

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

**Meeting: 16<sup>th</sup> May 2017**

**Item No: 6**

**Housing Matters: Cabra-Finglas Report 1<sup>st</sup> Jan – 1<sup>st</sup> May**

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	25	8
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	25	10
No of other Complaints	75	54
<b>Total Complaints</b>	<b>125</b>	<b>72</b>

No of Anti Social Interviews per 1997 act	24	8
No of Other Interviews	63	51
<b>Total Interviews</b>	<b>87</b>	<b>59</b>

No of Requests for mediation	7	6
No of Complaints referred to central unit for Action	3	0
No of Section 20 Evictions	0	0
No of excluding Orders applied for by Tenant	0	0
No of Excluding orders applied for by DCC	0	0
No of surrender of Tenancies due to Anti Social Behaviour	0	0
No of Notice to Quits sent to Central Unit	0	0
No of Court Orders Granted	0	0
No of Appeals / Judicial Reviews Challenges	0	0
No of Warrants executed (Evictions)	0	0

### Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	1	1	1	0
Medical	1	1	0	0
Welfare	2	0	1	0
Homeless	1	2	0	0
Travellers	0	0	0	0
De-tenanting	0	0	0	0
Estate Management	0	0	0	0
Maintenance Grounds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
<b>Total</b>	<b>5</b>	<b>4</b>	<b>2</b>	<b>0</b>

### Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	3	1	3	0
Medical	2	0	0	0
Welfare	0	0	1	1
Homeless	0	0	0	0
Travellers	0	1	0	0
Estate Management	0	0	0	1

De-tenanting	0	0	3	3
Maintenance Grounds	0	0	0	0
Illegal Occupier	0	0	0	1
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Financial Contribution	0	0	0	0
<b>Total</b>	<b>5</b>	<b>2</b>	<b>7</b>	<b>6</b>

### Voids Report

**To the 1<sup>st</sup> of May there are 16 vacant housing units in the Finglas Area**

Address	Type of unit	Date of vacancy	Remarks
31 Abbotstown Drive	House	21/11/2016	Works in progress / On offer
201A Cappagh Road	House	10/3/2017	Works in progress / On offer
201B Cappagh Road	House	10/3/2017	Works in progress
14 Cardiffsbridge Avenue	House	07/4/2017	Works in progress
84 CardiffsBridge Road	House	03/01/2017	Works in progress / On offer
19 Casement Green	House	16/03/2017	Works in progress
10 Fairlawn Park	House	09/12/2016	Works in progress / On offer
61 Fairlawn Road	House	11/01/2017	Works in progress / On offer
49 Glenties Park	House	30/01/2017	Works in progress
80 Kildonan Avenue	House	24/03/2017	Works in progress
45 Mellowes Avenue	House	02/12/2016	Works in progress / On offer
51 McKelvey Ave	House	04/04/2017	Works in progress
32 Plunkett Road	House	03/04/2017	Works in progress
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*
3 Wellmount Court	House	13/10/2016	On offer

**\*61-63 Ratoath Avenue**

City Architects are progressing with this development.

**To the 1<sup>st</sup> of May there are 11 vacant housing units in the Cabra Area**

Address	Type of unit	Date of vacancy	Remarks
273 Bannow Road	House	30/01/2017	Works in progress
332 Carnlough Road	House	12/04/2017	Works in progress
6 Fassaugh Avenue	House	20/02/2017	Works in progress
37 Fassaugh Road	House	01/12/2016	Works in progress
139 Fassaugh Road	House	24/03/2017	Works in progress
41 Glengeigh Road	House	24/03/2017	Works in progress
127 Ratoath Estate	House	13/01/2017	Works in progress / On offer
66 Saint Attracta Road	House	28/09/2016	Works in progress
297 Saint Attracta Road	House	10/03/2017	Works in progress
91 St Eithne Road	House	23/1/2017	Works in progress
127 St. Jarlath Road	House	06/02/2017	Works in progress

**To the 1<sup>st</sup> of May there are 6 vacant senior citizens units in the Finglas area**

Address	Type of Unit	Date of vacancy	Remarks
19 Brookville Court	1 bed	28/03/2017	Works in progress / On offer
3 Clareville Court	1 bed	20/10/2016	On offer
33 Clareville Court	Bedsit	10/01/2017	Works in progress
3 Kildonan Court	1 bed	05/02/2017	On offer
57 Mellowes Court	Bedsit	11/01/2017	Works in progress
27 Merville Court	1 bed	21/03/2017	On offer

**To the 1<sup>st</sup> of May there are 6 vacant senior citizens units in the Cabra area**

Address	Type of Unit	Date of vacancy	Remarks
4 Convent View Cres	Bedsit	29/09/2016	Temporary letting
6 Convent View Cres	Bedsit	17/11/2016	On offer
8 Convent View Cres	Bedsit	17/11/2016	Works in progress
28 Convent View Cres	Bedsit	13/04/2017	Works in progress

9 Dunard Court	Bedsit	26/04/2017	Works in progress
18 McKee Court	1 bed	03/03/2017	On offer

Query re timescale of refurbishment of Voids at April meeting  
Please see Housing Maintenance report in your pack.

Choice Based Letting

Applicant has been selected and has been sent for Gárda vetting.

St Finbarr's Court

City Architects are progressing with this development. Eight residents remain in the complex

Rents Update

The Finglas Area Office continues to provide a rent assessment service for tenants living in the Finglas and Cabra areas.

<b>Finglas Rent Assessment Update 1<sup>st</sup> Jan – 1<sup>st</sup> May</b>	
<b>Assessments</b>	229
<b>Permission To Resides</b>	121
<b>Refunds</b>	6

Barry Area

Legal proceedings are anticipated to take place in June.

St Helena's Drive Update

Work is continuing on the construction of the 39 Rapid Delivery Houses at St. Helena's Drive. All 39 houses are now built and at different stages of first and second fix plumbing, heating, electrics and carpentry.

Work is on progress on the boundary wall at the back of Gortmore Drive.

A temporary hoarding will be erected this week extending 10 meters out into the Valley Site. This is to allow the construction of a new boundary around the new development.

The houses will be completed in the 3<sup>rd</sup> quarter and will be handed over on a phased basis.





Issues with Housing Sites/Projects in Finglas

An information session for elected representatives will be held in the Finglas Civic Offices on 31<sup>st</sup> May at 3pm in the Conference Room to discuss a report on options for addressing issues in relation to these sites/projects.

**Aidan Maher**  
**Assistant Area Manager**