

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

Meeting: 16th May 2017

Item No: 18

Ballymun Area Office Report

- 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, Poppintree Neighbours Day Meeting(s), Ballymun Allsorts, DNWAP, Ballymun Men's Shed, Oak Park Residents, BADIG, Otherworld Festival Meetings, LIFT Festival, Santry Community Centre (10th Anniversary Events), and Poppintree Health for All Group. A summer project network meeting took place with the five voluntary projects on Thursday the 27th April and ongoing assistance and meetings will take place with the volunteers, Crosscare Representative, Roisin Cloake and community team members.

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. Meetings in relation to possible premises in DCU and Shanliss Road are ongoing. Team members attended meetings with the Irish Men's Sheds Association with their new volunteer shed co-ordinators coming on stream in the near future. A Men's Health Event took place in Trinity Sports and Father Collins Park, Donaghmede on the 11th April.

Older Persons

Community team members linked with the following groups: U3A, Active Living, Country Crafts, Age Friendly Group, Whitehall Active Retirement Group, and BADIG.

Ladies Groups

Community team members provide ongoing support to Sillogue Ladies Group and ongoing assistance to the Sillogue Neighbourhood Centre as they grow their user groups, in particular assisting with the Easter Bonnet Event which took place on 12th April and the FACT (Families with Autism Coming Together) Mad Hatters Party which took place on April 27th for Autism Awareness Month. Ballymun Area Office recently funded a new good quality floor for the main room and good quality chairs for events.

Mental Health

Team members are continuing to meet in relation to the Green Ribbon campaign, and will promote this campaign at the Ballymun in Bloom Event and Breakfast Bingo Event in Sillogue Neighbourhood Centre. Ribbons will be distributed to various community groups. Team members attended a number of meetings in relation to the MOJO Project (housed in BRYR).

Environmental

The team worked with Public Domain staff to run the Big Clean Up event on Good Friday. Over twenty local groups signed up to this event. Team members are also linking with Public Domain and Waste Management staff in relation to this years' PRIDE of Place Entry for the North West Area (the residents and environmental upgrades in Doon Court, Graigue Court and Knowth Court). The team are putting the final plans together for plant deliveries in mid May and at the start of June. Further meetings have taken place with GAP Ballymun in relation to five greening area workshops for the year. Team members have been working with STAR Ballymun to help them refurbish their community garden space in the Horizon Building. Team members have been liaising with local environmental groups around their City Neighbourhood Application Forms.

Events

Community team members are working with Poppintree Community Centre, Poppintree Youth Project, Aisling Poppintree, Garda Diversion Project and St Margaret's Development Centre to hold a Family Day Event on Thursday June the 29th from 2-5pm. This day will have "overcoming diversity" as a background theme and will focus on the idea of getting to know your neighbour better. Sports activities, music and food will be provided at this event.

2. Housing/Estate Management Updates

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, Coultry, Belclare and Termon Court. Tenants have been called for interview and warned about their behaviour.

Insulation Programme

The work on the units in Coultry and Shangan has been completed. The insulation works are now on going in Sillogue Gardens.



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. Any householders suspected of having no provider are written to and asked to send in evidence of their bin collection receipts. This will be followed up by a further two letters, at this point if receipts are not received they will be called in for interview in the Housing Office.

Big Dublin Clean-Up

Public Domain organised a massive cleanup in Ballymun/Whitehall and Santry on Good Friday and more than 20 groups took part in this event. It was a huge success and as a result, some new groups are coming together to start up environmental groups in their areas and improve their roads/streets/green spaces. DCC Community staff was also on board to assist and support. Shangan Avenue made a huge effort with the amazing support of one local representative, who came down with a crew of men and helped dig out flower beds around the trees and take out huge roots, a wonderful effort by his crew and all the residents. A planting project will now take place in each tree bed. Residents in Knowth and Druid Court made a huge effort in tidying up the green spaces at each parking bay and dug the edgings all along the length of the road. It makes a huge difference and looks so much tidier. Public Domain will be working with these groups along with Community Section to do large flower beds and edging beds in the coming weeks. It was great to see local representatives Deputy Dessie Ellis TD and Councillor Noeleen Reilly present on the day engaging with residents and giving a hand with the clean ups.



Senior Citizens

There are a number of new environmental projects that Public Domain and Housing in Ballymun has identified. A major project has been undertaken in the Albert College complex and this work will include removing overgrown bushes, shrubs and weeds in the three garden areas with a view to having them paved and some planters installed. We are hoping that some small planters due to be fitted will be easier for residents to manage and enjoy. The Public Domain team are working with the Liaison Officer in Sandyhill Gardens Senior Citizens complex and have started a planting project along with residents. There are plans to put in high planters that the residents can easily reach and plants, equipment and topsoil etc. will be provided. Two benches and a large planter are being installed in Griffith Crescent so that residents can enjoy the lovely green space there. DCC has provided shovels, a

hose, long handled shears and plants in order to assist the older people looking after the green space.

Graffiti

Contractors are currently working on the list from the Graffiti removal programme run by Public Domain.

Residents Groups

The Public Domain office is constantly linking in with groups and is always working to get new groups on board. DCC continues to provide all clean up equipment and garden equipment needed for groups to do clean up and planting projects. New groups are continuing to come on board and all the hard work by residents and DCC is having a positive effect in the area, with the result that more areas are looking to form environmental groups. DCC has made contact with new groups in Balcurris Park East, Hollytree Square and Forestwood Avenue with a view to organising a cleanup and then maybe some planting projects with Community Section.

CRM

The system for logging complaints is updated daily and all jobs delegated to appropriate supervisors. You can log any complaints of a public domain nature on Fixmystreet.ie

Carton

Public Domain in conjunction with Tiglin is trying to engage with the residents of Carton Estate as there is a serious problem with dumping in this area. DCC undertook a cleanup of the green space facing Carton Drive last Saturday and filled 6 skip bags and 30 bags of rubbish which was removed by DCC staff. Young and old residents got involved and we also had residents from the Travellers site helping which was fantastic. Sharon from GAP as well as DCC Community staff was present lending a hand as always. We will continue to work with residents to improve this area and try to establish a better sense of community. Work was done by residents to the green space facing Carton Terrace and the edgings were all tidied and 2 flower beds put in which enhances the look of the area.

Clean-ups

Skip bags have been organised for some of our tenants in the Coutry area and also for tenants in the Collins Place/ Collins Drive in the Finglas East area.

Ballymun Rent Assessment Update	
	April 2017
Assessments	268
Permission To Resides	6
Refunds	14
Opening of Accounts	12
Closing of Accounts	2
Front Counter Calls	327
Window Replacements	5

Ballymun Lettings April- 2017

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	1	
Travellers	1	
Surrendering Larger		1
Medical	2	
Homeless	7	
Regen		
Band 2	6	1
Band 3	4	6
Sub Total	21	8
Total Lettings	29	

Estate Management January - April 2017

No of Anti social complaints per 1997 act Drug Related	18
No of Anti social complaints per 1997 act Not Drug Related	62
No of other Complaints	
Total Complaints	80
No of Anti Social Interviews per 1997 act	14
No of Other Interviews	14
Total Interviews	28
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

Address	Number	Type	
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
Collins Place	11	2 Bed	Under Repair
Whiteacre Place	36	1 Bed	Under Repair
Carton Way	12	1 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
Senior Citizens			
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
Sandyhill Gdns	20f	OPU	Under Repair
Pyrite Refurb			
Sandyhill Terrace	5		
Doon Court	8		
Owensilla	53		
Carton Close	4		
Pyrite Long Term			
Carton Court	12		
Carton Court	1		
Carton Court	5		
Owensilla	3		

3. Ballymun Economic Development/Town Civic Alliance

Economic Strategy

The next economic sub-committee meeting is due to take place on 11th March 2017.

Stimulating Economic Activity

Start-Up Ballymun

A Start-Up Ballymun event took place on Wednesday 26th April 2017 in the Council Chamber. The theme for the event was 'The Business of Health & Fitness'. We had six

speakers from the Sport & Fitness sector share their experience of setting up and running a business. They were:

- Michael McCarthy & William Lowry, KSM
- Sean Boland, Be Well Physiotherapist
- Rob Forbes, The Irish Rugby Institute
- Stephen Connolly, Lo-Cal Kitchen
- Yvonne Brady, EVB Sport
- Annette Smith, Tennis4kids (Unfortunately had to withdraw at short notice)

There was free one to one mentoring available on the day. Eight people registered for the event and forty five attended.

Ballymun4Business (B4b)

Since the last report B4b have hosted two network meet-ups for it members. On the 31st March a workshop on 'Wellness & Mindfulness' was delivered by Mary O'Callaghan. Fifteen of our members attended. On 24th April Pamela Connolly did a session with the group on the draft LAP that was very well received. The new website is now live: www.b4b.ie, it is almost complete and the web developer will be delivering training on how to maintain it to some B4b members. Dublin City Council provided the funding for the website.

Enterprise Space

Food Enterprise – The EDO has carried out some research into the viability enterprise space for small food manufacturers in Ballymun. This involved a visit to a number of different food incubators in Dublin. It also included a visit to the Cork Incubator Kitchens in Carrigaline in Cork Co. Co. A draft report of the findings has been shared with the LEO who will commission one of their food mentors to conduct a feasibility study.

Vacant Neighbourhood commercial units

The units in Coultury have been advertised on Daft which has lead to an increase in the number of enquiries and viewings

- Negotiations are ongoing with a pharmacy for unit C in Coultury.
- Negotiations were taking place with a barber for unit D in Coultury, but have since stalled due to set-up costs

There are a number of challenges in attempts to dispose of the NC units including:

- Core shell condition that require significant capital investment
- Lengthy disposal process
- Increase in the level of vandalism on some units making them difficult to market

The EDO will look at measures to make the units a more attractive proposition.

The current status of vacant units is:

Location	Ownership	Status	Comments
Coultury Unit B	DCC	T&C's offered for a new café	Planning has been approved for a new café in Coultury.
Coultury 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 of which there have been quite a few
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. Pappins	Private	TBC	Sign has been taken down. Status unknown

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 1st June 2017.

The Draft Ballymun Local Area Plan went on public display on Wednesday 5th April for a period of 6 weeks. Members of planning staff were available in Ballymun Civic Centre on Thursday 6th April, Saturday 22nd April and Wednesday 26 April to discuss and explain the process for preparing a local area plan and to assist with any queries in relation to the plan area.

The next Economic Sub Committee Meeting was held on 11th May 2017, where was an update on the successful “Start Up Ballymun” Event which was held on 26th April in the Council Chamber highlighting the Business of Sport & Fitness and updates on the WiFi, B4B and the vacant neighbourhood units.

The next meeting of the Physical /Environmental Sub Committee will be held on 22nd May 2017.

The next meeting of the Social Sub Committee will be held on 22nd May 2017. There was a meeting held on 24th April 2017 between the Department of Social Protection, Ballymun Job Centre, Dublin City Council and Councillor Andrew Montague to discuss the successful Youth Guarantee Scheme to see what lessons can be learned from it and to discuss the activation process to see if there is scope to look at the needs for Ballymun.

Shopping Centre: The Credit Union recently received planning permission for a new unit in the Ballymun Civic Centre. Construction of their new unit is due to commence in the near future. The Job Centre are also due to commence fit out of their unit in the Civic Centre in the coming weeks.

Northern Site

The legal documents have nearly been completed with Lidl.

Housing site: Balbutcher Lane-Cranogue Road Site, Ballymun-

Sally Reddington, Senior Executive Engineer, in the Environment and Transportation Department is corresponding with Irish Water regarding the disposal of this site. As soon as

Irish Waters 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.

Safety Fora Updates

Safer Ballymun

The last meeting of the Safer Ballymun took place on April 11th. It was well attended on the night by residents, DCC staff, member of the Gardaí and local representatives. A presentation on “Creating Male Space” was given on the night by Kerry Lawless from BRYR – this is a new 12 week mental health programme aimed at 18 – 24 year old men. Other issues discussed on the night included drug dealing, anti-social behaviour especially in the parks, illegal dumping and the planned Clean Up Day on Good Friday.

The next meeting is scheduled to take place on Tuesday, June 13th.

Drumcondra Glasnevin Community Forum

The next meeting is scheduled to take place on Wednesday June 28th.

Mary Taylor
Assistant Area Manager