

# London Gypsy and Traveller Accommodation Needs Assessment (GTANA)

## Non-technical summary

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## **Introduction and overview**

The London-wide Gypsy and Traveller Accommodation Needs Assessment (GTANA) looks at the accommodation needs of Gypsy and Traveller, Travelling Showpeople, and Roma households. The assessment period covers 10 years, from 1 April 2022 to 31 March 2032.

Planning policies, set by the government and the London Mayor, require boroughs to plan to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.

The GTANA gives boroughs information to help them do this. It also provides information the Mayor can use to prepare a new London Plan.

A steering group was set up to advise on the project. Members included representatives from Gypsy, Roma, Traveller and Travelling Showpeople communities; and from London boroughs.

This summary presents key information from the GTANA.

For further details on the needs calculations and survey findings, please see the full report.

## **Groups whose accommodation needs are assessed**

The GTANA considers the accommodation needs of Gypsy and Traveller, Travelling Showpeople, and Roma households. It determines the need for:

- Gypsy and Traveller pitches
- Travelling Showpeople plots
- transit pitches
- bricks and mortar dwellings for Roma households
- bricks and mortar dwellings for Gypsy and Traveller households.

## **Methodology**

The methodology used to calculate accommodation needs is based on government guidance.

This involves comparing current accommodation provision with accommodation that is needed.

Need is calculated over 10 years, from 1 April 2022 to 31 March 2032. This is split into two five-year periods.

Responses to household surveys are used to calculate needs for the first five years, from 1 April 2022 to 31 March 2027.

A London-wide population growth factor is used to calculate needs for the second five years, from 1 April 2027 to 31 March 2032.

Surveys were carried out with Gypsy and Traveller, and Travelling Showpeople households living on sites and yards. Online surveys were carried out with Gypsy and Traveller, and Roma households living in bricks and mortar homes; and with other stakeholders.

Household surveys were tailored to each group. This ensured methods were appropriate to the community whose accommodation needs were being assessed.

The surveys provide evidence on the proportion of households who need to move (for various reasons, such as overcrowding).

Other sources of information used include information from the Census; and information provided by boroughs. To determine the need for transit provision, information from the government's Caravan Count was also used.

## **Household survey response rates**

- 480 Gypsy and Traveller households responded to the survey of those living on sites. This survey achieved a response rate of 96 per cent across 20 boroughs where site fieldwork took place.

- 92 Gypsy and Traveller households living on unauthorised encampments also completed the survey.
- 80 Travelling Showpeople households responded to the survey of those living on yards. This survey achieved a 94 per cent response rate across the three boroughs where yard surveys took place.
- 500 Gypsy and Traveller households living in bricks and mortar homes completed online surveys, achieving a response rate of 23 per cent across London.
- 729 Roma households completed online surveys, achieving a 10 per cent response rate across London.

## Accommodation needs

The tables below set out accommodation needs for London, as determined by the London GTANA. The report also shows accommodation needs: by sub-regions; for each London borough; and for the Old Oak and Park Royal Development Corporation.

**Table 1 Gypsies and Travellers' need for permanent pitches**

Period	Need <sup>1</sup>
2022-23 to 2026-27	684 (603)
2027-28 to 2031-32	177 (165)
Total	861 (768)

Assuming that the need for permanent pitches between 1 April 2026 and 31 March 2032 is met in full, the total number of permanent pitches in London should increase from 753 in 2022 to 1,614 in 2032.

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<sup>1</sup> Figures in brackets show the accommodation needs for London – but for six boroughs (Bexley, Haringey, Merton, Newham, Havering and Richmond upon Thames) use only the accommodation needs determined by their local GTANA.

**Table 2 Gypsies and Travellers' need for bricks and mortar homes**

<b>Period</b>	<b>Need</b>
2022-23 to 2026-27	633
2027-28 to 2031-32	373
Total	1,006

**Table 3 Travelling Showpeople's need for permanent plots**

<b>Period</b>	<b>Need</b>
2022-23 to 2026-27	66
2027-28 to 2031-32	17
Total	83

**Table 4 Roma households' need for bricks and mortar homes**

<b>Period</b>	<b>Need</b>
2022-23 to 2026-27	5,129
2027-28 to 2031-32	2,033
Total	7,162

## **Need for transit sites and pitches**

An estimated 87 transit pitches are needed across London. Each pitch should be large enough to accommodate two caravans.

## **Other key findings**

The majority of Gypsy and Traveller households on sites in London live on social rented pitches.

A large proportion of households were dissatisfied with their current accommodation.

Respondents reported issues such as poor conditions; lack of space; overcrowding; and a lack of amenities.

The condition and quality of sites varied, with some needing urgent repairs and others in good condition.

Travelling Showpeople reported similar issues around overcrowding. Many require more space for living, and for storing and maintaining equipment.

Overcrowding on some Gypsy and Traveller sites, and Travelling Showpeople yards, means that adult children may have to seek sites or yards outside London; or to live in bricks and mortar homes.

Some sites have problems resulting from their location, including being too far away from families.

Gypsy, Traveller, and Travelling Showpeople households commented that it was harder to access services, such as a GP, because of how those services work with their communities. Discrimination, and a lack of understanding about their way of life, were seen as contributing to this.

According to the survey, over half of Gypsy and Traveller households living in bricks and mortar homes live in the social rented sector; a third rent from private landlords. A lack of available pitches, and the need to be close to family, were the main reasons given for living in bricks and mortar homes. Many households reported dissatisfaction with their current accommodation.

Most Roma households surveyed live in the private rented sector. Satisfaction with their current accommodation was mixed. Fewer than half of respondents found their housing costs and utilities fully affordable. Around half of all households that responded to the survey reported being overcrowded or not having enough space. Survey responses show that, while Roma households can usually access health and education services, they face significant barriers to accessing help and advice services. Few Roma households were fully aware of their eligibility for social housing; and of their rights when dealing with harassment and eviction processes.

A key difficulty is accessing safe, affordable accommodation. As a result, Roma households often end up in poor-quality private rented or temporary accommodation.

Findings from the survey of key stakeholders highlight a lack of permanent and transit accommodation across London and the South East. Stakeholders noted that the design of most existing sites did not allow expansion to accommodate newly forming households; and a lack of transit provision for Gypsies and Travellers can lead to roadside encampments.

## Considerations for when planning to meet accommodation needs

The Gypsy and Traveller Accommodation Assessment recognises that there are significant constraints to meeting London's accommodation needs. These include limited funding; and a lack of suitable, affordable land.

As part of work to meet the accommodation needs of Gypsies, Travellers, Roma and Travelling Showpeople, partners (including the GLA, boroughs and others who work with these communities, where applicable) may find it helpful to take the following actions:

- Work closely with Gypsy and Traveller, and Travelling Showpeople households to determine how need for pitches and plots can best be met.
- Consider giving pre-planning application advice to households who have identified land. This can help to help determine if the land is potentially suitable to address accommodation need.
- Consider safeguarding Gypsy and Traveller sites, and Travelling Showpeople yards, with permanent planning permission for their current use (both private and local authority pitches/plots).
- Review the planning status of unauthorised developments; and consider whether there is scope to grant lawfulness status. Keep in mind how this could contribute towards meeting needs.
- Consider how homelessness policies and funding opportunities could help house Gypsy and Traveller, Roma, and Travelling Showpeople communities; reduce overcrowding on pitches/plots, in bricks and mortar (including hostels and temporary accommodation), and in unauthorised encampments; and reduce rough sleeping.
- Consider available funding to improve or develop new Gypsy and Traveller sites, under the GLA's Affordable Homes Programme and any other sources through which funding becomes available.
- Review the size and condition of pitches on local authority sites, and bricks and mortar accommodation. Consider how best to address the living

standards of existing sites and bricks and mortar accommodation in particular, where there are health and safety concerns impacting occupants' health and wellbeing and/or where accommodation is in disrepair.

- Consider how affordable it is to access and maintain housing, and ensure access to entitlements for support with housing costs, among Gypsy, Traveller, Roma and Travelling Showpeople communities. This includes Gypsies, Travellers and Travelling Showpeople who are purchasing land and applying for planning permission for a site/plot; and members of all communities when purchasing or renting bricks and mortar accommodation.
- Consider the impacts of any planning conditions associated with planning permission on the costs borne by households.
- Consider alternative site-funding mechanisms, such as site acquisition funds;<sup>2</sup> loans for private site provision through Community Development Financial Institutions; and joint ventures with members of Gypsy and Traveller, Roma, and Travelling Showpeople communities.
- Consider whether the group housing model<sup>3</sup> could play a part in meeting need.

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<sup>2</sup> 'Site acquisition funds' are financial resources allocated for the purpose of purchasing land or property. They are used by governments, businesses, or non-profit organisations to secure locations for development projects such as housing, commercial buildings, industrial facilities, and community services. The availability of site acquisition funds can be crucial in enabling planned developments to proceed. Sources can include government grants and funding programmes, local authority budgets, and, in some cases, developer contributions (Section 106 agreements).

<sup>3</sup> Group housing schemes are designed to accommodate large households that include extended family members. They include additional facilities and amenities. For example, homes may have enough bedrooms to accommodate larger families, with space for residents and visiting families to park vehicles such as caravans.

- Consider implementing a negotiated stopping policy<sup>4</sup> to address unauthorised encampments for set periods, at agreed locations.
- Consider making provision for new transit sites, taking into account the suitability of the location and management arrangements needed.
- Seek to raise awareness, among the Roma community and Gypsies and Travellers, of housing-related rights; sources of advice around, and support with, housing problems; and entitlement to support with housing costs.
- Seek to raise awareness, among service providers, of language and cultural barriers, racism and discrimination faced by Gypsy, Traveller, Roma and Travelling Showpeople communities in their access to services; and the impact of culture on housing needs and housing provision.

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<sup>4</sup> Negotiated stopping is based on a mutual agreement between a landowner (often a local authority) and transient Gypsy, Traveller and Travelling Showpeople households, which allows households to stop at a site for a specified period, subject to meeting conditions. Agreements vary, but may include households agreeing to leave sites clean and not make too much noise. The landowner typically provides waste disposal and basic temporary facilities, such as portaloos. Stopping places may not require planning permission if in use for fewer than 28 days a year.