

# LABRE PARK REDEVELOPMENT

Making our Community Sustainable

A series of several parallel white lines of varying thicknesses, slanted diagonally from the bottom-left towards the top-right, crossing the right side of the page.

## Labre Park – A Profile

- First Traveller specific accommodation built in Ireland
- Opened in September 1967
- Four generations of families – people who moved into Labre in 1967 still live there today
- Currently 47 families live in Labre Park with a population of 179
- 22 families live in houses comprising 77 people
  - 27 adult males
  - 28 adult females
  - 3 young people age 18-13 years
  - 14 young people age 12-5 years
  - 5 children age under 5 years
- 25 Live in temporary accommodation comprising 102 people many awaiting redevelopment since 2004
  - 26 adult males
  - 24 adult females
  - 13 young people age 18-13 years
  - 18 young people age 12-5 years
  - 15 children age 5-1 years
  - 6 babies under 1 year
- 4 of the families do not have their own access to water, sanitation or electricity  
Including two children under 18 months

- Over the past number of years we have collectively campaigned for the redevelopment of Labre Park
- We are delighted that finally redevelopment will become a reality and to be working in collaboration with Cluid and CENA will bring significant added value to the project
- But for us redevelopment is much more than bricks and mortar
- It is and has to be about rebuilding our community about building our future, and the future of the next generation and beyond
- we have been actively engaged in the consultation process to date, we will continue to be engaged in decision making around the redevelopment Because we want this to work, we want a sustainable community
- Alongside engagement with DCC and Cluid we are getting self organised to ensure redevelopment if a success for all of us; Residents, DCC and Cluid

## BUILDING OUR FUTURE

- ▶ Our aim is to make sure the new Labre Park is a community and not just new buildings. We want to:
  - ▶ Develop indoor and outdoor spaces that cater for everyone in the community – of all ages and abilities and reflect cultural needs
  - ▶ Organise ourselves and build our own capacity to manage the spaces and coordinate activities
  - ▶ Have a long-term vision for Labre Park that takes into account new families and new generations into the future

**BUILDING OUR FUTURE**

## **Labre Park Residents Association**

Elected representatives from the community. Able to draw on the knowledge and support, as well as networking with key stakeholders. For example:

- Schools
- Traveller projects
- Partnership
- Local authority
  - CIC
  - MABS
- Youth services

*Will take  
responsibility  
for*

Training and development programme to build up skills in:

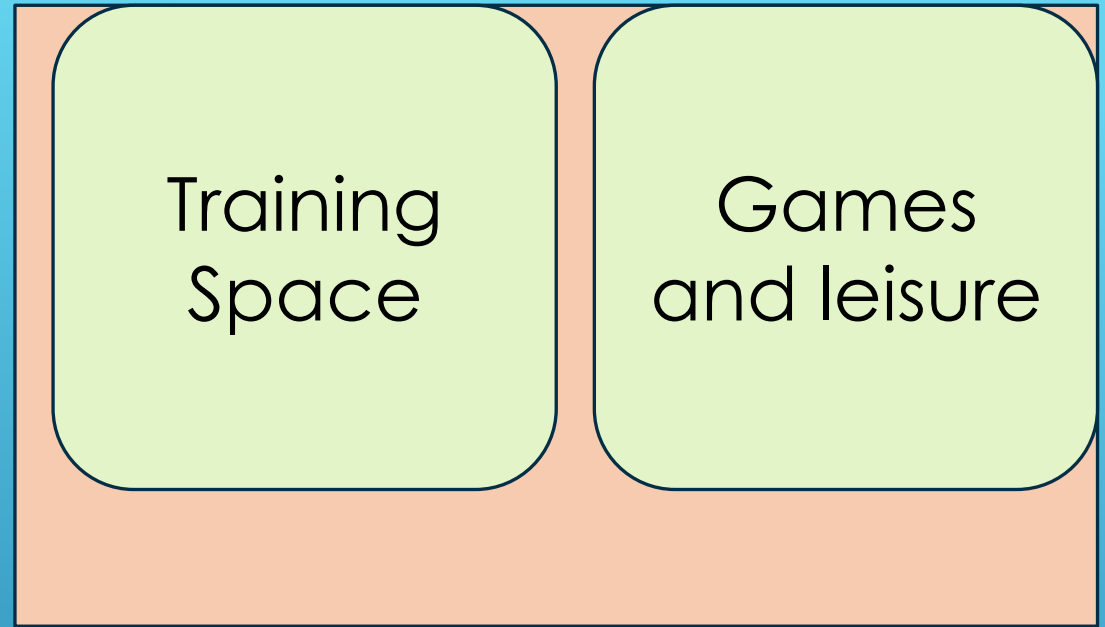
- Management
- Health, safety and security
- Legal obligations
- Negotiations

- Community centre and playground management
  - Upkeep of facilities
- Supervision of part-time staff
  - Organising training
  - Negotiating on future accommodation needs

# ORGANISATION OF THE COMMUNITY



Ground Floor



Upper Floor

A SPACE TO FACILITATE RESIDENT ENGAGEMENT  
MULTIPURPOSE CENTRE THAT IS OPEN AND ACCESSIBLE  
TO ALL

Multipurpose  
Community  
Centre



Ballyfermot  
Traveller Action  
Project

# ADJOINING BUILDINGS



Redevelopment is focused on **current need**

It will address the current overcrowding

It will address the critical need for access to permanent accommodation

It will address the issue of families without water, sanitation or electricity

If done right we **will develop a model of best practice** that could be **replicated across the country**

**Does not address future need and we need to be mindful of this**

**BUILDING OUR FUTURE**



- ▶ There are no plans for future families or future generations
- ▶ Given current population and age profile, there could be at least 25 new families in just ten years' time
- ▶ Without any plan now to meet the accommodation needs of these new families, we will be back to overcrowding, poor living conditions and social problems. We will have wasted a lot of public money for no positive outcome
- ▶ We are asking for a formal commitment to the future

MAKING LABRE PARK AS A SUSTAINABLE  
COMMUNITY FOR FUTURE GENERATIONS

- ▶ We propose the model now being proposed by CENA Housing Association as the next phase to meet accommodation needs of **future Labre Park families**.
- ▶ We propose a formal 'signing up' to commitments and responsibilities under this model.
  - ▶ Implementing the CENA model will cost less than the current approach to Traveller accommodation and rehousing .
  - ▶ It will fulfil statutory commitments to recognising Traveller culture and ethnic identity and meet requirements under the Housing Traveller Accommodation Act
  - ▶ **It will ensure** that investment in the redevelopment of Labre Park does not become a massive waste of public money
  - ▶ It is critical that alongside the redevelopment we start to plan for the future

SIGNING A CONTRACT FOR A BETTER  
FUTURE

# Taking care of Horses

- ▶ As already indicated by Cluid one of the success requirement for the redevelopment is the development of the adjacent lands for a horse initiative
- ▶ At the south central area committee on 15 February 2017 the following motion was passed
  - “to allocate some of the lands between the canal and Labre Park for the development of a horse project. This will facilitate the horses currently in Labre Park and critical to Traveller culture to be accommodated during and post redevelopment”*
- ▶ On the basis of this motion been passed the horses owners in Labre Park have been working on a proposal for same

•

# THREE MAIN OBJECTIVES

To make detailed proposals for use of land adjoining Labre Park for the development of horse-keeping facilities

To reach agreement on how these facilities can be maintained and managed to ensure sustainability and continuing community benefits into the future.

To bring about major benefits and visual improvements to an area of high amenity

# KEY ELEMENTS OF PROPOSALS

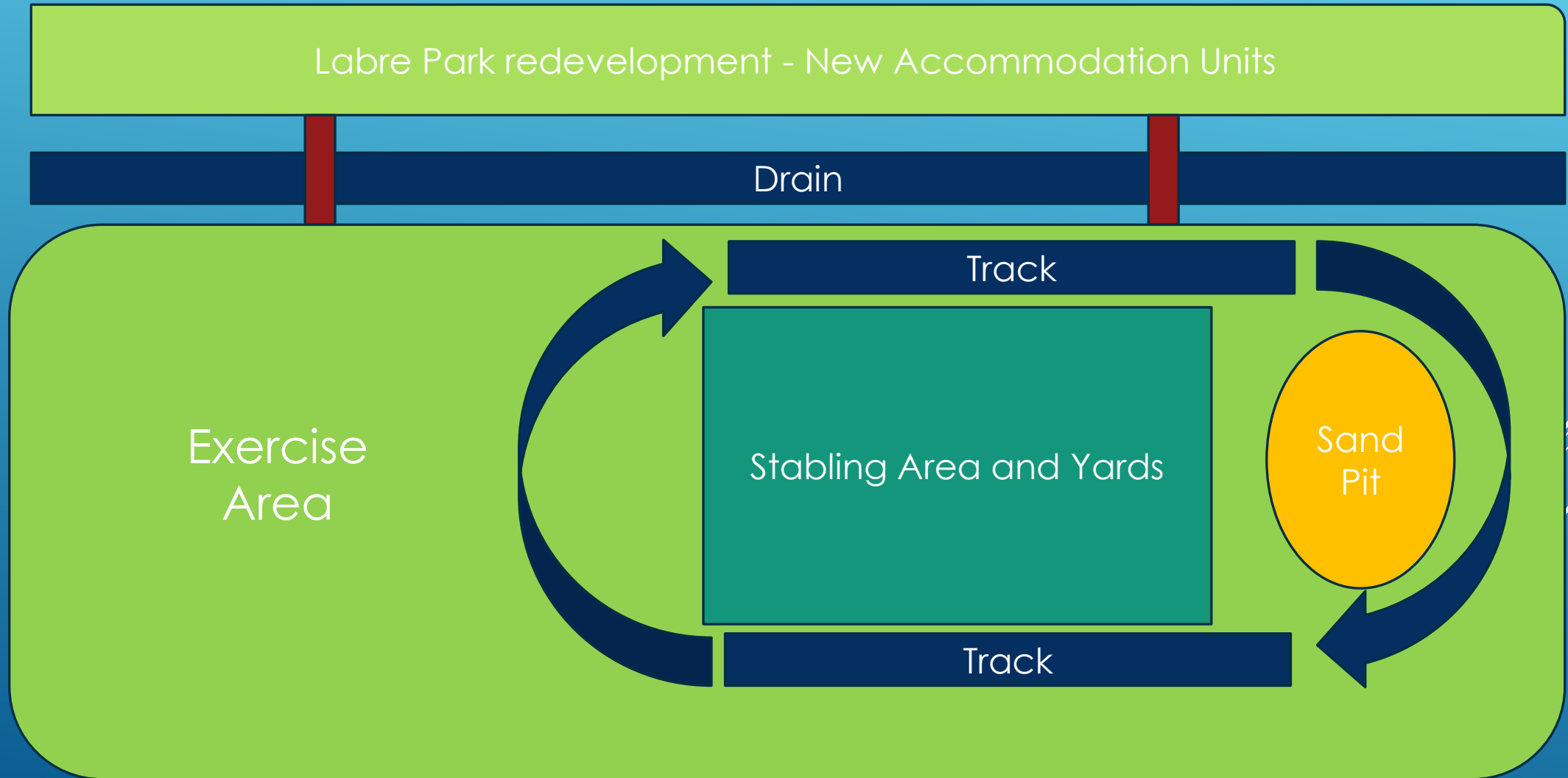
1. Development of stabling units to accommodate horse keeping at Labre Park in a safe and secure way.
2. Development of facilities for exercising animals that are in keeping with acknowledged best practice.
3. Establishment of organisational structure and procedures to ensure high standards in ongoing maintenance of facilities, beneficial use and compliance with legal obligations



# DIMENSIONS OF SITE FOR DEVELOPMENT



# GENERAL SITE LAYOUT





## **Labre Park Horse Owners Association**

All horse owners entitled to membership for specified annual fee

- An elected representative committee
- Specified rules for members
- Formal articles of association
- Bringing in relevant expertise

Training and development programme to build up skills in:

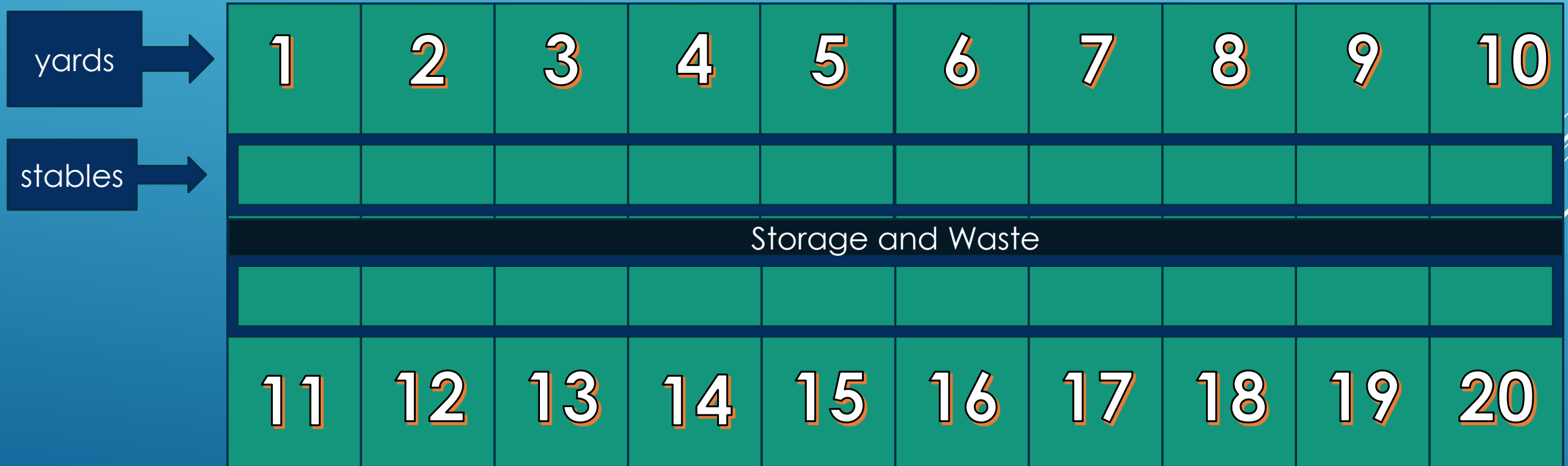
- Committee functions
- Legal obligations and compliance requirements under byelaws
- Fund raising

*Will be responsible for*

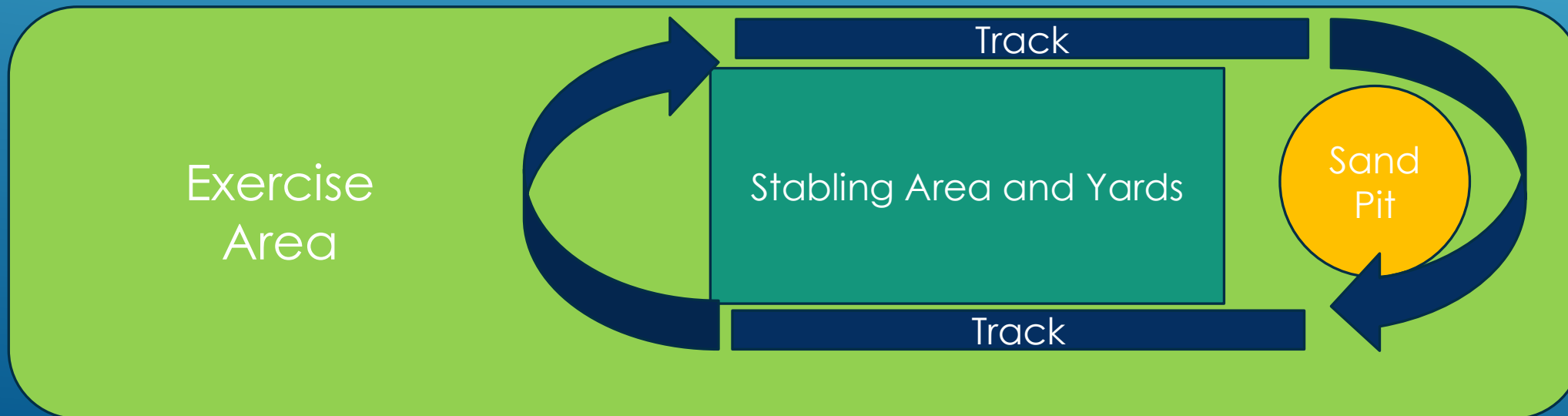
- Upkeep of facilities
- Organising training and learning
- Facilitating compliance for members
- Promoting safety and welfare
- Updating and enforcing membership rules
- Negotiating with relevant authorities on members' behalf
- Fund raising

# ORGANISING FOR HORSE KEEPING

**All stables and development to be in compliance with  
Department of Agriculture 'Minimum Specification for Horse  
Facilities and Fencing'**



# AN IMPROVEMENT FOR EVERYBODY



- WE THE RESIDENTS OF LABRE PARK WANT THIS REDEVELOPMENT TO WORK

WE ARE COMMITTED TO MAKING SURE IT IS A SUCCESS  
THAT THERE WILL BE A SUSTAINABLE COMMUNITY  
AND THAT RESOURCES HAVE BEEN INVESTED FOR THE LONG TERM

WE NEED TO BE RESOURCED AND EMPOWERED TO DO THIS  
TO BE PART OF A FOUR WAY COLLABORATION BETWEEN DCC, CLUID,  
CENA AND RESIDENTS

LETS BE A CATALYST FOR POSITIVE CHANGE AND TAKE THIS  
OPPORTUNITY TO WORK TOGETHER TO DEVELOP A MODEL OF BEST  
PRACTICE THAT CAN BE REPLICATED ACROSS THE COUNTRY