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1.0 Introduction

The Housing (Traveller Accommodation) Act, 1998 requires local authorities to prepare and adopt a 5-year Traveller Accommodation Programme (TAP).

In accordance with Section 10 of the Act, the Minister of State for Planning and Local Government issued a directive to local authorities to prepare the next TAP in December 2023. The programme is to cover a period of five years from the 1 January 2025 to the 31 December 2029 and must be adopted by 31 December 2024.

This Traveller Accommodation Programme was adopted by the Elected Members of Dún Laoghaire-Rathdown County Council on 9th December 2024.

1.1 What is a Traveller Accommodation Programme

A Traveller Accommodation Programme (TAP) is a five-year programme that outlines how a local authority intends to meet the current and predicted accommodation needs of the Traveller population within its administrative area during the lifetime of the plan.

The adoption and implementation of a TAP is a statutory function of Local Authorities. The process and timelines for the adoption of the TAP are set out in Ministerial guidelines issued by the Department of Housing, Local Government and Heritage.

This process that local authorities must undertake includes:

- the estimation of the current and projected accommodation needs of the local Traveller community
- consultation with key stakeholders such as the Local Traveller Accommodation Consultative Committee, local Traveller Representative Groups, neighbouring Local Authorities, Voluntary Housing Bodies &, the Health Service Executive
- a broader public consultation process

The adoption of the TAP is a Reserved Function. By this we mean it is a policy decision that is made by the elected members (Councillors) of the local authority.

1.2 Policy statement

This is Dún Laoghaire-Rathdown County Council's sixth Traveller Accommodation Programme. It reaffirms our commitment to the provision of high-quality accommodation for members of the Traveller community who are eligible for social housing support in our administrative area.

Throughout January and February 2024, we conducted a comprehensive assessment of needs to identify the present and future accommodation requirements and preferences of Travellers residing in Dún Laoghaire-Rathdown. An analysis of this assessment concluded that 52 households will require accommodation during the lifetime of the programme.

A key priority for this TAP is to future proof our ability to build additional Traveller accommodation throughout the lifetime of this, and future TAP's. To achieve this, we intend to replace privately owned sites that have been included in previous TAPs with sites that are in the Council's ownership.

We do not propose providing a transient site in the Council's administrative area as part of this TAP. We will continue to engage with the other Dublin Local Authorities to develop a regional approach to transient sites and with the local Traveller community to ensure a consensus is reached on this issue before a proposal is put forward.

We are committed to meeting our obligations under the Equal Status Acts 2000-2018 and the Public Sector Duty contained in the Irish Human Rights and Equality Commission Act 2014. We will continue to promote human rights and equality in the delivery of our services. To help with this, we will continue to develop and enhance relations with the Local Traveller Accommodation Consultative Committee (LTACC), and Southside Travellers Action Group (STAG). Our recently employed Traveller Liaison Officer (TLO) will help coordinate and improve services to the Traveller community.

We will continue to explore all funding options available to us (such as Dormant Account Funding) for the delivery of new initiatives that benefit our Traveller community.

Unauthorised encampments, illegal occupiers and anti-social behaviour will be dealt with in accordance with the Council's Anti-social Behaviour Strategy 2022 - 2028 and appropriate legislation.

1.3 Strategy Statement

Our approach to meeting the accommodation needs of our Traveller population during the lifetime of this TAP will include the following:

- allocation of casual vacancies that arise within our existing stock of Traveller accommodation
- refurbishment of existing Traveller Accommodation
- allocation of standard social housing (Council and Approved Housing Body properties) to Traveller Households on the housing waiting list
- construction of new Traveller specific accommodation

The Traveller Accommodation Unit will take the lead in delivering this programme. They will work closely with both the Housing Construction Section and Architects Department who play a vital role in the delivery of new and refurbished units. It is important to note that all construction and refurbishment projects require funding from the Department of Housing, Local Government and Heritage and planning permission, in accordance with Part 8 of the Planning and Development Act 2000, and Regulations 2001, and Section 179a of the Planning and Development Regulations 2023.

We will continue to provide a caretaker and maintenance service for people living in our Traveller accommodation.

We will work closely with the LTACC and STAG to identify and address issues that arise and use the recently established weekly clinics facilitated by our TLO in STAG offices to support Travellers with all housing related issues.

We will continue to engage with CENA (an Approved Housing Body (AHB) that works for and with Travellers) to identify suitable locations for Traveller housing through Capital Assistance Scheme (CAS) Funding.

Regular updates on the progress of the TAP will be provided through statistical reports and at meetings of committees such as the LTACC and Housing Strategic Policy Committee (SPC).

Nothing in this programme shall prevent the Chief Executive from exercising their powers conferred under Section 2(9) of the City and County Management (Amendment) Act 1955 in providing temporary housing in an emergency situation.

2.0 Review of Traveller Accommodation Programme 2019-2024¹

The Assessment of Needs for the TAP 2019-2024 identified the need for **52** units of accommodation to be delivered during the lifetime of the programme.

We exceeded targets we set in the TAP in some areas, however our construction and refurbishment programme suffered significant delays of over two years due to the COVID-19 pandemic and the resulting site closures and lockdowns.

The following sections outline how we delivered **47** units of accommodation over the past 5 years.





2.1 Standard Housing

A total of 20 families were allocated standard housing in accordance with the Council's Allocation Scheme. This exceeded the target set by **43%**.

Year	Projected Targets No. of Units	Delivered
2019	1	6
2020	3	2
2021	3	3
2022	3	4
2023	3	4
2024	1	1
Total	14	20

1

2.2 Casual Vacancies

A total of 21 families were allocated accommodation through the Council's Traveller Specific Housing Waiting List. These allocations were to vacancies that arose in our existing Traveller accommodation. This exceeded the target set by 50%.

Year	Projected Targets No. of Units	Delivered
2019	2	2
2020	2	3
2021	2	7
2022	2	6
2023	3	3
2024	3	0
Total	14	21

2.3 Construction and Refurbishment Projects

A total of 6 families were provided with accommodation that was delivered through major refurbishment and construction projects. This is equal to **25%** of the target set.

The effects of COVID-19 can be seen in the table below. The projected delivery timelines for projects were delayed following the shutdown of the construction sector and subsequent restrictions for over two years. This delayed access to sites, site screening and assessments, and initial designs and plans required for the Stage 1-4 funding application process required by the Department of Housing, Local Government and Heritage.

Year	Projected Targets No. of Units	Delivered	Comments
2019	2	0	
2020	3	4	Rathmichael
2021	5	2	Nutgrove
2022	6	0	
2023	8	0	
2024	0	0	
Total	24	6	

All projects that we commenced but were unable to complete during TAP 2019 – 2024 will be rolled over into TAP 2025-2029. The tables below provide their estimated completion date.

Refurbished Sites	Units	Estimated Delivery Dates
Woodpark	3	2025
St. Michaels Park	3	2026
Tig Mo Chroí	3	2025
Total	9	

Construction	Units	Estimated Delivery Dates
Old Conna	6	2026
Kilbogget	3	2027
Burton Park	5	2028
Total	14	

2.4 The West Pier

As efforts were being made to develop the permanent site at the West pier in Dún Laoghaire, it became apparent that the site was unsuitable for development due to the presence of a large Victorian era attenuation tank located beneath the surface. Following consultation with Uisce Éireann who are responsible for water services infrastructure, it was deemed essential for health and safety reasons to close the existing temporary site and to cease all plans to develop the permanent site.

The West Pier site was decommissioned on the 27 January 2022.

2.5 Summary of units delivered TAP 2019-2024

	Standard Housing	Casual Vacancies	Construction and Refurbishment	Total
Projected	14	14	24	52
Delivered	19	21	6	47

2.6 Capital Spending TAP 2019-2024.

Despite delays to the construction and refurbishment programme, a total of €1.06m was spent progressing the various projects. This spend is outlined in the following table.

Name	Amount Drawn Down
Rathmichael	€277,718
Nutgrove	€410,639
Woodpark temporary and permanent site	€75,057
St Michaels Park and temp site Burton Car Park	€26,778
Old Conna	€58,817
Mobiles for relocating tenants	€213,319
Total	€1,062,328



3.0 Other Projects during TAP 2019-2024

Between 2019 and 2024, we availed of several additional funding opportunities to undertake projects that we believed would improve the quality of life of our Traveller community. All projects were planned and implemented in co-operation with STAG and the LTACC.

The following sections provide information on these projects.

3.1 COVID-19

Following emergency meetings in March and April 2020 with STAG and the LTACC, a contingency plan and response to the COVID-19 crisis was developed. Specific actions included in this plan included:

- Cleansing of all communal areas on the sites
- Disinfectant matting at the entrance to all sites
- Distribution of hand packs containing sanitiser, cloths, and covid-19 information
- Signage on all sites (road stencilling)
- Portaloos to facilitate social distancing on sites
- Procured 6 caravans to facilitate self-isolation on sites
- STAG Primary Health Team visits to all sites
- Daily contact with STAG regarding preventative measures.
- Caretakers daily inspections
- STAG advice on basic services and weekly updates to dlr.

Together with the continuation of our caretaker and maintenance service throughout the pandemic, the above measures ensured no major outbreak occurred. The cost of these essential measures to keep our Traveller community safe and reduce the spread of this devastating infection was €240,366. This expenditure was fully funded by the Department of Housing, Local Government and Heritage.



3.2 Dormant Account Funding

For the past three years, the Department of Housing, Local Government and Heritage has secured Dormant Account Funding for measures that provide support and/or facilities for people living in Traveller specific accommodation. Local Authorities have been invited by the Department to apply for this funding for projects that fall under one of the following categories:

- a. Training and support to assist Travellers in tenancy sustainment.
- b. Projects to raise awareness of Traveller Culture.
- C. Mediation and community building.
- d. Play areas for children.

We have applied for and received funding for a number of projects over the three years the funding has been available.

These projects, which are summarised on the following page, have all helped to enhance and improve the quality of life of Travellers living in Traveller Specific Accommodation in Dún Laoghaire-Rathdown. They would not have been possible without the support of the LTACC, STAG, and the Traveller community.

The Focus Group projects were short listed in the Diversity & Inclusion category of the 2023 Chambers Ireland Excellence in Local Government Awards.







€30,000

For projects to improve communal space with seating and planter boxes in Booterstown and Kilbogget

€40,271

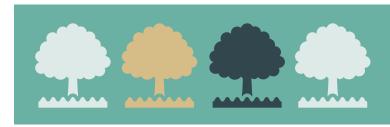
For safe play areas in St. Louises and in Nutgrove





€11,931

For Focus Groups about issues concerning Traveller accommodation, wellbeing of Traveller women and improving communications between Local Authorities and Travellers



€15,000

For Tidy Sites initiative in Burton Hall



3.3 HFA Social Investment Fund

We successfully applied for funding for an enclosed seating area in Nutgrove Crescent in 2023. This was completed and delivered with funding of €20,840 drawn down. This provided a safe area for young children to congregate within the site and was installed in consultation with the residents.





3.4 Caravan Loan Scheme

In July 2022 a Pilot Caravan Loan Scheme was launched by the Department of Housing, Local Government and Heritage to assist members of the Traveller Community who could not afford to purchase their own caravans.

Since the introduction of the scheme, we have supported ten families to apply for caravan loans totalling €394,000. As a result of these loans, the ten families have received modern mobile homes which have significantly improved their living conditions, and future-proofed Traveller accommodation on our sites.







We have supported 10 families to apply for caravan loans totaling

caravan loans totaling
€394,000

3.5 Retrofitting St. Louises

In early 2024, a deep energy retrofit was completed on the six houses in our St. Louise's Grouped Housing Scheme. The retrofit work included the installation of heat pumps, new windows & doors, external wall and attic insulation.

The project brought the BER ratings of the properties to D1/D2 to B1/A3 and transformed the appearance of the estate into a modern well insulated grouped housing scheme. It has successfully improved the quality of life of residents and dramatically reduced their energy bills.





3.6 Total spend during TAP 2019-2024

The Council has spent €2.3m to date throughout the TAP 2019-2024 as outlined below. This does not include expenditure on the annual maintenance and management of the sites.













TOTAL: €2,322,757



The Council will continue to identify funding streams to promote the rights of Travellers and welcomes any new initiatives.

4.0 Traveller Accommodation Programme 2025-2029

The timeline and process for adopting TAP 2025-2029 is broadly depicted in the image below.

Timeline for TAP 2025 - 2029



4.1 Assessment of Existing Traveller Accommodation

There are currently 7 Halting sites, 7 Grouped Housing Schemes, 1 temporary site and 1 unofficial site in Dún Laoghaire-Rathdown. A breakdown of this accommodation and the families that require their own accommodation is provided on the next page. The map on page 18 also illustrates their location within the Councils electoral areas.

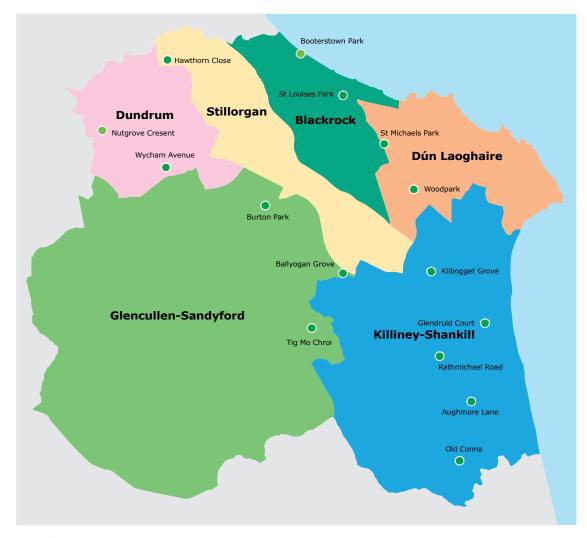
Halting sites	Bays	Families	Families in need of accommodation
Aughmore Lane, Shankill	5	5	0
Burton Park, Leopardstown	5	8	3
Woodpark, Sallynoggin	3	4	1
Booterstown Park	4	4	0
Wyckham Avenue, Ballinteer	3	5	2
St. Michael's Park, Monkstown	3	4	1
Tig Mo Chroí, Glenamuck Rd.	4	4	0
Totals	27	34	7

Grouped Housing	Houses	Families	Families in need of accommodation
Nutgrove Crescent	8	10	2
Kilbogget Grove	3	6	3
Ballyogan Grove	4	6	2
Glendruid	5	5	0
Hawthorn Close	3	3	0
Old Conna	2	2	0
St. Louise's Park	6	6	0
Totals	31	38	7

Temporary Sites	Houses	Families	Families in need of accommodation
Rathmichael	5	5	0
Totals	5	5	0

Unofficial Sites	Families	Families in need of accommodation
Old Conna	4	4
Totals	4	4

Existing Traveller Accommodation



Existing accommodation

4.2 Assessment of present and future needs

The Housing (Traveller Accommodation) Act 1982 requires Local Authorities to carry out an assessment of the present and future accommodation needs of its Traveller population. This is known as an "assessment of needs" and must be carried out in accordance with Section 6 of the Act. Throughout January and February 2024, we carried out a detailed assessment of our existing sites and Traveller population needs along with a specific survey on transient sites.

An analysis of the assessment of needs revealed there are 163 Traveller families living in the county. The current accommodation of these families is as follows:

- 64 live in standard social housing
- 81 live in Traveller specific accommodation
- 13 are currently in homeless accommodation
- 5 live in private rented accommodation

Included in the 81 families currently living in Traveller specific accommodation are 21 adult children. We expect 50% (**11**) of these adult children will require their own permanent accommodation throughout the lifetime of TAP.

The total assessed accommodation need, including the need of adult children, is **52** units. A breakdown of this accommodation need is outlined in the table below.

Reason for accommodation need	Number
14 families live in overcrowded conditions	14
5 families live on a temporary site	5
4 families live on an unofficial site	4
5 families live in private rented	5
13 families live in homeless accommodation	13
50% of the adult children who will require their own accommodation	11
Total Units Required	52

4.3 How we will meet the accommodation need

The accommodation preference of the 52 families in need of accommodation is as follows:

Accommodation Type	Number
Traveller Specific	31
Standard	7
Unspecified	14
Total	52

The following table outlines our intended strategy to deliver these units over the lifetime of the TAP along with the refurbishment projects being rolled over from the TAP 2019-2024. The refurbishment projects are vital part of the TAP as they resolve outstanding safety issues on sites, provide more energy efficient homes and improve the overall living conditions on existing sites.

Year	Standard	Casual Vacancies	Construction	Refurb
2025	4	3		Woodpark (3) Tig Mo Chroi (3)
2026	4	2	Old Conna (6)	St. Michaels (3)
2027	4	3	Kilbogget (3)	Kilbogget (3)
2028	4	3	Burton (5)	Burton (5)
2028	4	2	Pottery Rd (5)	
Totals	20	13	19	17*

^{*}Will not be counted as additional accommodation as units already occupied.







4.4 Review proposed Traveller sites

As part of the process to develop TAP 2025-2029, we have reassessed the viability of all sites previously earmarked for future development of Traveller Accommodation. We have also carried out a comprehensive search of the County for potential new sites to add to the existing list for future TAPs.

The following sections outline our recommendations in this regard.

4.4.1 Existing sites to be retained

The following sites included in TAP 2019-2024 are in the Council's ownership. All can be developed in the future and will be retained in TAP 2025-2029.

Name	Electoral Ward	Number of Units
Rathmichael	Killiney/Shankill	5
Pottery Road	Dun Laoghaire	5
Cloragh	Glencullen/Sandyford	3
Lehaunstown	Killiney/Shankill	5

4.4.2 Existing sites to be removed

The following three sites have been included in several previous TAPs. None of the sites are in the Council's ownership and it has not been possible to develop them during previous TAPs.

As it is highly improbable that the Council will ever be able to acquire and develop these sites, it is recommended that they be:

- removed from TAP 2025-2029 and
- replaced with alternative Council owned sites that can be developed

Name	Electoral Ward	Number of Units	Comment
Enniskerry Road	Glencullen/ Sandyford	4	This site is located at the main entrance to a multi-story apartment complex. it is between two streams and would require a large retaining wall. This is cost prohibitive and not a suitable site to develop.
UCD	Stillorgan	5	This site is located on the grounds of University College Dublin (UCD)
Stillorgan Grove	Blackrock	6	This site is located to on the grounds of the St. John of God Hospital on the Stillorgan Road.
Total		15	

4.4.3 Addition of New Sites and Extension of Existing Sites

We have conducted a detailed search of the County for new potential sites to add to the existing list of sites intended for future TAPs. The table on the next page provides a list of Council owned sites that we are recommending for inclusion in TAP 2025-2029. One site is a new location. Two are beside existing accommodation and will allow for additional/enhanced accommodation in these locations.

By adding these sites, we will offset the potential units lost by removing the three sites listed in the previous section and provide a net increase to the

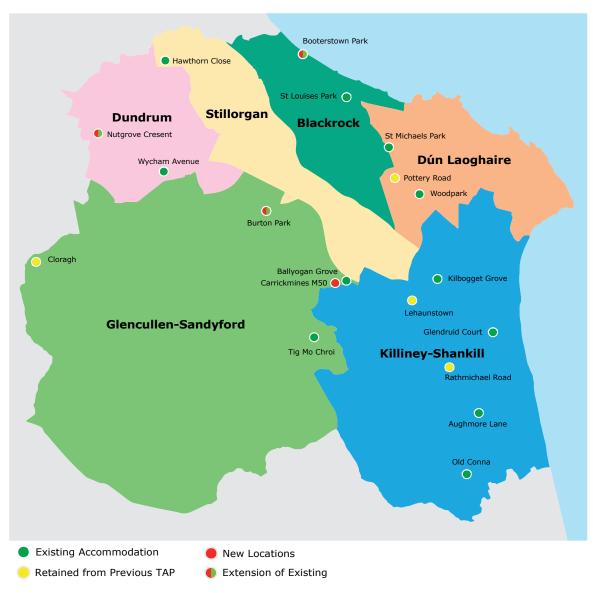
overall number of units that can be delivered in future years.

Location	Council Ward	Potential Units
Carrickmines M50	Glencullen-Sandyford	10
Booterstown Park	Blackrock	4
Nutgrove Crescent	Dundrum	5
Total		19

It is not possible at this stage to give a timeline of the future development of these sites.

A review of potential new sites will be carried out after the National Transport Authority releases the lands reserved for the Eastern Bypass Corridor.

Existing and New Traveller Accommodation



4.5 Transient Sites

In June 2019 the Irish Human Rights and Equality Commission invited Dún Laoghaire-Rathdown County Council to undertake an equality review in accordance with Section 32 of the Irish Human Rights and Equality 2014 Act. One of the recommendations of the Commission was for Dún Laoghaire Rathdown County Council to consider the following;

"establishing and developing a response to the needs of Travellers who are nomadic within and through the county through the provision of transient halting site bays"

A 'transient site' is a Traveller accommodation site intended to allow members of the Traveller Community to live a traditional nomadic lifestyle. Unlike other types of Traveller Accommodation (like halting sites and grouped housing) it is not intended to provide accommodation for the Traveller community living in the county it is located in. Instead, it is intended to provide facilities that Travellers from other parts of the country, or abroad, can use for short stays as they move around the country.

As part of the assessment of need process, we carried out a survey on the topic of transient sites amongst Travellers currently living in Traveller specific accommodation in Dún Laoghaire-Rathdown.

As part of our survey, 83 families were asked if they supported the provision of a transient site in (a) Dún Laoghaire-Rathdown (dlr), (b) the Dublin area or (c) nationally. The results of the survey are outlined in the following table.

Location	Yes	No	Undecided
dlr	19.5%	20.5%	60%
Dublin	21.5%	20.5%	58%
National	23%	16%	61%

It is evident from the results of this survey that there is no clear agreement amongst Travellers living in Dún Laoghaire-Rathdown on the question of transient sites.

The topic has also been discussed at meetings of the LTACC where again, there was no clear consensus on the desire to provide a transient site within Dún Laoghaire-Rathdown.

We have also consulted with the other Dublin Local Authorities who confirmed there was no consensus amongst Travellers for transient sites in their areas.

Therefore, it is proposed the four Dublin Local Authorities will continue to work on a regional response to the provision of transient sites. Consideration will not be given to their provision in the Dublin regional area unless there is a consensus amongst Travellers in the region for these sites, coupled with the development of a national policy on their location, management and control.

Appendix 1 Local Traveller Accommodation Consultative Committee (LTACC)

The LTACC met 31 times during the lifetime of TAP 2019 -2024 with the members listed below;

Cllr. Hugh Lewis (Chair), Cllr. Peter O' Brien, Cllr. Martha Fanning, Geraldine Dunne STAG, Margaret O' Leary STAG, Gisele Scanlon STAG, Jim Ryan S.E.O., Liam O' Donovan A.O., Chemaine McCann T.L.O.

The LTACC has a statutory role in advising the Local Authority in the provision and management of accommodation for Travellers, and the preparation and implementation of the Traveller Accommodation Programme. It also facilitates liaison between the Council and members of the Travelling Community and meetings are usually held six times per annum. This is in accordance with Section 21 Housing (Traveller Accommodation) Act 1998.³

Regular items on the agenda include updates on the TAP, fires safety, human rights initiatives, estate management, maintenance, and replacement for West Pier site.

There has been a very positive working relationship between committee members throughout the TAP and the Council looks forward to this relationship continuing for the next programme.

Appendix 2 Southside Travellers Action Group (STAG)

STAG is an important local Traveller representative group which works closely with Dun Laoghaire Rathdown County Council. It provides a wide range of programmes and services to meet the needs of Travellers and regularly advocates on their behalf.

STAG and the Council's Traveller Accommodation Unit achieved the following during the last TAP.

- COVID-19 contingency response.
- Focus Groups on Traveller culture and Human Rights.
- Training Programme for Housing Staff on Traveller Culture.
- Consultation meetings with Travellers for TAP.
- Tenant participation programmes in estate management.
- Annual Estimate of Travellers.
- Regular Housing Traveller Clinic.
- Pilot Removal of Barriers.

These are just a few of the successful projects achieved during the last TAP and the Council looks forward to continuing the close relationship it has with STAG for the next programme.

Glossary of Terms

АНВ	Approved Housing Body
Allocation Scheme	Councils Scheme for allocating housing
Assessment of Needs	Assessment of size and type of house entitlement
Bay	Parking area for mobile/caravan on Halting site.
Caretakers	Council caretaker service for site maintenance
Casual Vacancies	Vacancies that arise in Traveller Specific Accommodation
CENA	Approved Housing Body specialises in Traveller Accommodation
COVID-19	Coronavirus disease caused by SARS-CoV-2
DAF	Dormant Account Funding.
Grouped Housing Scheme	A max of 12 houses in a Traveller specific scheme.
HFA	Housing Finance Agency advances loans to Local Authorities
HSE	Health Service Executive
LTACC	Local Traveller Accommodation Consultative Committee
Halting Site	Traveller site with day houses and bays for mobiles
Reserved Function	Decision solely made by Elected Members of the Council
Social Investment Fund	Financed by HFA to support Housing projects
SPC	Strategic Policy Committee
STAG	Southside Travellers Action Group
Standard Housing	Social Supported Housing
TAP	A five-year programme to meet the current and predicted accommodation needs of the Traveller community
Temporary/Emergency Halting Site	Temporary Traveller specific site basic facilities for caravans
Transient Halting Site	Site providing basic facilities for nomadic Travellers
Traveller Liaison Officer	Council Official to assist with co-ordinating and improving services to the Traveller community
Traveller Specific Accommodation	Accommodation designated for Travellers only

Tra	aveller Accommodation	Programme 2025-20	29







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