



Scottish Housing
Regulator

Improving Gypsy/Travellers' sites:
landlords' compliance with minimum
site standards

October 2018

Our main findings

Eight of the twenty social landlords that provide sites to Gypsy/Travellers need to take immediate action to meet the Scottish Government's minimum site standards.

Over half of Gypsy/Traveller sites did not meet minimum site standards.



14/27 did not meet site standards by the deadline.

We have written to landlords that did not meet the Scottish Government's target by June 2018.



Main reasons for failure

- > Energy efficiency
- > Safety and security
- > Ensuring residents have clear occupancy agreements

We require each landlord that will not meet the standards until next year to:

develop and give us a remedial plan by mid November setting out how they will achieve the minimum site standards.



Our regulation of Gypsy/Travellers' sites

We regulate to safeguard & promote the interests of around:

2,000 Gypsy/Travellers

Who use services of around:

20 social landlords

at 27 sites & 430 pitches



A part of our role is to **monitor, assess** and **report** on landlords' compliance with meeting the Scottish Government's minimum site standards.











What we did

We wrote to all social landlords that provide Gypsy/Travellers' sites immediately after the June 2018 deadline. We asked them about their compliance with meeting the minimum site standards and to provide us with the following information:

- which of the standards they had met and which they had not;
- their plans for each site to meet the standards in full where they do not comply; and
- when they expect to meet the site standards in full.

Scottish Government's minimum site standards that landlords needed to meet by June 2018

Essential Fabric Standards		Maintenance and Repairs	
Energy Efficiency		Fair Treatment	
Facilities and Amenities		Consultation	
Safety and Security		Occupancy agreements	

[Find out more about the minimum standards](#)

What we will do next

- We are taking action to ensure that site standards are met as soon as possible.
- We require landlords who say their sites will be compliant before the end of 2018 to confirm with us when compliance is achieved.
- We are engaging with those landlords who report that their sites will not meet the standards until next year, and the landlord that does not know when the standards will be met.
- We require them to provide us with a detailed remedial plan setting out how and when the necessary works will be completed to fully meet the required minimum site standards without further delay.
- We will use the information that they provide to determine how we will engage with them to ensure that the standards are met without further delay.
- Those landlords who have failed the safety and security standard must assure us that the failure does not present a safety risk to residents and that they are meeting their legal duties in these areas.
- We have updated the Scottish Government on landlords' progress in meeting the site standards.

What landlords must do next

- Landlords with sites that do not meet the site standards but will do this year must let us know when this has been achieved.
- Landlords with sites that will not meet the site standards until next year must:
 - provide us with the information requested
 - ensure that they meet the site standards without further delay.

Appendix 1 – Landlords’ performance in meeting the standards

Levels of compliance by landlord	
Full compliance	Non-compliance
Angus Council	Aberdeen City Council
Clackmannanshire Council	Aberdeenshire Council
Dundee Council	Argyll Community Housing Association, 2 of 2 sites >Dunchologan >Ledaig
Falkirk Council	City of Edinburgh Council
Highland Council, 3 of 4 sites > Kintallen >Spean Bridge >Newtonmore	Dumfries & Galloway Council, 2 of 2 sites >Collin >Glenluce
North Ayrshire Council	East and Mid Lothian Councils
Perth and Kinross Council, 2 of 2 sites >Double Dykes >Bobbin Mill	Fife Council, 3 of 3 sites >Thortonwood >Heatherywood >Tarvit Mill
South Lanarkshire Council, 2 of 2 sites >Springbank >Swinhill	Highland Council, 1 of 4 sites >Longman
Stirling Council	Scottish Borders Council
	West Dunbartonshire Council

* Landlord has one site unless indicated otherwise

Reasons for failure	
Standard	Number of sites failing to meet each standard
Energy Efficiency	9
Safety and Security	8
Occupancy Agreement	7
Essential Fabric	6
Facilities and Amenities	4
Maintenance and Repairs	3
Fair Treatment	3
Consultation	1

Number of standards failed per landlord/site		
Number of standards failed	Number of sites failing	Names of landlords/sites failing to meet standard
8 of 8	0	-
7 of 8	1	Dumfries & Galloway Council (Collin site)
6 of 8	1	Scottish Borders Council
5 of 8	1	Dumfries & Galloway Council (Glenluce site)
4 of 8	1	Aberdeenshire Council
3 of 8	2	Aberdeen City Council East/Mid Lothian Councils
2 of 8	5	City of Edinburgh Council Fife Council (2 of 3 sites, Heatherywood and Tarvit Mill) Highland Council (1 of 4 sites, Longman) West Dunbartonshire Council
1 of 8	3	Argyll Community Housing Association (2 of 2 sites, Dunchologan and Ledaig) Fife Council (1 of 3 sites, Thorntonwood)

Date when standards will be met in full	Number of sites who will meet standards in full by date
October 2018	3
November 2018	2
December 2018	1
March 2019	2
April 2019	1
December 2019	1
Unspecified date in 2019	1
No date specified, plans ongoing	1
2018-19 or 2019-20 depending on outcome of tenant consultation	1
2019-20	1



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