

Comhairle Contae Fhine Gall
Fingal County Council



Traveller Accommodation Programme 2025 - 2029



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Strategy Statement

Fingal County Council is the implementing authority in this County for the Traveller Accommodation Programme 2025 - 2029. The Housing and Community Department has been designated to deal with all matters arising from the implementation of the Housing (Traveller Accommodation) Act 1998. This Department is responsible for ensuring that all parties concerned with Traveller accommodation are kept informed with regard to the development of proposals for permanent Traveller specific accommodation in this programme.

As set out in the Council's Migrant Integration and Social Cohesion Strategy 2019 – 2024, the Council's vision for Fingal is that of inclusive and cohesive communities, where all who live, work and visit the County are valued, and all residents are enabled to fully participate and contribute to their communities irrespective of their nationality, ethnicity, religion or cultural background.

The need for Traveller specific accommodation and the changing preferences of Travellers to standard housing as a preferred housing option are detailed within the plan. The Council has noted an increased interest from the Traveller community in obtaining standard housing.

This Traveller Accommodation Programme will address the need to maximise usage of existing resources including occupancy of existing accommodation, management and maintenance of existing sites and establishing structures to encourage greater resident participation in building active and inclusive communities.

The Council will review the Traveller Accommodation Programme at least once during the lifetime of the plan or at such time as the Minister may by direction specify from time to time.



Paul Carroll

Interim Director of Services

Housing and Community Department



Introduction

The County of Fingal covers an area of 450 square kilometres and stretches from the River Liffey and the city council boundary up to the Meath county boundary north of Balbriggan. The county is both urban and rural in character with a number of urban areas, including Blanchardstown, Castleknock, Mulhuddart, Clonsilla, Ongar, Balbriggan, Donabate, Swords, Skerries, Malahide, Portmarnock, Baldoyle, Sutton and Howth. The remainder of the county is mainly rural in character and includes the villages of Lusk, Rush, Ballyboughal, Oldtown, Naul, Balrothery, Garristown and St. Margaret's. The population in the County has grown from 296,214 in 2016 to 330,506 in 2022.





Our Services to the Travelling Community

Fingal County Council's Housing and Community Department implements the Traveller Accommodation Programme including:

- the assessment of need,
- the management and maintenance of Traveller specific accommodation
- the planning and delivering of new accommodation.

Through the adoption and implementation of the Traveller Accommodation Programme 2025 – 2029, Fingal County Council will endeavor to meet the accommodation needs of the Traveller Community indigenous to the County. Housing allocations will be considered in accordance with the Allocation Scheme for Social Housing Support.

The new Social Housing Application Form includes a Traveller Identifier. The objective is to improve the collection and analysis of data as recommended by IHREC and the Joint Oireachtas Committee on Key Issues affecting the Traveller Community.

The Council offers a range of social housing options for members of the Traveller Community including:

- Standard Local Authority Housing of all tenure types, including AHB allocations
- Traveller Group Housing
- Halting Site Accommodation

The Council conducted a census of the Traveller population in the County in November 2023 which determined there were 587 families living within the County.



Fingal Citizen Charter

The Fingal Citizen Charter sets out how the Council wishes to interact with citizens, and vice versa. It states "We will treat all our citizens with the utmost courtesy and respond with minimum delay. Our staff would also like to receive the same courtesy from citizens during the course of their business with us."



Background and Legal Basis

The Housing (Traveller Accommodation) Act, 1998 came into operation on the 11th of September 1998. The Act is designed to put in place a legislative framework to assist Local Authorities in meeting the accommodation needs of Travellers normally resident within their administrative areas.

The Housing (Traveller Accommodation) Act, 1998 requires housing authorities, in consultation with Travellers and with the general public, to prepare and adopt a five-year

Traveller Accommodation Programme or for a shorter period as the Minister may direct, to meet the existing and projected needs of Travellers in their area. The current accommodation programme covers the period 2019 to 2024.

Circular Housing letter 46/2023 issued by the Minister on the 18th of December 2023 has directed that the new programme will cover the period from 2025 to 2029.

The Act contains among other things the following important provisions: -

- (a) In the event that the members fail to adopt a programme the Chief Executive will be required to adopt the programme, by order, within one month of the latest date for its adoption by the members.
- (b) To provide for a public notification and consultation process in respect of the preparation of Traveller accommodation programmes;
- (c) To require housing authorities to take reasonable steps to secure the implementation of Traveller accommodation programmes;
- (d) To provide for the establishment of the National Traveller Accommodation Consultative Committee;
- (e) To provide for the establishment of a Local Traveller Accommodation Consultative Committee to facilitate consultation with Travellers;
- (f) To extend statutory backing for the provision of financial support to housing authorities for the provision and management of Traveller accommodation;
- (g) To extend the range of housing options available to Travellers so as to secure a variety of appropriate accommodation;
- (h) To extend the powers available to housing authorities to control unauthorised temporary dwellings;
- (i) To implement the provision of the Local Government (Planning and Development) Act, 2000, to ensure that county and urban development plans specifically include objectives concerning the provision of Traveller accommodation;
- (j) To provide that annual reports prepared by County Councils include details of the steps taken to secure implementation of Traveller accommodation programmes and information concerning the proceedings of the relevant Local Traveller Accommodation Consultative Committee.
- (k) To extend to halting sites the powers available to local authorities under the Housing (Miscellaneous Provisions) Act, 1997 (as amended) relating to anti-social behaviour

This provides for a national approach where every housing authority must prepare an accommodation programme and is obliged to implement it in the same period. This will help to redress the situation where Travellers migrated to areas which attempted to take a positive approach to provide accommodation for Travellers.



Policy Statement

It is the policy of the Council to provide appropriate accommodation to meet the needs of Traveller citizens who are indigenous to the administrative county of Fingal in accordance with the assessment of need carried out under the provisions of the Housing (Traveller Accommodation) Act 1998 and having regard to the accommodation objectives of the National Traveller and Roma Inclusion Strategy 2017 - 2021. In so providing the Council recognises Travellers' cultural identity as a minority group some of whom may travel and strives to accommodate Travellers in a culturally appropriate way catering for their social needs where possible.

This is Fingal County Council's sixth Traveller Accommodation Programme and the Council is committed to delivering high quality accommodation for Travellers in line with Central Government Policy as referenced in 'Housing for All' and having regard to the Council's Development Plan and Climate Action Programme.

Fingal is committed to its statutory obligation under the Equal Status Acts 2000 - 2018 and Irish Human Rights Equality Act 2014 to eliminate discrimination, promote equality of opportunity and protect the human rights of citizens. The Council continues to promote human rights and equality in the delivery of its services. The recommendations as set out in the Irish Human Rights and Equality Commissions Report has been taken into consideration in the preparation of this 5-year programme.

It is the Council's objective to appoint a Traveller Liaison Officer with the objective to improve, develop and enhance the services provided to the Travelling Community in the administrative area of Fingal during the lifetime of this Traveller Accommodation Programme.

We will continue to work in partnership with the other Dublin local authorities to identify common interests to enhance programme outcomes. We will also continue to consult with all relevant stakeholders, including families in need of housing, the Local Traveller Accommodation Consultative Committee (LTACC), and other relevant Local Advocacy Groups.

By adopting this strategic approach, the Council is committed to enhancing the quality and availability of Traveller Accommodation. Through diligent planning, stakeholder engagement, and effective resource management, the Council aims to create sustainable and culturally appropriate housing solutions for the Traveller community.

Indigenous Policy

It is Fingal County Council's policy to provide Traveller specific accommodation only for the county's indigenous Travelling community. For the purpose of this programme, the Council will only regard a Traveller household as "indigenous" where the household has been permanently resident in the county for not less than three years immediately prior to the adoption of Fingal County Council's Traveller Accommodation Programme 2025 - 2029.



Local Traveller Accommodation Consultative Committee

The Local Traveller Accommodation Consultative Committee (LTACC) advises the Council in relation to the provision and maintenance of accommodation for Travellers. The membership of the LTACC consists of 3 Councillors, 3 Traveller Group Representatives and senior officials from the Council’s Housing Department. The Committee has 6 scheduled meetings per year – every 2 months. At these meetings a wide variety of issues in relation to Traveller accommodation are discussed. The Committee conducts its business having regard to its standing orders and the “Guidelines for the Operation of Local Traveller Accommodation Consultative Committees” issued by the Department of the Housing, Local Government and Heritage.



Review of Traveller Accommodation Provision and the 2019 - 2024 Programme

The Council has provided a considerable number of high-quality Traveller specific accommodation sites (Group Housing Schemes and Halting Sites) during the course of the previous five Traveller Accommodation Programmes. In addition, many Traveller families have been accommodated, as requested by the families, in standard housing. Construction and refurbishment programmes suffered some delays due to the global COVID-19 pandemic. It is noted that staff from the Housing and Community Department continued to provide support services the Traveller Community throughout the pandemic and the imposition of a number of lockdowns.

183 families were accommodation over the during of the 2019 – 2024 programme as follows:

Tenure Type	No. Families
Standard Housing	156
Group Housing	17
Halting Site, Existing Bays	10
Total	183

To date during the lifetime of the previous programmes, Fingal County Council has provided 655 units of accommodation to Traveller families in the County.



Caravan Loan Scheme

Fingal County Council provides a Caravan Loan and Grant Scheme for the purchase of caravans and mobile homes by Travellers in accordance with Section 25 of the Housing (Traveller Accommodation) Act, 1998. During the previous Traveller Accommodation Plan 2019 – 2024, Fingal County Council issued approvals for a total of 102 loans/grants, some of which were allocated in response to the Covid pandemic and on emergency and welfare grounds.

Year	No. Loans	Expenditure €
2019	3	40,700
2020	12	251,400
2021	10	142,000
2022	25	580,825
2023	38	1,109,454
2024 (to 31/10/2024)	14	468,000
Total	102	2,592,379

The Council participated in the nationwide pilot caravan loan scheme during 2022 and 2023, during which 16 loans were issued in accordance with the terms of the scheme.

A significant amount of staff and financial resources was allocated towards achieving the objectives of the Traveller Accommodation Programme 2019 – 2024 TAP. A brief synopsis of the works completed during that period is outlined below: -

- Provision of alternative accommodation to 14 families from Collinstown Park Halting Site by agreement following the closure of the site to facilitate the construction of the Northern Runway
- Construction of 7 houses for a new Group Housing Scheme at Baskin Green, Stockhole
- Upgrade works to 1 house at Parslickstown Gardens
- Refurbishment works to 5 houses and 1 service unit at Meakstown Close
- Refurbishment works at 3 houses at St Philomena’s Court, Group Housing Scheme
- Refurbishment works to the Caretakers House at St Philomena’s Park, Halting Site
- Comprehensive refurbishment works at St Brigid’s Lawns including service units and utilities
- Refurbishment of 12 halting site bays at St Mary’s Halting Site, Cappagh.



- Retrofit works at 12 Traveller specific group houses at Lissenhall Green including the installation of triple glaze windows and doors, insulation of heat pumps, additional attic insulation and other associated works.
- Upgrade works to the wastewater treatment system at Lissenhall Green
- Upgrade works to the heating systems at Ardla Cottages
- Refurbishment works to 1 bay at Moyne Park
- Refurbishment works to 2 bays at St Macullin’s Park
- Refurbishment works to the St Macullin’s Park/ Matt Lane Resource Centre (currently leased to the Balbriggan Traveller Development Group)
- Covid 19 supports, including the provision of isolation units and temporary sanitary units as well as extensive site clean-up works



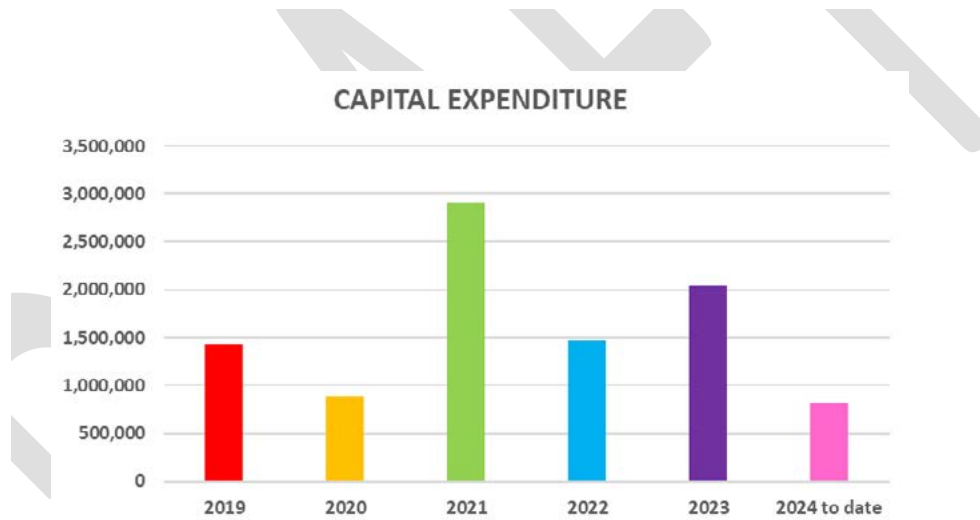
Capital and Revenue Expenditure

Capital Investment

The previous paragraphs show that the Council has delivered a very significant amount of accommodation to Traveller families over previous programmes. The capital spend per year on this provision since 2019 is shown below.

Capital Spend on Provision of Traveller Accommodation 2019 - 2024

Year	Capital Expenditure €
2019	1,434,869
2020	893,645
2021	2,910,372
2022	1,467,466
2023	2,037,078
2024 (to 31/10/2024)	826,733
Total	9,570,163



Capital Recoupment - to be examined

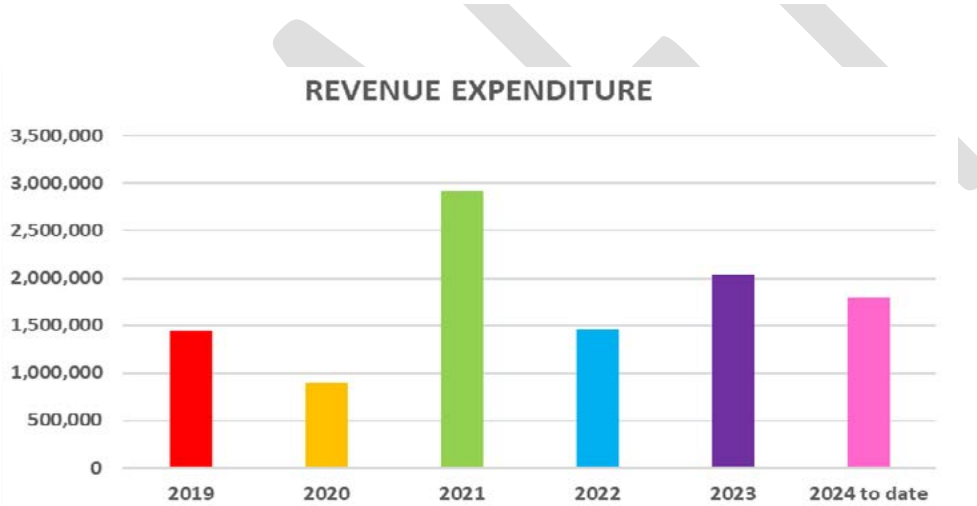
The Council recouped the following funding for its capital projects regarding the provision of Traveller related housing from the Department for the period 2019 - 2024 as follows: -

Year	€
2019	848,957
2020	327,971
2021	3,393,558
2022	612,878
2023	519,822
Total	5,703,186

In addition to the capital investment, the revenue expenditure on the management and maintenance of Traveller accommodation since 2019 is shown below.

Revenue Expenditure 2019 - 2024

Year	Revenue Expenditure €
2019	1,434,869
2020	893,645
2021	2,910,372
2022	1,467,466
2023	2,037,078
2024 (to 31/10/2024)	1,796,376
Total	10,539,806



Revenue Recoupment - to be examined

The Council received the following funding for the provision from the Department of Housing, Local Government and Heritage for the period 2019 – 2024 as follows: -

Year	€
2019	87,938
2020	158,888
2021	305,466
2022	516,819
2023	455,402
Total	1,524,512

Note, not all capital / revenue expenditure is recoupable. Accordingly, it should be noted that the Council has spent significant funds on Traveller specific projects from its own resources.



Number of Traveller Families

Section 6 of the Housing (Traveller Accommodation) Act, 1998 – as amended by Section 21 of the Housing (Miscellaneous Provisions) Act 2009 – 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.

In addition and in accordance with the Guidelines issued by the Minister, regard was had to the Statutory Housing Needs Assessment 2023 and the Annual Count of Traveller Families which was carried out in November 2023.

A survey of Traveller families living in the County was carried out in November 2023. Staff from the Housing Department visited halting sites, group housing schemes and those Travellers currently in standard social accommodation to interview as many Travellers as possible in the County to determine the ideal accommodation preference type of each family. All Travellers currently residing in Traveller specific accommodation were visited individually by staff. Travellers currently residing in standard local authority housing were contacted in person and by telephone where available. Travellers currently residing in private rented accommodation were contacted using the same procedure used for families in standard

local authority housing. The Council estimates that there are 65 Families in private rented accommodation in the County. The total number of traveller families surveyed (587) is in line with the number of Traveller families contained in the Annual Count of Traveller Families (587) carried out in 2023.



Construction of 7 houses for a new Group Housing Scheme at Baskin Green, Stockhole



Assessment of Accommodation/Projected Future Needs

The Assessment of Need completed in November 2023 indicated that 587 Traveller families currently reside in Fingal. All families were surveyed and the families who participated expressed varying preferences for accommodation within Fingal County. The overwhelming desire was for the provision of standard housing accommodation.

It is noted the predominant demand is for standard housing, however the Council through dialogue and contact with a number of family groups within the County has made additional provision for group housing to meet their expressed needs.

Based on our consultation with members of the Traveller community, there appears to be a firm ongoing shift away from halting sites as an accommodation of preference. This is in line with the results of the Statutory Assessment of Housing Needs carried out and reflected in previous plans. In the event that a need for Halting Site accommodation does materialise within the lifetime of this plan, this need will be met through a halting site refurbishment programme. Accordingly, there are no proposals to construct new halting site bays contained within this plan as it is considered that the need expressed can be met through this programme.

Having regard to the survey results and projected future needs, the accommodation requirement is set out as follows (assuming the same preference breakdown for the new families and those who did not complete the accommodation survey as those that expressed an actual preference during the survey).

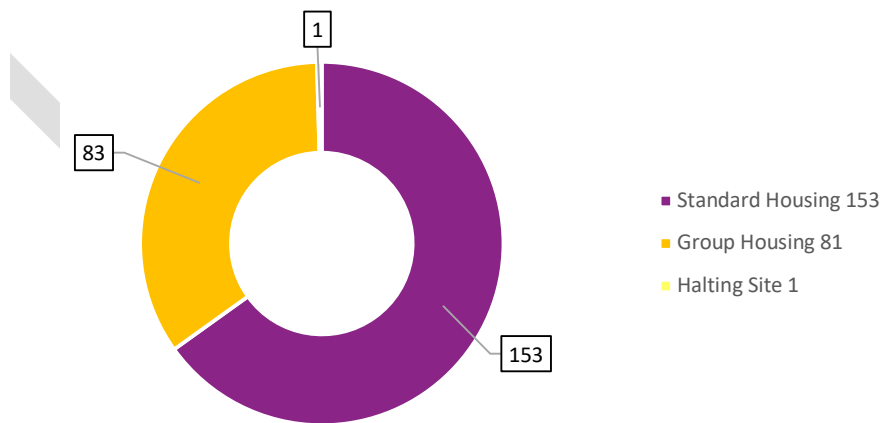
From an analysis of the data, there are 115 children over the age of 18 residing in the County. It is estimated that 50% of these adult children may require accommodation over the lifespan of this programme. This represents 58 units of accommodation.

In addition, there are 88 children who will reach the age of 18 in the years 2025 – 2029. It is estimated this may lead to an additional housing need requirement of 22 units of accommodation.

Having regard to this projected need and in addition to the housing requirements of Traveller families who are currently in temporary or private rented accommodation, the total projected accommodation need for the 2025 – 2029 programme is 237 units, broken down as follows:



Accommodation Requirements 2025 - 2029



Statutory-Public Consultation Process

Following the statutory consultation process formal submissions were received as follows:

- Dun Laoghaire Rathdown County Council
- Society of St. Vincent de Paul
- National Traveller MABS
- National Traveller Health Implementation Group
- CENA
- Blanchardstown Traveller Development Group
- Irish Coalition to End Youth Homelessness
- Irish Traveller Movement, National Traveller Women’s Forum and Pavee Point Traveller and Roma Centre

All submissions received have been considered in the preparation of this plan.



Transient Sites

The issue of transient sites has been discussed with Traveller Families residing in the County and at meetings of the LTACC and at regional level with various stakeholders. It is the view of Fingal County Council and the view of Traveller Families canvassed within the county that transient sites should only be provided following the full provision of the Traveller Specific Programme requirement of Travellers indigenous to the Fingal area.

It has generally been agreed that in the Greater Dublin Area, transient accommodation would be provided as part of a network of transient sites throughout all of the neighbouring metropolitan Authorities – in a co-ordinated and comprehensive manner. Discussion in this regard is ongoing between all four Local Authorities.

It is understood that work is ongoing at a national level to identify/quantify the need and locations of transient sites and to develop specifications and management models for them.



Refurbishment works at Meakstown Close, Finglas



Proposed New Programme of Provision

The Traveller Accommodation Programme 2025 - 2029 will proceed as expeditiously as possible having regard to the availability of the required resources. Other challenges such as suitable site identification and selection in areas of choice and completion of the planning process will be managed to mitigate any delays in delivery and the Council's ability to deliver on the proposed works.

In conjunction with the delivery of any new stock the refurbishment of existing stock is also dependent on available resources and co-operation by residents.



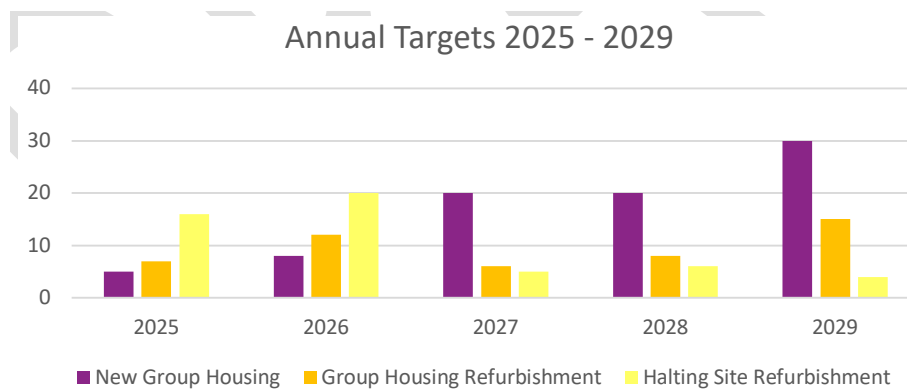
Standard Housing

153 families have indicated a preference for standard social housing. Allocations will be made in accordance with Fingal County Council’s Allocations Scheme for Social Housing Support which is based on “Date in Need”. This is defined as the date on which the Council determines that the household is qualified for Social Housing Support. In the event of a household having medical issues, full consideration will be given to the examination of such cases in accordance with the conditions set out in the Allocations Scheme.



Traveller Specific Accommodation

The projects listed below are dependent on funding availability from the Department, Council’s own resources, availability of contractors and co-operation of residents.



Traveller Specific Accommodation – Annual Targets

Annual Targets	2025	2026	2027	2028	2029
New Group Housing	5	8	20	20	30
Group Housing Refurbishment	7	12	6	8	15
Halting Site Refurbishment	16	20	5	6	4
Total	28	40	31	34	49

The site-specific details are outlined below:

Ardla Cottages

It is proposed to carry out investigative works to ascertain if any of the existing dwellings require extensions to accommodate an increase in family numbers whilst at the same time delivering upgrade works on site. It is proposed to provide a new wastewater treatment system at Ardla.

Barn Lodge

It is proposed to carry out a full refurbishment of this 10-bay site to include the provision of upgraded day unit.

Bill Shelley Park

It is the Council's intention to review the need for Traveller Specific accommodation at this location, with a view to providing an 8-unit Group Housing Scheme.

Cappagh Lands

It is proposed to make provision for a 12-unit group housing scheme in this area. Consultation is ongoing with a family group to firm up on exact requirements. The provision of this site is a priority for the Council.

Donabate

A suitable site has yet to be identified for the accommodation of a 10-unit group housing scheme.

Dubber

It is proposed to make provision for an 8-unit group housing scheme in this area having regard to planning requirements.

Gardiners Hill

It is proposed to refurbish this 5-bay halting site scheme to include the provision of upgraded service units.

Meakstown Close

It is proposed to continue to carry out investigative works to ascertain if any of the existing dwellings require extensions to accommodate increase in family sizes whilst at the same time continue to carry out upgrading and refurbishment works to dwellings on the site in consultation with residents.

Moyne Park

It is intended to refurbish three bays in this site and to construct a new caretakers' house.

Moyne Road

The Council may construct a 10-unit group housing scheme adjacent to the existing site, having regard to planning requirements.

Parslickstown Gardens

Refurbishment works have taken place on this scheme and consideration will be

given to further works on this scheme during the life of the plan.

NCT/ Sillogue Green

It is proposed to deliver a 5-unit Group Housing Scheme for the family group who are currently living on the site in temporary facilities.

St. Mary's

The refurbishment of this site is ongoing with a view to continuing to provide new service units with associated civil engineering works as well as upgrade works to the entrance of the site. Consideration will be given to the provision of permanent accommodation at this location in consultation with residents.

St. Philomena's Court

It is proposed to refurbish the 2 vacant group houses on this site.

St. Philomena's Park

It is proposed to carry out refurbishment works on this 10-bay site to include the provision of new day units.

St. Brigid's Lawns

Refurbishment works have taken place on this scheme and consideration will be given to a review of the longer-term accommodation needs of the families living on this site.

Howth Road

The provision of a 5-unit group housing scheme as part of an integrated housing project remains an objective of the Council.

Morgan Place

It is proposed to carry out refurbishment works as required to the 10 dwellings on this site in consultation with residents.

Bog of the Ring

It is proposed to carry out refurbishment works to this site in consultation with the residents.

Castleknock/Mulhuddart

It is proposed to identify a site to accommodate a 7 unit Group Housing Scheme to meet the needs of a family group indigenous to this area.

Dunsink Lane South West

The Council may construct a 5-unit group housing scheme adjacent to the existing site to meet the needs of the families in the area, having regard to planning requirements.

Dunsink South East

The Council may construct

a 10-unit group housing scheme adjacent to the existing site to meet the needs of the families in the area, having regard to planning requirements.

Matt Lane, Balbriggan

It is proposed to carry out refurbishment works as required to the 10 bays on this site in consultation with residents.



1. Gardiners Hill
2. St. Macullin's Park, Balbriggan
3. Bog of the Ring
4. Ardlia Cottages
5. Hazelwood Cottages
6. Lissenhall Green
7. Parslickstown Gardens
8. St. Philomena's Court
9. St. Philomena's Park
10. St. Brigid's Lawn
11. Barn Lodge
12. St. Mary's
13. Meakstown Close
14. Baskin Court, Baskin Park and Baskin Green
15. Moyne Park
16. Bill Shelley Park
17. Dunsink Lane
18. Morgan Place



Utilities Upgrade on Halting Sites

It is proposed to continue to modernise the provision of electricity supply to families living in halting sites so that residents will be in a better position to manage and control their individual energy usage, thus removing the requirement to purchase utility tickets from Council Inspectors and delivering increased independence to the families. It is intended that work will be carried out on all our Halting Sites, during the lifetime of the current plan, with the exception of sites where families already have their own individual electricity supplies. This will be in accordance with recommendation from the LTACC and Travellers National MABS.



Retrofits

The Council carried out retrofit works in Lissenhall Group Housing Scheme in 2022. The Energy Retrofit included the installation of triple glaze windows and doors, insulation of heat pumps, additional attic insulation and other associated works.

The Council is committed to providing more energy efficient housing options to Travellers in both our newly constructed homes and existing housing stock over the lifetime of the next TAP 2025-2029.



Tenant Induction

During the period of the Traveller Accommodation Programme 2019 – 2024, 156 families have been accommodated in standard housing of varying tenure type. Tenant induction courses are an important part of the services the Council provides for new tenants. This provides the new Tenant(s) with information in relation to their new home, their obligations and responsibilities under the Tenancy agreement and the Council's commitment to them as Tenants.

It also give Tenants an opportunity to meet with their new neighbours, community representatives and local agencies including public health nurse and community Garda.



Tenant Participation

The Housing Department encourages Tenant participation in the management and maintenance of accommodation wherever practicable. The formation of resident's groups in Traveller specific estates is welcomed, Council staff will engage with residents to highlight issues and work to resolve them in a spirit of partnership.

The Council recognises the practical implications of Traveller ethnicity and respects the Traveller culture and identity in the provision of housing and accommodation services. Where required and in consultation with Tenants, the Council can provide additional welfare supports, through the dedicated Traveller specific social worker, Inspectorate Unit and Tenancy Sustainment Officers, to help Tenants maintain their Tenancy.

The Council's dedicated Inspectorate Unit is significantly engaged with the County's Traveller community and provides support for engagement on Estate Management issues.



Lissenhall Family Fun Day

Management and Maintenance

Fingal County Council continues to invest significant financial resources for the management and maintenance of Traveller specific social housing accommodation, in line with our management of standard housing schemes (See Page 17)

All Tenants of official halting sites/group housing schemes are required to sign a licence agreement/Tenancy agreement prior to taking up occupation of Traveller accommodation. The conditions contained in such licence agreements/tenancy agreements are explained in detail to every new tenant. Tenants receive a copy of the standard Tenant handbook outlining responsibilities of both tenant and local authority.

All requests for maintenance at Traveller accommodation are recorded by the Council's Customer Care and Estate Management Sections on the Council's electronic maintenance recording system. Maintenance requests are reviewed and categorized, with the "target completion date" automatically determined by the category of work e.g. emergency, urgent, routine, etc. enabling the Estate Management Section to monitor and ensure that maintenance works are carried out within the required timeframe. Some maintenance issues are considered Tenant responsibility to address, further details can be found on our website www.fingal.ie and in the Tenant's handbook.

Non-essential repairs and routine maintenance may not be carried out where rent accounts are in arrears of ten weeks or more and where no arrears payment programme is active.

Environmental works, including hard and soft landscaping, to improve the living environment of residents and general appearance of the sites are augmented on an annual basis as part of the Traveller specific maintenance programme.

All Tenants are required to pay a rent for the type of accommodation they occupy. Tenants of halting sites are required to pay a flat/nominal weekly rent while tenants of group housing schemes will be required to pay a rent in accordance with the Council's differential rent scheme. The nominal rent payable for halting sites is revised from time to time. Non-payment of rent may result in repossession proceedings being initiated as is the policy with standard housing. A Tenant evicted for non-payment of rent will be deemed to have rendered themselves homeless.

Staff from the Housing Department will meet resident associations or other community groups to discuss matters relating to the management and maintenance of Traveller accommodation located in their area.



Waste Management

The illegal collection, storing and dumping of waste, by residents, across the Council's Traveller accommodation continues to pose a significant issue for the Council. In addition to significant financial burdened placed on the Council to remove and dispose of the waste, it poses serious health implications to residents as it has the potential to expose them to risk of injury or harm as well as being a potential fire hazard. Furthermore, it attracts rats and other vermin as the waste can provide harbourage, nesting, and material and sometimes food. Rubbish, if not properly disposed of, acts as a breeding site for rats allowing them to

increase in large numbers and is a major factor in the spread of rat borne diseases which are dangerous particularly for children.

The Council continues to engage with residents, the LTACC and other stakeholders in a collaborative manner to address the issue.



Waste removal works across Traveller Accommodation



Fire Safety

Fingal County Council is in regular contact with Dublin Fire Brigade regarding advice on Fire Safety in Traveller Specific accommodation. Dublin Fire Brigade has been provided with maps and descriptions of all sites in the County.

Fire safety inspections are carried out on a regular basis. Assembly point location signage has been erected and the location of fire hydrants has been identified.

Fire blankets, carbon and smoke alarms have been installed. Families are encouraged to ensure that these items remain in good working order and to contact the Housing Department or maintenance section if not. Fire extinguishers have been provided on all sites and are serviced as required. Residents are contacted regularly and invited to attend structured fire safety training with staff from the Dublin Fire Brigade.

Fire Safety information booklets have been given to all residents which include practical information and highlights their responsibilities to ensure the ongoing safety of their families.



Anti-social Behaviour

Fingal County Council is keen to foster close working links with Traveller representative groups to prevent and reduce anti-social behaviour and manage estate management issues. This work is principally carried out by the Estate Management staff in conjunction with the

Local Traveller Accommodation Consultative Committee and engagement with residents.

Significant engagement and consultation also occur with families prior to and during construction work on new schemes and before families move into standard stock. All families are invited to attend and must participate in Tenancy Induction prior to taking up new Tenancies.

Anti-social behaviour impacts negatively on local residents, the wider community and Fingal County Council staff. In addition, anti-social behaviour such as, but not limited to, criminal damage, waste dumping etc. places unacceptable burdens on the financial resources of the Council. It is Council policy that anti-social behaviour will not be tolerated in any Council, Traveller specific or standard housing accommodation. Equally, any verbal abuse, threats or intimidation of Council staff will not be tolerated and will be dealt with in consultation with An Garda Síochána.

The Council's Anti-Social Behaviour Strategy applies to all housing stock under Fingal County Council's control, including Traveller accommodation sites, and underpins the Council's approach to the prevention and tackling of anti-social behaviour in accordance with legislation.



Unauthorised Encampments

The legislation 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 Fingal unauthorised Traveller encampments can generally arise in two ways: -

At certain times of the year, particularly during the summer months, Travellers can congregate at various locations throughout the county. Many of these Travellers leave accommodation allocated to them by other local authorities and are attracted to Fingal and other areas of Dublin by the work opportunities available.

Travellers voluntarily leave accommodation allocated to them by Fingal County Council and other local authorities.

Under present legislation, the Council is empowered to move Travellers from unauthorised encampments if a vacancy exists on an official halting site within five miles. The Housing (Traveller Accommodation) Act, 1998 also allows local authorities to deal with unauthorised encampments within a mile radius of any traveller accommodation. The Council will continue to use these powers where appropriate. In addition, the Council will continue to seek Court injunctions for the removal of unauthorised encampments where the provisions of the Housing (Traveller Accommodation) Act, 1998 are not applicable.

The Housing (Miscellaneous Provisions) Act, 2002 introduces new offences relating to entering and occupying land without consent. Powers in relation to these matters are exercised by the Garda Síochána. The Roads Act 1993 prohibits the placing of temporary dwellings on particular roads. The powers in relation to this are also utilised where appropriate.

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