



Cavan

Comhairle Contae an Chabháin
Cavan County Council

Traveller Accommodation Programme

2025 – 2029

September 2024

Table of Contents	Pages
Section 1: Introduction	2 - 5
Section 2: Policy Statement	6 – 9
Section 3: Strategy Statement	10 - 13
Section 4: Assessment and Identification of Accommodation Needs	14 - 17
Section 5: Measures for Implementation	18 – 20
Section 6: Conclusion	21

Section 1: INTRODUCTION

County Cavan, known as 'The Lakeland County' borders six counties: Leitrim to the west, Fermanagh and Monaghan to the north, Meath to the south-east, Longford to the south-west and Westmeath to the south. Cavan shares a 70 km border with County Fermanagh in Northern Ireland. Census 2022¹ shows that the population of Cavan grew by 7% to 81,704, which means the number of people in the county rose by 5,528 between April 2016 and April 2022. Over the same period, Ireland's population grew by 8% from 4,761,865 to 5,149,139. Of Cavan's population, 40,644 were female and 41,060 were male, which means there were 101 males for every 100 females.

Census 2022 show the number of Irish Travellers living in the State and counted was 32,949, an increase of 6% from 30,987 in the 2016 census. Irish Travellers make up less than 1% of the population so, for comparison purposes, it can be helpful to use rates per 1,000 of the population. This shows that in Census 2022, six out of 1,000 people in the State were Irish Travellers. The proportion of Irish Travellers in the population varied from county to county.

Cavan County Council annual count carried out in November, 2023 indicated that there are now 165 traveller households (570 persons) resident in the County. 44% of the traveller community in County Cavan are aged 18 or under.

There were 29,900 Irish Travellers living in private households in Census 2022. The majority were living in permanent housing, while 2,286 people were living in temporary housing units such as caravans and mobile homes. The proportion of Irish Travellers living in private households who were living in caravans, mobile homes or other temporary accommodation was 8% in 2022, down from 12% in 2016.

¹<https://www.cso.ie/en/releasesandpublications/ep/p-cpp5/census2022profile5-diversitymigrationethnicityirishtravellersreligion/irishtravellers/>

According to the 2023 local authority annual count the majority (85%) of traveller households avail of accommodation provided by the local authority i.e. standard social housing, traveller group housing and RAS, 5% living in private rented accommodation, 6% share accommodation with relatives and 3% in the other category.

No. of Families	Accommodation Type
111	Standard Local Authority Social Housing
21	Traveller Group Houses
9	RAS & Leasing
7	HAP
2	Private Rented Accommodation
10	Sharing with relatives
5	Other (own resources)

There are a total of 22 units of traveller specific accommodation in County Cavan; 17 units in Cavan Town, 4 units in Pottleboy and one other single rural dwelling. No immediate need was identified for the provision of a halting or a transient site in the Traveller Accommodation Programme 2019 - 2024.

1.1 Legislative Background

The Housing (Traveller Accommodation) Act, 1998 came into effect on the 10th September, 1998. Its primary purpose is to provide a comprehensive legislative framework which requires housing authorities to meet the accommodation needs of Travellers normally resident within their administrative areas. The provisions of the Act play an integral part in promoting social inclusion and equality and counteracting discrimination that may be experienced by members of the traveller community.

A summary of the main provisions of the 1998 Act is outlined as follows:

- to provide for the carrying out of a housing needs assessment in respect of travellers resident in the county
- to provide that each housing authority must prepare and have adopted a programme of Traveller accommodation in their area.

- to provide that the adoption of programmes will be a reserved function, but in the event that the members fail to do so, the Chief Executive will be required to adopt the Programme by way of Chief Executive Order.
- to provide for an extensive public notification and consultation process in respect of the preparation of a Traveller Accommodation Programme.
- to require housing authorities to take reasonable steps to secure the implementation of Traveller Accommodation Programmes.
- to provide for the establishment of a Local Traveller Accommodation Consultative Committee to facilitate consultation with Travellers.
- to provide the requirement to include objectives concerning the provision of traveller accommodation in County and City Development Plans and Local Area Plans.
- to extend to halting sites the powers available to local authorities under the Housing (Miscellaneous Provisions) Act, 1997, relating to anti-social behaviour and estate management.

The Minister for Housing, Planning and Local Government has issued a number of directions under the Act, the most recent of which is contained in Circular 346/2023 with Guidelines for the Preparation, Adoption and Implementation appended which requires housing authorities to prepare and adopt a 5-year Traveller Accommodation Programme.

1.2 Initiating the process for preparation of new Programme

Cavan County Council's notification of intention to prepare a Draft Traveller Accommodation Programme issued on 24th June 2024 to adjoining housing authorities, the HSE, approved housing bodies, the Local Traveller Accommodation Consultative Committee, Cavan Traveller Interagency Group, Cavan Traveller Movement and other local representative groups, community and interest groups.

Five (5) submissions were received in response to the notification, all of which have been considered in the context of the preparation of the Draft Programme.

1. National Traveller MABS (money advice and budgeting services)
2. HSE Social Inclusion Community Healthcare Cavan, Donegal, Leitrim, Monaghan, Sligo.

3. Irish Traveller Movement, National Traveller Women's Forum and Pavee Point Traveller and Roma Centre.
4. Cavan Traveller Movement.
5. Cena Culturally Appropriate Homes.

1.3 Local Traveller Accommodation Consultative Committee (LTACC)

Under Section 21 and 22 of the Housing (Traveller Accommodation) Act 1998 the Local Traveller Accommodation Consultative Committees (LTACC) were established to facilitate consultation between Housing Authorities and Travellers and to advise on any aspect of accommodation for Travellers, and to advise on the preparation and implementation of any accommodation programme.

Circular 19/2024 dated 22nd July 2024 outlines the requirements for local authorities to establish a Local Traveller Accommodation Consultative Committee (LTACC) following the 2024 Local Elections. The membership of the LTACC will comprise of Elected Members, Council Officials and representatives of local Travellers and Traveller groups.

When established Cavan LTACC will play an active and pivotal role in both the preparation and implementation of the Traveller Accommodation Programme in County Cavan.

1.4 Traveller Accommodation Programme 2019 – 2024

The accommodation need identified in the Assessment of Need for the 2019-2024 was predominantly for standard social housing provided by either the local authority or an Approved Housing Body or RAS. The long-term social housing need for 74 households had been identified and based on household profiles a target of 50 standard social units were required to be provided. The programme did not identify a need for a permanent halting site in the County nor was there any demand for the provision of a transient site in the County. 42 traveller households were accommodated over the life of the programme which includes 1 full retrofit and refurbishment and 1 extension to accommodate a household disability. The figure of 42 does not include 15 traveller households accommodated through HAP (housing assistance payment) between the years 2019-2023.

Section 2: POLICY STATEMENT

It is the policy of Cavan County Council to provide suitable accommodation for traveller households in its administrative area, in accordance with the Assessment of Need carried out under the Act, in consultation with the travelling community, Traveller's Organisations, the Local Traveller Accommodation Consultative Committee, Public Representatives, the wider community and other Statutory and Voluntary Bodies.

2.1 Provision of Accommodation

The Council recognises Travellers' identity as a distinct group with their own customs, traditions and culture. It is the policy of the Council to have meaningful consultation, based on Department of the Housing, Planning & Local Government Guidelines, with Travellers and their representatives, about their accommodation needs, and to provide, where appropriate, Traveller specific accommodation. However this may not always be available to each applicant and other options will be explored and offered. Cavan County Council will not accept responsibility for providing accommodation for Traveller families (including traders) who from time to time move into the area and for those who continue to avail of accommodation in the functional area of another local authority.

Applicants for social housing support, including traveller specific accommodation are required to submit a valid housing application together with all required documentation in accordance with the Social Housing (Assessment of Need) Regulations, 2011, as amended by Social Housing Assessment (Amendment) Regulations 2022. Any specific family circumstances e.g. disabilities will be considered in determining the most appropriate social housing solution.

The full range of social housing supports available will be used to achieve optimum accommodation solutions for Travellers included in the Programme approved for permanent accommodation, including

- Standard social housing
- Group Housing
- Units provided by an Approved Housing Body
- The Rental Accommodation Scheme

- the Housing Assistance Payment Scheme
- Local Authority Home Loan Scheme
- Caravan Loans
- Tenant (Incremental) Purchase Scheme
- Housing Grants

When allocating properties Cavan County Council will have regard to the provisions of the Allocation Scheme, estate management issues, an appropriate social mix within areas, compatibility of families, anti-social behaviour and house size requirement. Family circumstances including health, family size, length of time in district, family history in an area, integration into that area etc. will also be taken into account. Separate waiting lists will not operate for the travelling community.

2.2 Homelessness

Individuals or families who present as homeless or are at risk of becoming homeless can avail of the Homeless services available in Cavan County Council. A full homeless assessment will be completed, and the most appropriate course of action will be established.

2.3 Estate Management

All council housing stock, including traveller specific accommodation, is managed in accordance with the Council's policy for the Management and Maintenance of rented housing stock. Together with this all tenants are required to complete pre-tenancy training and sign a tenancy agreement which outlines the terms and conditions of the tenancy including tenant responsibilities for maintenance, anti-social behaviour etc. Each tenant has a responsibility to ensure that the terms of the tenancy are met in full and the Council will ensure that the terms are enforced.

Cavan County Council administer an Estate Enhancement Grant Scheme for established Resident Groups in local authority estates to enable residents to improve the appearance of their estates. While working with Residents Groups in the enhancement of their estates, Cavan County Council will make every effort to promote

- The involvement of traveller tenants in the development of participation programmes

- anti-discrimination policies to ensure that traveller tenants are not excluded, purely because they are travellers

Estate management also includes securing the interest of tenants in the enjoyment of the house and the avoidance, prevention and abatement of anti-social behaviour in the housing estates. Anti-social behaviour is dealt with under Cavan County Council's Anti-Social Behaviour Strategy 2022-2027. Cavan County Council shall, in the interests of good estate management, use all legislative powers at their disposal to control anti-social behaviour on the part of all its tenants and applicants approved for social housing support.

2.4 Temporary Dwellings

The Council will implement its procedures to ensure a co-ordinated response, when temporary dwellings are identified, in accordance with the requirements of the relevant legislation as appropriate:

- Section 10 of Housing (Miscellaneous Provisions) Act 1992 as amended by Section 32 of the Housing (Traveller Accommodation) Act 1998
- Housing Miscellaneous Provisions Act 2002
- An Order of the District Court
- Planning and Development Act 2000 (as amended)
- Local Government (Sanitary Services) Act 1948
- The Roads Act 1993
- Criminal Justice (Public Order) Act 1994 (as amended)
- Public Health (Ireland) Act, 1878 as amended by Environmental Protection Agency Act 1992.

A temporary dwelling means any tent, caravan, mobile home, vehicle, other structure or thing (whether on wheels or not) which is capable of being moved from one place to another, and is or was used for human habitation, either permanently or from time to time or was designed, constructed or adapted for such use. Public place means any street, road or other place to which the public have access whether as of right or by express or implied permission and whether the subject to or free of charge and any property or other land

owned or occupied by or leased to a public authority. A Council Officer will investigate the circumstances of the household in the temporary dwelling and take appropriate action.

Section 3: STRATEGY STATEMENT

3.1 Implementing Authority

Cavan County Council is the implementing authority for the Traveller Accommodation Programme 2025-2029 and has overall responsibility for the implementation of the Programme in its functional area. Specific responsibility for the provision of suitable, cost effective, good quality accommodation and the implementation of the programme lies with the Housing Departments.

3.2 Provision of Accommodation

It is the aim of Cavan County Council to provide accommodation, in so far as is possible, that responds to the different needs of Travellers using the full range of social housing supports and various forms of social housing delivery including; standard local authority housing provided under the Social Housing Investment Programme (SHIP), leased units provided by either the authority or an Approved Housing Body under the Social Housing Current Expenditure Programme (SHCEP), traveller specific accommodation or private rented accommodation supported through the Housing Assistance Payment Scheme (HAP).

The identification of suitable sites for provision of Traveller Group Housing continues to be a challenge. Sites owned by the Council may be used for this purpose together with the acquisition of additional sites if required and subject to the availability of funding.

Loans under the Local Authority Home Loan Scheme are available to travellers who wish to provide their own accommodation subject to the normal terms and conditions of the scheme.

3.3 Resourcing the Programme

Funding is made available by the Department of Housing, Local Government and Heritage (the Department) for the provision of housing under the Social Housing Capital Investment Programme (SHCIP) and allocates funding for social housing capital projects, acquisition of houses including those acquired under Part V and Compulsory Purchase Orders. All such housing provision is subject to the availability of funding.

Together with this the Department provide separate funding for the provision and refurbishment of Traveller Specific accommodation and any such projects are subject to the availability of funding from the department.

All staff employed in the Housing Department are involved in the implementation of the programme as necessary. This includes both technical and administrative staff and includes assessment staff, tenant liaison officers, staff dealing with rents or anti-social behaviour, the homeless social worker or tenancy sustainment officer services currently provided by Dublin Simon together with the staff employed in the maintenance and management of accommodation as required.

3.4 Co-operation with Approved Housing Bodies

Cavan County Council continues to work with the various Approved Housing Bodies operating in the county for the delivery of the various social housing options funded under the Social Housing Current Expenditure Programme (SHCEP), the Capital Assistance Scheme (CAS) and the Capital Advance Leasing Facility (CALF).

3.5 Allocation of Accommodation

The allocation of properties is based on the Scheme of Letting Priorities as outlined in Cavan County Council's Allocation Scheme. Nominations are also provided to Approved Housing Bodies from the Council's housing list for their tenancies. Separate waiting lists do not operate for members of the travelling community.

Special needs dwellings and older persons dwellings are allocated to housing applicants based on their specific needs. Traveller Group housing is provided, within the available resources of the Council, to Travellers who have requested and agreed to be accommodated together.

3.6 Interagency Consultation and Collaboration

The Council will continue to work with other agencies concerned in the implementation of the Traveller Accommodation Programme including Approved Housing Bodies, Cavan

Traveller Interagency Group, Health Service Executive, Tusla, An Garda Siochana, Education Services, Social Welfare Services, CENA Culturally Appropriate Homes Ltd., MABS, Simon, adjoining local authorities including cross border and any other agency identified as the need arises.

3.7 Local Traveller Accommodation Consultative Committee (LTACC)

The role and distinct expertise of LTACC membership is recognised in relation to the successful implementation of the Traveller Accommodation Programme. In cases of specific urgent or crisis situations arising and where deemed necessary, the Chairperson (or any committee member) of the LTACC may convene emergency meetings in such situations.

3.8 Back up Services and Support

Tenancy training will continue to be delivered and supports will be provided for traveller families who are allocated housing. Together with this the services of the Tenancy Sustainment Officer, HAP Place Finder Service and Homeless Support Officer will be available to help families secure accommodation in the private rented market and sustain tenancies as necessary. The Council will continue to work on an inter-agency basis, where possible, to accommodate traveller families with complex needs – this approach is critical to identify any specific accommodation requirements and required supports.

Traveller individuals or families can avail of the Homeless Services available in Cavan County Council should they find themselves homeless or are at risk of homelessness. A full homeless assessment will be completed, and the most appropriate course of action will be established.

The services of the two caretakers employed for the operation and maintenance of traveller specific accommodation (including Group Housing) will continue to ensure the proper management and maintenance of accommodation. Together with this the Council will continue to develop services and supports to the travelling community through the Cavan Traveller Inter Agency Group under the Social Inclusion Unit during the period of the Programme.

3.9 Monitoring Arrangements

The implementation of the programme will be monitored as follows:

- Review of Progress – monthly Housing Team meetings
- Progress report will be presented at each meeting of the Local Traveller Accommodation Consultative Committee
- A progress report will be presented to the Housing Strategic Policy Committee at the end of each year of the programme
- Through the Annual returns to the Department of Housing, Planning and Local Government

3.10 Equality and Human Rights

The Public Sector Equality and Human Rights Duty ('the Duty') is a statutory obligation for public bodies in Section 42 of the Irish Human Rights and Equality Commission Act 2014. Section 42 (1) provides that all public bodies shall, in the performance of its functions, have regard to the need to;

- a) Eliminate discrimination
- b) Promote equality of opportunity and treatment of its staff and the persons to whom it provides services and
- c) Protect the human rights of its members, staff and the persons to whom it provides services

The Irish Human Rights and Equality Commission (IHREC) is an independent public body, appointed by the President and directly accountable to the Oireachtas. The Commission has a statutory remit set out under the Irish Human Rights and Equality Commission Act 2014 to protect and promote human rights and equality in Ireland and build a culture of respect for human rights, equality and intercultural understanding in the state. The IHREC is Ireland's national human rights institution and is recognised as such by the United Nations.

Section 4: ASSESSMENT and IDENTIFICATION of ACCOMMODATION NEEDS

Section 6 (as amended) of the Housing (Miscellaneous Provisions) Act, 2009 requires Housing Authorities, for the purposes of preparing a programme, to make an assessment of the accommodation needs of Travellers who are assessed under Section 20 of the said Act as being qualified for social housing support, including the need for sites. Such assessment will have regard to; the estimate of the number of Travellers for whom accommodation will be required during the course of the programme; the Annual Summary of Social Housing Need as it relates to Travellers; the need for transient sites and consideration of the views of the Local Traveller Consultative Committee.

4.1 Initiating the process for carrying out the Assessment

On 24th June 2024 the Council issued notification to the statutory agencies including the HSE, adjoining housing authorities, approved housing bodies, the Local Traveller Accommodation Consultative Committee, Cavan Traveller Interagency Group, Cavan Traveller Movement and other local representative groups, community and interest groups advising of the intention to carry out an assessment of the need for accommodation for Travellers in County Cavan.

Information gathered from both the Annual Housing Needs Assessment completed in October 2023 and the National Annual Traveller Count in November 2023 was used as a base point in the preparation for the assessment of the accommodation needs of travellers in County Cavan.

4.2 Identified Need

The Annual Estimate of Traveller families completed on 24 November 2023 identified 165 traveller households residing in County Cavan as follows:

- 132 households have secured tenancies in standard social housing provided by either the Council or an Approved Housing Body or in a Traveller Group Scheme Housing.
- 9 households have RAS/Lease tenancies, 3 of which are approved for a transfer to an alternative type of social housing support. Therefore, the social housing needs of 141 households have been met.

- 20 households who are either residing in private rented accommodation or are sharing with relatives require a long-term housing solution. It should be noted that 10 of these are single adult households.

A review undertaken of the above figures for the purpose of preparing this programme indicates the updated need is as follows:

- 22 households who are either in private tenancies and in receipt of HAP or involuntarily sharing with relatives require a long-term housing solution, 9 of which are single adult households.
- Of the 8 RAS tenancies, 6 are approved for a transfer to alternative type of social housing support, one of which is to meet the needs of a disabled person, two of which are based on overcrowding and one of which is due to downsizing.
- 6 council tenants are approved for a transfer either based on requiring ground floor accommodation or due to overcrowding. 2 further tenants are approved for extensions to their existing dwellings.

The following is the locations where the accommodation solutions are required:

Location (1st Choice)	No. of Households	Accommodation Type Preferred
Bailieborough	7	Standard Social Housing
Ballinagh	3	Standard Social Housing
Belturbet	2	Standard Social Housing
Cavan Town	18	Standard Social Housing (3 with adaptations for disabled people)
Kilnaleck	1	Standard Social Housing
Kingscourt	2	Standard Social Housing
Virginia	1	Standard Social Housing
Total Need	34	

In line with the direction from the Minister, that an assessment of the accommodation needs of Travellers who are assessed under Section 20 of the Housing (Miscellaneous Provisions) Act, 2009 as being qualified for social housing support and having regard to the information and figures above, 34 households are identified as in need of social housing support.

4.3 Reported Disability Need – included in identified need above

There are 4 tenant households (both RAS or Council) approved for transfers based on a disability and alternative accommodation solutions with the required adaptations will be provided for them. Together with this there are two tenant households who will be provided with extensions to meet the needs of a disabled person.

4.4 Projected Need

In determining the projected need, Cavan County Council had regard to the fact that not every person over 18 years of age will apply for housing/accommodation and some may leave the County. It is not possible to accurately predict the projected need during the term of this programme. However, it is expected a proportion of those reaching 18 years during the lifetime of the programme will apply for accommodation. It is difficult to predict with any degree of certainty the projected need and the level of traveller household formation over the next five years. However, an analysis of the 34 households identified above as having a need for social housing support indicates that 3 children will reach the age of 18 or over during the lifetime of the programme. An analysis of the tenant household profiles indicates that an additional 41 children will reach the age of 18 during the period making a total of 44 additional adults in the county. Given the male:female Traveller population is approximately 50:50 this could yield approximately 22 new family formations during the period 2025-2029. If half this number were to apply and be deemed eligible for housing support that would result in an additional 11 units to accommodate potential new family formations throughout the lifetime of this programme.

The numbers identified as in need of social housing support in each of the five years in the Annual Traveller Count were: 2019: 28 no; 2020: 24 no; 2021: 24 no; 2022: 27 no and 2023: 23 no. This together with the age profile would suggest that there is need to provide for social housing support for an additional 45 traveller households over the 5 year period. While it has not been possible to establish the type of accommodation preferred for this group, it is envisaged based on the previous findings above that the majority of preference is for standard social housing support with no need identified for the provision of a halting site.

4.5 Total Need for inclusion in Traveller Accommodation Programme

The total long-term social housing need for 45 households has been identified for inclusion in the Programme and based on household profiles a target of 25 units of social housing units is required to be provided. In addition to the provision of 25 units, it is recognised that Rental Accommodation Scheme (RAS), Housing Assistance Payment (HAP) and leasing will represent further housing support provided by Cavan County Council to Traveller applicants during the course of this programme. It is estimated that 20 households will be supported through HAP/RAS/Leasing and this support will also be monitored and reported upon.

Targets under the Traveller Accommodation programme 2025-2029

	2025	2026	2027	2028	2029	Total
Standard Social Housing <i>(including group schemes, casual vacancies, new builds, adaptations, AHBs)</i>	5	5	5	5	5	25
HAP/RAS/Leasing	4	4	4	4	4	20
Total	9	9	9	9	9	45

4.6 Permanent Halting Site Accommodation

The assessment did not identify a need for a permanent halting site in the County.

4.7 Transient Halting Site

The assessment did not identify any demand for the provision of a transient site in the County. The Council will work in conjunction with adjoining local authorities in relation to the identification of the need for a transient site on a regional basis, should this arise.

The increase in traveller population and number of units and range of accommodation required will be kept under review on an ongoing basis throughout the lifetime of the 2025 – 2029 Traveller Accommodation programme in consultation with all the relevant agencies.

Section 5: MEASURES FOR IMPLEMENTATION

5.1 Standard Social Housing

25 units will be provided over the lifetime of the programme i.e. 5 per year over the 5 year period, the majority of which will be located in Cavan Town as being the area of largest need. An additional 20 households will be supported through the RAS/HAP/Leasing programmes which will be on a County wide basis.

5.1.1 Approved Housing Bodies

Units of accommodation provided by Approved Housing Bodies and allocated to Traveller households during the period of the programme will be included as part of the overall target of 45 units.

5.1.2 Traveller Group Housing

The need for this type of accommodation has not been identified in the assessment process, however this will be re-examined as part of the Annual Housing Needs Assessment process.

5.1.3 Permanent or Transient Halting Sites

The Assessment did not identify a need for either a halting site or a transient site to be provided in the County.

5.2 Additional Housing Supports

There are a range of other housing supports available to Travellers in addition to social housing provision as follows:

5.2.1 HAP – Housing Assistance Payments

A traveller household who is approved for social housing support may seek accommodation in the private rented sector and apply for support under the HAP scheme. If approved the local authority will pay a contribution towards the monthly rent and the recipients will be charged a differential rent based on their household weekly income in accordance with the Differential Rents Scheme in operation by the Council. As this is a form of social housing support the accommodation needs are met, however, the HAP recipient can elect to

remain on the transfer waiting list and be considered for standard social housing support as outlined previously. The tenancy is governed under the Residential Tenancies Acts.

5.2.3 Social Leasing and RAS (Rental Accommodation Scheme)

Traveller households who qualify for social housing supports may also qualify for long-term social leasing (10 - 25 years) and short-term leasing and the Rental Accommodation Scheme (RAS). These schemes are considered types of social housing. The household pays rent to the local authority and the local authority will pay the landlord for you. As this is a form of social housing support the accommodation needs are met, however the RAS/Leasing recipients may apply for a transfer to standard social housing support as outlined above.

5.2.4 Local Authority Home Loan

Local Authority Home Loans is a government backed mortgage scheme for first time buyers who are unable to get a loan from a bank or building society and who meet the terms and conditions of the scheme. The loan is available for the purchase of a new or second-hand house or to build a new property. The maximum loan available is €275,000 in County Cavan.

5.2.5 First-time House Purchase Grants for Travellers

A grant of €3,810 is available to travellers who purchase a private house for themselves, for the first time. The grant is paid by the local authority and must be claimed within 3 years of the purchase. The grant is not available to travellers who are tenants of a local house or any other house where the local authority has aided by way of discounts, e.g. the incremental purchase scheme.

5.2.6 Caravan Loans

A loan is available to approved applicants for social housing support for the purchase of a new or second-hand caravan. The loan is paid back monthly and the amount you pay depends on the amount of money your household earns. The local authority must satisfy itself that the caravan to be purchased will be located on a bay or other site provided by the local authority.

5.2.7 Tenant (Incremental) Purchase Scheme

The Tenant (Incremental) Purchase scheme is available to tenants of one year or more, who meet the eligibility criteria, to purchase their house at a discount based on household income. The tenant must remain living in the house as long as they own it. An incremental purchase charge, equal to the discount, is placed on the house and will remain for 20, 25 or 30 years (depending on the discount). The charge is reduced by 2% each year and if the house is resold before the end of the charge period, the value of the outstanding charge must be paid back to the Council. The scheme does not apply to all properties e.g. apartments, houses specially designed for older people or providing for people with disabilities, traveller group housing, RAS units or houses provided under Part V.

5.2.8 Grants for People with a Disability

Grants are available to assist in the carrying out of works which are reasonably necessary for the purposes of rendering a house more suitable for the accommodation of a person with a disability who has an enduring physical, sensory, mental health or intellectual impairment. They are available to both tenants of council houses and to private house owners. Applications will be considered in accordance with the terms and conditions of the scheme and are subject to funding availability. Tenants should note that the Council will always consider the most cost-effective option to address the housing needs of the disabled person, which includes transferring to a more suitable dwelling.

5.2.9 Housing Aid for Older Persons Grant

The Scheme of Housing Aid for Older People is available to assist older people 66 years of age (or over) living in poor housing conditions to have necessary repairs or improvements carried out. Grants assistance is means-tested, is provided on a priority basis and is subject to funding availability.

5.2.10 Housing Transfer

Tenants of the Council may apply for a transfer to move to more suitable accommodation in certain circumstances e.g. under occupancy, over-crowding or where a house no longer meets their needs if they have a disability. Their rent account must be up to date.

Section 6: CONCLUSION

The preference in County Cavan over the previous Traveller Accommodation Programme to meet the accommodation needs of travellers has been for standard social housing and this trend continues into the new Programme.

The assessment did not demonstrate a need for the provision of a permanent or transient halting site or traveller group scheme housing.

The majority of social housing required to meet the accommodation need of the travelling community resident in County Cavan is in Cavan Town.

The provision of 25 units of standard social housing support during the course of the new Programme (2025-2029) is to be achieved through the allocation of newly built, leased and any vacancies which may arise in both the Council and Approved Housing Bodies stock.

The socio-economic status of the traveller population demonstrates that members of the travelling community have a wide variety of needs in addition to accommodation – the Council recognises therefore the importance of working together with the relevant stakeholders in a partnership approach to deal with the complex needs or circumstances presenting to ensure all necessary supports are provided. It is intended that the working relationship will continue and be further developed as necessary over the course of the new Programme.

It is expected that the provisions of this Traveller Accommodation Programme will serve to meet the accommodation needs of Travellers over the period 2025 – 2029. In order that the Programme continues to reflect the accommodation needs, a review will be undertaken in 2027.

The Council acknowledges the significant contribution of all relevant stakeholders in the successful implementation of the Traveller Accommodation programme together with the Local Traveller Accommodation Consultative Committee and the Members of Cavan County Council who have a pivotal role to play in its implementation.