

KILDARE COUNTY COUNCIL

Comhairle Chondae Chill Dara



*TRAVELLER ACCOMMODATION PROGRAMME*

*2014-2018*

December 2013

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## **SECTION 1 - INTRODUCTION**

### **1.1 Legal Background**

The legislative framework for the Traveller Accommodation Programme is contained in the Housing (Traveller Accommodation) Act 1998. Section 7 of the Act requires a relevant housing authority (in the case of County Kildare the relevant authority is Kildare County Council) to adopt a Traveller Accommodation Programme for its functional area to address the accommodation needs of Travellers within that area for the period specified in the programme

The Minister for the Environment, Community and Local Government has directed that relevant authorities adopt a programme for the five year period from 1 January 2014 to 31 December 2018. He has further directed that the Plan be adopted by relevant housing authorities by 30 April 2014.

The adoption of the Programme is a reserved function of the elected members of the Council.

### **1.2 Current Programme**

The current Traveller Accommodation Programme covering the period 2009-2013 was adopted by the members of Kildare County Council on 23 February 2009.

## SECTION 2 - POLICY



### 2.1 County Development Plan

The County Development Plan 2005-2011 contains the following statement in relation to Travelling People (5.8):

*The Council will implement measures, as required by law and National policy and in accordance with the Housing Strategy and the Traveller Accommodation Programme 2009-2013, to provide accommodation for members of the Travelling community. The accommodation may be provided through the development of residential caravan sites/ halting sites, or by housing, as may be appropriate.*

### 2.2 Traveller Culture

Kildare County Council recognises Traveller culture and is committed to promoting equality and inclusion for Travellers.

It is the policy of the Council to provide a high standard of living accommodation based on the distinct needs and the family circumstances of Travellers which will be accommodated in so far as is possible.

It is the policy of the Council to include families who are deemed as long-term residents in the county i.e. greater than two years in the county.

## SECTION 3 - REVIEW OF 2009-2013 PROGRAMME



### 3.1 Review of Traveller Accommodation Programme 2009-13

The Traveller Accommodation Programme 2009-13 envisaged that 65 units of accommodation would be required during the lifetime of the plan based on an existing need of forty-nine families and a projected need for a further sixteen family formations. A mid-term review was carried out in 2011 and it was determined that no change was required to the plan. For the purpose of the review the sixteen new family formations have been included in the figure for standard housing.

### 3.2 Out-turn of provision Table 1

Type	Targets 2009-13	Deliver 2009-13	
		Standard Housing/ Other	Existing Traveller Accommodation
Standard housing	39	24	
Single housing	1	1	
Group housing	11		6
Residential Caravan Park bays	14		10
Voluntary Housing	0	4	
Rental Accommodation Scheme / Leasing	0	3	
<b>Total</b>	<b>65</b>	<b>32</b>	<b>16</b>

Overall provision during the plan, therefore, was 48 units out of a target of 65. RAS and Social Leasing were not the prime means of delivery of accommodation in 2009 and have now emerged as a significant part of the accommodation provision.

### **3.3 Current Developments**

The Department of Environment has approved the redevelopment of eight bays at Tankardsgarden, Newbridge. The Council intends to deliver this on a phased basis to meet the need and the projected need with four units in 2014 and four units in 2015 if a need is identified.

## SECTION 4 - CONSULTATION



### 4.1 Local Traveller Accommodation Consultative Committee

A Local Traveller Accommodation Consultative Committee was established in 1999 and has met at regular intervals since that time. The Committee is representative of Travellers, members of Traveller support groups, elected members and officials of the local authorities. Working groups may be set up within the Committee to progress work between the LTACC meetings. The members of the current LTACC are contained in Appendix 1 to this document.

### 4.2 Consultation with individual Travellers

Kildare County Council is committed to consultation with individual Travellers in relation to their accommodation requirements. This is achieved through the Council's Social Worker and other officials from the Housing Department liaising with the Travellers. Such discussions have proved beneficial in the design and construction of group housing at Ardrew, Athy and in the proposals for the redevelopment of Tankardsgarden, Newbridge.

### 4.3 Public Consultation

Consultation in relation to the provision of all accommodation is facilitated through the processes as set out in the Planning Acts.

### 4.4 Kildare Traveller Action

Kildare County Council is committed to maintaining consultation and communication with Kildare Traveller Action in relation to accommodation needs and acknowledges their assistance.



## SECTION 5 - ASSESSMENT OF NEED

### 5.1 Basis and Methodology of Assessment of Need

The Assessment of Need involved gathering of information from the following sources together with interviews with individual Traveller families:

The Assessment of Need of Travellers in the county is assessed and monitored on a continuous basis through periodic surveys carried out over the last four years. Information on the position at particular times is also available from the 2012 Census of Traveller families in the county and the 2013 Assessment of Housing Need carried out by the Council in March 2013. The approach taken in this programme has been primarily guided by recent surveys of Traveller families in the county which were carried out by the Social Worker in October 2013.

#### 5.2.1 Assessment of Need for all Traveller families in Co. Kildare.

A significant difficulty in assessing the accommodation needs of the Traveller community in the county is that the numbers of, the types of accommodation, and locations of Traveller Community family homes often change frequently. This has been found to be particularly the case with families in private rented accommodation.

Consequently only about a half of the long term families and about a fifth of the short term families have been surveyed directly for this assessment. Using survey and other material the following numbers of families divided between short and long term resident families have been identified as living in the county at the present time.

**Table 2**

	Long term	Short term	TOTALS
Roadside	12	9	21
Non Roadside	102	101	203
TOTALS	114	110	224

#### The Present Numbers in Context

The chart below illustrates how the number of Traveller community families living in the county has increased over the last 20 years. This years figures indicate a doubling of roadside families since last year and a probable decline in the number of private rented houses as their availability has been declining all over the county.

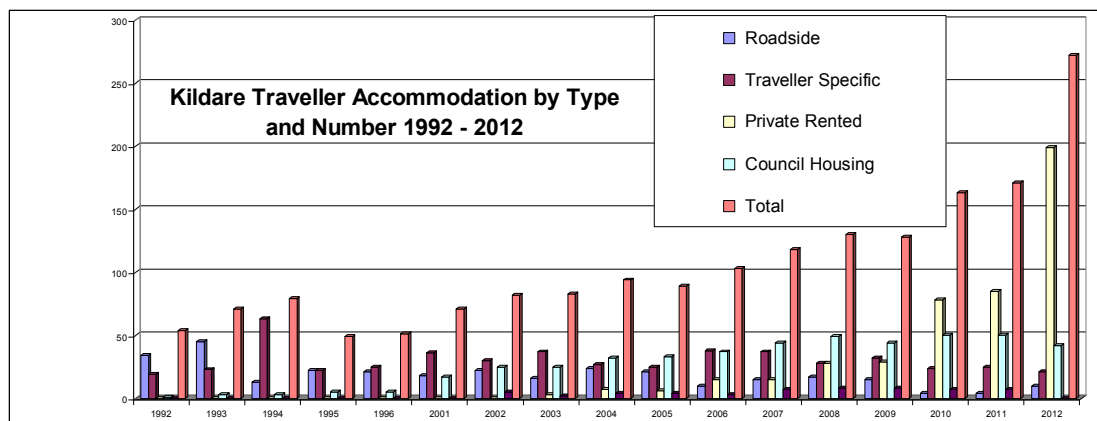


Table 3

## 5.2.2 Assessment of need for families long term resident in Co. Kildare

### The Actual Assessment

This was divided into two parts. Legislation requires the council to provide a present assessment (Table A – appendix 2 ) and a projected needs assessment (Table B – appendix 3. )

### Appendix 2 page 20

Assessment of surveyed Need for all long term Traveller families (roadside and non roadside.)

### Appendix 3 page 21

Assessment of projected Need due to new family formations for all Traveller families

As part of the TAP 4 assessment, families who were surveyed directly were asked if they thought any of their children would form marital or partner type relationships as adults in the next four years. The responses are set out below. As in TAP's one to three the figure of newly marriage age children is divided by two to give a notional figure for the extra family formation.

**The combined needs assessment (Table A and Table B) is set out in the needs assessment on the next page.**

**Table 4** below gives a summary of the needs assessment findings

<b>Overall Total of accommodation units demanded for TAP 4</b>	
<b>Single Instance House</b>	<b>= 1 unit.</b>
<b>Council House / RAS</b>	<b>= 57 units.</b>
<b>Group Houses</b>	<b>= 6 units</b>
<b>Halting Site</b>	<b>= 13 units (includes 4 projected in Newbridge.)</b>
<b>TOTAL</b>	<b>= 77 units</b>

**Combined Assessment of Surveyed and Projected Need (due to new family formations ) for all long term Traveller families**

**Table 5**

Accommodation Demand from all categories of accommodated and roadside long term resident Traveller families.	Group House	Haltin g Site	Coun cil /RAS HOU SE	Single Instanc e House	Survey ed Overall Total By Town And Area	Projected Town Total for Accomm. Units in the next 5 years.	Overall Town Totals for all types of units.	Sum- Mary Of Total s
Celbridge		1	1		2	2	4	
Kilcock			3		3		3	
Leixlip			3		3	2	5	
Maynooth	1		6		7	3	10	
<b>North Area Totals</b>	<b>1</b>	<b>1</b>	<b>13</b>		<b>15</b>	<b>7</b>	<b>22</b>	<b>22</b>
Allenwood			1		1		1	
Clane		1			1		1	
Kildare				1	1		1	
Kilmeague			1		1		1	
Naas	3		4		7		7	
Newbridge		8	8		16	4	20	
Prosperous			1		1		1	
<b>Mid Area Totals</b>	<b>3</b>	<b>9</b>	<b>15</b>	<b>1</b>	<b>28</b>	<b>4</b>	<b>32</b>	<b>32</b>
Athy	2	2	8		12	5	13	
Kilmead		1	1		2	1	3	
Monasterevin			1		1	2	3	
<b>South Area Totals</b>	<b>2</b>	<b>3</b>	<b>10</b>		<b>15</b>	<b>8</b>	<b>24</b>	<b>24</b>
<b>Overall Totals</b>	<b>6</b>	<b>13</b>	<b>38</b>	<b>1</b>	<b>58</b>	<b>19</b>		<b>77</b>

## **SECTION 6 - STRATEGY**

### **6.1 Basis of Accommodation Programme**

The Accommodation Programme is on an assessment of need which is being developed from:

- The Assessment of Need as described in Section 5
- Anticipated family formation as described in Section 5.

It is difficult to assess the rate at which new family formation among the long term resident families will occur. The best estimate is that 16 new families will be formed during the lifetime of the plan. It is accepted that if / when these anticipated family formations occur they may have different requirements than those envisaged in the programme.

### **6.2 Accommodation Options**

The Accommodation Programme will encompass a range of measures including:

- Standard Housing
- Group Housing
- Residential Caravan Parks
- Social Leasing and the Rental Accommodation Scheme
- Voluntary Housing
- Loans/ Grants for replacement mobile homes
- House Purchase Loans

Members of the Travelling Community will be assisted in applying for any of the above options.

### **6.3 Accommodation Preferences**

Members of the Travelling Community have been invited to express a preference for a particular type of accommodation. This preference will be considered in the context of availability, the Council's Scheme of Letting Priorities, principles of good estate management, availability of resources to do so, and Planning requirements. The Programme will endeavour to offer a range of measures so that applicants have a wide choice of accommodation options. It is recognised that the shortage of residential caravan park bays may have restricted the choices available to applicants in the past.

#### **6.4 Prioritisation of applicants for Traveller Specific Accommodation**

In the allocation of Traveller Specific Accommodation (group housing/residential caravan bays) preference, in normal circumstances, will be given to those applicants who are long term resident in the county (see 5.2.1).

Any member of the Travelling community, in common with all other eligible persons, in need of housing and unable to provide it from their own resources, can apply for housing to the housing authorities in Co. Kildare. Their application will be considered on the basis of that authority's Scheme of Letting Priorities.

In deciding on any application for housing, consideration will not be given, unless there are exceptional circumstances, to an applicant who is included in the Traveller Accommodation Programme of any other county.

### **6.5 Role of voluntary housing sector**

The Council recognises the significant role played by the voluntary sector in the provision of Social Housing in Co. Kildare. Voluntary Housing agencies will be encouraged and facilitated to accommodate Traveller families. Assistance will be provided to bodies approved under Section 6 of the Housing (Miscellaneous Provisions) Act 1992 subject to terms and conditions in operation from time to time.

### **6.6 Partnership**

The Council is committed to a partnership with the Travelling community and will liaise with them through the consultation process outlined earlier. The Council is committed to promoting tenant participation in estate management in the case of residential caravan parks / group housing.

## 6.7 Liaison with other agencies

The Council recognises the importance of involvement of other agencies in contributing to the creation of a sustainable living environment for the Travelling community. The involvement of a number of agencies is also necessary if the effects of social exclusion are to be minimised.

In this regard the Council is committed to co-operation with the various statutory and community development agencies who have an interest in the accommodation, health/ welfare and education/ training/ employment needs of the Traveller community. Methods and structures of closer co-operation will be examined to ensure that an effective co-ordinated system of delivery of services is established.

## 6.8 Transient Sites

While it is recognised that there is a requirement to provide a network of Transient sites for Travellers in the context of recognising nomadism as a feature of Traveller culture, this has to be developed on a regional basis in conjunction with other Local Authorities. In the overall context, priority for accommodation will be given to those Travellers who have been identified as being in need of permanent accommodation in the assessment undertaken for the preparation of this Programme. The council has completed a survey of respondents to the current TAP4 assessment. The results are outlined below.

**Table 6**

<b>Type of Family</b>	<b>In Favour of Transient Site</b>	<b>Against a Transient Site</b>
Long Term	24	30
Short Term	12	8
<b>Total</b>	<b>36</b>	<b>38</b>
Roadside families	11	5
NonRoadside Families	23	33
<b>Total</b>	<b>36</b>	<b>38</b>

The survey (limited as it is) indicates that there may be as many families against the establishment of a transient halting site in the county as are in favour of one. More short term families and more roadside families are in favour than against. Long term non roadside families may be more against the establishment of a transient halting site.

## 6.9 Monitoring of Programme

The Act places an obligation on the Council to secure implementation of the Programme within five years and requires continuing implementation and

monitoring of progress. This will be accomplished by regular meetings of the Local Traveller Accommodation Consultative Committee

### **6.10 Halting site maintenance**

The Council is committed to the refurbishment and maintenance of existing Traveller accommodation.

### **6.11 Review of Programme**

In the context of a number of factors, including the changing needs of Traveller families and the changing circumstances relating to family formations a review of the Traveller Accommodation Programme will take place in 2016.

### **6.12 Unauthorised Encampments**

Unauthorised encampments will be dealt with as appropriate in accordance with the following legislation:

- Roads Act 1993
- Housing (Traveller Accommodation) Act 1998
- Local Government (Planning and Development) Acts 2000 - 2002
- Housing (Miscellaneous Provisions) Act 1992
- Local Government (Sanitary Services) Act 1948
- Housing (Miscellaneous Provisions) Act 2002

### **6.13 Horses**

Kildare County council will not include the provision of accommodation for horses in any Traveller accommodation proposals as owners are responsible for the provision of appropriate accommodation for horses. The Council will return seized horses on production of evidence of identity of the owner, a valid horse passport, proof of availability of a suitable location to keep horses and the payment of all fees in respect of the detention of the horse. Land for horses has to be registered as such with the Department of Agriculture.

Management of halting sites will take into consideration the requirements of the following pieces of legislation:-

The Waste Management Act	1996
The Water Pollution Act	1997
The Air Pollution Act	
The Control of Horses Act	1996
The Housing (Miscellaneous Provisions) Act	2002

## SECTION 7 - IMPLEMENTATION

### 7.1 Implementing Authorities

Kildare County Council is responsible for the adoption of a Traveller Accommodation Programme for all of County Kildare. The Town Councils of Naas and Athy will have responsibility for the implementation of the Programme within their functional areas until their abolition after the 2014 local elections when Kildare County Council will have responsibility for the entire county.

### 7.2 Specific Implementation Proposals

The following specific implementation proposals are proposed for the period of the programme based on existing and projected needs for 76 families as identified in Section 5 of this Programme.

**Table 7**

<b>AREA</b>	<b>Accommodation Type</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>Sub Total</b>	<b>Total</b>	
NORTH	North County Standard Housing	4	4	4	4	4	<b>20</b>		
	North County Group Housing/Halting Site	1	1				<b>2</b>		
	<b>Total North Area</b>								<b>22</b>
MID	Mid County Standard Housing	3	4	4	4	4	<b>19</b>		
	Mid County Halting Site / Group Housing	4	3	3	2		<b>12</b>		
	Single Instance House			1					
	<b>Total Mid Area</b>								<b>32</b>
SOUTH	South County Standard Housing	4	4	4	4	2	<b>18</b>		
	South County Halting Site /Group Housing		2	1	2		<b>5</b>		
	<b>Total South Area</b>								<b>23</b>
	<b>Overall Totals</b>								<b>77</b>



### **7.3 General**

(A) Tankardsgarden.

It is intended to provide accommodation at Tankardsgarden in 2 phases. Four units will be provided in 2014. Up to four more units will be provided in 2015 according to need.

(B) Naas

A need has been identified in Naas for a group housing scheme for three Families. Because of resource constraints, it is anticipated that this development will not be able to start until the Tankardsgarden development has been completed.

APPENDIX 1

MEMBERSHIP OF LOCAL TRAVELLER ACCOMMODATION  
CONSULTATIVE COMMITTEE

Elected Members

Mark Wall (Chairperson)

Paddy MacNamara

John McGinley

Paddy Kennedy

Seamus Langan

Aoife Breslin (Athy Town Council)

Traveller Support Groups Representatives

Elizabeth Trappe

Colonel Donal O'Carroll

P.J. Dooley

Traveller Representatives

Patrick McDonagh

Kildare County Council

Peter Minnock (Director of Services)

George Perry (Senior Executive)

## APPENDIX 2

**Assessment of surveyed Need for all long term Traveller families (roadside and non roadside.)**

Accommodation Demand from all categories of accommodated and roadside long term resident Traveller families.	Council House / RAS	Group House	Halting Site	Single Instance House	Town Total
Allenwood	1				1
Athy	8	2	2		12
Celbridge	1		1		2
Clane			1		1
Kilcock	3				3
Kildare Town				1	
Kilmead	1		1		2
Kilmeague	1				1
Leixlip	3				3
Maynooth	6	1			7
Monasterevin	1				1
Naas	4	3			7
Newbridge	8		8		16
Prosperous	1				1
<b>Total</b>	<b>38</b>	<b>6</b>	<b>13</b>	<b>1</b>	<b>57</b>

## APPENDIX 3

**Assessment of Projected Need due to new family formations for all long term Traveller families**

As part of the TAP 4 assessment, families who were surveyed directly were asked if they thought any of their children would form marital or partner type relationships as adults in the next four years. The responses are set out below. As in TAP's one to three the figure of newly marriage age children is divided by two to give a notional figure for the extra family formation.

Town	1 child	2 children	3 children	4 children	Total by Town	Extra Housing Demand (total divided by 2)
Athy	1	3 X 2	1 X 3		10	5
Celbridge			1 X 3		3	2
Kilmead		1 X 2			2	1
Leixlip				1 X 4	4	2
Maynooth	1	1 X 2	1 X 3		6	3
Monasterevin			1 X 3		3	2
Newbridge	1	2 X 2	1 X 3		8	4
Sub total	3 X 1 = 3	7 X 2 =14	5 X 3 = 15	1 X 4 =4		
<b>TOTAL</b>	<b>3</b>	<b>14</b>	<b>15</b>	<b>4</b>	<b>36</b>	<b>19</b>