

Traveller Accommodation Programme Capital Update

Housing SPC Meeting 25th February 2022

The table below provides an overview of progress in relation to the capital schemes noted in TAP 2019 – 2024:

Scheme	Location	Update	Housing Body
8 Culturally Specific Traveller Units	Keeraun	Stage 1 approval received -design team appointed. Scheme layout finalised. Briefing on scheme provided to West Area Cllrs in June '21. Part 10 planning publication September 2021 . Additional surveys now required. Decision anticipated in September 2022. On site Q1 2023	GCC €3,794,980 approved at Stage 1
4 Culturally Specific Traveller Units	Doughiska	CAS/CALF Funding approved. Part 8 publication delayed pending clarity on timeframes for knotweed removal – projected Part 8 publication Q2 2022 . On site in Q1 2023.	Respond €1,278,376 approved at Stage 1
5 Culturally Specific Traveller Units**	Doughiska (redesign of St. Nicholas Halting Site)	Preliminary proposals are being considered for the redevelopment of the existing halting site and replacement with group / Traveller specific homes. Potential for 5 units (similar to Circular Road) to be included in next TAP for delivery. Consultation with residents will be required in advance of design team engagement.	GCC
5 Culturally Specific Traveller Units	Circular Road (redesign of existing halting site)	Stage 2 approval received January 2021. Part 8 documents published February 2022 and will be considered by Councillors at the June 2022 meeting. On site Q4 2022. Decanting of site will be required.	GCC in partnership with CENA €1,340,000 approved at Stage 1
3 Culturally Specific Traveller Units	Headford Road	Stage 1 approval. Design developed following significant stakeholder engagement, CWMF Stage 2 application lodged with DHLGH in November 2021 with planning publication to follow in Q2 2022 . (Part X planning required due to environmental requirements) On site Q1 2023. Briefing on scheme provided to Centre Area Cllrs in June.	GCC
8 Culturally Specific Traveller Units	Merlin Lands	Prelim design stage. Stage 1 application pending. Agreement to acquire additional adjacent lands approved subject to legal due diligence. Engagement with GCC planners re proposed development ongoing.	GCC

8 Unit Group Scheme	Fana Glas, Ballybane	No progress. Wider housing proposal for the area being considered. Submission seeking DHLGH funding approval in 2022.	GCC
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Group Housing Upgrades

A programme of works is being developed to upgrade the existing stock of Traveller group housing schemes across the city. Funding provision has been secured in the 2022 budget to commence a cycle of such planned works over the next 3 years.

Condition surveys will commence in Q1 2022 with the first phase of works following thereafter. Work will be prioritised based on need identified in surveys. Any existing deficiencies will be dealt with and it will signal a move to a planned maintenance approach to maintenance of Traveller Accommodation. Tender docs for the appointment of consultants are being prepared to issue with survey works anticipated to commence in Q2. Energy retrofit will also be considered for these homes.

Carrowbrowne Halting site - heating systems and water systems upgrades

Works to upgrade heating and hot water systems at the Carrowbrowne Halting site commenced in 2021 and are fully complete. The works included the provision of the mechanical, electrical services installation and works to upgrade the existing district heating system by carrying out modifications and remedial works to the existing heating systems and water systems.

This work is part of an overall programme of works that is intended to improve the system efficiency while assisting in reducing operational costs. The existing site in Carrowbrowne consists of a main community building and 20 welfare units (10 semi-detached blocks of 2). Heating is generated in the main plant room in the community building by gas fired boilers and is then distributed to plant rooms in the Welfare Units.

Traveller Specific Housing - Upgrade of smoke / heat carbon alarms and fire blankets

A contractor was appointed in 2021 to carry out a review of all lifesaving equipment i.e. smoke, heat and carbon alarms, fire blankets installed in Traveller specific accommodation including halting sites and Traveller group housing schemes. The works to also include a Safe Electric Periodic Certificate issued for each installation. Works commenced in May 2021 and are complete.

Property Acquisitions

The damaged property at Kiltulla, Oranmore has been assessed, and demolition and rebuild are required. A design team has been appointed to bring the project through design, planning, and construction phases. A planning application was lodged with Galway County Council in September with an initial decision due on the 25th November. A subsequent planning application was required and has been lodged, with a decision date in March 2022. Project completion is projected by the end of Q2 2023. This is subject to extension depending on potential appeals at planning stage. There is ongoing engagement with the family to advise on progress and timelines.

Two additional properties were acquired for Traveller families in November 2021, a 5-bed property in Renmore and 4-bed property in Clybaun Road. Approval was received from the Traveller Accommodation Support Unit in DHLGH for both units for the purchase price, legal/technical fees and refurbishment works. It is anticipated that the homes will be ready for occupation in Q1 2022.

Replacement Caravans

Funding approved in GCC budget 2022 for replacement of up to 4 caravans at 50% of cost with balance to be funded by the TAU, subject to prioritisation and funding approval. It is anticipated that the caravan loan scheme will be available in 2022 for families in a position to avail of same.

TAU Funded Applications 2021

In addition to funding allocated in the revenue budget for general maintenance and management of Traveller accommodation in the city, €2,137,599 was recouped from the Department of Housing Traveller Accommodation Unit in 2021.

Additional expenditure incurred in Carrowbrowne is still with the Department for approval in the sum of €280,000. A number of other claims relating to Repair Works at Carrowbrowne Community Centre and Fire Safety Works Halting Sites are also pending.

	Expenditure	TAU Income
Traveller Management and Maintenance Claim 2021		126,900.15
Land Costs – Keeraun		1,320,472.00
Property Acquisitions		643,460.60
Covid-19 Costs		39,727.03
Caravan Acquisitions	14,000.00	7,000.00
Total		€2,137,559