



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Traveller Accommodation Programme 2014 – 2018



12/05/2014

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Section 1: Overview

1.1 Introduction

Dublin City Council is required by the provisions of the Housing (Traveller Accommodation) Act, 1998 to prepare and adopt a five year Traveller Accommodation Programme to meet the existing and projected accommodation needs of Travellers in its administrative area.

The current Dublin City Council Traveller Accommodation Programme will expire on 31st December 2013 and the new Programme will cover the period from 1st January 2014 to 31st December 2018.

In accordance with the Annual Traveller Count which took place in November 2013, there are currently 675 Traveller families residing in the City. These families are accommodated in a range of accommodation types from Traveller Specific group housing or halting sites to Standard housing and private rented accommodation.

Accommodation Type	No. of Families
Traveller Specific (Including those sharing)	274
Standard Housing (Including those sharing)	243
Private Rented	114
Unauthorised sites	44
Total	675

This Programme sets out the actions that Dublin City Council will implement to meet the current and future accommodation needs of Traveller families within the City over the course of the period 1st January 2014 to 31st December 2018.

Section 2: Policy Statements

- (A) Dublin City Council is committed to the provision of high quality Traveller Accommodation, where possible in accordance with the aspirations and desires of the majority of Traveller Families identified in the Assessment of Need.
- (B) The Accommodation Programme will operate within the context of relevant legislation including:
- The Housing (Traveller Accommodation) Act, 1998.
 - The Housing (Miscellaneous Provisions) Acts, 2002 and 2009.
 - The Planning and Development Code.
- (C) The Dublin City Council Development Plan 2011-2017 states that it is the City Council's policy to 'recognise the separate identity, culture, tradition and history of the Travelling people and to reduce the levels of disadvantage that Travellers experience'. It also states that Dublin City Council will 'provide a range of

accommodation options for Travellers' in the City Council's administrative area. (DCC Development Plan 2011-2017, pg. 164) This Traveller Accommodation Programme reiterates this commitment and in doing so the City Council recognises Travellers' cultural identity as a minority group, and strives to accommodate Travellers in a culturally appropriate way catering for their social needs.

- (D) A new Scheme of Lettings for Traveller Specific accommodation will be introduced. It is the City Council's intention to set up an LTACC sub-group to investigate the most appropriate method of allocations for Traveller Specific tenancies.
- (E) All tenancies are subject to the payment of differential rent and the good estate management requirements of the Housing Acts.
- (F) Dublin City Council will continue to provide or have provided a comprehensive range of on-site and off-site services for Travellers. Such services to include the Social Worker Service, Site Maintenance, Cleansing, and Caretaker Service.
- (G) The City Council will continue to engage on all Traveller Issues through the Local Traveller Accommodation Consultative Committee, Inter Agency Groups, National Organisations, Local Advocacy Groups and Traveller Resident Associations.
- (H) The City Council will engage with the Dublin Local Authorities to explore potential areas for collaboration in relation to Traveller issues.
- (I) In accordance with the Housing (Traveller Accommodation) Act, 1998, Local Authorities are required to consider the need for transient facilities. This issue has been discussed at local level with Traveller organisations and at our LTACC meetings. It is the City Council's view that firstly, transient sites should only be provided following the full provision of the Traveller specific requirement of Travellers indigenous to the Dublin City Council administrative area and secondly, only if there is demand for them. Notwithstanding this, meetings between the four Dublin Local Authorities, which have been ongoing, will continue in order to explore the provision of transient accommodation.
- (J) It is Dublin City Council's policy to provide Traveller Specific accommodation for the City Council's indigenous Travelling Community. For this purpose, the City Council will regard a Traveller household as indigenous where the householder has been resident within the City Council's administrative area for any continuous five year period that an accommodation applicant was previously a tenant of, or resident, in the City Council's administrative area OR has been resident within the City Council's administrative area for at least three years prior to the adoption of the City Council's Traveller Accommodation Programme 2014-2018, i.e. since 2011. The latter provision allows for the inclusion of Travellers who have not had five years residency in the administrative area. The two provisions, either of which come within this definition of indigenous, allow the City Council to plan in some

meaningful way to address the housing needs of the families most closely associated with the area.

However, this does not preclude members of the Travelling Community not assessed for the current Programme from applying for Traveller specific accommodation and being considered in exceptional circumstances.

(K) It is Dublin City Council's policy to provide choice in both housing tenure and location in so far as possible. It is also the intention of the City Council to ensure choice is available to Travellers through greater geographic diversity within the wider City Council area. This would then reduce the reliance on clustering in specific areas through the consideration of alternative locations to accommodate Traveller applicants on the current waiting list.

(L) At a Dublin City Council meeting held on 24th March 2014, the following motion was passed:

'Dublin City Council supports the campaign by the Irish Traveller Movement and others to have the Travelling Community in this state designated an Ethnic Group. Such designation is supported by the UN Committee on the Elimination of Racial Discrimination (CERD). The Travelling Community are recognised in the North of Ireland and in Great Britain as an Ethnic group. In demonstration of DCC's support for formal recognition of Traveller Ethnicity, DCC will reflect this in our Traveller Accommodation Programme'.

Following the passing of the motion, the City Council wrote to the Minister for Justice informing him of this.

Section 3: Statement of Strategy

(A) Dublin City Council, under the legislative provision, is the implementing authority for the Traveller Accommodation Programme. However, the Council will work collaboratively with all Stakeholders in order to secure success. Aside from individual Travellers, Traveller Families and Traveller advocate groups, such stakeholders will include the HSE, Department of Education, Department of Health and Approved Housing Bodies. The Traveller Accommodation Unit will establish a city-wide Interagency Committee in this context.

(B) This Programme is based on the premise that there will be available funding with which to bring forward and complete the programme. The City Council will work with the Department of the Environment, Community and Local Government, Approved Housing Bodies and the LTACC to ensure that potential sources of funding can be identified and sought in a timely manner.

- (C) Annual targets will be reviewed on an ongoing basis and formally at least every six months to ensure that progress is being maintained. Formal reporting will be from the LTACC to the Housing and Residential Services Strategic Policy Committee. It is proposed to use a template contained in the submission by the Irish Traveller Movement which details objectives, commencement/completion dates and progress report columns. This is detailed in Appendix 3.

Section 4: The Operation of the Local Traveller Accommodation Consultative Committee

The Local Traveller Accommodation Consultative Committee (LTACC) advises the City Council in relation to the provision of accommodation for Travellers, the preparation and implementation of any accommodation programme for our functional area and the management of accommodation for Travellers.

Dublin City Council's LTACC has been an excellent forum where City Council officials, Councillors, Traveller advocate groups and members of the Travelling Community can discuss Traveller accommodation issues. Following a recommendation by the LTACC, it was agreed by the City Council that at least one Councillor on the LTACC should also be a member of the Housing Strategic Policy Committee.

The LTACC meets at least four times a year and special meetings along with sub-group meetings are also convened, as required. This will continue to be the case. Where appropriate, sub-groups within the LTACC will be established to discuss specific issues as they arise. An Annual Report is published which details the various activities of the LTACC. Annual targets will be reviewed on an ongoing basis and updates will be provided at meetings of the LTACC.

A review workshop of the City Council's LTACC's Terms of Reference was facilitated by the Irish Traveller Movement in September 2013. This is the second such review of the workings of the LTACC following on from a previous one held in 2011. The purpose of these reviews was to consider how the LTACC could work better and all members were able to commit to an improved and agreed set of principles in order to ensure the Committee can work more effectively. The Draft Terms of Reference agreed at the most recent workshop are detailed in Appendix 1.

Section 5: Evaluation of the 2009-2013 Traveller Accommodation Programme

An ambitious new-build target of 118 new houses/units was proposed in Dublin City Council's Traveller Accommodation Programme 2009-2013. Unfortunately, a serious downturn in the economy resulted in several of the bigger housing schemes which contained Traveller accommodation units not going ahead.

5.1 Schemes Delivered

Schemes Delivered in the last Programme:

- One house was built in Avila Close.
- Energy improvements to forty-nine homes in the Avila Estate.
- Ten houses were extended in Avila Park.
- Six houses affected with pyrite were remediated.
- 23 temporary sanitary units were provided in Labre Park (2011), Cara Park (2010) and Avila Park (2012).
- Fourteen day-houses were refurbished in St. Joseph's Park.
- Two houses were refurbished in St. Mary's Park.
- New windows and doors were provided in Avila Gardens and the Cara Estate.
- One house was refurbished in Avila Gardens
- Two houses were refurbished in the Cara Estate
- One special needs extension was completed in Cara Close.
- Twenty-five new kitchens were provided under a kitchen replacement scheme.



5.2 Housing Allocations to Traveller applicants

In addition to the proposed new-build programme, it was estimated that 10-15 Traveller Specific units would be provided per year through casual vacancies, while an additional 10-15 units would be provided through Standard Housing allocations.

A total of 116 units of accommodation have been provided through Traveller Specific and Standard Housing allocations between 2009 and 2013, which is almost 93% of our stated target. These figures include two house purchases.

5.3 Introduction of Differential Rent

A Differential Rent Scheme was introduced in March 2011.

Section 6: The Assessment of Needs

6.1 The Assessment of Needs Process

The procedure used to carry out the Housing needs assessment was both detailed and collaborative and commenced in April 2013. The process included the sending of up to three letters to all Traveller Specific Applicants over a period of three months to ensure every effort was made to contact all such applicants. In addition to this, as many applicants and potential applicants as possible were contacted directly by City Council Traveller Social Workers, Advocate groups and LTACC members to encourage them to contact the Traveller Accommodation Unit to ensure they remained on the list or submitted an application. 78 live Traveller Specific housing applications were identified through this process and the breakdown is given in Table 6.1.1 below.

Table 6.1.1

Area	No of Applications	Houses	Bays
North West	25	10	15
South Central	34	29	5
Central	0	0	0
North Central	19	17	2
South East	0	0	0
Total	78	56	22

Further surveys were then carried out of all Traveller specific properties by Dublin City Council staff and Traveller advocates in each area which identified 120 families in need of accommodation. The breakdown is given in Table 6.1.2 below. As many of these families do not have live applications we will work with the advocate groups over the period of the programme to address this issue. It is further proposed that City Council Traveller Housing Welfare Officers will meet with the advocate groups to ensure that all Traveller applicants in private rented accommodation are identified and supported with their accommodation needs.

Table 6.1.2

Area	Current need
North West	42
South Central	28
Central	0
North Central	50
South East	0
Total	120

Finally there are 148 live applications for Standard housing. As Dublin City Council is one of the few Local Authorities that permit Traveller applicants to remain on both lists, a total of 20 have applications for both Traveller Specific and Standard housing.

A summary of the above figures can be found in Table 6.1.3 below.

The assessment carried out was both extensive and collaborative and serves as a very good basis for planning for the accommodation needs of the Traveller community going forward.

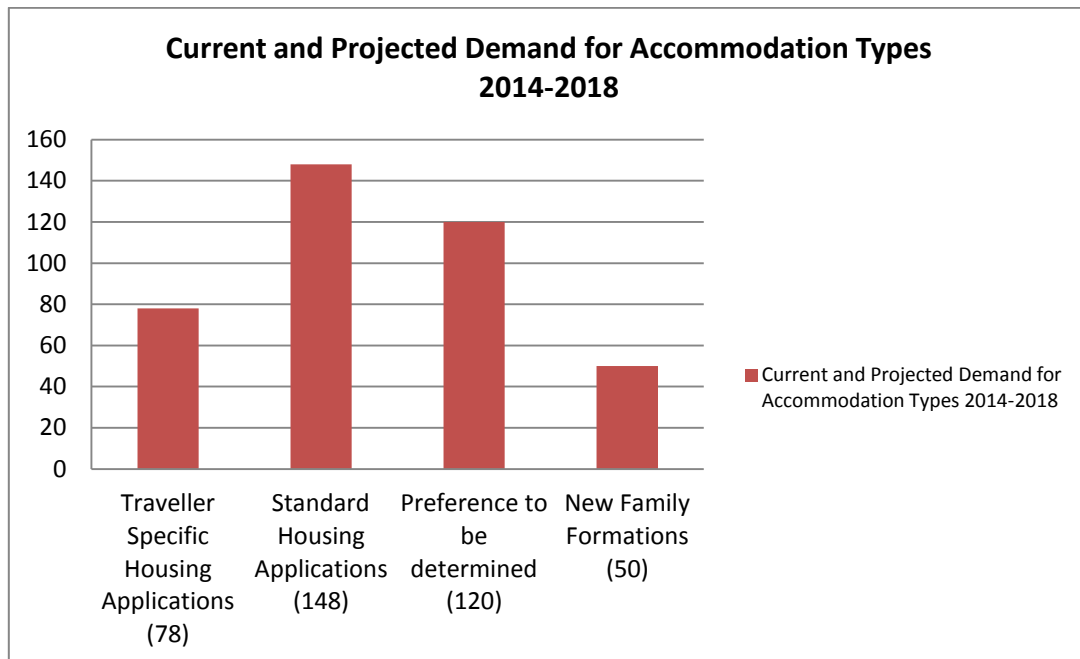
Table 6.1.3

Summary of Preferences	Number of Families
Traveller Specific Housing	78
Standard Housing	148
Current Need	120*
Minus Families with applications for Traveller Specific and Standard Housing	20
Total	326

* In order to adequately address the needs of these families, housing applications will need to be completed for those who have not yet done so.

6.2 Current and Projected Demand for Accommodation Types 2014-2018

The following illustrates current and projected housing demand over the lifetime of this Programme.



6.3 Family Formation

The Assessment also identified that there are currently 136 children who will turn 18 during the lifetime of this Programme. It is not possible to predict the exact impact this will have in terms of future housing needs, but the City Council is satisfied that generally speaking, families are formed between members of families within the Travelling community of local areas. Potentially 68 families may be created and our working assumption is that up to 75% of families (50) will require accommodation.

6.4 Proposals to Meet Housing Need

It is intended to meet the housing need through the following methods:

- New builds (41)
- The refurbishment of vacant houses (2)
- The allocation of vacant/illegally occupied bays and houses (12)
- The refurbishment of bays (30)
- Casual Vacancy allocations of approximately 15 per year.
- Standard Housing allocations of approximately 20 per year.
- Private Rented Accommodation (See Section 8.6)

Section 7: Programme Details

This section details the proposals to be brought forward under this plan. A table summarising the anticipated programme for delivery and the funding requirements is included in Appendix 2.

South Central Area:

Labre Park/Kylemore Grove

Labre Park and Kylemore Grove are located on Kylemore Road in Ballyfermot, Dublin 10.

Current Position

Labre Park currently comprises 43 families accommodated in 19 houses and mobile homes on the estate. 13 families have temporary emergency facilities while infrastructural works are currently underway to provide these services for a further 8 families. Overall, there are 24 families in need of accommodation on the estate.

Proposals under Traveller Accommodation Programme 2014-2018

Discussions have taken place between DCC, Clúid and BTAP, on the delivery of accommodation for Travellers in Labre Park and it was agreed that a proposal for the redevelopment of Labre Park, developed by Clúid in collaboration with BTAP and supported by Dublin City Council, be submitted to the Department of the Environment, Community and Local Government. This proposal was fully endorsed by the City Council and submitted to the Department of Environment and Local Government. It now forms part of this Traveller Accommodation Plan. The previous proposal to reconstruct three houses in Kylemore Grove remains in place.

It is therefore proposed to phase the redevelopment of Labre Park and Kylemore Grove as follows:

- Phase 1: The construction of three houses in Kylemore Grove.
- Phase 2: The redevelopment of Labre Park in accordance with the plans to be developed through the Clúid/DCC/Btap collaboration.
- Emergency facilities will be provided for the families currently living on the site without sanitary facilities (8 families).

Bridgeview

Bridgeview nominally contains eleven Traveller Specific properties and is located on the Cloverhill Road, Clondalkin, Dublin 22. It was built in 1994.

Current Position

There are currently two vacant properties in need of complete refurbishment and a vacant site which was formerly a house. There is also a Community Centre located in the estate which is used by City Council staff and Traveller advocate groups in the area.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to refurbish two houses and rebuild one house in Bridgeview

St. Oliver's Park

St. Oliver's is a fifteen bay halting site located on Cloverhill Road, Clondalkin, Dublin 22. It was built in 1995.

Current Position

Improvements are required to both the day houses and the electricity supply.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to upgrade the day-houses and the electrical infrastructure in St. Oliver's Park. (Sections 8.13 & 8.14)

Grand Canal Harbour

Grand Canal Harbour is a thirteen bay halting site located in James Place, Dublin 2 and was built in 1991.

Current Position

There are 8 bays and three families living in Grand Canal Harbour.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to upgrade five day-houses. (Section 8.13)

North West Area:

St. Margaret's Park

St. Margaret's Park was built in 1997 and is a thirty bay halting site with day-house facilities located on St. Margaret's Road, Ballymun, Dublin 11.

Current Position

There are 45 families living in 30 halting bays in St. Margaret's Park. Therefore there is a current need for 15 units of accommodation for these families. A further three families living on the adjacent Carton development are in need of accommodation.

Proposals under Traveller Accommodation Programme 2014-2018

Dublin City Council intends to upgrade the electrical infrastructure and refurbish the thirty day-houses in St. Margaret's Park. (Sections 8.13 & 8.14)

The submission from the St. Margaret's Traveller Community Association called for the provision of a second halting site near to the current St. Margaret's Park site. This request will be examined in the context of existing City Council landholdings. (Section 8.9)

Avila Estate

The Avila Estate located on Cappagh Road, Finglas, Dublin 11 is comprised of three sections totalling forty-nine houses. The sections are: Avila Park (1995), Avila Gardens (2000) and Avila Close (2004).

Current Position

All forty-nine houses are currently occupied in the Avila estate. An additional twenty-four families living on the estate are in need of accommodation.

Proposals under Traveller Accommodation Programme 2014-2018

The Community Centre at the entrance to the estate provided a valuable space and amenity to residents. The Centre is currently vacant and it is proposed to remediate the Centre. It is also proposed to build a new house on a vacant plot which was formerly 8 Avila Park.

St. Mary's Park

St. Mary's Park is located on Dunsink Lane, Finglas, Dublin 11 is ten house group-housing scheme built in 1987.

Current Position

Funding was secured to refurbish two houses and these works were completed in February 2013. All ten houses are currently occupied.

Proposals under Traveller Accommodation Programme 2014-2018

There are no major proposals for consideration in this Programme.

St. Joseph's Park

St. Joseph's Park on Dunsink Lane, Finglas, Dublin 11, was previously a twenty-eight bay halting site built in 1996.

Current Position

Due to a significant part of the site becoming vacant, a decision was made to divide it in two and reduce the numbers of bays to fourteen. In addition, funding was sought to refurbish the remaining day-houses and these were completed in 2011. There is a Community Centre on site which is in a state of disrepair.

Proposals under Traveller Accommodation Programme 2014-2018

Dublin City Council intends refurbishing the Community Centre and to upgrade the electrical infrastructure and refurbish the day-houses. (Sections 8.13 & 8.14).

South East Area:

Pigeon House Road

This site is located in Ringsend, Dublin 4 and was formerly a four bay halting site.

Current Position

Under the last Traveller Accommodation, it was proposed to build six houses on this site. However, this project did not proceed for various reasons.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to redevelop this site and build six houses. Consultations will be carried out in advance of any proposals to identify specific need.

North Central Area:

The Trav:Act submission addressed the overall area of the N32/Belcamp Lane/Grove Lane and made both general and specific recommendations as regards the future of the 5 sites. Given the scale of the developments and the complexity of the issues that pertain at these locations, it is proposed to bring the matter to the LTACC for resolution. Specific proposals are however also included below for each site.

Northern Close

Northern Close is a twelve house group-housing scheme located on Belcamp Lane, Coolock, Dublin 17. It was built in 2001.

Current Position

There are currently eleven houses in the estate.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to rebuild a house on a vacant site in the estate.

Tara Lawns

Tara Lawns is 10 bay halting site located on Belcamp Lane, Coolock, Dublin 17. It was built in 2000.

Current Position

Tara Lawns is currently decommissioned.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to refurbish all ten bays with a view to returning the site to use.

Grove Lane

Grove Lane is located on the Malahide Road, Coolock, Dublin 17. Six group-houses were built in 1989.

Current Position

Five houses are in a state of disrepair and the remaining house is under repair.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to redevelop this estate. The Traveller Accommodation Unit will also work with the Area Office to develop a plan for the management and upkeep of Grove Lane.

Cara Estate

Cara Estate is made up of Cara Park (1986) and Cara Close (2001) and comprises forty-one group houses and is located on Belcamp Lane, Coolock, Dublin 17.

Current Position

All forty-one houses are occupied.

Proposals under Traveller Accommodation Programme 2014-2018

It is proposed to carry out five extensions to cover special needs and overcrowding requests.

St. Dominic's Park

St. Dominic's is a twenty-three bay halting site on Belcamp Lane, Coolock, Dublin 17 and was built in 1996.

Current Position

The site is currently decommissioned.

Proposals under Traveller Accommodation Programme 2014-2018

Dublin City Council have been working with the families who previously occupied St Dominick's Park in an effort to address their housing need. In this context the City Council are developing a proposal to refurbish 7 bays initially with a further phase to develop a further 8 bays as the need arises. It is proposed to refurbish up to 15 day-houses on this site.

7.1 Annual Targets

Accommodation Type	2014	2015	2016	2017	2018	Total
Standard Housing Allocations	20	20	20	20	20	100
Traveller Specific Allocations (Houses & Bays)	15	15	15	15	15	75
Group Housing Refurbishments	2	5	0	0	0	7
Traveller Halting Bay Refurbishments	15	35	39	0	0	89
New Builds	3	8	6	12	12	41
Emergency Facilities	As required	As required	As required	As required	As required	

Section 8: Additional Measures

8.1 Caravan Loan Scheme

The City Council in partnership with National Traveller MABS and Exchange House National Traveller Service are continuing to roll out a loan support/guarantee fund to support and facilitate Traveller access to legitimate loans from mainstream institutions for caravan purchase. A number of loans were approved during the course of the previous Traveller Accommodation Plan 2009-2013 and there are a number of loans currently at the pre-approval stage. The fund is open to all halting site tenants and those with permission to reside. Tenants must be in good standing and have a clear rent account. The Loan Committee continue to work with local Credit Unions to support applications for loans.

8.2 Senior Citizen Accommodation

It is proposed to consider the provision of housing specifically for Senior Citizens within the lifetime of this programme. Although life expectancy generally is lower among members of the Traveller Community, age profiles among our tenants is increasing. In some cases, elderly Traveller tenants are living alone in accommodation not suited to their needs. Dublin City Council proposes looking at the potential for developing Senior Citizen accommodation units in some of its estates where there is available land and a demand for same. This would enable the City Council to provide appropriate dwellings to meet the demands of its increasing number of elderly tenants. At the same time it would free up dwellings that could then be allocated to applicants from our Traveller Specific Housing list. Such proposals will only be followed up if there is demand and a willingness from elderly tenants to move into Traveller Specific Senior Citizen accommodation.

8.3 Community & Play Facilities

A number of our sites and estates have playground facilities which provide a much needed amenity to our Traveller specific tenants and their children. The Traveller Accommodation Unit will continue to engage with the City Council's Play facilities staff with a view to enhancing current play facilities and explore the possibility of extending them to other sites and estates. With regard to Community facilities, these will be considered in the context of developments to sites and estates and existing facilities in the area.

8.4 Roads and Footpaths

The City Council proposes applying for funding across all of its estates and sites for road and footpath improvement works.

8.5 Homelessness

Some of the submissions received by the City Council 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. We consulted the Dublin Region Homeless Executive (DRHE) and having reviewed the matter, they cannot find any basis for the claim that provisions of Housing (Miscellaneous Provisions) Act, 2009 precludes access to homeless services for Travellers and any person identifying themselves as a member of the Travelling 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 accommodation.

8.6 Private Rented Accommodation

As per the Memorandum issued by the Department of the Environment, Heritage and Local Government with regard to the preparation, adoption and implementation of Traveller Accommodation Programmes for the period 2014-2018, alternative housing options including the Rental Accommodation Scheme (RAS) and private rented accommodation should be availed of. Many of the submissions received made reference to the difficulties that Traveller applicants have encountered while attempting to avail of private rented accommodation. It is proposed to establish an LTACC sub-group to examine how those Travellers that may wish to source private rented accommodation can be helped and also to examine how Traveller families in standard social housing and private rented accommodation can be included more in Traveller service provision.

The City Council acknowledges that no Traveller family identified an interest in or preference for private rented accommodation to the Advocate groups through the Housing needs assessment, an assessment carried out jointly between advocate groups and City Council staff for this Traveller Accommodation Programme. However, whilst mindful of these findings it is included as an interim measure and will be reviewed on an ongoing basis throughout the lifetime of the Programme. In addition, Dublin City Council will actively explore our existing landholding across the City (Section 8.9) and continue to work with Approved Housing Bodies (Section 8.11) to make every effort to limit

the reliance on private rented accommodation. We will also investigate whether the option of one off house purchases and leasing can further reduce this reliance.

8.7 Anti-Social Behaviour

On 1st November 2010, Dublin City Council formally adopted its Anti-Social Behaviour Strategy in accordance with s.35 of the Housing (Miscellaneous Provisions), Act 2009. The Strategy sets out the Council's overall plan in dealing with issues of Anti-Social Behaviour and includes objectives, policies, procedures, customer care, Health & Safety and Legislation. Where instances of anti-social behaviour occur, appropriate action will be taken to deal with the tenant or person involved in such behaviour. Sanctions are outlined in the City Council's Anti-Social Behaviour Strategy and can include the ultimate sanction of eviction. The Traveller Accommodation Unit will explore the possibility of providing a dedicated staff member for Traveller specific sites and estates to deal with these issues.

With regard to offences relating to entering and occupying land without consent, the City Council agrees with the ITM submission that the use of Section 24 of the Housing (Miscellaneous Provisions) Act, 2002 should only be used in exceptional circumstances and that families moved on remain on the waiting list unless accommodated by another housing provider.

8.8 Site Management and Operation

A. Staffing

The Traveller Accommodation Unit is responsible for the provision of Traveller specific services to members of the Travelling Community in the Dublin City Council administrative area. The Unit is responsible for providing a housing advisory service, processing applications for Traveller Specific housing, processing maintenance requests; managing Traveller specific rent accounts as well as assisting Travellers who wish to apply for Standard housing. Staff from the Traveller Accommodation Unit regularly call to each our halting sites and group housing schemes and provide assistance should any tenants or applicants contact the office.

Social Workers aligned to the Unit host weekly local based clinics, keep in regular contact with tenants and applicants and assist Travellers in relation to housing applications as well as the provision of advice, counselling and support services.

Our Inspector and Supervisors are based primarily on estates and sites and liaise with Travellers, City Council staff from other Departments, as well as our maintenance contractor. In addition, they investigate unofficial encampments and supervise the caretaker service throughout our estates and sites. Caretakers are responsible for general cleaning duties, maintaining communal areas and grass cutting on each of our estates and sites.

B. Payment of Rent

All Traveller specific tenants are liable to pay a Differential Rental charge on their houses and bays. Dublin City Council is aware that sometimes unforeseen circumstance can prevent tenants from keeping their rent payments up to date. Tenants should be aware that the City Council's Traveller Accommodation Unit (TAU) 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 it takes a while to clear them completely.

C. Maintenance & Repair Service

Dublin City 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 City Council will ensure that this is completed in a reasonable timeframe, which is within twenty-four hours for emergencies and three to five working days for routine repairs. An out of hours emergency maintenance service is provided on weekday evenings, weekends as well as bank and public holidays. During the lifetime of this Programme, it is the City Council's intention to mainstream the maintenance and repairs service of all our Traveller Specific accommodation to our Standard Housing Maintenance Section.

8.9 New Developments

The City Council will examine its landholding with a view to identifying future sites for development. Where land becomes available, the Traveller Accommodation Unit will bring forward all proposals to the LTACC for discussion.

8.10 Tenant Participation and Estate Management

The Traveller Accommodation Unit welcomes and encourages tenant participation in the management and maintenance of the City Council's Traveller specific estates and halting sites. It is proposed to form an LTACC sub-group to assist in encouraging greater involvement from tenants. Traveller Accommodation Unit staff meet various residents associations and community groups on site regularly on an informal basis but it is proposed to establish a more formal structure for these meetings to take place. It is also proposed to liaise with National Traveller groups who have a brief to design and deliver in-service training and capacity building for Traveller groups.¹

8.11 Approved Housing Bodies

It is the City Council's intention to actively engage with Approved Housing Bodies with regard to the future management, maintenance and development of sites and estates.

8.12 Emergency Facilities

It is recognised that ideally all families will be accommodated in accommodation suited to their needs at the earliest time possible. However, there may be a requirement for Emergency Facilities to be provided over the course of the programme for a variety of reasons and all cases will be considered as they arise.

¹ Pavee Point website

8.13 Day-houses

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 City Council is researching alternatives that will serve the needs of the residents over the course of this plan. To this end we propose to arrange visits for residents to units before finalising any proposals.

8.14 Electricity Supply

The supply of electricity has been a problem in some sites over the years with outages taking place regularly for a variety of reasons. The City Council is therefore committed to carrying out works to improve supply and to improve safety where such problems remain. Associated with the proposed improvement works, an application has been made to the ESB for the provision of individual meters to all units to facilitate residents in having a direct relationship with the utility provider.

Appendix 1: DRAFT LTACC Terms of Reference

An introduction to the Terms of Reference:

The terms of reference of Dublin City's LTACC are to advise the Dublin City Council in relation to:

- a) The provision and management of accommodation for Travellers.
- b) The preparation and implementation of the accommodation programme for the functional area of **Dublin City Council**.
- c) The management of accommodation for Travellers.
- d) To provide a mechanism for transparency and accountability for the delivery of Traveller specific culturally appropriate accommodation.

The Dublin City LTACC is to drive the Traveller housing policy.

It was agreed by the LTACC, that under no circumstances will the LTACC be used as a forum to discuss individual cases.

Frequency of meetings

There will be at least four meetings per year but if issues arise that need urgent attention a meeting will be called.

When and if substructures are set up all members will be informed of when those meetings are to be held.

Attendance

"Where an appropriate Traveller organisation or group of organisations exists or are otherwise available, agree a selection procedure to be administered by such organisation(s).

The appointing local authority should, make adequate resources, including staff, available to service the committee and, having regard to the exigencies of the local authority, should:

- as far as is practicable designate specific staff for this purpose, and
- avoid frequent changes of staff assigned this function."

Guidelines for the Operation of the LTACC

The LTACC would seek to have two Traveller representatives from each of the local areas: Ballyfermot, Ballymun, Clondalkin(covering St. Oliver's Park and Bridgeview), Coolock, Finglas (given that Finglas is so vast there may be two from Avilla and two from Dunsink Lane).

The LTACC would seek to have councillors/elected representatives from each of the relevant areas.

A seat is allocated for a representative from the HSPC in addition to the elected representatives nominated by the council. This provides for a reporting mechanism to the HSPC.

All members should make every effort to attend all LTACC meetings. If a member is unable to attend the meeting contact the Chair with apologies. If a member does not attend two consecutive meetings the Chair will contact them to invite them to return or step down from their position so that they can be replaced.

“decide on a quorum for its meetings having regard to the requirements in relation to membership of committees as set out in Section 22 of the Housing (Traveller Accommodation) Act, 1998;” Guidelines for the operation of the LTACC

The city manager will be invited to attend the meeting once a year.

The Director of Housing will be invited to attend the meeting with emphasis given for attendance when setting down targets and reviewing these.

Minutes

The minutes are to include the background to decisions and dissension to be recorded along with a timeframe. Minutes will record why something has not been achieved.

The minutes will be sent to the chair within a week of the meeting. Then posted to the Traveller representatives and elected representatives within another week (within two weeks of the meeting)

Communication and dissemination of information

Informal/non formal methods of disseminating information from the LTACC will be used by Traveller representatives through Traveller organisations by people calling into centres.

Copies of the minutes of the LTACC meeting will be made available for Travellers.

Copies will be sent to the City Manager and council.

Local groups will bring news from the LTACC to meetings with Travellers in their area.

Connections will be made with, to provide the information to, relevant committees such as the Strategic Housing Policy Committee, Inter-Agency Group. A seat on the LTACC is to be included for a

representative on the HSPC as a specific link over and beyond the elected representatives nominated to the LTACC.

Minutes will be uploaded on the Dublin City Council Traveller section website.

Setting the Agenda

Standing orders will include:

- Traveller Accommodation Programme based on the monitoring template
- Connections to other committees such as the SHPC and Inter-agency Groups
- Any urgent issues arising that have been communicated to the chair at least 3 working days before the meeting instead of adding “any other business”

The agenda will be sent out to the committee members at least ten working days before to facilitate preparation for the meeting, except the items for the agenda added through the chair as mentioned above.

Annual Report

The annual report will be drawn together by a sub-structure of the committee which has at least one council representative, one Traveller representative and one elected representative. A photocopy of the executive summary will be made available to the Traveller community. The full report will be sent to the City Manager and forwarded to the Traveller Accommodation Unit of the Department of the Environment, Community and Local Government.

Substructures

Substructures will be used if need arises to develop policies on for presentation at the LTACC so that the delivery of the Traveller Accommodation Programme can be delivered more effectively.

When there is no consensus at the LTACC meeting a sub-group would be set up to discuss the issue, developing proposals for the next meeting.

Work-plan

The overall objective of Dublin City’s LTACC will be to ensure that the Traveller Accommodation Programme is implemented.

A monitoring template will be used with the work-plan listing: **Objectives and Target Dates for Delivery of measures contained in the Traveller Accommodation Plan**

Audit, monitoring and evaluating

The Traveller Accommodation Programme will be monitored through the use of the template listed above. An audit of delivery will be carried out half way through the programme.

The Chair

The chair will be selected from either the public or Traveller representatives. There will be a rotating chair on an annual basis.

The Role of the Chair

- Aim to advance the work of the LTACC
- Would not seek to use the chair to forward own agenda
- Allow everyone to participate (speak at least once and monitoring how long people can speak at a time. In small groups will let people talk and will prevent people from talking over each other).
- The Chair is to be formally ratified annually.
- The Chair is to follow up on attendance and any recommendations made at the meeting.
- They are to check the links with the HSPC.
- They are to report into the different structures e.g. council meetings, HSPC representative, other committees and other LTACC elected representatives.
- They are to link with administration in the Traveller Accommodation Unit and issues letters.

Appendix 2: List of Proposed Projects

Project	No. of Units	Costs*	Timeframe
Labre Park Redevelopment	24	€5,084,455	2017/2018
Kylemore Grove Rebuilds	3	€501,840	2014
Grove Lane	5	€875,000	2015
Pigeon House Road	6	€1,250,000	2016
Bridgeview/Northern Close/Avila Park	3	€525,000	2015
St. Dominic's Park	15	375,000	2014
Grand Canal Harbour	5	€125,000	2015
St. Margaret's Park Day-house upgrade	30	€750,000	2015
St. Margaret's Park electrical upgrade	30	€175,000	2014
Tara Lawns	10	€250,000	2016
Avila Park Community Centre refurbishment	1	€185,000	2014
St. Joseph's Park Community Centre refurbishment	1	€100,000	2015
St. Oliver's Park Day-house upgrade	15	€375,000	2016
St. Oliver's Park electrical upgrade	15	€87,500	2015
St. Joseph's Park electrical upgrade	14	€81,666	2015
St. Joseph's Park Day-house upgrade	14	€350,000	2016
Special Needs Adaptions/Overcrowding extensions: Cara Estate	5	€500,000	2015
House Refurbishments	2	€100,000	2014
Total	41 new units 89 Day-house refurbishments 2 House refurbishments 5 extensions 59 electrical upgrades 2 Community Centre refurbishments	€11,690,461	

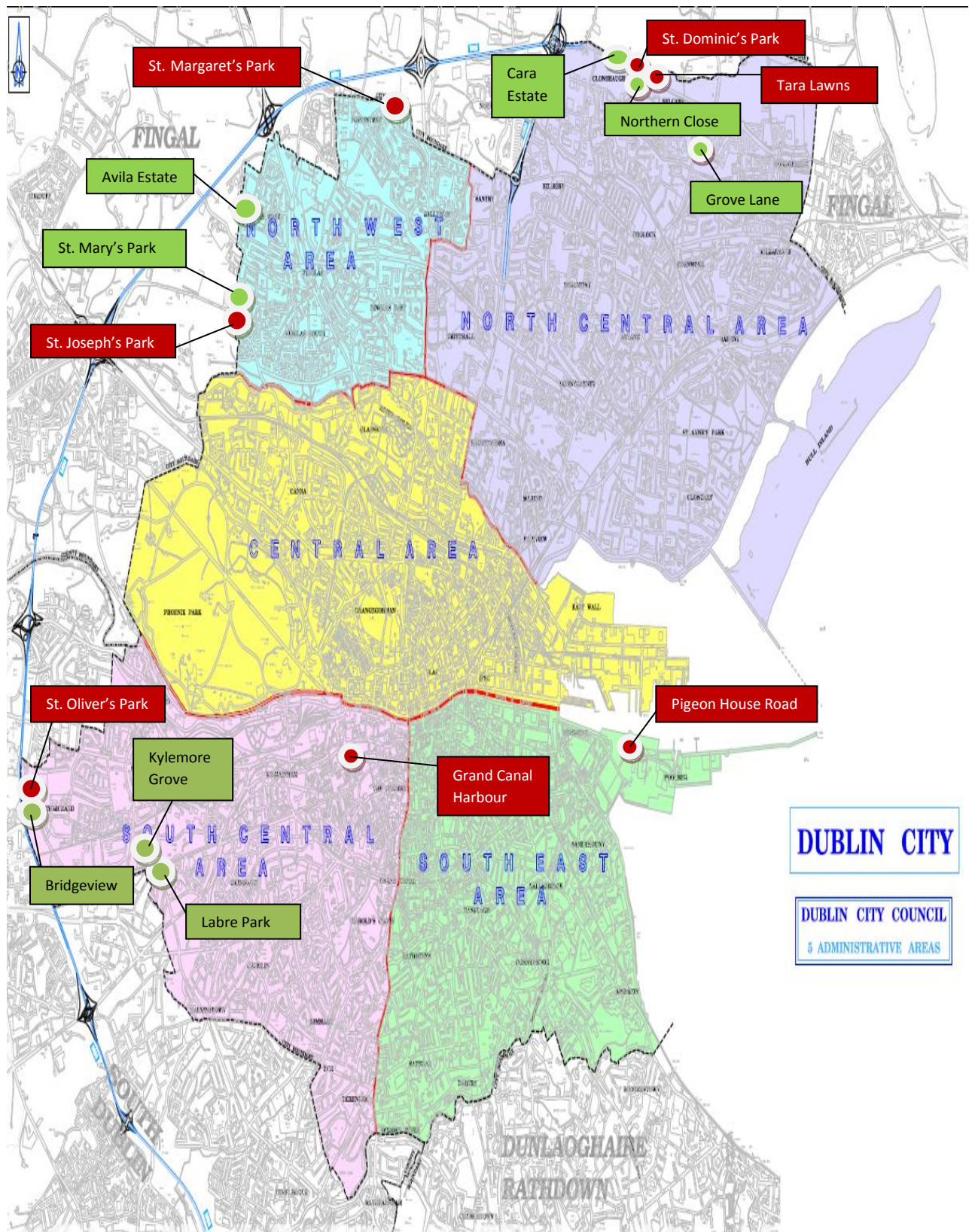
* All of these costings are indicative only

Appendix 3: Sample Template detailing Objectives and Target Dates²

	Objectives	Commencement	Completion	Progress as at the 11 th July 2014
1.	Complete consultation in relation to formal allocation of five Traveller Specific houses	Already Commenced	May 2014	4 Allocations completed – Houses to be handed over the 15 th July 2014
2.	Allocate standard housing to Travellers on an ongoing basis Project Allocation over five year period 1. 2014 – 10 2. 2015 – 15 3. 2016 – 20 4. 2017 – 15 5. 2018 – 15	Ongoing	Ongoing	Standard House Allocations 2014 5 Allocations 2 further offers refused 2 transfers
3.	Commence design of 2 unit Traveller specific accommodation at?	July 2015	December 2015	Appoint design team end October Summit planning April 2016
4.	Construction and allocation of 2 unit Traveller Specific accommodation at?	May 2016	December 2016	Construction to begin May 2016 Allocate 2 units January 2017
5.	Identify a location for permanent halting site for families requesting same who are currently living at ??? halting site.	April 2015	September 2016	Ongoing
6.	Design and construct five group houses in ???	June 2016	December 2017	Site identified Appoint design team end October 2015 Submit planning April 2016
7.	Refurbishment of ??? halting site	September 2015	March 2016	Departmental approval to proceed tenders received. Onsite construction to begin October 2015
8.	Commence rental accommodation scheme to facilitate the provision of private rented accommodation for housing applicants including the Traveller community	July 2014	Ongoing	Landlord Seminar held on the
9.	Formulate and deliver tenant training programme specific to the needs of Travellers	June 2015	Ongoing	Liaison between local authority and the local Traveller group in September 2015 to begin formulation
10.	Promotion of the Caravan loan scheme	Ongoing	Ongoing	Ongoing

² ITM submission to DCC TAP 2014-2018, September 2013

Map of Traveller Specific Group Housing Estates and Halting Sites



Traveller Group Housing Estates
 Traveller Halting Sites



Dublin City Council Boundary Line -----