



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**Report to Housing SPC**

**Date: Thursday 11<sup>th</sup> January 2017**

**Item No.4**

## **Traveller Accommodation Update – January 2018**

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UNITS	DESCRIPTION OF WORKS	STATUS	January 2018
<b>Single Stage Approval in Principle</b>			<b>Proposed Budget</b>
14	<b>St Joseph's:</b> Electrical Upgrade	Single Stage application to Department to include drainage rerouting, meter room, wall and Community centre demolition approved in principle.	€80,000
2	<b>Avila Park:</b> Community Centre	Demolish entre and build 2 new housing units. Single stage application to Department approved in principle.	€515,000
<b>STAGE 1 - APPROVAL IN PRINCIPLE</b>			<b>Proposed Budget</b>
10	<b>Grove Lane – Stage 1</b>	Phase 1 will consist of 4 houses for current tenants. Phase 2 will consist of 1 house and 5 bays to address Traveller Accommodation issues locally. Stage 1 application sent to Department.	€2.9 million
<b>STAGE 2 - DETAILED DESIGN</b>			<b>Proposed Budget</b>
24	<b>Labre Park: Re-development (Phase 2 &amp; 3)</b>	CAS - Clúid have appointed design team. Pre Part 8 presentation to Area Committee in early 2018. Residents to agree changes in December.	€12.5 million
<b>STAGE 3 – TENDER STAGE</b>			<b>Proposed Budget</b>
1	[House No] <b>Bridgeview, Cloverhill Road</b>	Stage 2 approval received. Part 8 Planning application complete. Compiling documents for tender.	€263,034.74
1	[House No] <b>Avila Park, Cappagh Road</b>	Stage 2 approval received. Part 8 Planning application complete. Compiling documents for tender.	€254,307.87
30	<b>St. Margaret's Park Dayhouse Upgrade</b>	Architects appointed. Stage 3 information currently being compiled. Options for temporary bays agreed. Stage 2 approved. Onsite meeting to be held with residents Jan 2018.	€2,566,095.75
<b>STAGE 4 - IMPLEMENTATION</b>			<b>Proposed Budget</b>
1	<b>Special Needs Adaptation:</b> Belcamp Crescent	Completed by end January 2018.	€98,277.18
<b>New Departmental Initiatives</b>			
1	<b>Voids</b>	Agreed with Department 100% recoupment on any allocated Traveller Specific Voids – 6 voids to be claimed to date.	
1	<b>Stage Claims</b>	Agreed with Department that single stage application process can be used with Traveller Specific Projects under €2 million costs in total.	
<b>COMPLETE</b>			
3	Labre Park Rebuilds: 3 Houses Rebuilds (Phase 1)	Complete	
1	Removal of pyrite: [House No] Avila	Complete	
2	House Rebuilds: Bridgeview	Complete	
1	Special Needs Adaptation: [House No] Belcamp	Complete	
2	Special Needs Adaptation: [House No] Avila Park GHS	Complete	
3	Special Needs Adaptation: [House No] Cara Park	Complete	
1	Special Needs Adaptation: [House No] Labre	Complete	
2	House Purchases	Complete	
30	Electrical Upgrade & Metering: St. Margaret's	Complete	
4	Bathroom upgrades.	Complete	
1	Labre Park: Temporary Bay	Complete	
3	St Josephs: 3 Dayhouse refurbishment	Complete	
8	Sanitation Units Cara Park	Complete	
20	Sanitation Units purchased Labre Park	Complete	
19	Sanitation units refurbished Labre Park	Complete	
10	Yard resurfacing	Complete	
1	Cara Close: Overcrowding Extension	Complete	

NOT STARTED - Pending Internal Survey etc			Proposed Budget
23	<b>St. Dominic's Park</b> - refurbishment of bays and electrical works.	Complete rebuild of Day houses to include electrical metering upgrades and fire safety changes. New proposal to be drawn up based on St Margarets template. Feasibility study on surrounding area for site redevelopment and connections from pumping house to main drains by gravity feed. Tentative agreement from Parks to access lands by way leave.	€2 million
10	<b>Tara Lawns - Site Redevelopment</b>	Complete rebuild of Day houses to include electrical metering upgrades. New proposal to be drawn up based on St Margarets template. On site meeting to be set up with residents to agree proposals.	€1.7million
1	<b>Northern Close:</b> Rebuild	Seeking agreement with residents to redevelop area.	€1,500,000
15	<b>St Oliver's:</b> Electrical Upgrade	Compiling information for single Stage application to Department including new meter room.	€15,000
15	<b>St Oliver's:</b> Dayhouse Upgrade	Compiling information for single Stage application to Department using St Margaret's template.	€980,000
14	<b>St Joseph's:</b> Dayhouse Upgrade	Compiling information for single Stage application to Department using St Margaret's template	€980,000
3	Naas Road	Build 3 Traveller Specific Houses on new site. Suggest collaborative project with CENA	€650,000
8	Cara Park/Close Sanitation Framework	Demolish Centre and build 8 houses Complete Framework for supply on Sanitation Units to four Dublin Local Authorities. Clarification meeting pre final approval and unit inspection to be held in Jan 2018.	€2 million €1,050,000
	Feasibility Studies	Survey various sites regarding suitability for Traveller Specific Accommodation	
2	New sanitation Units Labre Park	New units required to comply with H&S and fire safety regulations. Families have agreed spaces within the redevelopment.	

#### Issues

Letters have been issued to all sites and tenants with regard to Fire Safety and Planning regulations. Recommendations will be made to satisfy all regulations and non compliance will be dealt with accordingly. There are approximately 126 infringements to date. Inspections begin Jan 2018.  
Claims totalling €745,507.13 sent to Department for 2017.