					
Person 9					
Person 10					
Person 11					
Person 12					

B2 How many couples are there?

C. ACCOMMODATION PROVISION

C1 Wrexham Council is preparing its Local Development Plan which may outline where future sites should be. Do you own land in Wrexham which you would like to live on, and to be considered as a possible future site?

(Interviewer to explain that there is no guarantee that the site will be allocated or developed)

YES ***Go to C2***	
NO ***Go to C3***	
Prefer not to say/No response ***Go to C3***	

C2 Where in Wrexham is it?

		YES	NO
C3	**Are you looking for land to buy and live on in Wrexham County Borough at the moment?**		

C4 Are you thinking of moving?

YES ***Go to C5***	
NO ***Go to D1***	
Prefer not to say/No response ***Go to D1***	

C5 Where are you thinking of moving to?

Within WCBC	
Within North Wales	
Rest of Wales	
Northern England	
Southern England	
Scotland	
Ireland (North or South)	
Somewhere else in Europe	

C6 Why are you thinking of moving?

(Prompt – close to family, nearer to services)

More suitable location	
Need More space	
Need different facilities	
Need to be nearer to family	
Need to be closer to services – schools etc (Please specify below)	
Employment opportunities	
Other (Please specify below)	

Services

Other

C7 What type of accommodation are you thinking of moving to?

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

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

D YOUR FAMILY'S FUTURE NEEDS.

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 D5***	
Prefer not to say/No response ***Go to D5***	

D2 Will this be in Wrexham County Borough?

YES ***Go to D3***	
NO ***Go to D5***	
Prefer not to say/No response ***Go to D5***	

D3 What type of accommodation will they be likely to need?

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

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

D4 How many people are there likely to be in each of the required separate homes, and when will these be needed?

	No. of people	**Now**	**Within a year**	**1-2 years**	**2-5 years**
New home 1					
New home 2					
New home 3					
New home 4					

D5 Do you have family living outside Wrexham area, who are likely to need/want to move back here?

YES ***Go to D6***	
NO ***Go to E***	
Prefer not to say/No response ***Go to E***	

D6 What type of accommodation will they be likely to need?

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

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

Details of other

D7 How many of the following do they have?

Type	Number
Mobile Homes (Static)	
Chalets	
Touring Caravans	
Trailers (Caravans)	
Buses or other adapted vehicles	
Other (Please give details)	

D8 How many people are there likely to be in each of the required separate homes, and when will these be needed?

	No. of people	Now	Within a year	1-2 years	2-5 years
New home 1					
New home 2					
New home 3					
New home 4					

E. TRANSIT PROVISION

Travellers Needs

E1 Have you travelled [in caravan or trailer] away from home in the last twelve months?

Yes **Go to E3**	
No **Go to E2**	
Prefer not to say/No response **Go to E12**	

E2 Are there any particular reasons why you haven't travelled in the last twelve months?

(Prompt: difficult finding a site, afraid of trouble on road)

Enter Reasons	
Prefer not to say/No response	

E3 When do you travel? – Tick all that apply

Spring	
Summer	
Autumn	
Winter	
All year round	
Prefer not to say/No response	

E4 For how long were you away in the last year?

Number of weeks:	
Prefer not to say/No response	

E5 Where do you travel? Tick any that apply

Within north Wales	
Rest of Wales	
Prefer not to say/No response	

E6 What type of sites did you stay on when travelling last year? Tick all that apply

Authorised transit sites or stopping places	
Holiday Camp sites	
Roadside/waste ground	
Sites owned by other Gypsy or Traveller families	
Farmers fields	
Prefer not to say/No response	

E7 Have you ever <u>had</u> to leave a site while travelling in the last year?

Yes	
No	
Prefer not to say/No response	

E8 Why was that?
(Probe - what kind of site?)

Prefer not to say/No response	

E9 Have you ever camped by the roadside or set up your own unauthorised encampment while travelling in the past year?

Yes	
No	
Prefer not to say/No response	

E10 If so in which area?

Area	
Prefer not to say/No response	

E11 What kind(s) of encampment did you establish? Tick all that apply in Wrexham/not in Wrexham

On Roadside	
In Lay-by	
Playing fields/Public spaces	
Farmers fields	
Private land –hard surface	
Public land – hard surface	
Prefer not to say/No response	

E12 Have your travelling patterns changed in the last few years?

Yes Go to E13	
No Go to E14	
Prefer not to say/No response	

E13 Why have they changed?
(Probe for details)

Prefer not to say/No response	

E14 Do you think there is a need for more transit sites in North Wales?

Yes **Go to E15**	
No **Go to Diversity Monitoring Form**	
Prefer not to say/No response **Go to Diversity Monitoring Form**	

E15 Where are they needed?
(Probe for towns or villages)

Prefer not to say/No response	

E16 If you were travelling, (and had previously camped as in E11), would you have used authorised sites if they were provided?

Yes	
No	
Prefer not to say /No response	

DIVERSITY MONITORING FORM

Equality laws protect people from discrimination on grounds of age, disability, gender reassignment, race, religion or belief, sex, sexual orientation and marriage and civil partnership. Wrexham County Borough Council works hard to deliver services fairly and in ways that meet the needs of our communities. Gathering equality monitoring data from our customers helps us understand of the needs and experiences of our customers so that we can continually improve the way deliver services.

Simply tick the boxes that best describe you;

Your age

Under 18	18 – 21	22-29	30-39
40-49	50-59	60-65	65+
Prefer not to say			

.

Your ethnic group

White ☐ British ☐ White Other _____	Asian ☐ Asian British ☐ Asian Indian ☐ Asian Pakistani ☐ Any other Asian background _____
Black ☐ Black British ☐ Any other Black background _____	Chinese ☐ Chinese British ☐ Chinese ☐ Any other Chinese background _____
Mixed ☐ Any other mixed background _____	Other Backgrounds ☐ Gypsy ☐ Irish Traveller ☐ Any other background _____
☐ Prefer not to say	

Your gender

Male	Female

Is this the gender assigned to you at birth?

Yes	No	Prefer not to say

What is your religion?

_____

Your sexual orientation

Bisexual	Gay man
Gay woman / lesbian	Heterosexual / straight
Other (please specify)	Prefer not to say

Your preferred language

English	Welsh	British Sign Language	Prefer not to say
Any other language (please write in)			

Do you provide care on a substantial and regular basis for a family member or friend who needs care / help / support/ because of sickness, frailty or disability?

Yes	No	Prefer not to say

Wrexham Gypsy Traveller Accommodation Needs Assessment Questionnaire

Bricks and Mortar Households

Contents

- Section A – Current Accommodation
- Section B – Household information
- Section C – Accommodation and Site Provision
- Section D – Household Future Needs
- Section E – Transit Provision
- Section F – Diversity Monitoring

SECTION A – CURRENT ACCOMMODATION

A1 What type of accommodation do you live in now?

Bricks and Mortar – Socially Rented	
Bricks and Mortar – Privately Rented	
Bricks and Mortar – Owner Occupied	
Other (please give details below)	

A2 Are you living in your current accommodation through choice?

YES	
NO	
Prefer not to say/No response	

A3 Can you tell me why you moved here?

(Ask about why Bricks and Mortar – no alternative, health reasons, etc. If moving from somewhere else, ask why – to be near family, etc.?)

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 How long do you think you'll stay here?

Less than 1 month	1 – 6 months	7 – 12 months	1 – 2 years	2 – 5 years	Over 5 years	Don't intend to move	Don't know

A6 How many bedrooms do you have?

1	
2	
3	
4 or more	

A7 In terms of location, how important is it to be close to the following?

	Very important	Fairly important	Not important
Shops/Post Office			
Health centre/GP			
Primary school			
Secondary school			
Road network			
Public transport			
Employment			
Places of Worship			

A8 Is it important for you to be close to anything else?
YES / NO

If Yes, Please give details below:

SECTION B – YOUR FAMILY

B1 Please give the age, gender and relationship to you, of all the people in your family living with you.

	Relationship to respondent	Age	Gender	Additional needs e.g. disability	How does the additional needs affect your accommodation needs
Respondent	N/A				
Person 2					
Person 3					
Person 4					
Person 5					
Person 6					
Person 7					
Person 8					
Person 9					
Person 10					
Person 11					
Person 12					

B2 How many couples are there?

C. ACCOMMODATION PROVISION

C1 Wrexham Council is preparing its Local Development Plan which may outline where future sites should be. Do you own land in Wrexham which you would like to live on, and to be considered as a possible future site?

(Interviewer to explain that there is no guarantee that the site will be allocated or developed)

YES ***Go to C2***	
NO ***Go to C3***	
Prefer not to say/No response ***Go to C3***	

C2 Where in Wrexham is it?

		YES	NO
C3	**Are you looking for land to buy and live on in Wrexham County Borough at the moment?**		

C4 Are you thinking of moving?

YES ***Go to C5***	
NO ***Go to D1***	
Prefer not to say/No response ***Go to D1***	

C5 Where are you thinking of moving to?

Within WCBC	
Within North Wales	
Rest of Wales	
Northern England	
Southern England	
Scotland	
Ireland (North or South)	
Somewhere else in Europe	
Prefer not to say/No response	

C6 Why are you thinking of moving?

(Prompt – close to family, nearer to services)

More suitable location	
Need More space	
Need different facilities	
Need to be nearer to family	
Need to be closer to services – schools etc. (Please specify below)	
Employment opportunities	
Other (Please specify below)	

Services

Other

C7 What type of accommodation are you thinking of moving to?

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

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

D YOUR FAMILY'S FUTURE NEEDS.

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 D5***	
Prefer not to say/No response ***Go to D5***	

D2. Will this be in Wrexham County Borough?

YES ***Go to D3***	
NO ***Go to D5***	
Prefer not to say/No response ***Go to D5***	

D3. What type of accommodation will they be likely to need?

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

Details of other

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

D4 How many people are there likely to be in each of the required separate homes, and when will these be needed?

	No. of people	Now	Within a year	1-2 years	2-5 years
New home 1					
New home 2					
New home 3					
New home 4					

D5 Do you have family living outside Wrexham area, who are likely to need/want to move back here?

YES ***Go to D6***	
NO ***Go to E***	
Prefer not to say/No response ***Go to E***	

D6 What type of accommodation will they be likely to need?

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

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

Details of other

D7 How many of the following do they have?

Type	Number
Mobile Homes (Static)	
Chalets	
Touring Caravans	
Trailers (Caravans)	
Buses or other adapted vehicles	
Other (Please give details)	

D8 How many people are there likely to be in each of the required separate homes, and when will these be needed?

	No. of people	**Now**	**Within a year**	**1-2 years**	**2-5 years**
New home 1					
New home 2					
New home 3					
New home 4					

E. TRANSIT PROVISION

Travellers Needs

E1 Have you travelled [in caravan or trailer] away from home in the last twelve months?

YES ***Go to E3***	
NO ***Go to E2***	
Prefer not to say/No response ***Go to E12***	

E2 Are there any particular reasons why you haven't travelled in the last twelve months?

(Prompt - difficult finding a site, afraid of trouble on road)

Enter Reasons	
Prefer not to say/No response	

E3 When do you travel? – Tick all that apply

Spring	
Summer	
Autumn	
Winter	
All year round	
Prefer not to say/No response	

E4 For how long were you away in the last year?

Number of weeks:	
Prefer not to say/No response	

E5 Where do you travel? Tick any that apply

Within north Wales	
Rest of Wales	
Prefer not to say/No response	

E6 What type of sites did you stay on when travelling last year? Tick all that apply

Authorised transit sites or stopping places	
Holiday Camp sites	
Roadside/waste ground	
Sites owned by other Gypsy or Traveller families	
Farmers fields	
Prefer not to say/No response	

E7 Have you ever <u>had</u> to leave a site while travelling in the last year?

Yes	
No	
Prefer not to say/No response	

E8 Why was that?
(Probe - what kind of site?)

Prefer not to say/No response	

E9 Have you ever camped by the roadside or set up your own unauthorised encampment while travelling in the past year?

Yes	
No	
Prefer not to say/No response	

E10 If so in which area?

Area	
Prefer not to say/No response	

E11 What kind(s) of encampment did you establish? Tick all that apply in Wrexham/Not in Wrexham

On Roadside	
In Lay-by	
Playing fields/Public spaces	
Farmers fields	
Private land –hard surface	
Public land – hard surface	
Prefer not to say/No response	

E12. Have your travelling patterns changed in the last few years?

Yes ***Go to E13***	
No ***Go to E14***	
Prefer not to say/No response	

E13 Why have they changed?
(Probe for details)

Prefer not to say/No response	

E14 Do you think there is a need for more transit sites in North Wales?

YES ***Go to E17***	
NO ***Go to* Diversity Monitoring Form**	
Prefer not to say/No response ***Go to* Diversity Monitoring Form**	

E15 Where are they needed?
(Probe for towns or villages)

Prefer not to say/No response	

E16 If you were travelling, (and had previously camped as in E11), would you have used authorised sites if they were provided?

YES	
NO	
Prefer not to say /No response	

DIVERSITY MONITORING FORM

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Simply tick the boxes that best describe you;

Your age

Under 18	18 – 21	22-29	30-39
40-49	50-59	60-65	65+
Prefer not to say			

.**Your ethnic group**

White ☐ British ☐ White Other _____	Asian ☐ Asian British ☐ Asian Indian ☐ Asian Pakistani ☐ Any other Asian background _____
Black ☐ Black British ☐ Any other Black background _____	Chinese ☐ Chinese British ☐ Chinese ☐ Any other Chinese background _____
Mixed ☐ Any other mixed background _____	Other Backgrounds ☐ Gypsy ☐ Irish Traveller ☐ Any other background _____
☐ Prefer not to say	

Your gender

Male	Female

Is this the gender assigned to you at birth?

Yes	No	Prefer not to say

What is your religion? _____

Your sexual orientation

Bisexual	Gay man
Gay woman / lesbian	Heterosexual / straight
Other (please specify)	Prefer not to say

Your preferred language

English	Welsh	British Sign Language	Prefer not to say
Any other language (please write in)			

Do you provide care on a substantial and regular basis for a family member or friend who needs care / help / support/ because of sickness, frailty or disability?

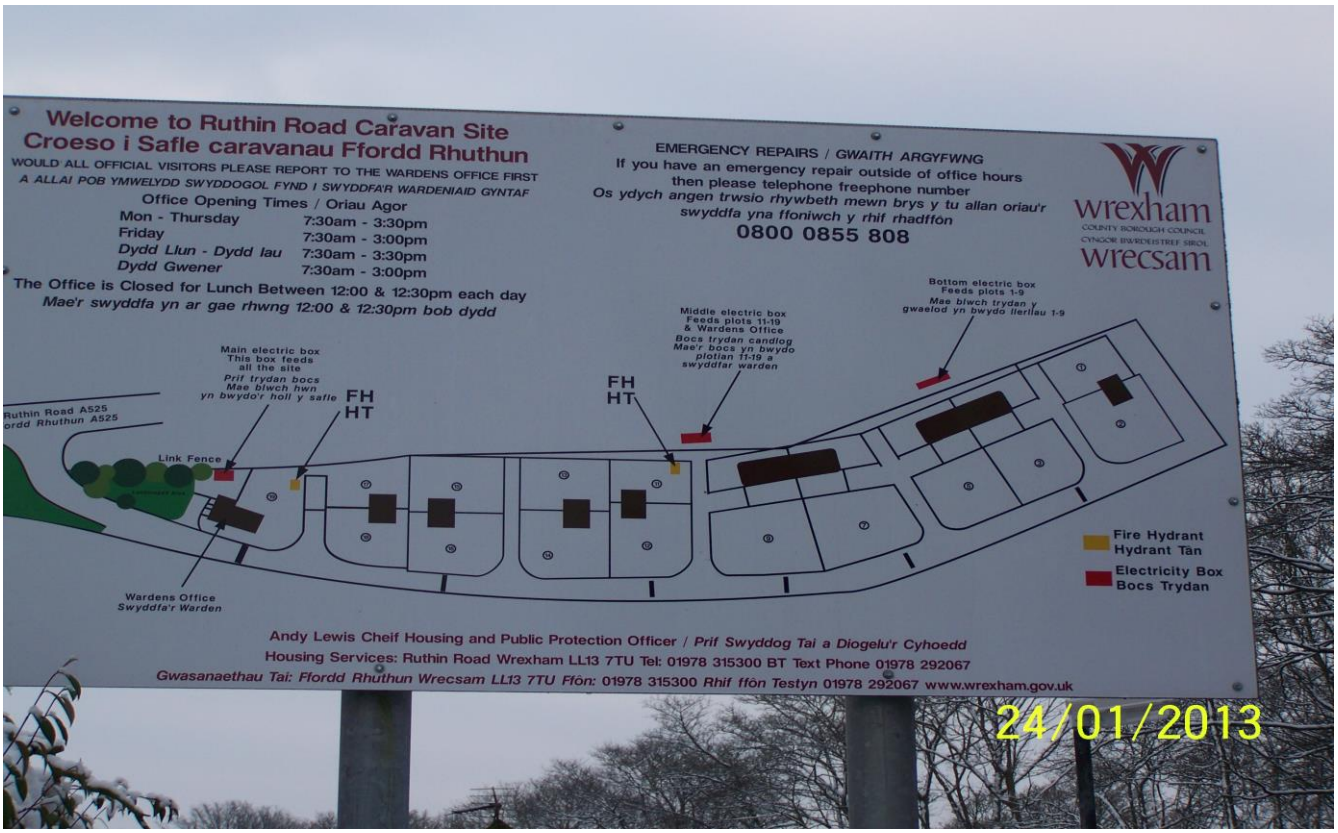
Yes	No	Prefer not to say

Appendix 3- Glossary

Glossary	Definition
Amenity block/shed	Buildings which provide kitchen and bathroom facilities (one per pitch/plot is generally provided)
Bricks and mortar housing	Built housing
Caravans	Mobile living vehicles used by Gypsies and Travellers, also referred to as trailers.
Local authority site	An authorised site managed by the local authority
Pitch/plot	Area of land on a site on a site/development which is generally home to one household, usually finished in tarmac, often fenced.
Local Development Plan	Document produced by local authorities in Wales which describes their strategy for development and use of land in their area.
Private site	A site owned by a private individual
Trailers	Mobile living vehicles used by Gypsies and Travellers, also referred to as caravans.
Housing White Paper	A document which sets out the Welsh Government proposals for new legislation to be introduced in the first Housing Bill for Wales
Household	In this report, household is usually used to denote a group of related people who live and/or travel together. It is assumed to be the basic unit when assessing accommodation requirements.
Travelling Show People	People who move (or have moved) from place to place with living vehicles to provide travelling fairs or circuses and associated services. Most Travelling Show People are members of the Showmen's Guild of Great Britain.
Unauthorised encampment	A piece of land where Gypsies and Travellers reside in vehicles or tents without permission. The land is not owned by those involved in the encampment. Unauthorised encampment may involve trespass.

Appendix 4

Appraisal of Gypsy and Traveller site at Ruthin Road, Wrexham 2013



1. Background

1.1 The Council owned Gypsy and Traveller (G&T) site in Wrexham is located off the A525 Ruthin Road around 1 mile from Wrexham town centre. The site was first developed in 1985 by Clwyd County Council, and originally comprised 10 pitches. The capacity increased to 19 pitches in 1999 when the site was extended as part of the strategy to address the occupation of land at Croesnewydd.

1.2 In 2009 the Welsh Government (WG) issued the "Good Practice Guide in Designing Gypsy Traveller Sites in Wales".

http://wales.gov.uk/topics/housingandcommunity/communitycohesion/publications/goodpractice/;jsessionid=8DBF8AC322F9E2DD3154389A461A9CAB?lang=en

1.3 The guidance makes suggestions in respect of pitch sizes, health and safety requirements, fire safety, play areas, communal areas and site management. While the guide does not impose any statutory requirements upon Local Authorities, it forms part of WG grant assessments. The guide recognises that it may be difficult for Local Authorities to implement all factors identified, but states that they should seek to phase improvements in accordance with the recommended standards.

1.4 In order to address the issue of caravans being parked too closely together and lack of space on plots provision was reduced to 15 pitches in 2008 – 2009 with 4 pitches increased in size and new amenity blocks built providing improved kitchen and bathroom facilities. Works were funded through WG grant at a cost of approximately £440,000 and carried out to accord with the good practice guide.

1.5 An assessment of the accommodation needs of the G&T community in Wrexham was carried out in 2006 by external consultants (Fordham's) to inform our Local Development Plan (LDP).

1.6 The Fordham's study obtained the views of the residents living on Ruthin Road at the time, and the following issues were highlighted;

- Noisy, dangerous traffic
- Lack of privacy
- High fences
- Security cameras
- Location – too close to a busy main road
- Visitors having to report to the Warden
- Concern over losing their pitch when travelling
- Poor access for elderly residents
- Lack of play area

1.7 Following examination the LDP was withdrawn in 2012 and work towards a new LDP is progressing, including commissioning of a new Gypsy and Traveller Accommodation Needs Assessment.

1.8 This review of the existing site is intended to supplement the Assessment, make recommendations regarding the future of the site and contribute to the assessment of G&T need as part of the LDP process.

1.9 The Welsh Government guidance is a useful benchmark for assessing the long-term suitability of Gypsy and Traveller sites. The Ruthin Road site already meets some of the recommended standards and Appendix 4 provides an analysis of the site using the guidance as such a benchmark, identifies aspects of the site which currently meet the guidance, areas where work will be required, and characteristics of the site which mean that meeting the guidelines will be unachievable in it's current configuration.

1.10 The appraisal also outlines the views of the residents living on Ruthin Road as to the suitability of the site and standards of accommodation provided by the amenity blocks.

1.11 Working within the constraints of the site the Council has previously identified aspects which can be improved, and has recently secured additional funding totalling £282,656 from WG in order to refurbish all of the older amenity blocks, both internally and externally, and to provide new fencing to plots. Works will include new kitchen and bathroom fittings, new floor tiling, roof space insulation, re-wiring and replacement of electric heating appliances.

1.12 The Council ensures that Ruthin Road is well-managed and kept in a good state of repair. Two part-time wardens/caretakers are employed by the Council to manage the day-to-day running of the site.

1.13 Since the site was established in 1986, legislation has altered, and guidance produced on site design and location as noted above. In the context of this guidance the Ruthin Road location would not be considered as a suitable place to develop a G&T site if being considered afresh. The appraisal in Appendix 4 identifies issues cannot be addressed at the current location.

1.14 The WG guidance recognises that it may be difficult for Local Authorities to implement all the factors identified, but states that they should seek to phase in improvements in accordance with the recommended standards.

1.15 Officers from the Council's Housing Strategy Team visited the site in March 2013 as part of the appraisal. Residents raised similar issues around the site location, and the proximity to the busy A525 road as were noted in the Fordham's Needs Assessment. A number of residents living in the older style amenity blocks expressed dissatisfaction with their living conditions. They felt that the heating was

inadequate, kitchen facilities did not provide enough space for cooking and washing, and they felt that there should be space for the household to socialise.

1.16 The £282,656 secured WG Government funding will address many of the issues raised with the standard of amenities on the site but not the location.

1.17 The site already meets some of the recommended standards within the WG guidance, such as signage for vehicles, provision of a caretaker's facility, waste disposal arrangements, recycling, and adequate lighting.

1.18 The appraisal identified that the following issues cannot be addressed at the current location:

- The internal roads on the site should be wide enough to allow two lorries to pass each other. This is not feasible, as there is insufficient room to widen the existing road.

- Footpaths should be provided both on the site, and on the approach to the site. Again, there is not enough room on the site to provide a footpath.

- No parking area – vehicles parked at the site entrance could cause an obstruction for emergency vehicles needing to enter.

1.19 Following the appraisal of the existing site officers have considered the following options regarding the long term future of the facility:

a. Retain existing site and existing 15 pitches and progressively improve older amenity blocks and other site amenities as funding becomes available.

b. Retain existing site and convert all existing amenity blocks and pitches to meet WG guidelines (reduction from 15 to around 9 pitches).

c. Retain existing site with phased closure of old amenity block pitches – retain as a smaller site comprising 4 previously improved blocks. If funding becomes available combine existing plots 1 and 2 to provide a total of 5 pitches on the site.

d. Close site

1.20 Assessment of options		
Option	**For**	**Against**
a. Retain existing site and existing 15 pitches and progressively improve older amenity blocks and other site amenities as funding becomes available.	Retains existing provision in terms of social rented accommodation to meet housing need. Older amenity blocks shortly to be refurbished. Although site does not meet a number of WG design guidance elements it is an established, well managed site.	Will still not meet a number of elements of WG design guidance for G&T sites. Site not popular with existing residents. 4 pitches previously reconfigured. Remaining 11 provide inferior standard in terms of amenity blocks and pitch sizes even after proposed improvements.
b. Retain existing site and convert all existing amenity blocks and pitches to meet WG guidelines (reduction from 15 to around 9 pitches).	All pitches and amenity blocks would be upgraded. Fewer residents and larger plots would provide better amenity value.	Site access and location would still not meet WG guidance standards. Cost of works likely to be significant (construction of 5 new amenity blocks and demolition of existing blocks) subject to availability of WG grant unless WCBC agree to allocate funding. Requires around 3 families to be re-housed based on existing void rates therefore suitable alternative site provision will need to be provided and subject to availability of funding.

c. Retain existing site with phased closure of old amenity block pitches – retain as a smaller site comprising 4 previously improved blocks. If funding becomes available combine existing plots (1+2) to provide a total of 5 pitches on the site.	Retains existing upgraded pitches and amenity blocks with requirement to upgrade only one further pitch. Fewer residents and larger pitches would provide better amenity value. Lower level of capital expenditure required than full upgrade of all pitches. Following demolition of older amenity blocks remaining pitches could be used for short term emergency accommodation.	Site access and location would still not meet WG guidance standards. Cost of works to decommission existing pitches (including demolition of old amenity blocks) and convert plot X (including provision of new amenity block). Requires around 7 families to be re-housed based on existing vacancy rates. Suitable alternative site will need to be provided to enable families on existing pitches to be re-housed. Subject to availability of WG grant unless WCBC able to allocate funding.
d. Close site	Closes existing site that is not popular with residents and cannot meet a number of elements of WG Guidance on site location and design. Potential to use as stopping off site.	Suitable alternative accommodation will need to be provided for all current residents. Requires around 12 families to be re-housed based on existing void rates. Cost of replacement site/sites significant and subject to availability of WG grant unless WCBC able to allocate funding.

Recommendation:

That officer's report to Executive Board recommending that option (c.) is progressed as represents the best option - retains a smaller site with pitch sizes and amenity blocks that meet WG guidance. Also allows flexibility to provide emergency pitch accommodation on a short term basis if required.

1.21 Option (c) will require:

- Provision of a new Council owned site to accommodate residents needing to be re-housed due to de-commissioning of existing pitches on the Ruthin Road site. On the existing site 4 pitches with modern amenity blocks to be retained. Of the remaining 11 pitches 3 are currently void, leaving a need for a new site to provide a minimum of 8 pitches. However, should the void pitches be let in the interim period the new site will need the flexibility to accommodate up to 11 replacement pitches.

- A phased decommissioning of pitches on Ruthin Road site to be undertaken only once new site provision is available.

- The identification and allocation of capital funding to finance provision of new site/s.

- Note that the requirement under 'option c' is separate and in addition to, the requirements for a further Council owned site/s identified as part of the 2013 Gypsy and Traveller Accommodation needs assessment.

Financial

<u>Option (c) re- configuration of site at Ruthin Road.</u>

1.22 Additional costs incurred will include phased demolition of existing amenity blocks, upgrade of one remaining plot including provision of new amenity block and securing of vacant pitches.

1.23 The provision of additional site/sites both to re-house residents from the Ruthin Road site and to meet the additional need identified under the accommodation needs assessment will require significant capital outlay.

Funding options

<u>Welsh Government Grant</u>

1.24 Whilst the Welsh Government currently provides Gypsy and Traveller Capital Grant that provides up to 100% funding for both improvement of existing Council owned sites and provision of new sites it should be noted that this funding is subject to availability.

1.25 In 2013/14 grant funding of £1.5m was available for the whole of Wales.

1.26 The Welsh Government have also been advised of a likely bid for Gypsy and Traveller Capital grant from Wrexham within the next five years for new site provision.

Council capital allocation

1.27 Following the Fordham's study in 2006 the previous LDP proposed a new G&T site adjacent to the existing site at Ruthin Road to provide 15 additional pitches. A cost estimate of £2.5m was assessed in 2010 and submitted as a proposal for the Council's capital programme for 2013/14 and 2014/15, but not selected for progression.

1.28 In order to facilitate the provision of at least one additional Council site the Housing Strategy Section has also submitted a bid for allocation of capital resources for 2017/18 of £2.5m. The bid was based on the cost estimate of the previous LDP site proposal but does not take into account the requirements for an additional site recommended by the 2013 Accommodation Needs Assessment as this was not known at the time.

Legislative and policy context

1.29 Under sections 225 and 226 of the Housing Act 2004 local authorities have a duty to carry out an assessment of the accommodation needs of Gypsies & Travellers residing in their district. The assessment plays an important role in the planning process, as the information obtained is used to help local authorities identify sites for Gypsies & Travellers through the LDP process.

1.30 There is currently no requirement to provide G&T accommodation however the WG Housing White Paper 'Homes for Wales' 2012 proposes the introduction of a statutory duty on LA's to provide sites where a need is identified. It is anticipated that this proposal will be included in the first Welsh Housing Bill in 2014.

1.31 WG Planning Guidance requires that local planning authorities allocate sufficient sites in their LDP's to ensure that identified pitch requirements for residential and transit use can be met.

1.32 As part of the LDP examination process the Council proposals for G&T site provision to meet the needs identified by the Fordham assessment contributed to the LDP being withdrawn with the examiner concluding that "*The Plan fails to make reasonable provision to meet the identified needs of the gypsy and traveller community.*"

1.33 The updated 2013 Assessment has now been completed and has identified the requirement for a new Council owned site/s in addition to a further site as recommended in this report (subject to Member approval).

1.34 In addition to the identification of need, proposals for site provision to address that need must be deliverable, as failure to facilitate the provision with capital resources is likely to seriously undermine this element of the new LDP process.

1.35 The Council will need to consider whether Welsh Government funding will be sufficient to ensure provision of sites to meet the identified need and ensure deliverability within the lifetime of the new LDP and therefore officers will be recommending to Executive Board that capital funding is allocated for this purpose (if required) to supplement any funding made available from Welsh Government Grant.

Appendix 5 – Interview Log

Type of tenure	Interview attempts			Engagement techniques used	Questionnaire completed or refusal?
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Enquiries made with Housing - Abandoned no forwarding address.
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Enquires made with housing - no longer at this address no forwarding address.
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar				Letter/Telephone Call	Now on travellers site. declined completion in 2015.
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Completed - Received 10th June
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015		Letter/Telephone Call	Declined Completion
Bricks and mortar	22/05/2015	27/05/2015	02/09/2015	Letter/Telephone Call	Enquiries made with Housing - Now in temp homeless accom. Contact made declined completion of questionaire.
Bricks and mortar	22/05/2015	27/05/2015	02/09/2015	Letter/Telephone Call	No response on all occassions.
Bricks and mortar	22/05/2015	27/05/2015	02/09/2015	Letter/Telephone Call	No response on all occassions.
Bricks and mortar	22/05/2015	27/05/2015	02/09/2015	Letter/Telephone Call	Declined Completion
Bricks and mortar	27/05/2015	27/05/2015	02/09/2015	Letter/Telephone Call	Declined Completion
Local Authority site	27/05/2015			One to one on site consultation	Completed 19/03/2013 declined completion in 2015.
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed 24/04/2013 declined completion in 2015 when occupied a different pitch.
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed
Local Authority site	27/05/2015			One to one on site consultation	Completed 04/03/2013 declined completion in 2015.
Unauthorised development	27/05/2015	02/09/2015		Attendance in person	Refusal
Unauthorised development	27/05/2015	02/09/2015		Attendance in person	Refusal
Unauthorised development	27/05/2015			Attendance in person	Completed 13.03.13. Refusal to complete new.
Private authorised site	27/05/2015			Received Completed	Completed
Private authorised site	27/05/2015	02/09/2015		Attendance In Person	Completed 14.03.13. Refusal to complete new.
Unauthorised development	27/05/2015	02/09/2015		Attendance In Person	Completed 14.03.13. Refusal to complete new.
Private authorised site	27/05/2015	02/09/2015		Attendance In Person	Completed

Appendix 6 – Application Process Flow Chart

Application Process Local Authority Gypsy and Traveller Site

Housing Application to be completed by all applicants wishing to be considered for a plot on the Ruthin Road Gypsy & Travellers Site

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Once form fully completed and all identification received, form to be input by the Plas Madoc Estate Office and registered onto our Housing Waiting / Transfer list.

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Letter then sent to applicant informing them of their Band position and Band date.

↓

When vacancies arise on the Ruthin Road Gypsy & Travellers Site, the allocation process will be followed in line with Wrexham County Borough Council's Policy & Procedures.

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Once suitable applicants have been identified through our allocation process, all checks in relation to the applicants will be carried out. If the applicant then satisfies all of our pre-tenancy checks then an offer of a plot will be made.

Please note that we now operate a Banding System with applicants placed within the Bands in date order

Appendix 7 – Sites Across the County Borough

Authorised

Bryn Cefn	Private	1	Broughton
Coedpoeth	Public	15	Coedpoeth
Brynyffynnon	Private	1	Offa
Gwersyllt West	Private	8 caravans (not sure of no. of pitches)	Gwersyllt
Bryn Cefn	Private	1	Broughton

5 Sites 26 Pitches

Unauthorised

Cefn	Private	2 (1 tolerated pitch	Cefn
Bryn Cefn	Private	1	Broughton

2 Sites 3 Pitches

Appendix 8 – Briefing note of % growth rate

Briefing Note on application of % growth rate for Gypsy and Travellers population in the Gypsy and Traveller Accommodation Assessment calculation

14th July 2016

Background

1. WG requires a rationale for the % growth rate figure applied.

1.1 The Gypsy and Traveller Accommodation Assessment Guidance p36 section 203 suggests "this growth rate is usually within the range of 1.5 – 3% per annum" and cites the Opinion Research Services (OPR) Technical Note of 2013.

1.2 The OPR's Gypsy and Traveller Methodology: Household Formation and Growth Rates report of 2015 challenges the commonly used figure of 3% and suggests that 1.5% pa growth is likely to be more realistic (bearing in mind this is already 4x greater than natural population growth for England).

Wrexham

2. In order to assess whether this report's methodology can be applied to Wrexham, calculations mirroring the OPR tables have been undertaken with Wrexham data from the accommodation assessment.

2.1 Use of caravan counts has been ruled out as Wrexham data tends to support the OPR position at p8 section 20 and p14 section 44, that caravan counts are unreliable and erratic as a means of informing growth rates. Wrexham's caravan count January 2007 – July 2014 shows negative growth over 5 year periods and 0 growth over the count as a whole.

2.2 Demographics are suggested as the most appropriate means of informing growth rates according to the OPR report.

2.3 The demographic breakdown for Wrexham has been compared against the data from the 2011 Census used by OPR in its report. There are some minor consistency issues relating to the banding of the age-groups in both sets of figures, which should be noted.

2.4 OPR suggests that in order for the population to double every 23.5yrs (p9 section 24), i.e. a 3% annual growth rate; 50% of the year 1 population would have to be younger than 23.5 years of age. When death rates are taken into account (OPR uses 0.5% pa) a 3% growth rate can only be achieved if 50% of the population is under 16 years of age.

2.5 Figures from Wrexham show that the cumulative % of people in each age banding tends to be higher than the national population of Gypsy and Travellers as per the 2011 census. This means that the mid-way population age in Wrexham is approximately 20 – 21 years of age, meeting part one of the assumption in paragraph 8 that a 3% annual growth rate could be achieved. However, only 40% of the population in Wrexham is under 16 years of age so part two of the assumption in paragraph 8 that a 3% annual growth rate could be achieved does not hold.

3. The OPR report suggests that a 3% annual growth rate is unlikely to occur in the Gypsy and Traveller population and indeed is significantly higher than the natural population growth of a country like England. Instead the OPR report states "The best available evidence suggests that the net annual Gypsy & Traveller household growth rate is 1.5%" (p15 section 46). It offers a rate of 2.5% as providing a safety margin for local authorities and it is this figure that has been used thus far in establishing accommodation needs in Wrexham through the calculation in Table 4 of the accommodation assessment.

3.1 Differences in the demographics of the Gypsy and Traveller population in Wrexham, when compared to the national figures from 2011 census would suggest that caution is required if the growth rate 1.5% was to be applied as there is evidence to suggest that the age structure of the population is young enough to achieve higher rates of growth. There are inconsistencies though, when death rates are applied to this scenario as this reduces the youth-related capacity of the population to achieve higher rates of growth.

3.2 There would be risks attached to applying the 1.5% growth rate, however the OPR's recommended safety margin rate of 2.5% would still suggest a rapidly increasing population, which despite Wrexham's variance from the 2011 census data could still be considered too high.

Conclusions

4. For the purposes of the Gypsy and Traveller Accommodation Assessment calculation a growth rate of between 1.5% and 2% should be considered. This would result in the following 5 year and 15 year unmet need figures as per rows Q and R of Table 4 in the accommodation assessment.

Comparison of the % cohorts per age category in Wrexham and Nationally.

	Wrexham no.	% per cohort	Cumulative %	National Census%	
0to5	21	13	13	10.4	
6to10	22	13	26	19.9	
11to15	22	13	40	31.8	
16to20	15	9	49	38.9	midway population Wrexham
21to25	17	10	59	47.0	midway population National
26to30	9	5	65	54.6	
31to35	8	5	69	61.6	
36to40	12	7	77	68.5	
41to45	14	8	85	75.4	
46to50	6	4	89	81.9	
51to55	7	4	93	87.1	
56to60	3	2	95	90.9	
61to65	4	2	97	94.1	
65to70	1	1	98	96.3	
71to75	2	1	99	97.9	
76to80	2	1	100	99.0	
	165				

Appendix 9 – Engagement Checklist

Engagement Checklist

1 Visit every Gypsy, Traveller and Travelling Showperson household identified through the data analysis process up to 3 times, if necessary.

✓ *It was possible to interview all households resident on the Local Authority site. All residents on private sites and in bricks a mortar who were identified were given the opportunity to engage in the GTAA and communicated with via telephone/letter or in person. A contact log was completed (Appendix 6 GTAA).*

Work was carried out by the Gypsy & Traveller Multi Agency Forum alongside a subgroup to identify all Gypsy & Traveller households within the county Borough across local authority and private sites, bricks and mortar and travelling show people.

Notes from the Multi Agency Forum meetings give details of discussion having taken place to positively identify all Gypsy and Traveller Households within the County.

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 the World's Fair publication. In addition adverts were placed by Welsh Government.

✓ *Details of the GTAA were published in the World's Fair. Members of the Steering Group and Multi Agency Forum felt that face-to-face and word of mouth publicity amongst the community would be most effective and use of the Council's Website would not be as advantageous.*

3 Consult relevant community support organisations, such as those in Annex 1.

✓ As part of 2013 Gypsy and Traveller Accommodation Needs Assessment the following were included in The Wrexham Gypsy and Traveller Multi Agency Forum:

North Wales Police

Wrexham Local Health Board

Wrexham Citizens Advice Bureau

WCBC:

- Traveller Education Service
- Housing Strategy
- Community Cohesion
- Estate Management
- Planning
- Adult Social Care

St Mary's Roman Catholic Cathedral

Tai Clwyd Housing Association

Job Centre Plus

AVOW

Equalities and Human Rights Commission

Youth Offending Service

Community Mental Health Team

4 Develop a Local Authority waiting list for both pitches and housing, which is accessible and communicated to community members.

✓ Section 8 of Wrexham County Borough Council Application form specifically asks applicants if they wish to apply for a plot on the Local Authority Travellers site. This data is then collated and can be extracted in a form of a report.

5 Endeavour to include Gypsies and Travellers on the GTAA Project Steering Group.

✓ A steering group was established with three representatives from the Gypsy and Traveller community in attendance. A steering group meeting was held on the 4th June 2014 where the three members of the Gypsy Traveller community took an active role.

6 Ensure contact details provided to the local authority by community members through the survey process are followed up and needs assessed.

✓*All contacts provided to and by the local authority were followed up with a combination of direct and in direct contact with members of the Travelling Community. A Contact log has been maintained for all contacts and all* feedback from Gypsy Travellers who engaged throughout the process has been documented on feedback questionnaires *(Appendix 6 GTAA).*

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.

✓*The Council's Site Manager at the Local Authority site sought engaged on a one-to-one basis with all households living on the Local Authority site to explain the purpose of the GTAA and to encourage them to participate in the process as well as to pass on information to friends and family.* A total of four consultation events took place where 32 members of the Gypsy and Traveller engaged. The findings of which have been fed into the Gypsy and Traveller Accommodation Needs Assessment.

Appendix 10 – Advert from Worlds Fair

WORLD'S FAIR, NOVEMBER 20 - 26, 2015

Provision of showmen's yards in Wales

The Welsh government has instructed all Local Authorities in Wales to conduct accommodation assessments of need for all travelling communities.

The Lancashire, Cheshire & North Wales Section has been contacted by five authorities to date, namely Anglesey, Gwynedd, Conwy, Wrexham & Denbighshire. These authorities are keen to speak to any showmen currently living there and perhaps more importantly, those showmen who travel and work in the authorities, but their current base is elsewhere and a yard in the area in which they conduct their business would be a more pragmatic solution to their accommodation needs.

It is well documented that a significant number of showmen in North Wales live in bricks and mortar accommodation. Showmen living in houses also need to engage with the process. It could well be the case that they and their families need to live in a showmen's yard. Perhaps the only reason they are living in a house is due to the lack of showmen's yards in their area.

These assessments will only take place every five years. Anglesey and Gwynedd intend to complete their assessments by the end of this month. So it is essential showmen in Wales engage with the process as a matter of extreme urgency, or you may well miss the boat.

The assessment process is a golden opportunity to influence the future provision of showmen's yards in Wales. We would urge all showmen, in the strongest possible terms, to make Local Authorities in Wales aware of your accommodation needs and circumstances.

Contact details for Anglesey & Gwynedd:
Lucy Reynolds: Tel 01248 752225
Email: lucyreynolds@nysmon.gov.uk

Conwy & Denbighshire:
Claire Thomas: Tel 01792 535337
Email: Claire.Thomas@ors.org.uk

Wrexham:
Kimberley Caruana - Tel: 01978 315527
Email: Kimberley.caruana@wrexham.gov.uk

Appendix 11 – Relocation process chart

For any household that has indicated it may have information about family who may wish to consider relocation to the County Borough of Wrexham from another Local Authority area the Council will endeavour to make contact with the potential incoming household.

1) The Council will attempt to make contact with the respondent of the questionnaires that has identified a potential incoming household into the county obtain contact details.

↓

2) Where contact details are obtained contact will be attempted through the given channels be this via telephone or in writing. Where contact details are not obtained the Council will offer its contact details to be passed on to the potential incoming household to enable them to make contact with the Council should they wish to discuss their housing options within the County Borough.

↓

3) Where any communications with potential incoming households suggest a desire to move into the County Borough the Council will:

- Explain the Housing Applications process with the offer of support to complete a Housing Applications form
- Offer access to Housing Options advice

↓

4) The Council will make and record three attempts at contacting the potential incoming household.