



Glasgow City Council

Development and Regeneration Policy Development and Scrutiny Committee

Report by Executive Director of Development and Regeneration Services

Contact: Steve McGowan

Ext: 78648

Research into the Accommodation Needs of Gypsies/Travellers in West Central Scotland

Purpose of Report:

The purpose of this report is to inform Committee of recently completed research commissioned by a consortium of eleven local authorities, including Glasgow City Council, and Communities Scotland into the accommodation needs of Gypsies/Travellers in West Central Scotland.

Recommendations:

Committee is requested to note this report

Ward No(s):

Citywide:

☒

Local member(s) advised: Yes

☐ No

☐

Consulted: Yes

☐ No

☐

PLEASE NOTE THE FOLLOWING:

Any Ordnance Survey mapping included within this Report is provided by Glasgow City Council under licence from the Ordnance Survey in order to fulfil its public function to make available Council-held public domain information. Persons viewing this mapping should contact Ordnance Survey Copyright for advice where they wish to licence Ordnance Survey mapping/map data for their own use. The OS web site can be found at "<<http://www.ordnancesurvey.co.uk>>". If accessing this Report via the Internet, please note that any mapping is for illustrative purposes only and is not true to any marked scale.

1. BACKGROUND

- 1.1 The purpose of this report is to inform Committee of recently completed research commissioned by a consortium of eleven local authorities, including Glasgow City Council, and Communities Scotland into the accommodation needs of Gypsies/Travellers. The other 10 authorities were Argyll and Bute, West Dunbartonshire, East Dunbartonshire, East Renfrewshire, Renfrewshire Inverclyde, South Lanarkshire, East Ayrshire, North Ayrshire and South Ayrshire.
- 1.2 The 2001 Housing (Scotland) Act requires local authorities to prepare a Local Housing Strategy (LHS) for their area. Communities Scotland guidance on developing LHS makes specific reference to assessing the accommodation needs of Gypsies/Travellers. This responsibility has been re-emphasised by a request for authorities to report on progress in assessing and meeting the needs of Gypsies/Travellers in their LHS annual updates of 2006 and 2007. Revised LHS guidance due out later this year will contain updated and revised equalities sections including a focus on addressing the needs of Gypsies/Travellers.
- 1.3 The consortium of local authorities agreed that specific research was needed on the gypsy/traveller community and that, given the nature of the community, a joint approach would achieve the best outcomes and would be most cost-effective. The research findings will be used as part of the preparation of authorities' second LHS due in 2009.
- 1.4 In Glasgow, the Council owns one site at Rodney Street in Maryhill currently consisting of ten pitches. The site is managed by Social Work Services. Recent improvement work has been carried out on 4 amenity units that service adjoining pitches.

2. RESEARCH

- 2.1 The overall aim of this study was to identify and quantify Gypsies/Travellers accommodation needs over the next 5 years in West Central Scotland as well as providing some insight into likely longer term requirements.
- 2.2 The research was carried out by Craigforth Housing and Research Consultancy. Methods included literature reviews, household surveys and focus groups. The main part of the research consisted of interviews with gypsy/traveller households across local authority areas. Households in the settled community were surveyed in addition to those on Council owned sites.
- 2.3 Researchers were able to achieve 107 completed interviews with households, although only 2 of these had a link to Glasgow; one on the Rodney Street site and another living in the settled community.

3. RESEARCH FINDINGS

- 3.1 The Executive Summary to the Research Report, together with the Local Priorities and Local Area Profile for Glasgow included in the report, are attached at the Appendix to this report. The full report is on the Local Housing Strategy website at www.glasgow.gov.uk/en/Business/Housing/HousingStrategy/Latest_News/index.htm

3.2 With respect to Glasgow, the research found that the Rodney Street site was consistently under occupied, that it has never had a waiting list and that occupancy levels had been affected by family association and fear of intimidation. It found that while occupancy levels across the study area were generally high, most of the unlet pitches in the study area were in Glasgow or at Lennoxton, East Dunbartonshire and that the Rodney Street site is largely ineffective in meeting accommodation need. The Rodney Street site rents are in the middle of the range. Glasgow has one of the smallest gypsy/traveller populations, along with Inverclyde and East Renfrewshire (although it has a large population of show people). The report recommends local priorities for Glasgow as follows:

- Work with other authorities to positively attract Gypsies/Travellers to Maryhill; need for strong site management/policing if new population arrives.
- If unsuccessful consider future of the site and potential relocation in longer term, probably in south/south west or west of city. It is separately stated that there is some evidence that a site in South West Glasgow might work based on Gypsies/Travellers perceptions and the pattern of recent unauthorised encampment activity, but that there is insufficient evidence to guarantee this. It is also stated that the issue of an authority investing in more provision while its current provision is run at a considerable financial deficit would need to be addressed. In summary, the report states that while there may be a need for additional provision of 50 pitches across the study area over the next 5-6 years, the case for new sites in the Lanarkshire and West Dunbartonshire areas is the only one that can be made to any great extent. The report separately sets out findings on the locational requirements for successful permanent sites.
- Consider the case for new transit provision by working with East Renfrewshire, Renfrewshire and Inverclyde Councils on joint strategy. The report separately sets out findings on the locational requirements for successful transit sites.
- Consider more detailed research into identifying the Gypsies/Travellers population and accommodation circumstances/issues in the city. For purposes of economies of scale and to maximise usefulness of the research, it may be appropriate for this to include the Show Traveller population.

3.3 The report also indicates that some priorities are likely to require to be pursued at national level, e.g. with the Scottish Executive, Communities Scotland or national good practice networks.

4. TAKING FORWARD THE RECOMMENDATIONS OF THE REPORT

4.1 DRS officers will now discuss the findings with Social Work Services and with neighbouring local authorities, before bringing proposals to the Executive Committee.

5. SERVICE IMPLICATIONS

Financial: The future of gypsy/traveller site provision has potential financial implications, mainly for Social Work Services.
Legal: Gypsy/travellers are a protected group under race equality legislation.
Personnel: None
Service Plan: Implementing Service Plan Themes 14 to 16 on Local Housing Strategy.
Environmental: None.

Development and Regeneration Services
SM
27 September 2007

APPENDIX

An Accommodation Needs Assessment of Gypsies/Travellers in West Central Scotland

Report by Craigforth

June 2007

SUMMARY OF KEY FINDINGS

The Gypsies/Travellers Population

1.1 Nationally there are no estimates of the total Gypsies/Travellers population because it is difficult to quantify. The majority live in ordinary housing and are generally reluctant to self identify. What is available nationally are estimates of the population residing on official Gypsies/Travellers sites and on known unauthorised encampments. It is the latter which is measured by the Scottish Executive's Twice Yearly Count.

1.2 The site and encampment based population in Scotland has grown over the last 5 years and now stands at 2400 people or 720 households in summer (July) and 1630 people or 530 households in winter (January) as at 2006. The summer population is therefore almost 50% greater in size than the winter one and this is accounted for by an incoming travelling population of largely English or Irish origin.

1.3 West Central Scotland (as defined by the boundaries of the 11 commissioning local authorities) has not seen the same trend and both summer and winter populations have actually declined since 2001. In 2006 the site or encampment based population stood at 610 people or 190 households and 470 people or 150 households in winter. The summer population is only 27% higher than the winter population – a difference of only around 40 households.

1.4 It is not clear whether the decline in summer population in particular is related to reduced opportunities for encampment based living or a reduction in the popularity of the area among Gypsies/Travellers e.g. as a result of fewer seasonal work opportunities.

1.5 Research evidence suggests that the Gypsies/Travellers population in West Central Scotland is younger in profile than that found nationally; in particular it has a higher proportion of under 16s (42% compared to 37% nationally). The proportion of under 16s in the general population stands at only 18% by comparison.

1.6 This research attempted to estimate the known Gypsies /Travellers winter population living in all forms of accommodation in West Central Scotland including those living on official sites, encampments and in ordinary housing. Due to the difficulty of estimating those in housing and the lack of robust information available the following are likely to be under estimates.

1.7 A total of 1290 people or 415 households were identified as living in West Central Scotland representing around 0.06% of the total population. It is estimated that around 60% of these live in ordinary housing and around 40% on Council/RSL or private sites or encampments.

1.8 The average household size of Gypsies/Travellers households in West Central Scotland is 3.2 persons compared to only 2.2 in the national population. 20% of households have 4 or more persons - almost 4 times the national level.

1.9 The biggest concentrations of Gypsies/Travellers are in Argyll and Bute, South Lanarkshire and West Dunbartonshire. While West Dunbartonshire is likely to have the highest incidence as a proportion of the total population, numerically South Lanarkshire has the largest population in the region and probably nationally. These live on public and private official sites but the majority are reported to be living in housing. It is estimated that around 400-450 people (130-150 households) live in (mostly private) housing in South Lanarkshire.

1.10 The Gypsies/Travellers population is not homogenous; it is culturally diverse. Among the winter site and encampment based population 1 in 2 classify themselves as Scottish Travellers and 1 in 5 as Roma/Romany – the 2 largest groups. Only 1 in 7 classify themselves using the generic term Gypsy/Traveller. These cultural differences have a significant influence on accommodation needs and preferences.

Travelling

1.11 Travelling is a much curtailed activity among the site and encampments based population in the region. Only 40% of households travel for significant periods of time (over 4 weeks per year). 30% travel for 2-4 weeks per year usually on holiday and/or visiting relatives, although in the case of the Roma/Romany population travel to Evangelical Christian conventions has become very popular. 30% do not travel at all mostly for health/disability reasons.

1.12 Other reported reasons for the reduction in travel include the reduction in seasonal work opportunities, the loss of traditional stopping places and tougher move on policies by local authorities. There is a perception that 'the authorities' are trying to destroy Gypsies/Travellers traditional way of life.

1.13 Private arrangements between Gypsies /Travellers and landowners for encampment purposes are also becoming less common. Gypsies/Travellers have difficulty accessing holiday sites for reasons of discrimination (not being allowed access) and not being able to afford them.

1.14 Among those who travel and are based in the region, travelling is usually beyond its boundaries for example to England, Wales and the north of Scotland although travel to Argyll and Bute, North Ayrshire and West Dunbartonshire is common to some extent. In the case of the latter this is likely to be related to difficulties securing a pitch on an official site in the area.

Employment and Income

1.15 There is some reluctance among Gypsies/Traveller households to reveal details of their full employment and income status; non disclosure of male employment and earnings is common and few claim to be employed either full or part time.

1.16 Nevertheless it is likely that at least 1 in 7 households are dependent on income from self employment, 1 in 4 are retired and 1 in 5 are unemployed /looking for work. At least 7 in 10 households have someone in receipt of benefit.

1.17 The majority of households report annual incomes of less than £7800 per year.

Illness and Disability

1.18 The majority of households (around 2 in 3) report someone with a long term limiting illness or disability – twice the national level. Arthritis, and to a lesser extent asthma and mobility problems are the most common conditions

1.19 There is very low awareness of equipment and adaptation services among those living on Council/RSL sites. While there is some evidence of adaptations having been made to amenity blocks to suit the needs of particular households this is not always the case where required. There is a tendency for Gypsies/Travellers to 'make do' and not to ask for these services and lack of knowledge as to how to access them. There are particular issues about securing adaptations within the home, improving access to the home and between the home and amenity blocks. There also appears to be a lack of clarity among local authorities/RSLs as to where such responsibilities lie.

Harassment and Discrimination

1.20 1 in 4 households living on official sites report incidences of harassment or discrimination usually from local people or other Gypsies/Travellers. Family feuds within the Gypsies/Travellers population are quite common and are more likely to cause people to move on from their current accommodation.

1.21 Those living in housing or in encampments were more likely to report harassment or discrimination than those living on official sites.

1.22 There was little reported experience of feeling discriminated against in relation to use of public services among the site based population although being moved on by local authorities or the police when travelling/camping was widely regarded as a form of harassment.

1.23 Fear of intimidation from other Gypsies/Travellers families is a critical reason for not using some official sites and for leading to site closure or sites falling into disuse.

1.24 The discrimination operated by private holiday sites operating a de facto 'no travellers' policy is of considerable concern to the population and reported as a further barrier to travelling.

Official Sites

1.25 It is likely that only 33% of Gypsies/Travellers households in West Central Scotland live on official sites be them Council, RSL or privately owned. However they accounted for 70% of all households interviewed for the purposes of this research.

1.26 There are currently 12 official year round sites in the study area - 10 owned by Councils/RSLs and 2 owned privately. There is an additional privately owned seasonal site. All privately owned provision is to be found in South Lanarkshire where the year round sites cater for an almost exclusive Roma/Romany population.

1.27 There are an estimated 190 lettable pitches on these sites – 127 on year round Council/RSL sites; 48 on year round private sites and 15 on the seasonal private site.

1.28 Only 7 of the 11 local authority areas in the study area have official site provision; there is no such provision in East Ayrshire, East Renfrewshire, Renfrewshire or Inverclyde.

1.29 The current level of occupancy on Council/RSL sites is currently running at over 80% with only 22 pitches unlet – mostly on sites in Glasgow and Lennoxton. Other sites are either fully occupied or have only 1 or 2 pitches vacant.

1.30 It is estimated that around 30 pitches are subject to new tenancies each year although the net contribution of these to meeting underlying need for year round site provision is unclear.

1.31 Waiting lists are generally low for official sites but are unlikely to reflect the true level of demand especially for settled popular sites such as Dumbarton and East Kilbride; there are 47 unique applicants currently recorded on lists across the study area, 33 of which are on the list for the Larkhall site.

1.32 1 in 3 residents of Council/RSL sites rate their site as 'good' (few excellent) but 1 in 4 as 'poor'. Key drivers of satisfaction in relation to the quality of sites are peace and quiet, family/good neighbours on site, good quality site facilities (amenity blocks in particular) and good location for accessing services.

1.33 Key drivers of dissatisfaction are poor quality site facilities (amenity blocks in particular), poor site layout and design, overcrowding and disruptive behaviour, problems with rats and drainage, arrangements for mail delivery and problems with electricity supply.

1.34 Allocation policy, site management and the settlement of disputes between Gypsies/Travellers are other areas of concern. Views of the role played by Site Managers are on the whole very positive and held by the majority of Gypsies/Travellers. However there are concerns in some instances regarding the transparency of pitch allocations which Site Managers are strongly associated with. The key issue here are the tensions between the dominant family on site and others, with the latter tending to see 'the system' as being unfair. On the other hand there is an element of practicality here.

1.35 There has been little progress in moving towards needs based allocation systems or requiring accommodation needs based information in terms of the application procedure in line with improvements previously suggested by Communities Scotland. However evidence from this research suggests that this is far from straightforward - without careful selection of new tenants sites could easily become ineffective and abandoned, therefore playing no role in meeting accommodation needs. They also potentially become loss making concerns for Councils/RSLs.

1.36 Weekly pitch rents are highly variable across the region ranging from £32 per week to £71 per week – a variance of some 120%; this will to some extent reflect varying levels of service/facilities available. In 4 authorities site rents are higher than for a 3 and 4 apt house. However rent levels did not come out as a key driver of satisfaction in relation to Council/RSL sites and there is no clear relationship between rent levels and perceptions of value for money among Gypsies/Travellers.

1.37 Satisfaction with household accommodation, usually owned by Gypsies/ Travellers themselves, was generally higher than for sites with 1 in 2 rating their home as 'good' or 'excellent'; 1 in 7 rated it as 'poor'. Warmth and ease of heating was the most important driver of satisfaction followed by having a plumbing connection, space for appliances and being wind and watertight. Sources of dissatisfaction were of the same nature – not easy to heat, not being plumbed in etc.

1.38 Little is known about year round private sites and access could not be successfully negotiated for the purpose of this research. There were some reports of high costs and poor quality facilities from residents who had lived on one or more of these sites previously. There does not seem to be regular inspection arrangements in place by the local authority concerned (South Lanarkshire Council) to monitor the standards of provision on these sites.

Future Accommodation Preferences and Aspirations

1.39 The majority of Gypsies/Travellers taking part in this study favoured living on Council/RSL sites and wanted to continue to do so. Maintaining or improving the quality of site facilities and amenity blocks on a regular basis is regarded as a high priority. The maintenance of site harmony was also considered paramount.

1.40 In terms of household accommodation, preferences were split along ethnicity lines. Among Scottish and Irish Travellers the priority is for plumbed in static vans but there is also considerable interest in the development of chalets or group housing on or near existing sites. This is not the priority among the Roma/Romany population; here the priority is to be able to buy or rent a good quality tourer/trailer or indeed to live in bricks and mortar housing – some aspired to owning their own home.

1.41 1 in 4 of those living on Council/RSL sites expressed a preference for living in housing, probably in the social rented sector but less than 1 in 3 of those interested had applied to a social landlord to do so.

1.42 The concept of private sites did not appeal among those who had awareness of them (mostly in South Lanarkshire). While there was interest in Gypsies/Travellers themselves developing new provision with the assistance of local authorities, people found it difficult to envisage how hurdles related to funding and planning consent could be overcome. Among Gypsies/Travellers there was a unanimous view that such arrangements would only potentially work if they were on the part of a single family – the concept of private sector provision for mixed ethnicities was anathema.

The Need for Additional Year Round Site Provision

1.43 There is no agreed methodology for quantifying the need for different types of accommodation among the Gypsies/Travellers population and this is a very complex area. This includes issues such as the lack of visibility and information on much of this population particularly those living in housing. It also includes issues as to what constitutes accommodation 'need', the existence of unused or under used site provision, the fluctuating fortunes of sites etc.

1.44 However based on the research evidence, including the identification of emerging households, the best estimates is that there may be a need for additional provision of 50 pitches across West Central Scotland over the next 5-6 years. However the role of turnover (around 30 pitches per year) needs to be considered although this cannot be considered to wholly contribute to meeting underlying need.

1.45 The key question is where any new provision should be located and this is another complex area. Strong evidence of demand only exists in those authorities who already have settled popular sites and the larger Gypsies/Travellers populations in their area, namely West Dunbartonshire and South Lanarkshire. There is simply little evidence base in areas with little or no provision.

1.46 The evidence suggests that the priority areas for additional official site provision are the Lanarkshire and West Dunbartonshire areas. While West Dunbartonshire Council has already agreed in principle to examine the case for another site and has a particular site in mind, South Lanarkshire Council are understandably cautious given the already large concentration of site provision and population in their area. There is also a need to consider the situation in neighbouring North Lanarkshire where previous site provision has been unsuccessful or fallen into disuse.

1.47 There is potential interest among Gypsies/Travellers for new year round sites in locations in other local authorities in the study area but real evidence of demand is very limited. These locational preferences tend to be based on previous patterns of provision (closed sites) as in Renfrewshire and proximity to settled populations as in the case of the Ayrshires.

Unauthorised Encampments

1.48 In winter around 1 in 4 Gypsies/Traveller households (23%) live in unauthorised encampments in Scotland rising to over 2 in 5 (44%) in summer. In West Central Scotland the prevalence of summer camping is similar although the increase since 2001 is less consistent; there is little evidence of winter camping.

1.49 Over the last 6 years, there is evidence of unauthorised encampments in 9 of the 11 local authorities involved in this study. The Ayrshires, Argyll and Bute and to a lesser extent Renfrewshire and Inverclyde are the most common areas.

1.50 Evidence suggests that evidence from the Twice Yearly Count is likely to be under estimating the true level of unauthorised camping in the region, not least because it only presents a snapshot of its occurrence. There are currently 59 known locations for illegal camping known by the 11 local authorities.

1.51 Unauthorised encampments are associated with a visiting summer population looking for work, holidaying or visiting family – largely of English or Irish origin. The limited incidence of winter camping is likely to be associated with overspill demand for official sites as in the case of Dumbarton.

1.52 Arrangements and responsibilities for managing unauthorised encampments vary between authorities although most have reviewed their procedures following 2004 guidance from the Scottish Executive. The Police have moved to a largely non interventionist role unless there is evidence of criminal activity.

1.53 There is a major transit route for visiting Gypsies/Travellers traversing Ayrshire associated with Irish ferry routes and travelling north and east in Scotland. Summer camping has become a growing and persistent problem for the Ayrshire authorities.

1.54 There is no official transit site provision in the study area. Gypsies/Travellers themselves have mixed views about whether these are likely to be successful and again it is highlighted that they are more likely to work if they are used on a family specific basis. There are fears over different families and ethnicities using such provision at the same time leading to some scepticism as to their chances of success.

1.55 Overall local authorities see the development of transit provision as much less a priority than investing in existing Council/RSL sites or developing new year round provision. This is largely because transit sites would cater for a visiting rather than an indigenous population. The exception is Ayrshire where the 3 authorities, potentially in conjunction with Dumfries and Galloway Council, have some interest in developing a network of transit sites in an effort to more effectively manage the local impact of summer camping.

1.56 There is evidence of other locations where there may be potential demand for transit provision – most notably the Oban area and the southern side of the Clyde estuary – but authorities largely share the view that illegal encampments are 'manageable' and see this as a relatively low priority.

Bricks and Mortar Housing

1.57 The majority of Gypsies/Travellers in West Central Scotland, probably at least 3 in 5, are likely to live in ordinary bricks and mortar housing. It is estimated that this accounts for at least 400 households (over 1200 people) but that this is likely to be an under estimate. However little is known about this population not least because of their reluctance to self identify as Gypsies/ Travellers.

1.58 The majority of those living in housing are thought to be owner occupiers especially among the Roma/ Romany population. The remainder live in either social rented or private rented housing; use of the latter is often on a winter let only basis. There is a mistrust among those with families of social rented housing in 'schemes' which are widely regarded as a poor environment in which to bring up children.

1.59 Housed Gypsies/Travellers tend to cluster in areas traditionally popular and around site based populations – most notably in South Lanarkshire, West Dunbartonshire and to a lesser extent Argyll and Bute.

1.60 Other authorities in the study area report little or no knowledge of housed populations although evidence from this research suggests that they do exist. Evidence of housed Gypsies/Travellers families were identified in 10 of the 11 local authority areas.

1.61 Many of those living in housing continue to travel and indeed some find it easier to do so compared to site based living as they are not subject to the same restrictions.

1.62 There are a mix of push and pull factors at play in the choice made by some Gypsies/Travellers to live in housing. 'Push' factors include lack of space on existing official sites, disputes/difficulties with other families and official sites with unused capacity not being seen as an option for a variety of reasons, most significantly because of negative family associations and fear of intimidation. 'Pull' factors for moving to housing include wanting to improve health circumstances, looking for a change and to 'have a break from relatives'.

1.63 One in four of those living on Council/RSL sites have an interest in living in housing. Those with experience of living in social rented or private rented housing are more likely to report experiencing harassment than those living on official sites.

Information and Advice

1.64 Gypsies/Travellers largely depend on family members and others within their population for information and advice. It is common for certain individuals to assume a lead role in this regard on official sites for example in an advocacy or consultative role in relation to statutory authorities.

1.65 Site Managers also play an important role in providing information and advice and acting as an intermediary with authorities although the extent of their involvement and range of services provided seems to vary across the study area.

1.66 Doctors play an important role and are seen as a reliable source including going beyond health matters. 1 in 10 have made use of Citizen's Advice Services often related to welfare rights/benefits issues.

Tenancy Rights and Responsibilities

1.67 Among those living on Council/RSL sites almost 1 in 3 claim to 'know nothing' or are 'not sure' about what their tenancy agreement says about landlord and tenant responsibilities. A substantial minority have no recall of seeing a tenancy agreement.

1.689 However awareness of key service areas is high including repairs responsibilities, how to report a repair, making a complaint, querying their rent and what to do in an emergency. 80-90% of those interviewed knew what to do in each of these situations although awareness of emergency arrangements and contact details could be improved on a few sites.

Consultation Arrangements

1.69 Views on being involved in consultation and what constitutes appropriate mechanisms and structures are mixed among Gypsies/Travellers in West Central Scotland. However views tend to be clear about what is not wanted. Patterns of kinship and fractious politics between different families have a considerable bearing on what is regarded as acceptable.

1.70 There is little appetite for national or regional associations representing Gypsies/Travellers or individual representatives at this level. There is considerable mistrust and scepticism about the ability of those who may chose to be involved at this level to speak collectively on behalf of individuals or particular families.

1.71 There is a strong preference for face to face communication and the preferred consultation mechanisms are a mix of site based meetings and individual consultation/communication. Formal structures such as Residents/Tenants Associations, which exist on some Council/RSL sites but not others are not necessarily required; regular site meetings can be just as effective as long as they seek to engage with all tenants e.g. not just the dominant family.

1.72 The majority of Gypsies/Travellers want to have their say in future consultations - over 3 in 5 were in favour of getting involved, although a sizeable minority do not. Among the latter are older people, including previous activists, who feel it is time for younger members of the community to play this role.

Overarching Priorities

1.73 This report identifies a number of overarching priorities for consideration and action by the commissioning authorities for this research. Some of these priorities are likely to require to be pursued at national level e.g. with the Scottish Executive, Communities Scotland or national good practice networks. The subjects of these priorities include:

- Overall priorities for site investment – investing in existing sites as well as investing in new sites or new forms of provision
- Allocations policy on Council/RSL sites
- Private sites
- Holiday sites
- Equipments and adaptations
- Future approaches to consultation

- Lessons for future research
- **Updating evidence on accommodation needs and preferences.**

Local Priorities

1.74 A number of priorities specific to each of the 11 commissioning authorities are also presented. These address issues in relation to existing official sites, additional year round site and/or transit site provision.

LOCAL PRIORITIES FOR GLASGOW

- Work with other authorities to positively attract Gypsies/Travellers to Maryhill; need for strong site management/policing if new population arrives.
- If unsuccessful consider future of the site and potential relocation in longer term, probably in south/south west or west of city.
- Consider the case for new transit provision by working with East Renfrewshire, Renfrewshire and Inverclyde Councils on joint strategy.
- Consider more detailed research into identifying the Gypsies/Travellers population and accommodation circumstances/issues in the city; for purposes of economies of scale and to maximise usefulness of the research, it may be appropriate for this to include the Show Traveller population.

LOCAL AREA PROFILE FOR GLASGOW

Official Sites

There is 1 official site in the city located at Maryhill. The site provides 10 pitches none of which were occupied at the time of the fieldwork research (November 2006); one household moved on to the site in February 2007 meaning that the current occupancy level is 10%. The site is owned by the Council.

Provision and Occupancy

Site Name/Location	Pitches	Occupancy	%
Rodney Street (aka Oakbank Wharf), Maryhill	10	1	10%
TOTAL	10	1	10%

It is planned to reduce site capacity to 8 units by the proposed conversion of 2 pitches/amenity blocks to community/education/health facility.

Opened in 1989/90. Site has never been fully occupied. In recent years 2 to 3 pitches occupied at most. Site emptied in 2003 following a series of events including death, fire and violence. More recent reports of alleged harassment.

Site Office: Yes

Amenity Blocks: kitchen and bathroom

Other: Children's play area; CCTV; proposed community/education/health facility

Site/tenants association: No.

Recent investment in upgrading 4 of 10 amenity blocks funded by SE Site Development Fund. 2 blocks proposed for conversion to also be funded from SE Fund in 2007/08. Remaining 4 amenity blocks require upgrading and investment also required to improve site layout and site safety/security. No funding identified as yet. Council funding arrangements and plans for ongoing repair and maintenance unclear.

Waiting list: None (never been one)

The basic rent per pitch is £49.07 per week 12% below the average rent for a 2 bedroom Glasgow Housing Association (GHA) property (£55.65 per week).

Issues

- Consistently under occupied
- Running at a loss for a good number of years but would seem to be no immediate threat of closure
- Whether any further new investment is logical when such consistently low occupancy
- Research confirms that family association and fear of intimidation is the key factor as to why this site not being used
- History of unsuccessful sites with previous sites at Carmyle and Royston closed in the 1980s.

Private Sites

There are no known year round private sites in the area other than those housing show travellers.

New Site Provision

There are no known plans for new year round site provision.

Homelessness Applications

There have been no known homeless applications from Gypsies/Travellers in the last few years.

Housing

There was almost no evidence available on Gypsies/ Travellers households living in Glasgow. The local authority does have specialist staff working with Gypsies/Travellers households but it is thought that the majority of these will be Show Travellers as there is known to be a significant population from this group resident in the city.

No information was available on social housing applications from Gypsies/Travellers. The large number of social landlords operating in the city and lack of ethnic monitoring of makes estimating those living in social rented housing impossible.

No specific research evidence to suggest notable Gypsies/Travellers population living in the city; only a handful of housed travellers identified through the research but likely to be significantly more than this.

Encampments

Little established history of encampments over last 3 years (Twice Yearly Count) but 2 large scale short term encampments occurred in 2006 in south west of Glasgow at Hillington and Pollokshaws (not captured by the count).

Anecdotal evidence suggests that at least one of these was due to exceptional one off circumstances.

Evidence from neighbouring authorities also suggests that south west of the city may be potentially vulnerable to encampments.

Priorities

- Work with other authorities to positively attract Gypsies/Travellers to Maryhill; need for strong site management/policing if new population arrives.
- If unsuccessful consider future of the site and potential relocation in longer term, probably in south/south west or west of city.
- Consider the case for new transit provision by working with East Renfrewshire, Renfrewshire and Inverclyde Councils on joint strategy.
- Consider more detailed research into identifying the Gypsies/Travellers population and accommodation circumstances/issues in the city; for purposes of economies of scale and to maximise usefulness of the research, it may be appropriate for this to include the Show Traveller population.