



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

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

**Meeting: 20<sup>th</sup> June 2017**

**Item No: 23**

**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, Ballymun Allsorts, Ballymun Men's Shed, Oak Park Residents, BADIG, Beo Festival Meetings, Otherworld Festival Meetings, Santry Community Centre (10<sup>th</sup> Anniversary Events), Poppintree Health for All Group, Iona Road AGM, Ellenfield Residents Group, and the LECF Seminar. The Community team are supporting five voluntary and five non voluntary summer projects in the local area. Ongoing meetings are taking place with the groups and Crosscare Representative Roisin Cloake. Additional supports have been put in place for the local voluntary projects.

### **Social Inclusion**

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

The Community team attended a meeting in DCU with Samantha Fahy, Sustainability Officer for DCU and the Assistant CEO of DCU, Declan Raftery, around the possibility of Ballymun Men's Shed locating in the DCU Community Garden and of DCC providing a financial contribution towards this project. Further meetings will be arranged in the near future involving the Irish Men's Sheds Association and the Ballymun Men's Shed Committee. Ongoing meetings with Ballymun Men's Shed and the Irish Men's Shed Association are taking place.

#### **Older Persons**

Community Team Members linked with the following groups: Active Living, Age Friendly Group, Whitehall Active Retirement Group, Iona Road Active Retirement Association, and BADIG.

#### **Ladies Groups**

Community Team Members provided ongoing support to Sillogue Ladies Group and ongoing assistance to the Sillogue Neighbourhood Centre, in particular assisting with Neighbours Day/Mental Health Awareness Day, including a Breakfast Bingo which took place at the Centre.

Community Team Members are working on an ongoing basis with the new Ballymun Allsorts Parents Group and are supporting them to get up and running in the local community. This group meet on Fridays in the Ballymun Child and Family Resource Centre.

#### **Mental Health**

Team members promoted the green ribbon (mental health stigma reduction campaign) at the Breakfast Bingo Event in Sillogue Neighbourhood Centre. Ribbons were also distributed to various community groups. Team member attended a number of meetings in relation to the MOJO Project (housed in BRYP).

#### **Environmental**

The team are working alongside with Public Domain Staff and Residents to support this years' Pride of Place Entry for the North West Area (environmental upgrades have taken place in Doon Court, Graigue Court and Knowth Court and surrounding areas) and staff have attended a number of meetings in this regard. Ongoing meetings also took place with Public Domain Staff in relation to local environmental initiatives and distribution of planters, blue bags, brushes etc. The Community Team co-ordinated three local Plant Delivery Days whereby plants were distributed to 34 local community/environmental groups. This was an extremely successful initiative. The first Greening of the Area Workshops (GAP, DCC and local groups) took place in Knowth/Druid Court on Wednesday the 7<sup>th</sup> June and was a very successful day. Team Members have been working with STAR Ballymun to help refurbish their community garden space in the Horizon Building. The Community Team Members

assisted the Ballymun Tidy Towns Committee with their annual Ballymun in Bloom community plant sale which took place on Thursday the 25<sup>th</sup> May on the Ballymun Plaza.

### Events

The Beo Ballymun Festival took place from the 6<sup>th</sup> to 9<sup>th</sup> June. The Community Team supported a number of the events and hosted a free concert (The Rooney's and Clann Ri Liamó) which took place in the Council Chambers on Tuesday the 6<sup>th</sup> June. Santry Community Centre celebrated its 10 year anniversary and the Community Team co-organised and supported events as follows: Santry Forum Art Exhibition 7<sup>th</sup> – 9<sup>th</sup> June, Santry Plant Sale 9<sup>th</sup> June and Santry Family Picnic: Sat the 10<sup>th</sup> June 2pm-5pm. Ongoing meetings are taking place for the upcoming Otherworld Festival. Apart from the overall working committee, a Parade Working Group and a Community Working Group have been set up and are meeting on a regular basis. The team supported two local Street Feast Events, one in Drapier Green and the other in St Pappins Green.

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

### C.C.T.V

The C.C.T.V system is working well. The remaining work on upgrading the system will continue on a phased basis throughout the year.

### Insulation Programme

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

<b>Ballymun Rent Assessment Update</b>	
	<b>May 2017</b>
<b>Assessments</b>	262
<b>Permission To Resides</b>	8
<b>Refunds</b>	10
<b>Opening of Accounts</b>	11
<b>Closing of Accounts</b>	8
<b>Front Counter Calls</b>	448
<b>Window Replacements</b>	4

### Ballymun Lettings January – May 2017

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	2	1

Travellers	1	
Surrendering Larger		1
Medical	2	
Homeless	21	
Regen		
Band 2	7	2
Band 3	7	7
<b>Sub Total</b>	40	11
<b>Total Lettings</b>	51	

Estate Management January - May 2017

No of Anti social complaints per 1997 act Drug Related	24
No of Anti social complaints per 1997 act Not Drug Related	80
No of other Complaints	
Total Complaints	104
No of Anti Social Interviews per 1997 act	20
No of Other Interviews	20
Total Interviews	40
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
Forestwood Ave	62	2 Bed	Under Repair

Whiteacre Place	36	1 Bed	Under Repair
Carton Way	12	1 Bed	Under Repair
Coultry Ave	67	3 Bed	Under Repair
Marewood Drive	32	1 Bed	Under Repair
Shangan Crescent	19	2 Bed	Under Repair
Woodhazel Terrace	43	1 Bed	Under Repair
Carton Terrace	6	2 Bed	Under Repair
Coultry Terrace	18	2 Bed	Under Repair
Forestwood Ave	69	3 Bed	Under Repair
Druid Court	45	3 Bed	Under Repair
Whiteacre Place	34	1 Bed	Under Repair
Woodhazel Close	12	1 Bed	Under Repair
Balcurris Park West	8	1 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	17,25,20	OPU	Under Repair
Hampstead Court	36,	OPU	Under Repair
Burren Court	22, 26, ,41	OPU	Under Repair
Botanic Avenue	139, 147,105,	OPU	Under Repair
Sandyhill Gdns	20f	OPU	Under Repair
<b>Pyrite Refurb</b>			
Sandyhill Terrace	5		
Doon Court	8		
Owensilla	53		
Carton Close	4		
Ballygall Crescent	36	3 Bed	
Belclare Ave	10	3 Bed	
<b>Pyrite Long Term</b>			
Carton Court	12		
Carton Court	1		
Carton Court	5		
Owensilla	3		

### Dumping

Public Domain in conjunction with the Project Estate Officers in Ballymun continue to target residents who are illegally dumping. There is an ongoing anti-dumping programme in place targeting households who have no bin providers. Residents are being interviewed by Estate Officers over the last couple of weeks to determine who their bin providers are. If residents do not have bin providers they are informed that they have ten days to set one up and produce evidence of their bin collection receipts. This is done in conjunction with a name and shame programme being run by the Public Domain Unit. Cameras are being used to catch residents who dump their rubbish and pictures are displayed publicly seeking information on the person.

### Residents Groups Clean-ups

Public Domain continues to engage with residents groups who are taking part in regular clean-ups in their area and this is making a large improvement in Ballymun. We continue to provide all clean up equipment and garden equipment needed for groups to do these clean up and planting projects. We continue to endeavour to get new groups on board and encourage residents to form Environmental Groups so that they can avail of our Community Grant next summer. This money can be used to improve their streets and green spaces. We have made contact with new groups in Whiteacre Close, Whiteacre Crescent, Carton Terrace and Hollytree Square with a view to organising a clean-up and some planting projects with Community Section. A number of tenants in the Shangan and Coultry area have also requested skip bags so they can organise a clean-up of their properties. We now have groups across both sides of Ballymun actively engaging and working with us to make their areas clean.

### Older Persons Unit

A number of new environmental projects have been identified by area office in Ballymun. One of these was the Albert College complex. Work involved removing overgrown bushes, shrubs and weeds in the three garden areas with a view to having them paved and some planters installed. Initial works have now been completed and we are looking to start the next phase of planting and paving in the coming weeks. This will make the area easier for residents to manage and become a place for them to sit in and relax and enjoy the gardens. We are working with the Liaison Officer in Sandyhill Gardens Older Persons complex and are continuing with a planting project started last month. Residents continue to plant, water, dig and tend to the green spaces in the complex. All equipment is supplied by the area office and plants supplied by Community Section. Residents have said that it is bringing the complex together and improving the community spirit. Residents in Griffith Close Older Persons Complex continue to look after the green space with the equipment provided by the Area Office. The complex will receive plants from DCC Community to bring some colour to the space and so they can enjoy the new benches recently installed.

### 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](http://Fixmystreet.ie).

### Carton

Great work was done by Ballymun resident Mr. Traynor to the green space facing them on Carton Terrace whereby all edgings were tidied and three large flower beds put in on the green space. Public Domain and Community linked in with him and provided equipment, compost and plants which enhanced the beds and the look of the area.

### Planters

Residents groups who have been involved in regular clean-ups and have engaged with the area office have received large planters to further enhance the great work carried out by residents. Shangan Avenue received two planters with a nameplate on and plant boxes have been installed around all trees that line the road and planted flowers inside. Residents have expressed a new found pride and feeling of togetherness for their area as a result of all their hard work. Whiteacre Close received two planters from their involvement and clean ups. They have planted around all tree beds and carried out a weeding project on the paving stones. Knowth and Druid Court received two large planters with nameplates for all the efforts made by residents over the last two years. These areas undertook a huge painting project and have completed planting projects on every green space on both sides of the road. Residents said they are delighted that all their hard work has been recognised and rewarded by DCC.

Carton Terrace is awaiting their planter. Residents have carried out planting work on their green space and large flower beds have also been installed by residents. The planter is due to be delivered in the coming weeks. Three large planters which were donated by Irish Life, have been placed in the space in front of the swimming pool.

#### Pride of Place nomination

Residents in the Doon/Knowth/ Druid and Graigue Court area along with Crannog Estate and Belclare Estate have been nominated for a Pride of Place award this year. Public Domain has been working with residents to give them the best chance of winning an award. There have been clean-ups, planting projects, painting and equipment given, topsoil, plants and much more including advice and support. This is a fantastic achievement and will be a chance to show Ballymun in a positive light and showcase all the residents' hard work. Judging will take place on August 29<sup>th</sup> at 2:30pm and we will continue to work until then to give us the best chance of winning!

#### Insulation

All the insulation work in Shangan and Coultry is completed.

#### 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 ten 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.

#### Anti Social Behaviour

There has been a surge in anti social complaints relating to drug dealing in the courts and Belclare. Dublin City Council has met with senior members of the Gardai to discuss ways of tackling these issues.

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

#### Economic Strategy

The next Economic sub-committee meeting is yet to be confirmed.

#### Stimulating economic activity

##### Start-Up Ballymun

Planning for the next event will begin soon. It's most likely to take place in October and the theme this time around will be '***The Business of Entertainment***'. Since, the last event our online following has grown steadily and there is now a significant awareness of the initiative. It has led to an increase in membership for B4b and created an awareness of other local service providers such as the Social Innovation Hub in the Civic Centre.

#### Ballymun4Business (B4b)

B4b are meeting on a regular basis and the next networking meeting is taking place on Tuesday 13<sup>th</sup> June in the Members Room. We will be rolling out a number of events in 2017 in addition to the 'Wellness workshop' already run in March:

<b>Title</b>	<b>Venue</b>	<b>Date</b>
For ALL members Social Media for Business	Council Chamber	19/06/2017
Online Trading Vouchers information session	Members	22/07/2017

	Room	
Be Inspired – Key-note speaker: <b>The Happy Pear</b>	Musgrave	19/09/2017
Brexit – Implications for Local Irish businesses	TBC	17/10/2017
B4b Business Recognition Awards	TBC	1 <sup>st</sup> w/o Dec

All of the above events are available to local businesses and organisations in Ballymun and will be available to book via [www.b4b.ie](http://www.b4b.ie) soon. B4b will also be entering Ballymun into the Bank of Ireland 'Enterprising Towns / Villages competition': <https://businessbanking.bankofireland.com/campaigns/enterprising-town-awards/>

#### Enterprise Space

Food Enterprise – An application for feasibility funding is being submitted to Enterprise Ireland to research the viability of creating a food enterprise hub in Ballymun. The scheme was only launched on 29<sup>th</sup> May and the deadline is Friday 9<sup>th</sup> June.

#### Vacant Neighbourhood Commercial Units

##### Pilot –

We have decided to carry out modifications work on a vacant unit in Sillogue and seek expressions of interest for a barber. At the moment we are pricing up the costs which will determine the level of detail we can go into. The unit in question is c 50 sq m. and the majority of enquiries have come from barbers seeking to expand, relocate or start up. While some of the interested parties have a steady cash-flow the main stumbling block is the capital investment required to upgrade the unit. As much as budgets will allow DCC will do some upgrade and refurbishing, - flooring, plastering, bathroom, kitchenette, suspended ceiling etc and seek expressions of interest for a barbershop in Sillogue. We are hopeful that this pilot will raise the profile of interested parties and the best application will be selected.

The units in Coultrey have been advertised on Daft which has led to an increase in the number of enquiries and viewings;

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

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	See above
Shangan Unit 3	DCC	Vacant	Available, To be advertised
Shangan, Unit 4	DCC	Vacant	Available, To be advertised
Turnpike, Unit 1 & 2	DCC	Vacant	Available, to be advertised

Free Wi-Fi for Plaza – The Wi-Fi installation has been completed and is now fully functional. We have had an initial conversation with Axis about staging an event to launch the Wi-Fi.

#### Civic Alliance Update

The Civic Alliance Meeting was held on 1<sup>st</sup> June 2017 in the Rediscovery Centres newly opened building. Sarah Miller gave an update on the centre and its work.

The Social Sub Committee Meeting was held on 22<sup>nd</sup> May 2017, where there was an update on the progress of the Innovation Hub by Annabelle Conway. There was also an update on the Activation Process by Dave Leech, Department of Social Protection. A new working group has been set up called the Welfare Dependency Working Group, which will examine the issue and see what local actions could be taken to deal with this situation.

There was an update on the Draft LAP, the public consultation period ended on Wednesday 17<sup>th</sup> May. Three public information sessions were held in the Ballymun Civic Centre on the 6<sup>th</sup> April, 22<sup>nd</sup> April and 26<sup>th</sup> April.

The Physical /Environmental Sub Committee meeting was held on 22<sup>nd</sup> May 2017. There was an update on the LAP by Pamela Connolly. The Chief Executive's (CE) report is being prepared and will be circulated to Elected Members for consideration. The Members then consider this report and submit their motions. There will be a Special Council Meeting on Monday 13<sup>th</sup> July, and the Draft Ballymun LAP will be on the agenda for this meeting. The Planning & Property Development Department will hold a meeting with the Elected Members to discuss the CE's report prior to this meeting to assist in this process. If the Draft Plan is adopted at the July meeting, it comes into effect in early August (i.e. it takes four weeks for the LAP to come into effect, 9<sup>th</sup> August). If there are material amendments to the Draft LAP, it must go back out on display three weeks after the aforementioned meeting – i.e. 2<sup>nd</sup> August.

There was also an update on the Hampton Wood Road Link. Roads Department is assessing consultant's tenders for the design of the link road. The consultants should be appointed by the end of June. There was also an updates on the new Super Depot. Fingal County Council Planners have outlined their requirements and specifications for the building. Parks Section is nearly ready to issue a brief to consultants for the redevelopment of Cearnóg an tSeachtar Laoch.

There was no meeting of the Economic Sub Committee - Liam Barry sent out an update on Economic Activity to the Committee.

Shopping Centre: The Credit Union has secured planning permission and has submitted paperwork for a fire certificate. Dublin City Council has served notice to treat on the remaining two tenants.

Northern Site: Lidl signed a contract for the Ballymun Northern site 2 weeks ago and are due to have a pre- planning meeting this week. The next step is for them to lodge for planning. Under the terms they are to endeavour to lodge within 8 weeks of signing the contract.

Housing site: Balbutcher Lane-Cranogue Road Site, Ballymun: The position of Irish Water has been ascertained in relation to the presence of a water main affecting the site. It is hoped that the site will be marketed in the coming weeks.

#### **4. Safety Fora Updates**

##### Safer Ballymun

A meeting took place on Tuesday June 13<sup>th</sup> at 7pm in the Council Chamber, Ballymun Civic Centre.

##### Drumcondra Glasnevin Community Forum

The next meeting is scheduled to take place on Wednesday June 28<sup>th</sup> at 7pm in the Maples Hotel, Drumcondra.

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