

North East Inner City Housing Central Area Report

1) Donal Barron – Area Housing Manager

Croke Villas

Dublin City Council Architects Division have appointed the design team for the overall project and preparation of a Part 8 procedure for 76 new housing units on the site of the former Croke Villas flat complex has commenced.

At the April 2017 meeting of Dublin City Council's Central Area Committee it was agreed to initiate the Part 8 procedure for Croke Villas.

Two information sessions were organised for the local community one was held in Charleville Mall Library and the other in the Ballybough Youth and Community Centre.

Work has also commenced on the site at 4-6 Ballybough Road to deliver 17 new housing units. It is anticipated that these works will be complete in Quarter 4 2018. A leaflet drop have been organised to 500 homes in the Ballybough Area.

The Area Office will have vacant possession by 12th June when the last tenant moves to their new home. We will continue to work with the residents in the first block.

St. Mary's Mansions

Following a presentation to the residents and Area Councillors which received a very positive response, a planning application was lodged by Cluid Approved Housing Body on 6th May 2016 for the redevelopment of this complex. Final Grant Notice was issued on the 8th August 2016.

Commencement of construction works is expected in Q3 2017. (In the meantime preparatory works will commence and an Archaeological survey of the site is underway)

The project will deliver 76 new units in this redesigned complex.

This projected completion date is March 2019.

Detenancing is not yet completed as Cluid await snagging works to be complete on a number of units they have purchased. At this stage all remaining tenants are agreeable to move and properties have been identified for them. It is hoped that all remaining tenants will be relocated by the end of June.

Entrances to the stairwells on K block have been secured as all residents on the upper floors have now moved out. There has been a marked decrease in anti-social behaviour in the complex and Gardai have increased their presence in and around the site.

Vacant site, Railway Street

Circle Voluntary Housing Association have finalised a proposed design for a new development of 38 Apartments on Railway Street.

Circle executives made a presentation to Dublin City Councillors on 10th November 2016 to seek approval on their plan. DCC have since met residents from the adjoining Kiln and Forge Apartment complexes to discuss the proposal and they have expressed support for the project.

Circle VHA will have appointed a design team by mid June 2017 and move forward with design, planning, finance, construction.

As it is expected to take some time before any construction works take place we are currently looking at ways to better secure the site and examining whether it can deliver community events while the design, planning and tender processes are progressing.

Ballybough House

Substantial improvement works have been carried out in this complex to upgrade the physical environment and improve measures to tackle anti social behaviour.

Upgrades included:

- New Public Lighting
- Repairs of the stairwells and installation of new security doors/CCTV
- New playground and Amphitheatre improvements and landscaping
- Painting Programme (Railings, Balcony Trims)

Works are in progress on the new door entry system and we are costing replacement doors and windows in a situation whereby additional finance was secured.

We are currently examining the potential of reconfiguring 2 flats into 1 large unit thus creating larger living spaces within the complex. Once this study is complete we will bring it to the Department of Housing, Planning and Local Government for assessment.

We are also proposing to carry out precinct works consisting of the separation of each block by means of a wall & railings, and the provision of parking facilities, playgrounds, green areas as required in each block.

Gloucester Place/Former IDA site

Construction work commenced in late February 2016 and the project is progressing well with a completion of works in September 2017.

An application has now been lodged by the same developer to build more student accommodation on the adjacent site which is currently being used as the contractor's compound.

There had been an upsurge in dumping at the ESB substation beside this site, collaboration between the ESB and DCC has commenced which will see this area transformed into a community garden.

Apartment blocks Sheriff Street

The stairwells and common areas in the apartment blocks at Mariners Port, Crinan Strand and Spencer Dock have fallen in to a poor condition over recent years. We have recently installed new, more secure post-boxes and have begun a programme of replacing the main entrance doors and the floor covering and to paint the stairwells. These works are ongoing and should be completed by July 2017.

CastleforbesSquare

17 families have moved into the complex and the remaining families will move in after completing interviews and pre-tenancy.

Vacant Site at Poplar Row

Oaklee lodged a planning application on 30th November 2015 for a development of 29 units of accommodation at Poplar Row. Planning permission with conditions was granted to Oaklee Housing on 10th June 2016 however an appeal was lodged with on Bord Pleanala by the local Residents Association. An agreement was subsequently reached with all parties including a commitment to ensure good communications by the formation of a liaison group with DCC, Oaklee and Resident representatives when the development commences.

Oaklee Housing Trust was advised on 30th Sept 2016 of a notice to grant planning for Poplar Row.

Work on the detailed design has commenced and site surveys are currently been carried out by Oaklee's Design team. Oaklee are finalising details before going to tender.

Works are expected to commence in Q3 2017 and completion Q3 2019.

The approval for the disposal of the site was passed at the May 2017 full City Council meeting.

The City Council are to hoard off the site and improve the look through Artwork similar to the Mud Island hoarding.

Tom Clarke House

Work commenced on site in November 2015 converting bedsits into one bedroom apartments. Work on the first phase is completed and the units are allocated, work on phase 2 has been substantially completed and Tenants identified for the remaining 4 units. The Area Office and Housing Department are in the process of finalising the public domain improvements on site.

St. Agatha's Court

Work commenced on the reconfiguration of the former Senior Citizens complex in April 2016 and completed May 2017. The Peter McVerry Trust will take over the management of the complex and allocations for the 12 units to commence 29th May 2017.

2) Sean Smith – Area Housing Manager

Luas Cross City Works

We are getting close to the end of the civils works. By September there will be little or no presence /impact from these works and most work sites will be removed. As always this is subject to site conditions. The test and trial running will then be in full swing.

The big ticket item for this month is the gauge run test of the trams on the completed tracks around mid-June. This is the first time that all the civils and electro-mechanical pieces come together and are tested as a functioning system.

Below you find a brief overview of both works packages for the summer (civils and power and systems or electro-mechanical works).

POWER AND SYSTEMS

Completed Tasks MAY

During May the electro-mechanical programme was progressed to a live power situation. All brackets were attached and the poles for the overhead cabling system were in position during the first half of May. After that SSJV strung the wires and attached them to the poles along the entire project from Broombridge to St Stephens Green by 20 May. The lines are powered up since that time. It is important that the members of the public now treat the lines as live. (see images below)

Programme June - July

Around mid-June the first test trams will be on the tracks, initially as part of a gauge run tests. Some will take place during the day but there will also be some night tests. All traffic signal junctions will be completed by early July. There will be a gradual increase of the number of tram tests in the weeks following the initial gauge run.

It is important that people watch out for moving trams after mid-June as the tram will then become a part of the streetscape on a permanent basis with an increase in frequency as the weeks progress. Tram driver training will start during autumn 2017 with a view to open the Luas Cross City Green Line extension for passenger services in December 2017.

CIVILS

Programme June – July

A large traffic switch happened on 28 May at Parnell West with the implementation of the change in traffic flow on Dominic Lower from northbound to southbound. This is the permanent layout for the traffic which will remain in place during Luas operations.

The focus now remains on final surfacing, paving and installation of statutory signage in areas near the tracks. These track areas get priority for completion to avoid working near live running trams once the testing starts.

The resurfacing in the road areas near the tracks for the northern city area is in the Parnell Street – Moore Street – Moore Lane and Upper O'Connell area.

During June the paving at the flats on Dominic Lower and Upper will be completed first and followed by the area near the Dorset flats.

Dominick Street Lower

Detailed designs for 5-3 bed town houses, 68 apartments consisting of 5-3 bed, 50-2 bed and 12 1-bed units, a community facility and retail/commercial units with 47 car spaces at basement level on the eastern side of Dominick Street are currently being worked up. These will assist in the preparation of the tender documents. We expect to go down to the Department of Housing, Planning, Community and Local Government for approval to go to tender in the next couple of weeks.

Constitution Hill

The painting crew have commenced painting this complex. Ongoing meetings with Residents are taking place. Luas Cross City Staff and the Project Estate Officer are keeping Residents up-to-date on the proposed plans/works for Broadstone Gate.

Dorset Street & Saint Marys Terrace

The Housing Department made a submission to the Department of Housing, Planning, Community and Local Government for funding to carry out a complete refurbishment of homes, to include larger kitchens and bathrooms, better BER rating (energy improvements) new roof, lifts, landscaping, greater accessibility and boundary treatments.

The Department, after reviewing the consultant's report, has advised that the cost of refurbishment was so close to the cost of demolition and new build that they requested that this option be further

developed. So we propose to put a design team in place for new build and seek permission from the Department of Housing, Planning, Community and Local Government for funding. This is expected to happen in the second quarter of this year. Individual meetings with the residents of St May's Place will take place over the next two weeks.

Georges Place

An environmental group has been set up and is working on improving the green areas within the complex.

Blackhall Place/Marmion Court

The extensive painting programme for the Blackhall/Marmion complex is nearing completion about two weeks left.

Dominick Street Upper

The Boiler replacement program is almost complete, 4 remaining.

Ormond Square/East Arran St Area

Working with the local community we have an environmental improvement program, the area has been enhance with potting plants and flower baskets.

North King Street

The design team is currently working detail design and on the tender production drawings. I expect a contractor to be on site in the fourth quarter of this year. We expect to go to tender end of August, appoint a contractor and commence building by year end and it should take approximately 18 months to build the complex. This programme is dependent on getting all necessary approvals.

Site surveys will be carried out over the next couple of weeks, including the digging slit trenches, the ground will be reinstated with grass pending build.

The Following Complexes have regular meetings between residents and Estate Management and there are no outstanding issues.

- Dominick Court
- Dominick House/Palmerston Place
- Eccles Court
- Friary Court
- Saint Peters Court
- Kevin Barry House
- Hardwicke Street
- North King Street
- Haymarket/Queen Street
- Dorset Street
- Henrietta Place
- Sheridan Court/Place

3) Dick Whelan – Area Housing Manager

St. Bricins Park:

- Phase 1, Block 1, fully occupied
- Phase 2, Block 3, works ongoing, there has been a slight slippage in the programme however contractor is confident that a mid 2017 completion date remains achievable.
- Phase 3 Block 2, soft strip has commenced, the community rooms and kitchen have been closed and cooking services will be delivered from Aughrim Court while Block 2 is out of commission.

O'Devaney Gardens

- Design development on proposed 56 Social Housing units is proceeding
- Six flats remain occupied and efforts continue to provide suitable alternative accommodation for the residents concerned.
- The second meeting of the O'Devaney Gardens Consultative Forum took place on 6th April last with the next meeting scheduled for Tuesday 6th June.

Aughrim Court

- Following on from discretionary funding approval quotations have been sought for improvement works to the garden areas. All works will be undertaken in line with expert advice from Parks Department.

Karl Mitchell
Assistant Area Manager