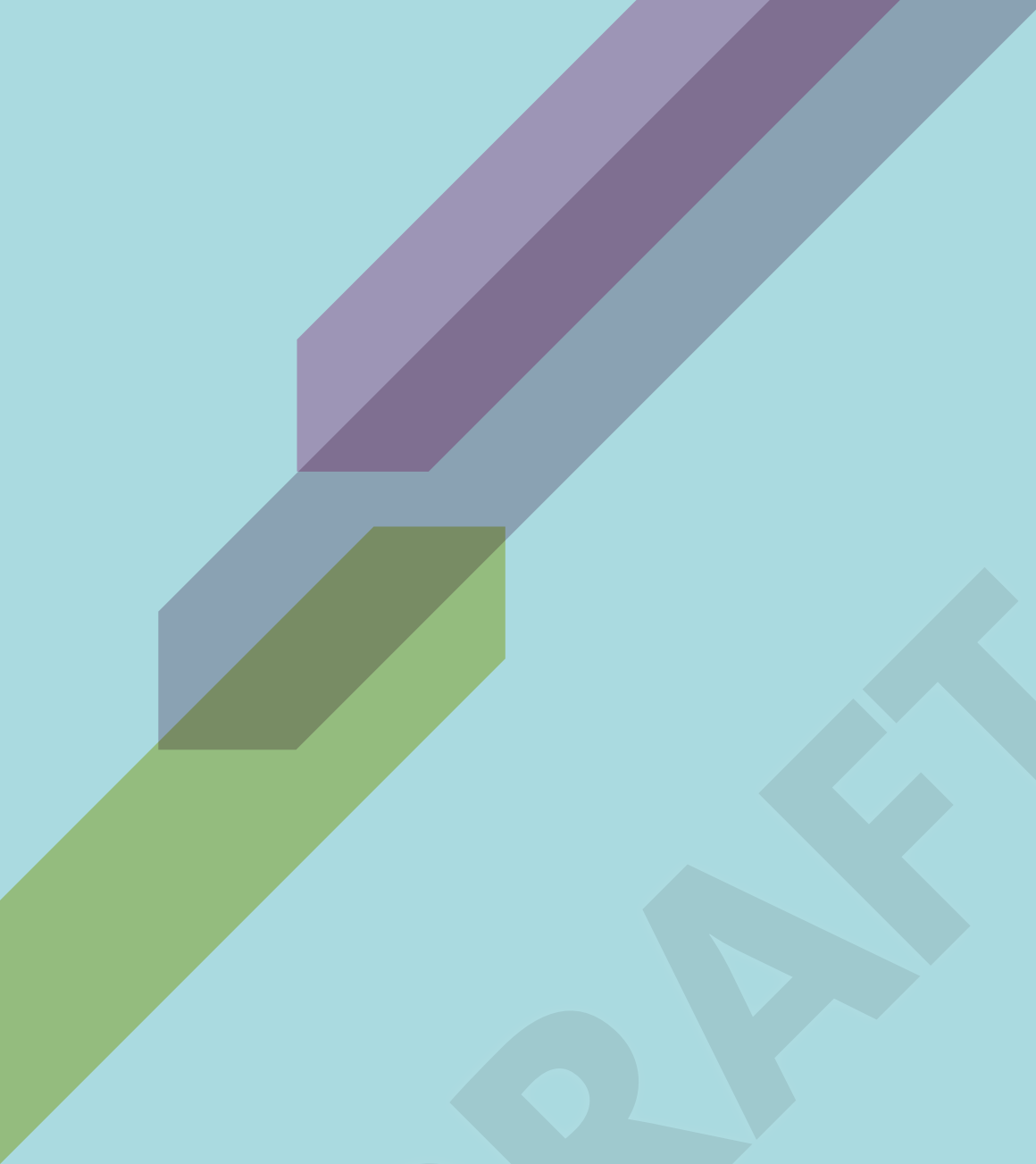


**Traveller
Accommodation
Programme
2019-2024**



DRAFT

**Traveller
Accommodation
Programme
2019–2024**



DRAFT

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Introduction

The Housing (Traveller Accommodation) Act, 1998 requires Dún Laoghaire-Rathdown County Council to prepare and adopt a 5-year Traveller Accommodation Programme, to meet the existing and projected accommodation needs of members of the Traveller Community within its administrative area.

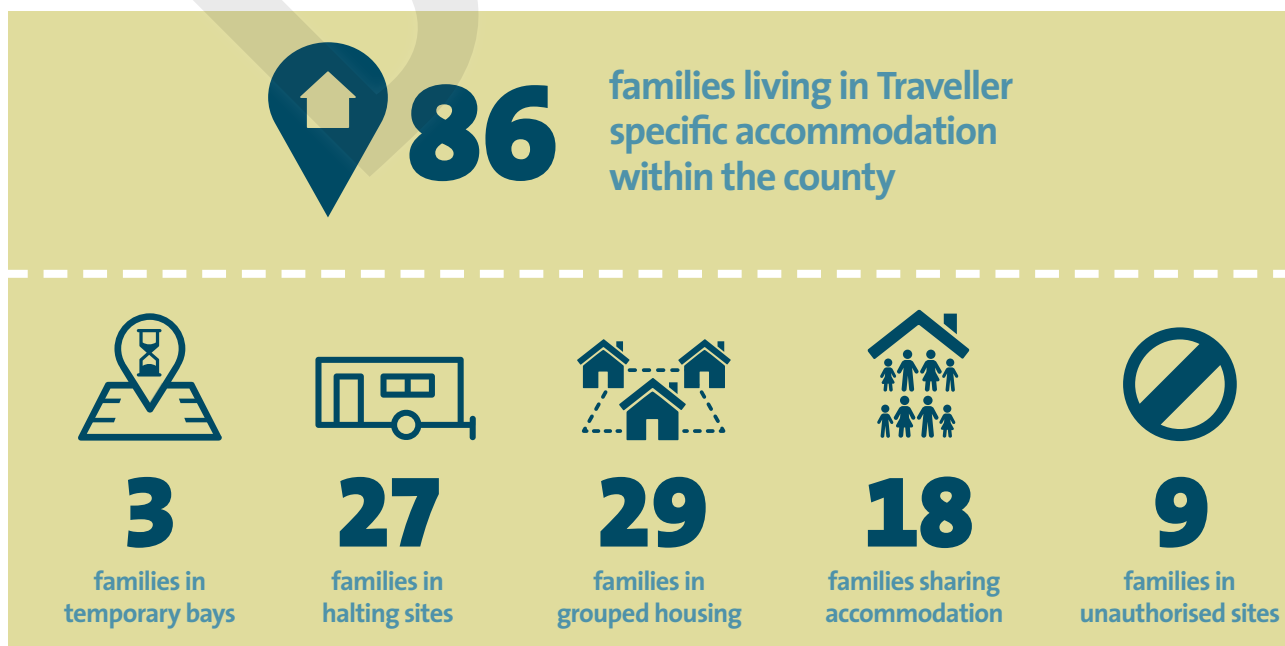
Directions as to the preparation of the new Programme were issued on the 19th of July 2018, by the Minister for Housing, Planning and Local Government together with Guidelines for the Preparation, Adoption and Implementation of Local Authority Traveller Accommodation Programmes.

In accordance with Section 10 of the 1998 Act, the Minister has directed that the next Traveller Accommodation Programme will be for a period from the 1st of July 2019 to the 30th of June 2024.

This Programme sets out the actions that Dún Laoghaire-Rathdown County Council will implement to meet the current and future accommodation needs of Traveller families within the county over the course of this period.

Existing Traveller Accommodation

The Traveller Accommodation Unit conducted a survey in October 2018 and ascertained there are currently 86 families living in Traveller specific accommodation within the county.



The breakdown of this accommodation is outlined in the table below and the locations are spread across the county as outlined in the associated map.

Breakdown of Existing Traveller Specific Accommodation		
Halting Sites	Bays	Sharing
Aughmore Lane, Shankill	5	0
Burton Park, Leopardstown	5	5
Woodpark, Sallynoggin	3	0
Boosterstown Park, Blackrock	4	0
Wyckham Avenue, Ballinteer	3	3
St Michael's Park, Monkstown	3	0
Tig Mo Chroí, Glenamuck Road	4	1
Grouped Housing	Houses	Sharing
Nutgrove Crescent, Rathfarnham	6	0
Kilbogget Grove, Kilbogget	3	2
Ballyogan Grove, Ballyogan	4	4
Glendruid, Ballybrack	5	0
Hawthorn Close, Clonskeagh	3	0
Old Conna Avenue, Bray	2	0
St Louise's Park, Blackrock	6	1
Temp sites	Bays	Sharing
West Pier	2	2
Rathmichael	1	0
Unauthorised sites		
Shangannagh Road		2
Old Conna		7

It was also ascertained in the survey that 44 Traveller families were residing in standard housing, 8 families in homeless accommodation and 1 in private rented. This shows a total of 139 Traveller families residing in the county.

Existing sites for the Travelling Community 2019 - 2024



Review of the Traveller Accommodation Programme 2014–2018

Existing categories of accommodation identified in the 2014 assessment



Existing categories of accommodation	Existing Families units
Halting Sites	22
Group Houses	22
Standard Housing	34
Sharing Accommodation	5
Temporary/Emergency	6
Roadside/Unauthorised	1
Homeless	14
Private Rented	10
Total	114

Accommodation Needs 2014–2018



During the period of the last Traveller Accommodation Programme 2014-2018, dlr spent €2.17 million more than the allocation provided.

The Traveller Accommodation Programme 2014–2018 projected that the following accommodation would be required during the period of the Programme to meet existing and projected accommodation needs including provision for new family formation and migration:

	Required Accommodation 2014–2018	Delivered Accommodation 2014–2018
 Traveller Specific Housing	38	28
 Standard Housing	15	15
Total	53	43

The Programme identified a need for 38 Traveller specific accommodation units and 15 standard houses to be provided. During the lifetime of the Programme 7 families have been accommodated in additional permanent Traveller Specific units and 21 casual vacancies were filled across the various Halting Site bays and group housing schemes. A total of 15 families were also housed in standard housing.

Traveller Specific Accommodation Delivered 2014–2018

- Glendruid Court, Shankill – Full Refurbishment and construction of long term voids providing five houses in December 2015. Works included the conversion of two units into one to cater for a large family. Works also included the provision of a play area within the site.
- Tig Mo Chroí – Construction and development of permanent Halting Site providing 4 homes.
- Hawthorn Close – Acquisition of grouped housing site providing 3 homes

Refurbishment Programme of Accommodation 2014–2018

During the period of the 2014–2018 Programme the Council made significant progress in relation to the refurbishment of existing Traveller specific accommodation. The following is the current position in relation to these schemes:

- West Pier, Dún Laoghaire – Two new units of accommodation were provided in 2015.
- St. Louise’s Park, Blackrock – extensive re-let works of 4 housing units.
- Booterstown Park, Blackrock – Extensive re-let works of 3 units. One unit had to be refurbished a second time due to fire damage.
- Glendruid Court, Shankill – Extensive re-let works of 1 unit in December 2017.

Traveller Accommodation Programme 2019–2024

The Housing (Traveller Accommodation) Act, 1998 requires Housing Authorities to carry out an assessment of the accommodation needs of Traveller households for whom accommodation will be required during the period of the Programme. Notice of the assessment was published in local newspapers and was also sent to the relevant statutory bodies, i.e. HSE, Neighbouring Local Authorities, Approved Housing Bodies and key stakeholders, the Local Traveller Accommodation Consultative Committee, Irish Traveller Movement and Southside Travellers Action Group (STAG).

A survey of Traveller families living in the county was carried out in October 2018. The assessment covered both existing needs and future projected needs over the lifetime of the programme. A range of accommodation options were offered i.e. standard and grouped housing, Halting Sites, private rented accommodation and transient sites.

Assessment of Need

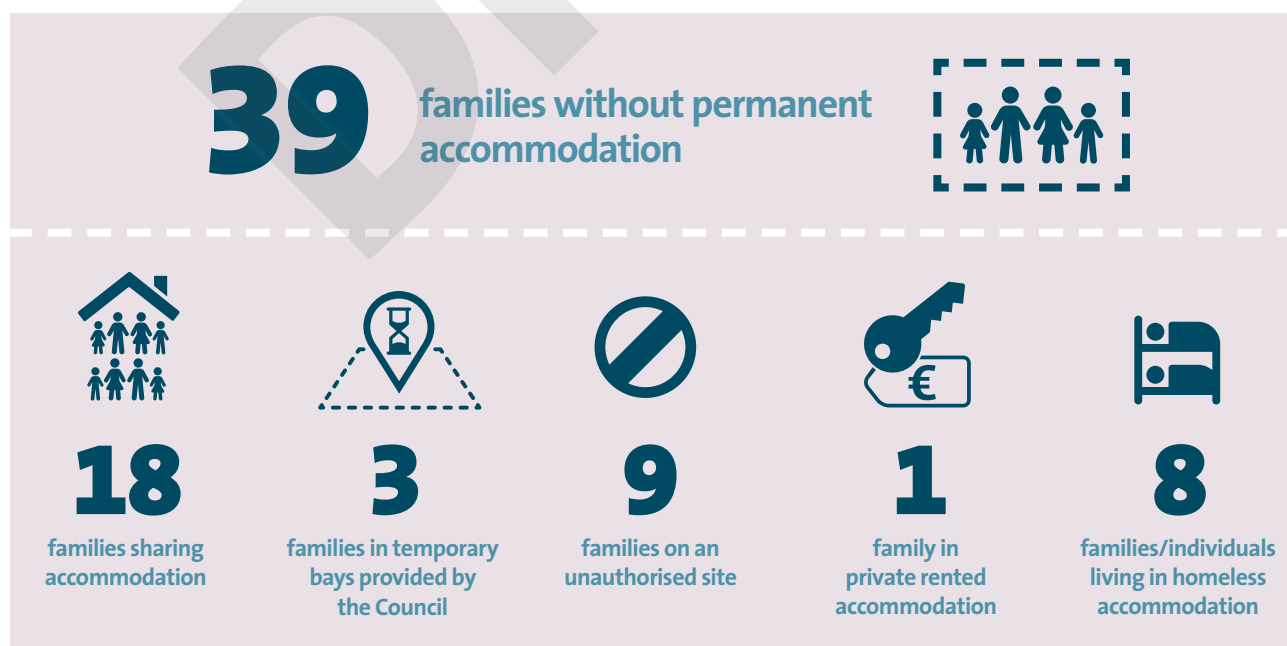
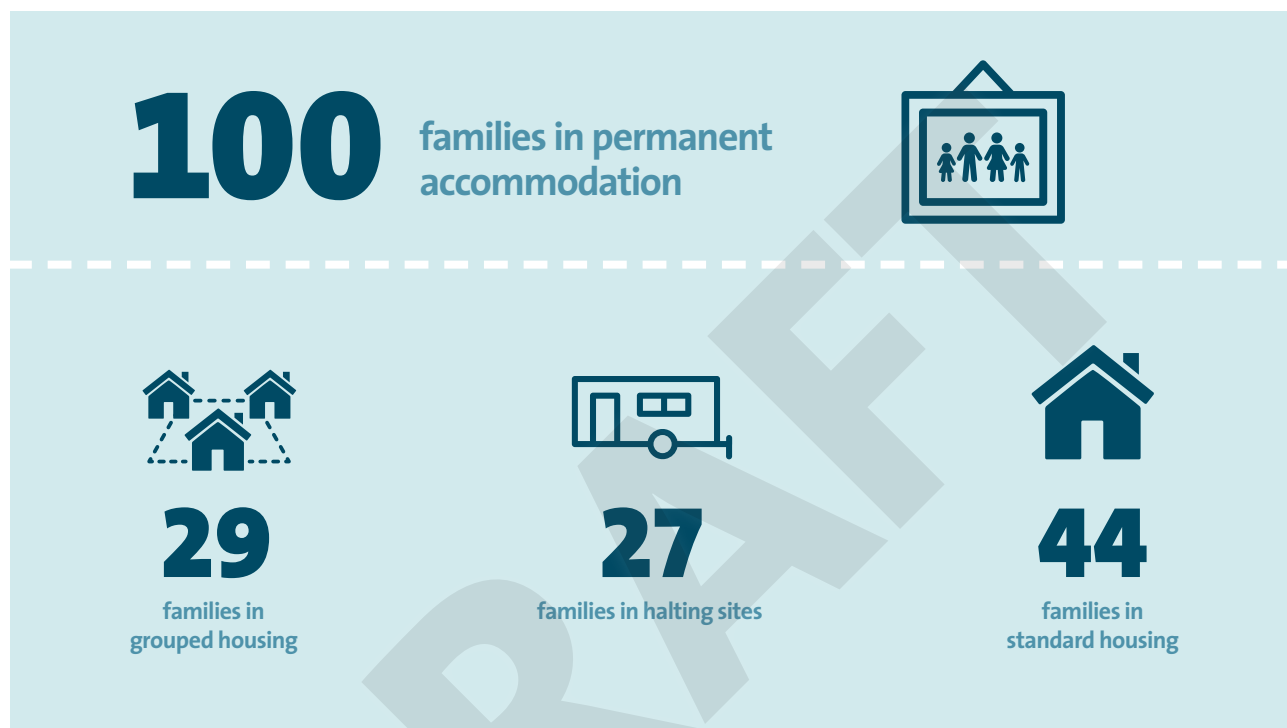
Existing Traveller Accommodation Needs

The survey results show that there are 139 Traveller families resident in the county in various forms of accommodation including standard housing, group housing, Halting Sites, temporary/emergency sites, unofficial sites/roadside, private rented accommodation and Homeless/Emergency Accommodation.

Table 3 below indicates the existing accommodation circumstances of Travellers in the county:

3: Existing Traveller Accommodation	
Accommodation Type	No. of Families
Grouped Housing	29
Halting Site	27
Standard Housing	44
Temporary Bays	3
Sharing Accommodation	18
Unauthorised	9
Private Rented	1
Homeless	8
Total	139

The assessment showed there are a total of 59 families living in Traveller Specific Accommodation in the county of which 56 families have permanent accommodation and 3 families are currently living in temporary Halting Sites provided by Dún Laoghaire-Rathdown County Council. 18 families are currently sharing accommodation and 9 families are in an unauthorised site. 22 individuals are currently over 18 years and 28 individuals will reach 18 years of age before 2024.



Assessment of Future Accommodation Needs

In accordance with the provisions of the Housing (Traveller Accommodation) Act 1998 and the Minister's direction, an assessment of the projected accommodation needs of Traveller families arising during the duration of the Programme, i.e. 1st July 2019 to 30th June 2024, has been carried out.

The assessment results indicate there is a demand for additional accommodation for 39 families. 1 of these families is currently accommodated in private rented, 8 are in homeless accommodation, 18 are sharing, 9 are in temporary Halting Sites and 3 are in an unauthorised site. In addition there are 22 individuals who have already reached 18 currently living with their parents. It is expected that 50% of these will need accommodation during the life of the Programme, which represents 11 units of accommodation.

The total accommodation need for the 2019–2024 Programme, therefore, is 50 units of accommodation. These will be achieved by refurbishing existing vacant units, construction of new units, casual vacancies and standard social housing units.

Conclusions from Assessment

Having assessed the accommodation requirements of existing Traveller families in the county and the projected need due to family formations and migration, the following section sets out a summary of the various types of accommodation required during the Traveller Accommodation Programme 2019– 2024.

Type of Accommodation	Requirement	% of Total
Traveller Specific	24	48
Standard Housing	15	30
Unspecified	11	22
Total	50	100

Of the families who expressed an interest in Traveller specific accommodation, the preference was 9 for Halting Sites and 15 for grouped housing, 11 had no preference.

Policy Statement

Dún Laoghaire-Rathdown County Council is committed to the provision of high quality Traveller accommodation and is committed to meeting the housing needs of the families identified in the assessment of needs 2018.

The Council intends to address the identified need through a construction and refurbishment programme (subject to funding), which includes the development of new sites, the refurbishment and extension of existing sites, Part V Developments, casual vacancies and standard housing.

The Council will consult and liaise with all relevant stakeholders to assist with the implementation of this programme, including the families in need of housing, the Local Traveller Accommodation Consultative Committee, Inter Agency Groups, National Organisations, Southside Travellers Action Group (STAG) and other Local Advocacy Groups and adjoining local authorities.

Dún Laoghaire-Rathdown County Council will continue to provide a comprehensive range of on-site services to Travellers including cleaning services, waste disposal, site maintenance services and a mobile caretaker service.

It is Dún Laoghaire-Rathdown County Council's policy to provide Traveller specific accommodation for the county's indigenous Traveller Community. For the purpose of this Programme, the Council regards a Traveller household as "indigenous" where the household has been permanently resident in the county for at least three years immediately prior to the adoption of Dún Laoghaire-Rathdown County Council's Traveller Accommodation Programme 2019–2024. The Council will also assist Travellers with their housing applications who want to avail of standard housing and HAP.

Unauthorised encampments, illegal occupiers, and anti-social behaviour will be dealt with in accordance with the Council's Anti-social Behaviour Strategy and appropriate legislation.

The issue of transient sites has been discussed with Traveller Organisations, and at meetings of the LTACC. It is the view of Dún Laoghaire-Rathdown County Council that transient sites should only be provided (if necessary) following the full provision of the Traveller specific housing requirement of Travellers indigenous to the Dún Laoghaire-Rathdown area. It is proposed to continue discussing with the other Dublin Local Authorities the need for, and if necessary, identify suitable locations for, such provision in order to provide for a co-ordinated approach to provision in the Dublin region.

Permanent Halting Sites will be built in accordance with Departmental guidelines. Travellers and Traveller interest groups have indicated that their preference is for small and moderately sized sites. No specific norm of site size will be specified, site size will be dependent on land availability and subject to the needs of family groupings within the Traveller community and those of the settled community.

Nothing in this Programme shall prevent the Manager from exercising the powers conferred under Section 2(9) of the City and County Management (Amendment) Act 1955, (as amended by Section 27 of the Housing Act 1988) and Section 24 of Housing (Traveller Accommodation) Act 1998 in an emergency situation.

Strategy Statement

The Council has a four tier approach to the provision of Traveller Accommodation units over the lifetime of the Programme as follows:

- Casual Vacancies
- Refurbishment and extension of existing units
- Standard Housing
- Construction of new units and development of new sites.

The Traveller Accommodation Unit will be the lead and will be responsible for delivering the Programme. The Unit will consult on a regular basis with the Local Traveller Accommodation Consultative Committee and report on progress to the Council's Senior Management Team, Area Committees, and Housing Strategic Policy Committee via the quarterly and annual reports.

A project management system will be utilised to ensure the construction and refurbishment programme is tracked and delivered. It must be noted that this will be subject to the required funding from the Department of Housing, Planning and Local Government.

Dún Laoghaire-Rathdown County Council will liaise with its neighbouring Councils to identify areas of common interest and will co-operate on Traveller Accommodation projects having a common approach to maximising resources.



Hawthorn Close

Meeting Needs, Projected Targets and Implementation Measures

Standard Local Authority Housing/Voluntary Housing Bodies

It has been identified that 15 Traveller households may require accommodation in standard local authority housing/Voluntary Housing Bodies during the period of this Programme. Offers of standard local authority housing will be made in accordance with the Council's Scheme of Letting Priorities and having regard to the Council's policy in relation to anti-social behaviour and attendance at pre-tenancy training programmes. The TAU will meet and assist Travellers with their Housing Applications. The previous programme delivered 15 allocations during a housing shortage and therefore it is reasonable to conclude, with an increase in supply, that at least 15 units will be provided in the present programme.

Standard Housing	No. of Units
2019	2
2020	3
2021	3
2022	3
2023	3
2024	1
Total	15

Casual Vacancies in Existing Traveller Accommodation

Travellers may be accommodated through casual vacancies which arise in existing accommodation during the course of the Programme, and as Travellers move to standard housing and through the conversion of Halting Sites to Grouped Housing Schemes as they become vacant. The previous programme returned 16 units and based on these figures it is reasonable to predict the same return of 16 units.

Casual Vacancies	No. of Units
2019	2
2020	2
2021	2
2022	2
2023	3
2024	3
Total	14



Ballyogan Grove, Carrickmines

Construction and Refurbishment Programme on Existing Sites

It is proposed to meet some of the accommodation needs of the Traveller Community 2019 – 2024 with a construction and refurbishment programme as outlined below, subject to funding from the Department of Housing, Planning and Local Government and subject to Part 8 Planning Approval.

The Council is focusing on a refurbishment programme on existing sites to satisfy a long term need from the local Traveller Community.

The refurbishment programme will also address any design and provision difficulties at these locations. Critical to this work is the consultation and agreement of the Travellers living on Halting Sites to the changes proposed so that an acceptable design for each Halting Site is achieved.

The assessment of need identified a number of families living in Day Houses who would like to live in grouped housing. Day Houses were originally designed to provide basic sanitary needs and were not intended to serve as general living areas. However, the purpose of these units has changed over the years and in recognition of this, the Traveller Accommodation Unit proposes to begin a process of redesigning/refurbishing the Day Houses to better cater for family living.

The Council must prioritise the families living in emergency or unauthorised accommodation, and families in overcrowded conditions.

Project	No. of Units	Time-frame
Refurbishment of 2 voids at Nutgrove Crescent	2	2019
Refurbishment of St. Michael's Park	3	2020
Refurbishment of Woodpark	3	2020
Refurbishment of Burton Park	10 (5 extra)	2021
Construction Old Conna	8 (6 extra)	2022
Construction & refurbishment Kilbogget Grove	7 (3 extra)	2023
Construction of bedroom extensions at 3 properties at Tig Mo Chroí	3	2024

The construction and refurbishment projects will deliver 14 newly constructed homes and 2 long term voids. Further details can be found on the following pages.

Nutgrove Crescent

Nutgrove Crescent is located just off Nutgrove Way, Nutgrove.



Current Position

The Council constructed 8 No. grouped houses at Nutgrove Crescent, Nutgrove, as accommodation for Traveller families. Two of those units are long term voids and require refurbishment works.

Proposals under Traveller Accommodation Programme 2019-2024

It is proposed to refurbish No. 4 and No. 8 and bring these long term voids back in use. It is also proposed to upgrade the electrical infrastructure and install energy efficient heating systems, along with upgrading the windows and doors of all units.

Provides 2 refurbished units for families returning.



2 refurbished units

St. Michael's Park

St. Michael's Park is located on Monkstown Avenue, Monkstown.



Current Position

St. Michael's Park consists of 3. No. Halting Site bays. All units are currently occupied. Each bay comprises of a Day House with kitchen/living room, utility room, and bathroom. Each bay also includes a hard standing area for mobile/caravan, connections to utilities and sewerage. Day Houses were originally designed to provide basic sanitary needs and were not intended to serve as general living areas. However, the purpose of these units has changed over the years and in recognition of this, the Traveller Accommodation Unit proposes to begin a process of redesigning the Day Houses to better cater for families living at St. Michael's Park.

Proposals under Traveller Accommodation Programme 2019-2024

It is proposed to upgrade the existing Day Houses to include the construction of bedrooms, future proofing toilet and bathroom facilities, upgrade the electrical infrastructure and install energy efficient heating systems subject to funding from the Department of Housing, Planning and Local Government and subject to Part 8 Planning Approval.

Provides 3 refurbished units for families who have expressed a desire to remain in St Michael's Park in a new Grouped Housing Scheme.



3 refurbished units



**Creating
new Grouped
Housing Scheme**

Woodpark

Woodpark is located on Sallynoggin Road, Dún Laoghaire.



Current Position

Woodpark consists of 3. No. Halting Site bays. All units are currently occupied. Each bay comprises of a Day House with kitchen/living room, utility room, and bathroom. Each bay also includes a hard standing area for mobile/caravan, connections to utilities and sewerage.

Day Houses were originally designed to provide basic sanitary needs and were not intended to serve as general living areas. However, the purpose of these units has changed over the years and in recognition of this, the Traveller Accommodation Unit proposes to begin a process of redesigning the Day Houses to better cater for families living at Woodpark.

Proposals under Traveller Accommodation Programme 2019-2024

It is proposed to redevelop this site. The Traveller Accommodation Unit proposes to demolish the existing Day Houses and build 3 houses to address the current families needs subject to funding from the Department of Housing, Planning and Local Government and subject to Part 8 Planning Approval.

Provides 3 refurbished units for families who have expressed a desire to remain in Woodpark in a new Grouped Housing Scheme.



3 refurbished units



**Creating
new Grouped
Housing Scheme**

Burton Park

Burton Park is located on Leopardstown Road.



Current Position

Burton Park consists of 5. No. Halting Site bays. All units are currently occupied. Each bay comprises of a Day House with kitchen/living room, utility room, and bathroom. Each bay also includes a hard standing area for mobile/caravan, connections to utilities and sewerage.

There are also 5 other families living on the site who are in need of accommodation.

Day Houses were originally designed to provide basic sanitary needs and were not intended to serve as general living areas. However, the purpose of these units has changed over the years and in recognition of this, the Traveller Accommodation Unit proposes to begin a process of redesigning the Day Houses to better cater for families living at Burton Park.

Proposals under Traveller Accommodation Programme 2019-2024

It is proposed to demolish the existing Day Houses and construct 10 houses, upgrade the electrical infrastructure and install energy efficient heating systems.

Provides 5 refurbished units and 5 new units in a new Grouped Housing Scheme to meet the needs of the families currently residing.



5 refurbished units

5 new units



**Creating
new Grouped
Housing Scheme**

Old Conna

Old Conna is located on Old Connaught Avenue, Bray.



Current Position

Old Conna currently consists of two houses in a Grouped Housing Scheme. There are a number of families and extended families residing on adjacent lands, which were owned by the Walcott Trust. This is a complex land holding with ongoing legal issues. The Council is currently in legal negotiations to acquire these lands and develop a grouped housing scheme to meet the needs of all the families on this site.

Proposals under Traveller Accommodation Programme 2019-2024

It is proposed to develop this site with the construction of 6 extra houses to meet the needs of the families.

Provides 6 new units in a grouped housing scheme to meet the needs of the families currently residing.

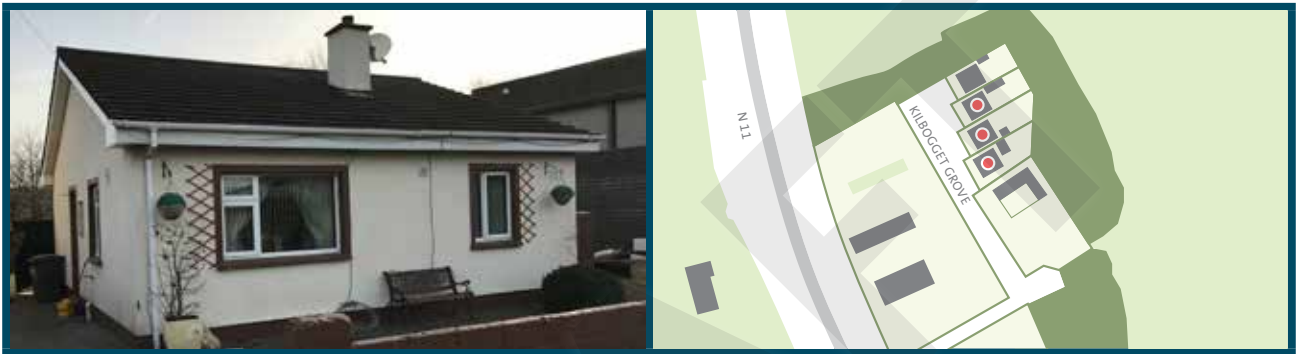


2 refurbished units

6 new units

Kilbogget Grove

Kilbogget Grove is located just off the N11 at Cabinteely.



Current Position

Kilbogget Grove consists of 3 no. grouped houses. In 2005 one of the houses suffered severe fire damage and was demolished. All units are currently occupied.

The Council has identified three families on this site in need of permanent accommodation.

Proposals under Traveller Accommodation Programme 2019-2024

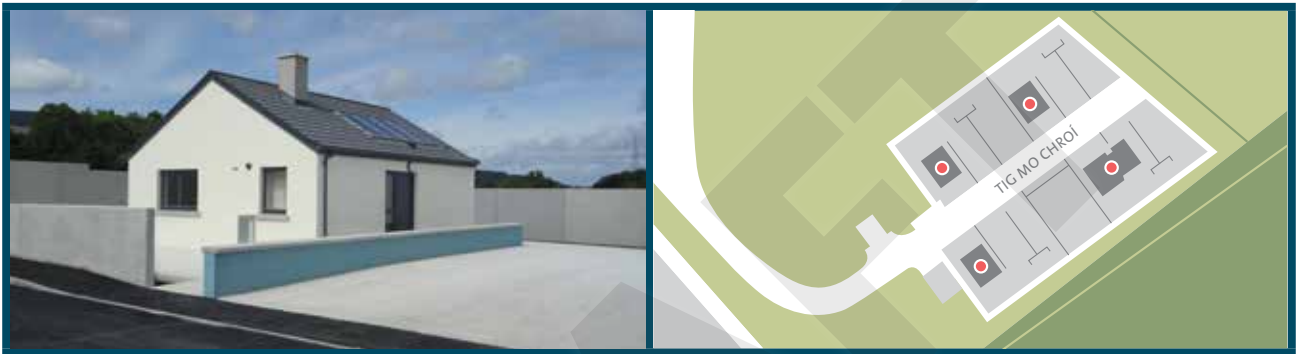
It is proposed to construct 3 new houses and upgrade the electrical infrastructure and install energy efficient heating systems in the existing units.

Provides 3 new units in a Grouped Housing Scheme to meet the need of the families currently residing.



Tig Mo Chroí

Tig Mo Chroí is located at Glenamuck, Carrickmines.



Current Position

Tig Mo Chroí consists of 3 Halting Site bays and 1 house. All units are currently occupied. Each of the 3 bays comprise of a Day House with kitchen/living room, utility room, and bathroom. Each bay also includes a hard standing area for mobile/caravan, connections to utilities and sewerage. The Traveller Accommodation Unit proposes to begin a process of redesigning the Day Houses to better cater for families living at Tig Mo Chroí.

Proposals under Traveller Accommodation Programme 2019-2024

It is proposed to upgrade the existing Day Houses to include the construction of 3 bedrooms, upgrade the electrical infrastructure and install energy efficient heating systems.

Provides 3 refurbished units which will create a Grouped Housing Scheme and replace the need for hard standing.



3 refurbished units



Creating
new Grouped
Housing Scheme

New Sites/Extended Sites

All new permanent sites will be designed to meet the requirements of the Department of Housing, Planning and Local Government Guidelines and all designs for new sites will be brought to the Local Traveller Accommodation Consultative Committee. Preferences of Travellers for Grouped Housing rather than Halting Sites will be taken into account. The programme as outlined below is subject to funding from the Department of Housing, Planning and Local Government, and subject to Part 8 Planning Approval.

Traveller Specific Housing Programme	No. of homes	Electoral area	Time-frame
Nutgrove	2	Dundrum	2019
West Pier	3	Dún Laoghaire	2020
Burton Park	5	Glencullen/Sandyford	2021
Old Conna	6	Killiney-Shankill	2022
Kilbogget Grove	3	Killiney-Shankill	2023
Rathmichael Road	5	Killiney-Shankill	2023
Pottery Road	5	Dún Laoghaire	
Cloragh	3	Glencullen/Sandyford	
Enniskerry Road	4	Glencullen/Sandyford	
Lehaunstown	5	Killiney-Shankill	
Stillorgan Grove	6	Blackrock	
University College Dublin	5	Stillorgan	

The following is a summary of the current position in relation to each of these sites:

- **West Pier** – the site is in Council ownership and is currently in use as a Temporary Halting Site.
- **Rathmichael Road** – the site is in Council ownership and is currently in use as a Temporary Halting Site. Further development of this site is dependent on the provision of infrastructure.
- **Pottery Road** – the site is in ownership of the Council.
- **Cloragh** – the site is in Council ownership. Further development of this site is dependent on the provision of infrastructure.
- **Enniskerry Road** – site not in ownership of the Council but negotiations will continue regarding its acquisition.
- **Lehaunstown** – Provision for Traveller accommodation is provided for in the Cherrywood Strategic Development Zone scheme which is currently being progressed. The development of this site is dependent on the provision of a significant piece of road infrastructure by the Landowner/Developer.
- **Stillorgan Grove** – the land is not in the ownership of the Council.
- **University College Dublin** – the land is not in the ownership of the Council.

New sites for the Travelling Community 2019 – 2024



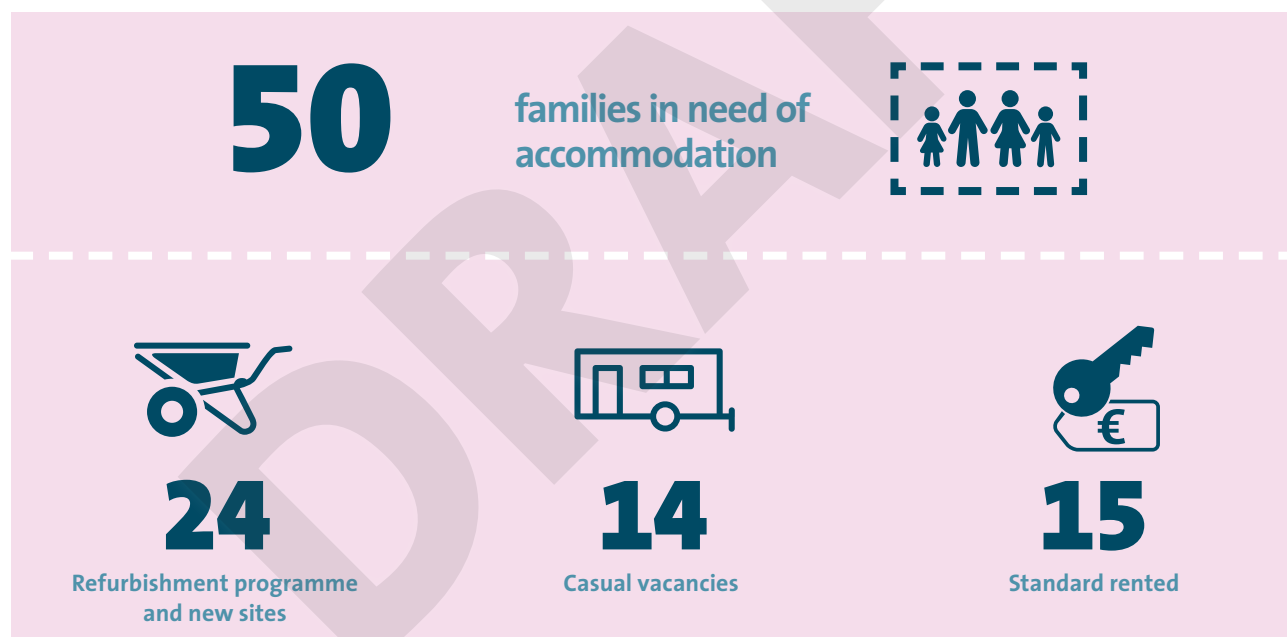
Transient Sites

The issue of transient sites has been discussed with the Traveller organisations, and at meetings of the LTACC. It is the view of Dún Laoghaire-Rathdown County Council that transient sites should only be provided (if necessary) following the full provision of the Traveller specific housing requirement of Travellers indigenous to the Dún Laoghaire-Rathdown area.

It is proposed to continue discussing with the other Dublin Local Authorities the need for and, if necessary, identify suitable locations for such provision in order to provide for a co-ordinated approach to provision in the Dublin region.

Future Demand

It is estimated that there is demand for 50 additional permanent units of accommodation over the next five years. The following targets have been set, subject to funding from the Department of Housing, Planning and Local Government, and subject to Part 8 Planning Approval.



Year	Refurbishment programme and new sites	Casual vacancies	Standard rented
2019	2	2	2
2020	3	2	3
2021	5	2	3
2022	6	2	3
2023	8	3	3
2024	0	3	1
Total	24	14	15

Public Consultation

With the exception of the provision of temporary/emergency sites, it is the intention of the Council to consult with as many people as possible who are concerned with or affected by proposals for Traveller accommodation. Those who will be consulted include the Local Traveller Accommodation Consultative Committee, community and interest groups, Travellers, and the public in general.

Submissions

As part of the preparation of this Programme, submissions were requested. Southside Travellers Action Group, The Parish of the Travelling People, The Irish Traveller Movement, The Green Party, People Before Profit, CENA, Minceirs Whiden and Exchange House made submissions which were taken into consideration as part of this Programme.

Local Traveller Accommodation Consultative Committee

The Local Traveller Accommodation Consultative Committee will play a key role in the consultation process and will, with the exception of the provision of temporary/emergency sites, be consulted on matters relating to Traveller accommodation and other issues relating to Travellers.

Community/Interest Groups

It is proposed that Council officials will attend meetings, if requested, to outline proposals for permanent Traveller specific accommodation for particular areas. The Part 8 Planning process under the Local Government (Planning & Development) Regulations 2001 to 2007 and the Planning and Development Acts 2000 to 2006, as amended, will apply in respect of all proposals for permanent Traveller specific accommodation.

Traveller Accommodation Unit

The Traveller Accommodation Unit is responsible for keeping both the general public and also Travellers informed with regard to the development of proposals for permanent Traveller specific accommodation in the Programme. Appropriate staff from this Section will attend meetings with the stakeholders, residents groups or Travellers to discuss with, and inform them of, any matters relating to the provision of permanent Traveller specific accommodation that affect them.

Management and Maintenance

It is the Council's policy to ensure that all Halting Sites and Grouped Housing Schemes will be managed and maintained to a high standard. The Council will continue with its programme of work to improve the standard of existing permanent Traveller specific accommodation and where necessary the upgrading of such accommodation.

Pre-Let Repairs

Prior to the letting of Traveller specific accommodation, the Council will ensure that the necessary pre-letting works are carried out and will advise the prospective tenants accordingly.

Tenancy Agreements & Payment of Rent

All tenants will be required to sign a Tenancy Agreement irrespective of what type of accommodation they occupy. The Council will continue to provide a copy of the Tenancy Agreement to all tenants and explain its contents before a tenant signs the agreement.

All Traveller specific tenants are liable to pay a Differential Rental Charge on their houses and bays. Dún Laoghaire-Rathdown County Council is aware that sometimes unforeseen circumstance can prevent tenants from keeping their rent payments up to date. Tenants should be aware that the Council's Traveller Accommodation Unit is there to help tenants when such situations arise. Arrears agreements can be set up by tenants to clear any arrears owed. These agreements can include signing up to the Household Budget system (where rent is deducted from Social Welfare payments) or paying additional amounts with a rent card. Once an arrears agreement is kept to, the TAU will be satisfied that the arrears are being reduced, even if it takes a while to clear them completely. Regular rent reviews will be carried out and will assist in recording changes to family needs and circumstances.

Maintenance & Repair Service

Dún Laoghaire-Rathdown County Council is responsible for repairs associated with the general wear and tear of houses and bays. Where a repair is necessary due to fair wear and tear, the Council will ensure that this is completed in a reasonable time-frame as set out in the Tenant Handbook. Tenants should also be aware of their responsibilities regarding the upkeep of the property as set out in the aforementioned Tenant Handbook. An out-of-hours emergency maintenance service is provided on evenings and weekends, as well as bank and public holidays.

Anti-Social Behaviour

It is Council policy that anti-social behaviour will not be acceptable in any Council Traveller specific or standard housing accommodation and will be dealt with in accordance with the Council's Strategy in Dealing with Anti-social Behaviour 2016-2021. The Council will investigate complaints of anti-social behaviour or breaches of the Tenancy Agreement and take appropriate action by issuing tenancy warnings or instigating Possession Proceedings or Excluding Order Proceedings as appropriate.

The Council promotes good neighbourliness in Traveller Accommodation and ensures Halting Sites and Grouped Housing Schemes are maintained to a high standard. The Traveller Accommodation Unit is available and will mediate if necessary to resolve any disputes that may arise in the community and has instigated a new initiative of a multi-agency approach in dealing with any such issues.

Other Matters

Southside Traveller Action Group

The Council recognises the role of Southside Traveller Action Group as a Community Development Group and its role in supporting Travellers to participate and represent their collective needs in the county. In addition, Southside Travellers Action Group provides a Resource Centre for Travellers in the county. This Centre runs a number of personal and community development programmes and provides a focus point for Travellers.

Local Travellers Accommodation Consultative Committee

The Local Travellers Accommodation Consultative Committee comprises Councillors, members of Southside Travellers Action Group, representatives of the Traveller Community themselves and Council officials. The Committee has changed the time and venue for its meetings and participation among the Traveller Community has increased. It is hoped that the success can be built on for the duration of the 2019–2024 programme.

Strategic Policy Committee

The Housing Strategic Policy Committee meets quarterly to formulate policy on housing issues.

Unauthorised Sites

The law regarding unauthorised sites is outlined in the Housing (Traveller Accommodation) Act 1998 and the Housing (Miscellaneous Provisions) Act 2002. The Council will continue to use these powers where appropriate. In addition, in areas where High Court injunctions are in place, the Council will continue to seek the enforcement of these orders.

Homelessness

Some of the submissions received made reference to the issue of homelessness among Travellers and contended that certain aspects of the Housing (Miscellaneous Provisions) Act, 2009 were preventing Travellers from being able to access homeless services. The Council consulted the Dublin Region Homeless Executive (DRHE) and having reviewed the matter, no basis can be found for the claim that provisions of the Housing (Miscellaneous Provisions) Act, 2009 precludes access to homeless services for Travellers and any person identifying themselves as a member of the Traveller Community. All decisions relating to access to homeless services in the Dublin region are determined by an assessment of the person's need and not their status, and all persons in need of emergency accommodation and who otherwise are at risk of having to sleep rough will be offered emergency accommodation.

Review of 2019–2024 Traveller Accommodation Programme

A review of the 2019–2024 Traveller Programme will be carried out not later than 31st December, 2021. Following a review, any amendment to the proposed accommodation programme must be made within seven months. More frequent reviews will be carried out, if required.

Appendix A - Definitions

Definitions

Permanent Halting Site

A permanent Halting Site is a site with individual bays, with a full range of services provided in a small structure on each bay.

Temporary/Emergency Halting Site

A temporary/emergency Halting Site is a site, which provides basic facilities for families awaiting permanent accommodation.

Transient Halting Site

A transient Halting Site is a site providing basic facilities for short-term use by families pursuing a nomadic way of life or visiting relatives.

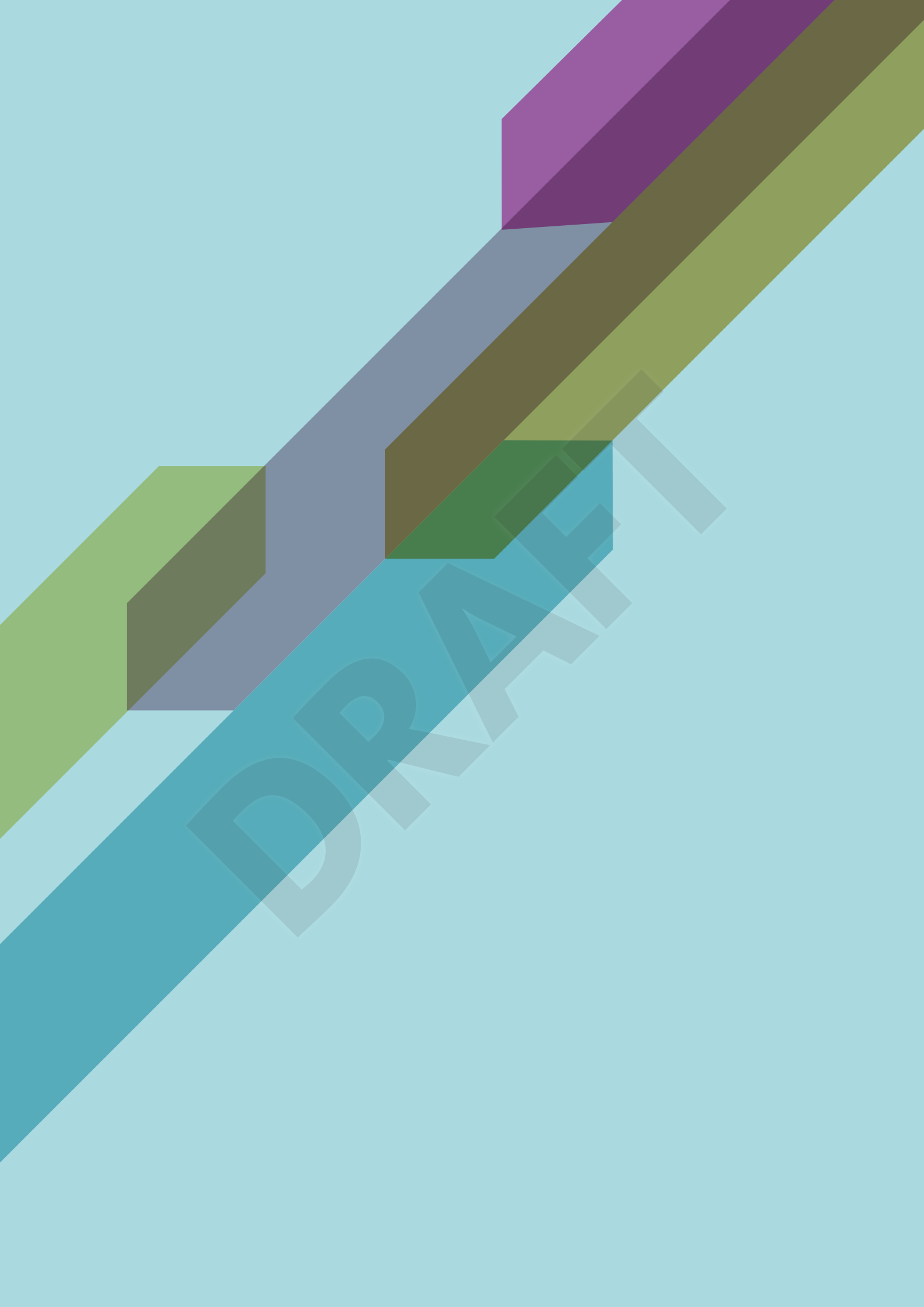
Group Housing Scheme

A scheme of houses specifically built for members of the Traveller Community.

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Notes

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