

**Comhairle Contae Fhine Gall**  
Fingal County Council



# Traveller Accommodation Programme 2019-2024



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# Strategy Statement

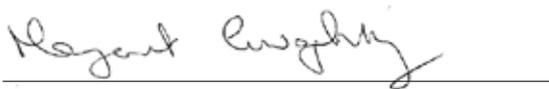
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Fingal County Council is the implementing authority in this County for the Traveller Accommodation Programme 2019-2024. The Housing and Community Department has been designated to deal with all matters arising from the implementation of the Housing (Traveller Accommodation) Act 1998. This Department is responsible for ensuring that all parties concerned with Travellers accommodation are kept informed with regard to the development of proposals for permanent Traveller specific accommodation in this programme.

The need for Traveller Specific Accommodation and the changing preferences of Travellers to standard housing as an ideal housing option are detailed within the plan.

This Plan 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.

A formal review of this plan, to be presented to the Council, will be carried out no later than 31st December 2021 as set out by the Minister in Circular 35/2018.



Margaret Geraghty  
**Director of Services**  
**Housing and Community Department**

# Introduction

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*The County of Fingal covers an area of 173 square miles (450 square kilometres) and stretches from the River Liffey and the city boundary up to and north of Balbriggan. The county is both urban and rural in character with a number of urban areas, including Blanchardstown, Castleknock, Mulhuddart, Clonsilla, 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 273,991 in 2011 to 296,214 in 2016.*



# Our Services to the Travelling Community

The 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



# Background and Legal Basis

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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 2014 to 2018. Circular Housing letter 35/2018 issued by the Minister has directed that the new programme will cover the period from 2019 to 2024. The Act contains 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.

## *Background and Legal Basis continued...*

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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

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**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 address the situation where Travellers migrated to areas which attempted to take a positive approach to provide accommodation for Travellers.**

# Policy Statement

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It is the policy of the Council to provide group and standard housing options as well as residential caravan park bays, for the accommodation of Travellers 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.

The Government has indicated in its policy document “Rebuilding Ireland – Action Plan for Housing and Homelessness” that approved housing bodies (AHB) have a key role to play in the provision and management of social housing in Ireland. The Council will engage with interested AHBs to explore possible roles for this sector in relation to the provision of Traveller accommodation in the County particularly with respect to the provision of new accommodation and the

management/maintenance of existing sites.

## **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 2019 – 2024.



# Local Traveller Accommodation Consultative Committee

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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 Councils Housing Department. The Committee has 6 scheduled meetings per year – every 2 months. At these meetings all 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 then Department of the Environment, Community and Local Government.

# Traveller Interagency Group

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Members of the Housing Department are participants in the formulation and implementation of the strategies and objectives of the Fingal Traveller Interagency Group. Meetings

between the stakeholders are held regularly - the current Chairperson of the group is the Council’s Director of Housing & Community. Fingal County Council is the lead agency on the Traveller Interagency

Group’s accommodation objectives addressing issues such as consultation, tenant participation and estate management.

# Review of Traveller Accommodation Provision

The Council has provided a considerable number of high quality Traveller specific accommodation sites (Group Housing Schemes and Halting Sites) during the course of previous Traveller Accommodation programmes. In addition many Traveller families have been accommodated, as requested by the families, in standard housing. To date, Fingal County Council has provided 475 units of accommodation to Traveller families in the County. A brief synopsis is outlined below.

## PREVIOUS TRAVELLER ACCOMMODATION PROGRAMMES:-

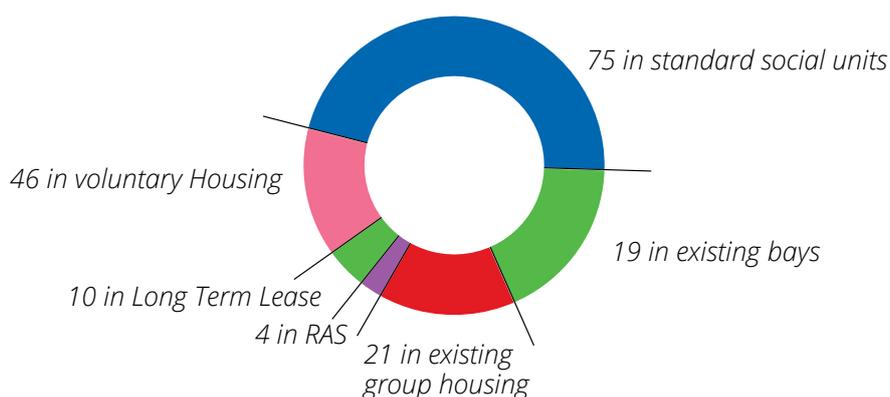
 Moyne Park	Refurbishment of 10 halting site bays
 Baskin Court, Swords	Consisting of 10 dwelling group housing scheme
 St Philomenas Park	Refurbishment of the caretakers unit
 Lissenhall Green	Refurbishment of 3 houses
 Ardla, Skerries	Consisting of 10 dwelling group housing scheme
 Barnlodge, Castleknock	Consisting of 10 halting site bays
 Baskin, Stockhole	Refurbishment of 3 houses

Fingal County Council provides a Caravan Loans and Grant scheme for the purchase of caravans by Travellers under Section 25 of the Housing (Traveller Accommodation) Act, 1998. During the life of the previous Traveller Accommodation Plan 2014-2018, Fingal County Council issued approvals for a total of 116 loans.

In addition, 175 families were accommodated, over the life of the 2014 to 2018 programme, as follows:-

Table 1:

### TRAVELLER FAMILIES ACCOMMODATED 2014-2018



# Capital and Revenue Expenditure

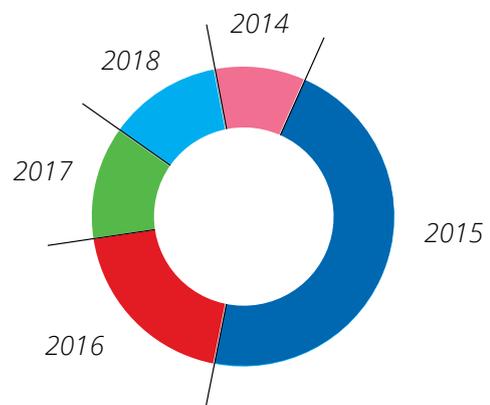
## CAPITAL INVESTMENT

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 2014 is shown in Table 2.

Table 2:

### CAPITAL SPEND ON PROVISION OF TRAVELLER ACCOMMODATION

Year	Capital Expenditure
2014	€389,392
2015	€1,447,173
2016	€803,123
2017	€554,869
2018	€593,057
<b>Total</b>	<b>€3,787,614</b>



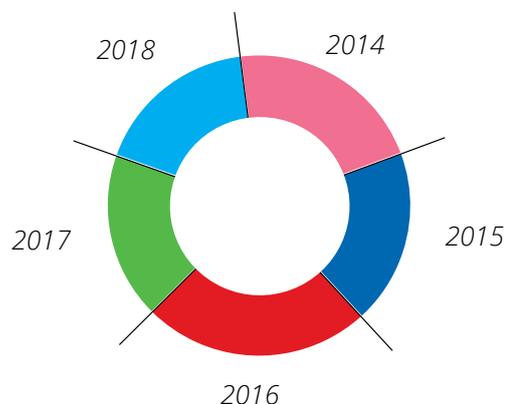
## REVENUE SPEND

In addition to the capital investment, the revenue expenditure on the management and maintenance of Traveller accommodation since 2014 is shown in Table 3.

Table 3:

### REVENUE EXPENDITURE 2014-2018

Year	Revenue Expenditure
2014	€1,803,072
2015	€1,617,180
2016	€1,789,662
2017	€1,604,873
2018	€1,741,823
<b>Total</b>	<b>€8,556,610</b>



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**Under the Caravan Loans and Grant scheme for the purchase of caravans by Travellers, Fingal County Council have issued loans which exceeds €1m.**

# Number of Traveller Families

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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. This assessment must also include an assessment of the need for transient sites, and is circulated

to the relevant statutory & non statutory bodies & the LTACC.

In addition and in accordance with the Guidelines issued by the Minister, regard was had to the Statutory Housing Needs Assessment 2018 and the Annual Count of Traveller Families which was carried out in November 2018.

A survey of Traveller families living in the County was carried out in November 2018. 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 initially contacted by



## Number of Traveller Families continued...

telephone. If contact was not made a second telephone call was attempted. Finally if telephone contact could not be made families were visited in person by a staff member of the Traveller Section. Travellers currently residing in private rented accommodation were contacted using the same telephone procedure used for families in standard local authority housing. If contact could not be made a questionnaire was issued by post with a request to return it directly to the Traveller section. The Council estimates that there are 101 Families in private rented accommodation in the County.

The total number of Traveller families surveyed (509) is in line with the number of Traveller families contained in the Annual Count of Traveller Families (509) carried out in 2018. The result of this survey is contained in Table 4.

### FUTURE ACCOMMODATION NEEDS

In accordance with the provisions of the Housing (Traveller Accommodation)

Act 1998 and the Minister's direction an assessment of the projected accommodation needs of Traveller families arising during the duration of the Programme, i.e. 5 years from the 1st July 2019, has been carried out. This assessment (conducted during the accommodation preference survey outlined above) indicates that 114 children will reach the age of eighteen in the years 2019 to 2024. It is estimated these children

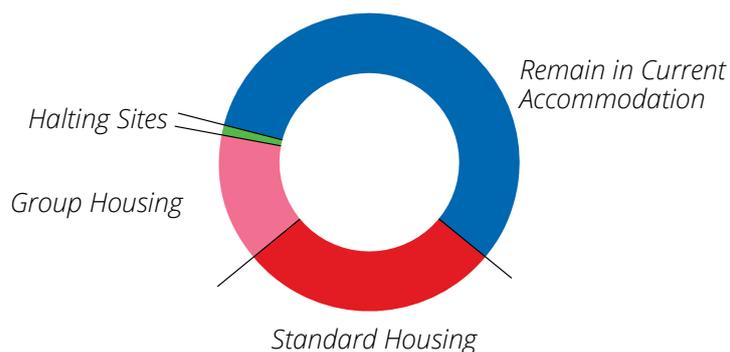
will lead to an additional requirement of 29 units of accommodation.

In addition there are 56 sons and daughters who have already reached 18 currently living with their parents, it is estimated that 50% of these will require their own accommodation during the life of the programme. This represents 28 units of accommodation.

Table 4: Housing Preferences of Traveller Families

#### ACCOMMODATION TYPE PREFERENCE OF FAMILIES

	Remain in Current Accommodation	Standard Housing	Group Housing	Halting Sites
<b>Number of Families</b>	193	93	47	2
<b>Percentage</b>	57%	28%	14%	1%



# Assessment of Accommodation Needs

An assessment of accommodation of need will be in line with the Council's Allocation Scheme for Social Housing Support which was adopted on June 15th 2011.

The Assessment of Need completed in November 2018 indicated that 509 Traveller families currently reside in Fingal. All families were surveyed and 335 of the total families canvassed expressed varying preferences for accommodation within Fingal County. This represents a 66% return. The overwhelming desire was for the provision of standard housing accommodation with a 28% preference.

The participating families were asked for their ideal accommodation preference and their responses are detailed in Table 4.

It can be seen that the predominant demand is for standard housing and group housing. There is an ongoing shift away from halting sites as an accommodation of preference. This is in line with the results of the



**This assessment indicates that 114 children will reach the age of eighteen in the years 2019 to 2024.**

*Table 5: New Units of Accommodation Required*

ACCOMMODATION REQUIREMENTS	
Accommodation Type	No. of New Units Required
Standard Housing	156
Group Housing	78
Halting Site	0
<b>Total</b>	<b>234</b>

Statutory Assessment of Housing Needs carried out during 2018 i.e. 2 families expressed a requirement for a halting site bay. As there are a considerable number of void Halting Site Bays in the county at this time there are no proposals specified to construct new Halting Site Bays as it is considered that the need expressed can be met through the refurbishment programmes.

**509**

TRAVELLER FAMILIES CURRENTLY RESIDE IN FINGAL

**28%**

OF TRAVELLER FAMILIES INDICATED A PREFERENCE FOR STANDARD HOUSING ACCOMMODATION

**101**

THE COUNCIL ESTIMATES THAT THERE ARE 101 FAMILIES IN PRIVATE RENTED ACCOMMODATION IN THE COUNTY

Having regard to the survey results and projected future needs, the accommodation requirement is set out in Table 5 - (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).

# Statutory-Public Consultation Process

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



TRAVELLER HEALTH UNIT - HSE



CENA - TRAVELLER LED CULTURALLY APPROPRIATE HOMES

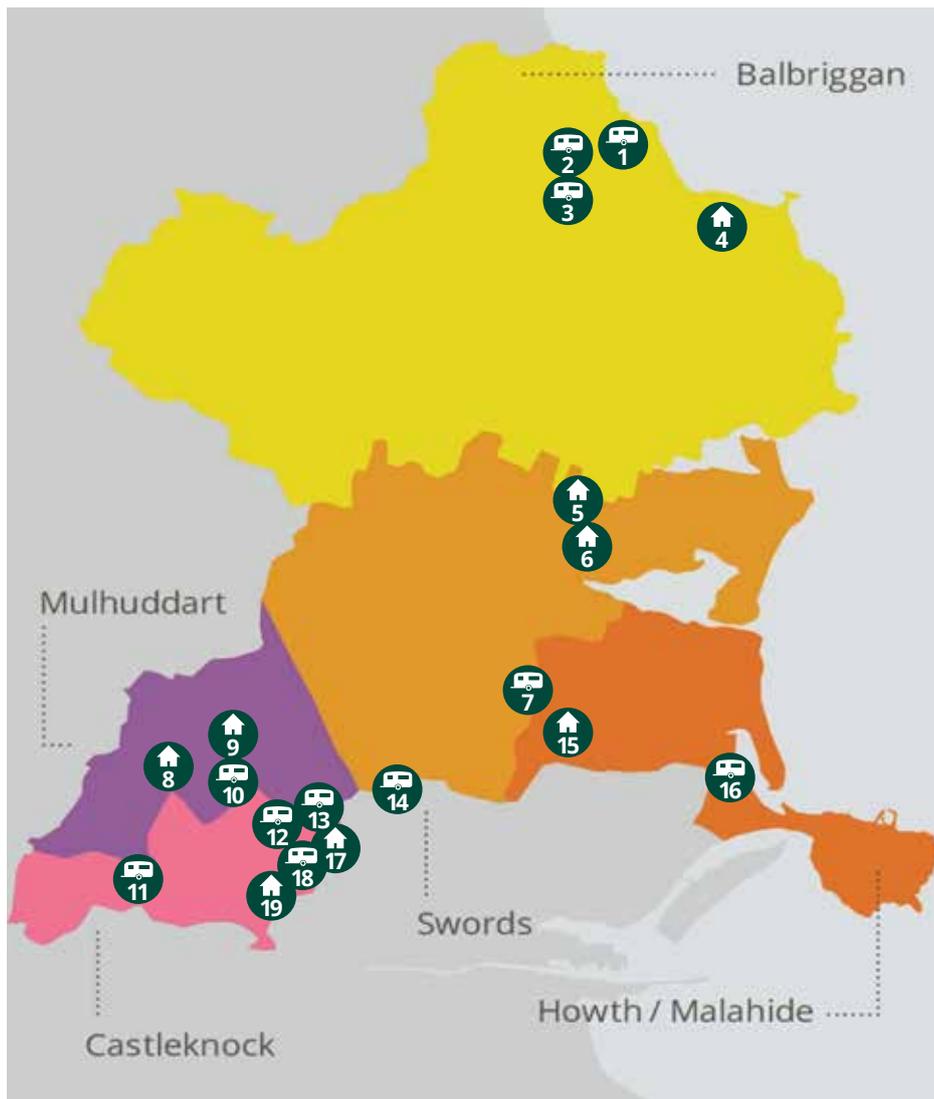


IRISH TRAVELLER MOVEMENT



TRAVELLER NATIONAL MABS

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



- 1 Gardiner's Hill, Balbriggan
- 2 St Macullin's Park, Matt Lane, Balbriggan
- 3 Bog of the Ring
- 4 Ardlia Cottages
- 5 Hazelwood Cottages, BatterLane
- 6 Lissenhall Green, Swords
- 7 Collinstown Park
- 8 Parslickstown Gardens, Mulhuddart
- 9 St. Philomena's Court
- 10 St. Philomena's Park
- 11 St. Brigids Lawn, Porterstown
- 12 Barn Lodge
- 13 St. Mary's, Cappagh
- 14 Meakstown Close
- 15 Baskin Court
- 16 Moyne Park
- 17 Bill Shelly Park, Dunsink Lane
- 18 Dunsink Lane, Finglas
- 19 Morgan Place

# Transient Sites

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The issue of transient sites has been discussed with Traveller Families residing in the County and at meetings of the LTACC and on 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.

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**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.**



# Proposed New Programme of Provision

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The Traveller Accommodation Programme 2019-2024 will proceed as expeditiously as possible having regard to the availability of resources. Other challenges such as suitable site identification and selection in areas of choice and completion of the planning process may cause delays in delivery. The planned refurbishment programme is also dependent on available resources.

## STANDARD HOUSING

156 families have indicated a preference for standard social housing. Allocations will be 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 condition set out in the Allocations Scheme.

### Collinstown Park Replacement Site

The current site will be required by the Dublin Airport Authority for airport expansion purposes. Accordingly it is proposed to provide alternative accommodation for the tenants of the existing scheme. Feasibility studies are currently being carried out on a number of sites to this end with a view to progressing this project.

### Moyne Park

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

### Cappagh Lands

The Cappagh Road Local Area Plan made provision for Traveller specific accommodation in the development of the lands. It is proposed to make provision for an 8 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,

### St Mary's

The refurbishment of this site is underway with a view to providing new day units with associated civil engineering works. Consideration will be given to the provision of permanent accommodation at this location.

## TRAVELLER SPECIFIC ACCOMMODATION

All capital works for Traveller Specific accommodation are 100% funded by the Department of Housing, Planning & Local Government. Thus all the projects listed below are dependent on funding availability from the Department. The site specific details are outlined below:

### Parslickstown Gardens

Refurbishment works have taken place on this scheme. Consideration will be given to further works on this scheme during the life of the plan.

### St Brigid's Lawn

This five bay halting site will be refurbished and upgraded to provide upgraded service units (including heating systems) A review of the accommodation needs of the families living on the site will be carried out.

### Sillogue-Permanent Site

It is proposed to deliver a five unit Group Housing Scheme for the family grouping who are currently accommodated on the site in temporary facilities.

## Proposed New Programme of Provision continued...

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### 🏠 Bill Shelly Park

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

### 🚐 Baskin

Consideration will be given to carrying out a feasibility study on Council lands in the area with a view to providing Traveller Specific accommodation.

### 🚐 St Philomena's Park Halting site

It is proposed to carry out refurbishment works on this 10 bay site (plus caretaker's house) to include the provision of upgraded service units and heating systems, along with enhanced public lighting.

### 🏠 St Philomena's Court – Group Housing Scheme

It is proposed to refurbish the three vacant group houses

on this site and works have commenced in this regard.

### 🚐 Morgan Place

A review will be carried out in relation to the accommodation needs of the families living on this site.

### 🏠 Mulhuddart/Castleknock

It is proposed to identify and secure lands to accommodate a 7 unit group housing scheme of Traveller specific accommodation to meet the needs of the family group indigenous to this area.

### 🏠 Meakstown Close

It is proposed 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 delivering upgrade works to the site as required. It is also proposed to examine the possibility of refurbishing the two existing bays on the site, and to refurbish the 3 damaged housing units.

### 🚐 Lissenhall Green

It is proposed to examine the possible replacement of the waste management system within the site to ensure the long term sustainability of the facility.

### 🏠 Howth Road

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

### 🏠 Moyne Road

Lands have been transferred to the Council and the Council may construct a 10 unit group housing scheme adjacent to the existing site.

### 🏠 Donabate

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

### 🚐 Gardiner's Hill

It is proposed to continue the refurbishment of this 5 bay halting site scheme.

## UTILITIES UPGRADE ON HALTING SITES

It is proposed to modernise the provision of electricity supply to families living in halting sites so that they 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. This 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.

# Annual Targets

Table 6: Traveller Specific accommodation – Annual Targets

	Number of Units					
	2019	2020	2021	2022	2023	2024
■ Group Housing (new)	0	24	13	14	17	10
■ Group Housing (Refurbishment)	4	4	3	3	3	3
■ Halting Site Refurbishment	30	22	7	5	10	
<b>Total</b>	<b>34</b>	<b>50</b>	<b>23</b>	<b>22</b>	<b>30</b>	<b>13</b>

The successful implementation of Fingal County Council’s Traveller Accommodation Programme 2019 – 2024 is dependent on the Council being able to secure the required funding from the Department of the Housing, Planning and Local Government and the identification and

acquisition, where necessary, of lands required for the construction of new Traveller specific accommodation. The delivery of the proposed programme is dependent on all necessary consents, planning approvals and the availability of services.

# Tenant Induction

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During the period of the Traveller Accommodation Programme 2014 - 2018 175 families have been accommodated in standard housing – both Council owned stock and leased units under the Rental Accommodation and long-term leasing schemes. The policy of prerequisite tenant induction courses prior

to allocation is an important part of the service the Council provides to new tenants. This provides the new tenant 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.

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**It also gives tenants an opportunity to meet with their new neighbours, community representatives and local agencies including public health nurse, community Garda and local teachers.**



*Caretakers Cottage – St. Macullin's Park*

# Management and Maintenance

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Fingal County Council continues to invest significant financial resources in the management and maintenance of Traveller specific social housing accommodation - this is in line with our management of standard housing schemes. Nevertheless there are considerable difficulties in some areas and it is proposed to have a particular focus to this issue during the lifetime of this Plan.

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 of Traveller accommodation are noted and recorded in an electronic maintenance recording system. All maintenance requests are logged as soon as they are received by the Housing

Department. This system sets a "target completion date" automatically depending on how the request is categorised e.g. routine, urgent, emergency, etc. This enables the Housing Maintenance section to monitor and ensure that maintenance works are carried out within a specific timeframe. Works of an emergency nature will continue to be awarded priority status; such works include electrical repairs and maintenance issues of a health & safety nature. There are some maintenance issues which are tenant responsibility and further details can be found

on our website [www.fingal.ie/housing](http://www.fingal.ie/housing) 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 is augmented on an annual basis as part of the Traveller specific maintenance programme.



*Day unit at Moyne Park*

# Fire Safety

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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 audits 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.

# Tenant Participation / Estate Management

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The Housing Department encourages tenant participation in the management and maintenance of accommodation wherever practicable. The formation of residents 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.

## ESTATE MANAGEMENT

Fingal County Council is keen to foster close working links with Traveller representative groups in an effort to prevent and reduce anti-social behaviour and address estate

management issues. This work is principally carried out by the Estate Management Staff in conjunction with the Local Traveller Accommodation Consultative Committee and through contacts built up with residents.

Significant engagement and consultation also occurs with

## *Tenant Participation/Estate Management continued...*

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families prior to and during construction work on new schemes and all families 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 adopted its Anti-social Strategy in October 2010 and this strategy applies to all Traveller sites and underpins the Council's approach to the prevention and tackling of anti-social behaviour.

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 residents associations or other community groups to discuss matters relating to the management and maintenance of Traveller accommodation located in their area.

### **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 large concentrations of population where they can earn money from trading and other activities such as tree-topping, gutter repairs etc.

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.

## *Tenant Participation/Estate Management continued...*

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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.

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**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 an 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.**









