

APPENDIX 7

Options Appraisal Summary – Oak Tree Field and Dairy House Bridge

Option	Description	No. pitches in use	Financial Implications – Capital	Financial Implications - Revenue	Safeguarding & Education Implications	Health & Wellbeing Implications	Health & Safety	Equalities	Place Shaping/Planning	Comments
1.	Do nothing. No capital investment. Ongoing minimum responsive repairs.	30 permanent reducing to 5 by 2035. 0 transit pitches	£0	£1.08m deficit over 25 years	Reduction in pitches will mean reduced opportunity for vulnerable gypsy and traveller families to find affordable accommodation affecting safety, security and educational & employment opportunities	Significantly reduced provision for this minority ethnic group therefore more likelihood of transience of this community with less stable accommodation affecting family health and wellbeing.	Collapsing drainage at DHB would require closure of the site. Poor drainage at OTF creates issues with rats & drain blockages and lack of investment would lead to gradual closure of pitches over time. Also electrical infrastructure outdated and in need of renewal	Gypsies and travellers are a protected minority under equalities legislation. The current sites do not provide equitable standards to those in housing including council housing.	Core strategy requirement for pitches not met. The 50 permanent and 12 transit pitches are counted in existing provision in the core strategy. Taking these out of use will create a pressure for additional pitches to meet need. It is difficult to find and develop new pitches both for private and public sector owners.	Not recommended. Although financially the impact is the lowest, the implications for gypsies and travellers are significant. In addition the lack of a transit site in Wiltshire leads to limited options for enforcement in relation to unauthorised development or encampment
2.	Refurbishment of existing amenity buildings, renewing drainage and reopening transit site	50 permanent pitches 12 transit pitches	£3.25m	£4.7m deficit over 25 years	Retains the full number of permanent and transit pitches. This ensures there is accommodation available for gypsies and travellers and that standards and conditions are reasonable.	Improved conditions of amenity buildings and drainage infrastructure will improve health and wellbeing for residents.	Fire risk would remain due to poor pitch spacing not addressed. However, improved drainage infrastructure would improve conditions.	Refurbishment of existing facilities would greatly improve conditions for this minority group.	Core strategy requirement for pitch numbers met (ie. Not making the position worse)	Not recommended. Ongoing financial pressures due to outgoings exceeding income. Expensive option in terms of initial capital input. Although conditions would be much improved this option does not address the following issues; (i)Communal utility metering (ii)Poor pitch spacing (iii) Small, single skin amenity blocks. (iv) Unable to increase

										rents as this would just be repairing what exists (planned maintenance) rather than improving so costs will continue to exceed income.
3a.	Demolish and build new amenity buildings providing new infrastructure and individual utility metering and reopening transit site with reduced number of pitches	45 permanent pitches 4 transit pitches	£3.03m (assuming grant funding of £3.15m*)	£1.23m deficit over 25 years	Improved site conditions, modern facilities enabling a good standard of affordable accommodation. Slightly reduced number of both permanent and transit pitches. However, good quality of pitches will enable families to have an affordable home which will help with safety, security and ability to access education and employment	Improved site conditions and modern facilities will ensure better health and wellbeing for residents with heated amenity blocks suitable for bathing and cooking as well as larger pitches to enable space for children to play safely.	Removes health and safety concerns created by poor pitch spacing, poor drainage and electrical infrastructure and poor condition of amenity blocks. In addition, new provision will enhance amenity space and use of that space.	Improved site layouts as well as renewing drainage, utilities, electrical infrastructure and providing new, larger amenity blocks will ensure gypsies and travellers receive a high standard of accommodation and high quality service.	Slight reduction in availability of permanent and transit pitches. A reduction of permanent and transit pitches available will create a pressure for additional pitches to meet need. It is difficult to find and develop new pitches both for private and public sector owners. Reduced transit provision will also lead to difficulties with enforcement.	Recommended for consideration. Significant capital investment is required. However, the annual revenue deficit is reduced after repayment of the initial investment over 25 years after which time the sites start to generate higher income than outgoings. Also, rents are able to increase significantly to help meet the costs of the investment. By completely renewing the infrastructure, this enables individual water and electricity meters to be installed so that the council is no longer responsible for individual pitch utilities.
3b.	Demolish and build new amenity buildings providing new infrastructure and individual utility metering and reopening the transit site maximising number of pitches	54 permanent pitches 12 transit pitches	£3.68m (assuming grant funding of £3.78m*)	£1.51m deficit over 25 years	Improved site conditions, modern facilities enabling a good standard of affordable accommodation. Slightly reduced number of both permanent and transit pitches. However, good quality of pitches will	Improved site conditions and modern facilities will ensure better health and wellbeing for residents with heated amenity blocks suitable for bathing and cooking as well as larger pitches to	Removes health and safety concerns created by poor pitch spacing, poor drainage and electrical infrastructure and poor condition of amenity blocks. In	Improved site layouts as well as renewing drainage, utilities, electrical infrastructure and providing new, larger amenity blocks will ensure gypsies and travellers receive a high	Increase in availability of permanent pitches and retention of transit pitches therefore contributes additional provision to meet the needs identified through the core strategy.	Recommended for consideration. Significant capital investment is required. However, the annual revenue deficit is reduced after repayment of the initial investment over 25 years after which time the sites start to generate higher income than

					enable families to have an affordable home which will help with safety, security and ability to access education and employment	enable space for children to play safely.	addition, new provision will enhance amenity space and use of that space	standard of accommodation and high quality service.		outgoings. Also, rents are able to increase significantly to help meet the costs of the investment. By completely renewing the infrastructure, this enables individual water and electricity meters to be installed so that the council is no longer responsible for individual pitch utilities.
4.	Dispose of both sites on the open market as gypsy and traveller sites & close transit site	50 pitches 0 transit pitches	£0 – may achieve capital receipt but unlikely due to current conditions on the sites	£0	New owners may not manage the site in a fair, open and transparent way and may not allow access for all. Therefore vulnerable households may be excluded from accessing these sites by the owners. Also families who are able to stay on the sites may be subject to more stringent site conditions that could create a safeguarding concern.	With little or no control by the Council of the sites there may be additional health and wellbeing concerns for residents as site conditions would be subject to the owner's ability to make improvements. However, a new owner may be prepared to invest to enable improvements and therefore site conditions would improve. The concern would be for those unable to access the sites due to restrictive allocations procedures or if the new owner required a substantial deposit and	There is a risk that health and safety issues would not be adequately addressed. With sites in private ownership responsibility for monitoring this falls to the private sector housing team. There may be enforcement issues if sites are handed over by the council in a poor condition.	There is a risk that the new owners would not operate an equitable allocations policy. As private owners this would be within their control. Gypsies and travellers unable to access the sites or those evicted may be left with limited options for alternative accommodation. Due to the close location of the transit site to OTF, it would be difficult for the council to continue to retain and operate the transit site as there would be an inevitable shifting of blame with shared	The same number of permanent pitches would be maintained. However, it is likely that an alternative site would need to be found to run the transit site provision. Lack of a transit site can lead to enforcement issues where there are unauthorised encampments across the county.	Possible consideration. There will be capital works required by the new owner to get the sites to an acceptable standard which will impact on the site value. Transferring ownership removes the ongoing revenue deficit created by the sites. However, the Council also loses control over use of the permanent pitches and there are risks around how the sites would be allocated, managed and maintained in the future. The possible need to close the transit site would also impact on enforcement activity.

						high rents to enable residents to stay on the sites.		responsibility for access and utilities for example.		
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*Assumed £70K grant per permanent pitch.