



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

**The Chairman and Members of  
North West Area Committee.**

**Meeting: 18<sup>th</sup> April 2017**

**Item No: 15**

**Ballymun Area Office Report April**

- 1. Community Update**
- 2. Housing/Estate Management**
- 3. Ballymun Economic Development/Town Civic Alliance**
- 4. Safer Ballymun/Drumcondra Glasnevin**

## **1. Community Update**

### **General Community**

Team members attended the following meetings: Santry Community Centre Board Meeting, Aisling Transition Advisory Group, Aisling Poppintree Advisory Group, Poppintree Neighbours Day Meeting(s), Ballymun Allsorts (a new parents group that will meet in Shangan once a week), DNWAP, Ballymun Men's Shed, and Oak Park Residents. The Community team members facilitated a visit from Ballybeen Improvement Group to the Ballymun Area. This group were taken on a tour of Community Groups/Buildings in Ballymun and held discussions with local residents who gave them advice in relation to their upcoming regeneration process. Links were forged between various community groups in Ballymun and Ballybeen.

### **Social Inclusion**

#### **Men's Sheds**

Community Team Members have had a number of meetings with the Ballymun Men's Shed to help facilitate the group's progress. Some of the Men's Shed Group is due to commence a five week woodwork course in the newly refurbished Rediscovery Centre. Meetings in relation to possible premises in DCU and Shanliss Road are ongoing.

#### **Older Persons**

Community team members linked with the following groups:

U3A, Active Living, Coultrey Crafts, Sandyhill Residents, Burren Court Residents, Age Friendly Group, Whitehall Active Retirement Group. Team members organised a going away party for Pat Ledwidge, DCC Liaison Officer, which took place on Monday the 13<sup>th</sup> March at 2pm in Marewood Court. Residents from Burren Court, Ard na Meala, Sandyhill Gardens and Griffith Crescent attended this fun community event.

#### **Ladies Groups**

Community Team members provided ongoing support to both Sillogue Ladies Group and the Sillogue Neighbourhood Centre as they grow their user groups, in particular assisting with the International Women's Day Event on Wednesday March the 8<sup>th</sup> which was a great success. The team members also worked with the Centre for the final stages of planning for the Easter Bonnet Event which took place on 12<sup>th</sup> April. Ballymun Area Office is supporting the Centre to fund a new floor and good quality chairs. The Centre is becoming a real hub for local groups and educational courses.

#### **Mental Health**

Team members are continuing to meet in relation to the Green Ribbon campaign, which they hope to roll out to local groups in May. A team member joined an inter-agency sub group for the MOJO Project and a meeting will take place on Thursday the 30<sup>th</sup> April.

### **Environmental**

The team is working with Public Domain Staff to promote the Big Clean up on Good Friday. It is envisaged to have environmental groups cleaning up their area in advance of the planting season. The team is putting together a list of local groups who will receive summer bedding plants for their area. It is hoped to roll out a phased delivery system between April and June. The team has met with GAP in relation to five greening area workshops for the year.

### **Events**

Team members worked on an event for National Tree Planting Week with St Josephs National School. This event took place in Poppintree Park on 10<sup>th</sup> March at 10:30am. The first Festival Ideas Gathering took place on Monday the 3<sup>rd</sup> April in Axis Theatre. This

meeting focused specifically on the Halloween Festival for 2017 and was a great success with over 20 attending and exchanging ideas that will hopefully be incorporated in this year's festival.

## **2. Housing/Estate Management Updates**

### Housing/Estate Management

#### **C.C.T.V**

The initial work on integrating the two operating systems has been completed. The remaining work on the system will continue on a phased basis throughout the year.

#### **Cleansing / Waste Management**

Waste Management and the Area Office are continuing to combat illegal dumping at open spaces. These measures include using the C.C.T.V system to monitor and identify those responsible. The area office has targeted illegal dumping around Whiteacre, Forestwood and Termon Court. A number of tenants have been called and warned about their behaviour.

<b>Ballymun Rent Assessment Update</b>	
	<b>March 2017</b>
<b>Assessments</b>	278
<b>Permission To Resides</b>	9
<b>Refunds</b>	9
<b>Opening of Accounts</b>	3
<b>Closing of Accounts</b>	6
<b>Front Counter Calls</b>	430
<b>Window Replacements</b>	4

### Ballymun Lettings March- 2017

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	<b>1</b>	
Travellers		
Surrendering Larger		<b>1</b>
Medical	<b>2</b>	
Homeless	<b>2</b>	
Regen		

Band 2	4	
Band 3	4	5
<b>Sub Total</b>	<b>13</b>	<b>6</b>
<b>Total Lettings</b>	<b>19</b>	

Estate Management January - March 2017

No of Anti social complaints per 1997 act Drug Related	<b>16</b>
No of Anti social complaints per 1997 act Not Drug Related	<b>43</b>
No of other Complaints	
Total Complaints	<b>59</b>
No of Anti Social Interviews per 1997 act	<b>8</b>
No of Other Interviews	<b>11</b>
Total Interviews	<b>19</b>
No Requests for mediation	
No of Complaints referred to central unit for Action	
No of Section 20 Evictions	
No of excluding Orders applied for by Tenant	
No of Excluding orders applied for by DCC	
No of surrender of Tenancies due to Anti Social Behaviour	
No of Tenancy Warnings sent to Central Unit	
No of Court Orders Granted	
No of Appeals / Judicial Reviews Challenges	
No of Warrants executed (Evictions)	

**Ballymun Voids**

<b>Address</b>	<b>Number</b>	<b>Type</b>	
Ballygall Crescent	36	3 Bed	Under Repair
Ballygall Parade	79	2 Bed	Under Repair
Ballygall Parade	87	2 Bed	Under Repair
Carton Road	1	3 Bed	Under Repair
Graigue Court	6	3 bed House	Under Repair
Whiteacre Place	36	1 Bed	Under Repair
Griffith Road	21	2 bed	Under Repair
Longdale Terrace	36	2 Bed Apt	Under Repair
Marewood Drive	32	1 Bed	Under Repair
Shangan Crescent	19	2 Bed	Under Repair
Woodhazel Terrace	43	1 Bed	Under Repair
Sandyhill Terrace	30	1 Bed	Under Repair
Sandyhill Terrace	25	2 Bed	Under Repair
Forestwood Ave	69	3 Bed	Under Repair
Druid Court	45	3 Bed	Under Repair

Belclare Ave	10	3 Bed	Under Repair
Woodhazel Close	12	1 Bed	Under Repair
Collins Place	21	2 Bed	Under Repair
Owensilla	7	2 Bed	Under Repair
Carton Way	4	1 Bed	Under Repair
Carton Road	10		Under Repair
<b>Senior Citizens</b>			
Ard Na Meala	40	OPU	Under Repair
Albert College	17,25	OPU	Under Repair
Hampstead Court	36,	OPU	Under Repair
Burren Court	36,41	OPU	Under Repair
Botanic Avenue	139, 147,105,133	OPU	Under Repair
<b>Pyrite Refurb</b>			
Sandyhill Terrace	5		
Doon Court	8		
Owensilla	53		
Carton Close	4		
<b>Pyrite Long Term</b>			
Carton Court	12		
Carton Court	1		
Carton Court	5		
Owensilla	3		

#### Clean-ups

Skip-bags have been organised for some Dublin City Council tenants in Coultrey to help them to clear the rubbish in their houses and in their gardens.

#### Maintenance Work

Hedges at a number of tenancies in the Coultrey Drive area will be trimmed in the coming weeks.

#### Insulation

Insulation work is nearly done in Coultrey and coming to an end in Shangan.

#### Illegal Dumping

Public Domain in conjunction with the Project Estate Officers in Ballymun continues to target residents who are illegally dumping. There is currently a dumping programme in place to try and target households who have no bin providers. The mesh railings that were erected around the ESB box on Carton Road have proven to be very successful. There has been no illegal dumping in this area since the railings were put up. Estate management have met with residents from Knowth Court with a view to continuing the painting and estate enhancement programme that has been ongoing in 2015 and 2016.

#### Projects

It is a busy time with the "Big Dublin Clean-up" and National Spring Clean, with DCC providing constant support and encouragement to any resident groups taking part. We supply all clean up equipment necessary, assist with the application process and remove any bags of rubbish after clean up is complete.

#### Senior Citizens

There are a number of new environmental projects that Public Domain in Ballymun has identified. Sandyhill Gardens Senior Citizens Complex is one that we are currently looking at improving with assistance from the Liaison Officer and residents in the complex.

### Graffiti

The graffiti programme has identified most areas in the North West area and a contractor has been appointed to start removal.

### Residents Groups

Public Domain is constantly linking in with groups. We continue to provide all clean up and planting projects. New groups are coming on board to form Environmental Groups in Knowth Court, Druid Court and Shangan Avenue.

### CRM

Our system for logging complaints is updated daily and all jobs delegated to appropriate supervisors. Any complaints of a public domain nature can be logged on Fixmystreet.ie

### Upgrading insulation

The insulation and energy rating of the houses in Sillogue area is underway. This programme of works has been rolled out through the Ballymun area.

### Pyrite

Remedial works are well underway for the pyrite works in the Carton Estate. We are half way through the programme with the builder taking 10 houses for remedial works at a time. The families are being re-housed temporarily in accommodation in the surrounding area for a seven week period.

### Consultation for Super Depot

Dublin City Council held open meetings for the residents of Carton in the Poppintree Community Centre and the residents of St Margaret's Halting Site in the community room in St Margaret's to give information on the proposed Super Depot for the site to the front of Carton Way and IKEA. The residents were given information on the proposed use of the building and provided with an opportunity to have an input into the process before a design team are appointed. When a design team are appointed a planning application will be made.

### Anti-social behaviour

There have been a number of complaints relating to anti-social behaviour in the parks mainly Poppintree Park. This issue has been raised at the Safer Ballymun meeting and a commitment to address these problems has been given by the Gardaí in the Ballymun station.

## **3. Ballymun Economic Development/Town Civic Alliance**

### Economic Strategy

An Economic Sub-Committee discussion took place on 23<sup>rd</sup> March 2017. The main item discussed was in relation to a site of 0.8 hectares to the front of St. Margaret's Industrial Estate. The site is designated for employment and enterprise opportunities in the draft LAP and it is the intention of the Economic sub-committee to ensure it stays this way.

### Stimulating economic activity

#### Start-Up Ballymun

The next Start-Up Ballymun event will take place on Wednesday 26<sup>th</sup> April 2017 in the Council Chamber. The theme for the event is 'The Business of Health & Fitness'. We have 4 speakers confirmed to date. For updates please follow the event on twitter @startupballymun and Facebook: StartupBallymun. We are now taking bookings and the event is live on Eventbrite: <https://startupballymunthebusinessofsportandfitness.eventbrite.ie>

### Ballymun4Business (B4b)

B4b hosted a networking event in the atrium of the Civic Centre on Wednesday 15<sup>th</sup> March. There was a great turnout for the event that has resulted in a number of additional new members. The new website is now live: [www.b4b.ie](http://www.b4b.ie), it still requires some minor updates and amendments. Dublin City Council provided the funding for the website.

### Enterprise Space

**Food Enterprise** – A visit to the Cork Incubator Kitchens in Carrigaline in Cork Co. Co. took place on Thursday 16<sup>th</sup> March. The facility supports early stage food businesses: <http://www.corkincubatorkitchens.ie/> The purpose of the visit was to inform an overall piece being done to assess the viability of food enterprise space in Ballymun. The visit was very informative with some interesting outcomes. A report of the visit will be shared with the Economic Sub-Committee.

**Vacant Neighbourhood commercial units** – Negotiations will commence shortly with a pharmacy for unit D in Coultrey. The 2 units in Shangan have been vacated by the Rediscovery Centre and will be advertised shortly.

The current status of vacant units is:

Location	Ownership	Status	Comments
Coultrey Unit B	DCC	T&C's offered for a new café	Planning has been approved for a new café in Coultrey.
Coultrey Unit C & D	DCC	Vacant	Negotiations to commence with pharmacy on Unit D 2 expressions of interest received on Unit C
Silloogue, Unit 3	DCC	Vacant	This unit is available for viewing by prospective tenants
Unit 1, Gateway	Private	Vacant	KPM Management Co.
Santry Cross	Private	For sale (700k) or rent (70,000)	Core shell with 4 car parking spaces, 7,347 sq. ft.
St. Pappin's	Private	TBC	Sign has been taken down.

**Free Wi-Fi for Plaza** – The Wi-Fi installation has been completed and is now fully functional. The Economic Sub-Committee spoke about running a local competition between local community groups to launch the Wi-Fi once the weather improves. This will be progressed over the coming weeks.

## **Civic Alliance Update**

The next Civic Alliance meeting will be held on 1<sup>st</sup> June 2017.

The Economic Sub Committee meeting was held on 23<sup>rd</sup> March 2017. There was an update on unemployment by Mick Creedon and agreement that the Youth Guarantee Scheme should be examined to see if it can be replicated for the over 25 age group. The timeline for the LAP was outlined and it was agreed that the Committee would make a submission regarding a vacant site that is currently available for economic development and to examine the opportunities for economic and enterprise use. The Wi-Fi is now in place and working and a community event will be organised on the Plaza as the official launch. There will be another Start Up Ballymun event on 26<sup>th</sup> April - the event will highlight the Business of Sport & Fitness. B4B recently held a successful networking event to launch their new website. The Child & Family Resource Centre are at an advanced stage in launching a CoderDojo for Ballymun and will be circulating a letter requesting funding and volunteer mentors via B4b.

The next meeting of the Physical /Environmental Sub Committee will be held on 13<sup>th</sup> April 2017. The next meeting of the Social Sub Committee will be held on 24<sup>th</sup> April 2017.

**Draft Ballymun Local Area Plan:** The City Council invites interested parties or individuals to make submissions or observations with respect to the Ballymun Draft Local Area Plan during the public consultation stage, Wednesday 5<sup>th</sup> April 2017 to Wednesday 17<sup>th</sup> May 2017 (both dates inclusive)

A series of public information sessions will be held in the Ballymun Civic Centre, Main Street, Ballymun, Dublin 9 on the following dates:

- Thursday 6<sup>th</sup> April: 17.30 – 19.30
- Saturday 22<sup>nd</sup> April: 10.30 – 12.30
- Wednesday 26<sup>th</sup> April: 10.00 – 12.00

**Shopping Centre:** There is no update since the last meeting. Notices to Treat have been served on two of the occupiers. Terms have been agreed with the two other remaining occupiers to relocate to the Ballymun Civic Centre.

**Ballymun Northern site:** Our Law Department is currently dealing with some queries from Lidl in relation to the site. When these concerns are resolved it is anticipated that the Agreement for Lease will be signed. Under the terms agreed Lidl will endeavour to lodge for planning within 8 weeks of signing the Agreement for Lease.

**Housing site: Balbutcher Lane-Cranogue Road Site, Ballymun-** The deadline for receipt of replies/objections from the relevant Departments within DCC was 27<sup>th</sup> March 2017.

The Acting Chief Technician of DCC's Water Service Division has advised that this Department contact Irish Water regarding the proposed disposal as the site is affected by a water main and three Fire Hydrants. As soon as Irish Water's position is established, all replies will be reviewed and assuming that there are no objections to the disposal it is proposed to offer the site to the market without delay.



## **Safety Fora Updates**

### **Safer Ballymun**

The next meeting of the Safer Ballymun Community Safety Forum took place on Tuesday April 11<sup>th</sup>.

### **Drumcondra Glasnevin Community Forum**

The most recent meeting of this forum took place on March 29<sup>th</sup> 2017 in the Maples Hotel, Drumcondra. It was well attended by residents, local representatives and Gardaí. Gardaí gave the statistics for the period from the last meeting and advised people to be aware of their personal safety and also to lock doors, cars etc especially at night. Burglaries are dropping as Gardaí actively target criminals using the road network to carry out their crimes. There were discussions about traffic congestion in the area, repair works required for paths and roads and the 6 month trial of Option 6 on Walsh/Ferguson Road that is due to commence in the coming months. Samantha Fahy from DCU gave a presentation on how the college is trying to manage the mobility of almost 20,000 students and staff as they travel both in and out of the city and between campuses on a daily basis.

The next meeting is scheduled to take place on Wednesday June 28<sup>th</sup>.

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**Mary Taylor**  
**Assistant Area Manager**