



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 18th July 2017

Item No: 20

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

Community Team Members attended the following meetings: Axis Events Meetings, Nigerian Carnival Group, Sillogue Neighbourhood Centre, Mojo IAG Meetings, Otherworld Festival Meetings, Drumcondra Safety Forum, Summer Project City Meeting, Poppintree Health for All Group, Poppintree Community Centre, DNWAP, Walk Social Enterprise, and Sports Development Officers. The Community team members have ongoing links and provide ongoing support for the Sillogue Neighbourhood Centre and the Ballymun Child and Family Resource Centre.

Youth

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 Arts Sessions and Sports Sessions in Poppintree Community Centre, which are local voluntary projects. DCC will assign two summer students to work with the local summer projects. Most of the projects will take place in July. The team members are supporting the FACT Autism Group (based in Sillogue Neighbourhood Centre) with their summer activity programme.

Social Inclusion

Men's Sheds/Groups

The Ballymun Men's Shed and DCU are working on a funding proposal (for development of sheds in the DCU Community Garden Space), which will be sent to DCC in the near future. Community Team Members are continuing to link in with the groups with regards to this. Ongoing meetings took place with the Ballymun Men's Sheds Group and the Irish Men's Shed Association. A meeting was also held with the Ballymun Men's Centre in relation to funding and continued support.

Older Persons

Community team members linked with the following groups: Active Living, Age Friendly Group, and BADIG.

Ladies Groups

Community Team Members provided ongoing support to Sillogue Ladies Group and the new Ballymun Allsorts Parents Group.

Environmental

The team are continuing to work alongside the Public Domain Staff to support this year's Pride of Place Entry for the North West Area (the residents and environmental upgrades in Doon Court, Graigue Court and Knowth Court and surrounding areas). They are also continuing to attend meetings with the groups as they work on their presentation for the competition. Ongoing meetings took place with Public Domain Staff in relation to local environmental initiatives and distribution of planters, blue bags, brushes etc. The Community Team continue to work with environmental groups on various planting projects. To date, over 40 community groups have received support and plants from the section. The second Greening of the Area Workshops (GAP, DCC, local residents, Poppintree Youth Project) took place at Druid Court/Termon Court and was a very successful day. The community team members assisted the Ballymun Tidy Towns Committee with their judging programme on Wednesday the 28th June. Entries have increased this year and areas have significantly improved.

Events

The team members continued to roll out the new plan for Otherworld Festival 2017. To date including the overall Festival Committee, two working groups: (1) Parade and (2) Community

Groups have been established and are meeting on an ongoing basis. A number of new community group members have become involved and are working on a number of initiatives including a new revamped 'Zombie Walk Parade' and an even bigger space designed by community groups for the Plaza on Halloween Night.

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 is continuing on a phased basis throughout the year.

Insulation Programme

The insulation works are continuing at present in Sillogue Gardens

Ballymun Rent Assessment Update	
	June 2017
Assessments	223
Permission To Resides	11
Refunds	5
Opening of Accounts	11 (including 6 sole/successions)
Closing of Accounts	2
Front Counter Calls	318
Window Replacements	3

Ballymun Lettings January – June 2017

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	5	1
Travellers	1	
Surrendering Larger		1
Medical	2	2
Homeless	21	
Regen		
Band 2	8	2
Band 3	8	8
Sub Total	45	14
Total Lettings	59	

Estate Management January - June 2017

No of Anti social complaints per 1997 act Drug Related	29
No of Anti social complaints per 1997 act Not Drug Related	110
No of other Complaints	
Total Complaints	139
No of Anti Social Interviews per 1997 act	32
No of Other Interviews	21
Total Interviews	53
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 Parade	87	2 Bed	Under Repair
Carton Road	1	3 Bed	Under Repair
Forestwood Ave	62	2 Bed	Under Repair
Carton Way	12	1 Bed	Under Repair
Coultry Ave	67	3 Bed	Under Repair
Carton Terrace	6	2 Bed	Under Repair
Coultry Terrace	18	2 Bed	Under Repair
Forestwood Ave	69	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
Carton Road	10		Under Repair
Senior Citizens			
Ard Na Meala	40	OPU	Under Repair
Albert College	17,25,20	OPU	Under Repair
Hampstead Court	36,	OPU	Under Repair
Burren Court	22, 24, 26, ,41	OPU	Under Repair
Botanic Avenue	139, 147,105,	OPU	Under Repair
Sandyhill Gdns	20f	OPU	Under Repair

Pyrite Refurb			
Sandyhill Terrace	5	2 Bed	
Doon Court	8	3 Bed	
Owensilla	53	3 Bed	
Carton Close	4	2 Bed	
Ballygall Crescent	36	3 Bed	
Belclare Ave	10	3 Bed	
Druid Court	45	3 Bed	
Carton Way	4	1 Bed	
Pyrite Long Term			
Carton Court	12	2 Bed	
Carton Court	1	3 Bed	
Carton Court	5	2 Bed	
Owensilla	3	4 Bed	

Dumping

Public Domain in conjunction with the Project Estate Officers in Ballymun continue to target residents who are illegally dumping. Project Estate Officers are carrying out regular calls to residents to make sure that they are set up with bin providers. There is an ongoing dumping programme in place to try and target households who have no bin providers. After a meeting with some residents in Coultry Terrace last month, a circular was issued to all residents there to refrain from illegal dumping. The problem improved significantly after the meeting. Other residents in the area have been steadily interviewed by Project Estate Officers over the last couple of weeks to determine who their bin providers are and if none are in place we inform them they have ten days to set up an account and produce evidence of their bin collection receipts. This is done in conjunction with a name and shame programme run by the Public Domain Unit where cameras have been catching people who dump their rubbish and pictures are displayed publicly asking for information on the person.

Older Persons Unit

There are a number of new environmental projects that the Area Office in Ballymun has identified. One of these is the Albert College Complex - this 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 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 are 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 and will now receive plants from DCC Community Section to bring some colour to the space and so they can enjoy the new benches recently installed.

Planters

Residents groups that have been involved in regular clean-ups and engaged with us have been given large planters by Public Domain to help enhance the great work done. Shangan Avenue received two planters with a nameplate as they have been out every weekend doing clean ups and have put plant boxes around all trees that line the road and planted flowers inside. The road looks better and 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 for their involvement and clean ups. They have planted around all tree beds and done a weeding project on the paving stones.

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 29th at 2:30.

Clean-ups

A number of our tenants in the Shangan and Coultry area have requested skip bags so they can organise a clean-up of their property.

Road Maintenance

Bollards and pathways in the Shangan and Coultry area that were damaged over the last few weeks will be repaired shortly.

3. Ballymun Economic Development/Town Civic Alliance

Economic Strategy

The next economic sub-committee meeting will take place on Thursday 31st August 2017.

Stimulating economic activity

Start-Up Ballymun

Planning for the next event will begin soon. It's most likely to take place in October. We have yet to decide on a theme. The 'Digital' theme proved extremely popular last year and is still very much an area of interest with start-ups and early stage business. We will host another digital themed event. All the latest news and updates can be found on Facebook: StartUp Ballymun and twitter: @startupballymun

Ballymun4Business (B4b)

The B4b steering committee meet on a regular basis and have lined up a number of networking events for 2017. Our most recent event was Social Media for business and focused on the security measures business should consider when using social media platforms. We were delighted to have Tim Eacrett from Magnet Networks deliver a workshop to the group. Marie Clare Byard of Now Media did a piece on 'Vlogging' and the impact it can have on raising the profile of your business.

Title	Venue	Date
For ALL members Social Media for Business	Council Chamber	Completed
Online Trading Vouchers information session	Members Room	18/07/2017
Be Inspired – Key-note speaker: The Happy Pear	Musgrave	19/09/2017

Brexit – Implications for Local Irish businesses	TBC	17/10/2017
B4b Business Recognition Awards	TBC	1 st w/o Dec

Bookings and further information can be found on www.b4b.ie

Awards

B4b will also be entering Ballymun into the Bank of Ireland 'Enterprising Towns/Villages' competition: <https://businessbanking.bankofireland.com/campaigns/enterprising-town-awards/>

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.

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. We are awaiting quotations to be submitted from 2 suppliers.

The current status of vacant units is:

Location	Ownership	Status	Comments
Coultry Unit B	DCC	T&C's offered for a new café	MUD issues very close to being resolved. Tenant still very eager to progress with café
Coultry Unit C & D	DCC	Vacant	Negotiations have taken place with pharmacist on Unit C A number of viewings have taken place on Unit D with limited follow-up
Sillogue, Unit 3	DCC	Vacant	See above
Shangan Unit 3	DCC	Vacant	Available, To be advertised shortly
Shangan, Unit 4	DCC	Vacant	Available, To be advertised shortly
Turnpike, Unit 1 & 2	DCC	Vacant	Available – advertised on Daft, Facebook & Twitter etc. 3 enquires since ad went live on 29/06

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 next Civic Alliance Meeting will be held on 7th September 2017, where there will be an updates on the Super Depot Project and the LAP. The next Economic Sub Committee meeting will be held on 31st August and the Social Sub Committee and Physical Sub Committee's will resume meetings in September.

Draft Ballymun Local Area Plan Update

A total of 226 submissions were received by Dublin City Council during the public consultation period of the Draft Ballymun Local Area Plan (the consultation period ran for a period of 6 weeks from Wednesday 5th April to Wednesday 17th May). A 'Chief Executive's Report on Submissions from Public Display of Draft Plan', Report no. 199/2017 was prepared. Following the circulation of that report to Elected Members, motions were invited from the Members.

A total of 58 motions were submitted on the Draft Plan. The 'Chief Executive Report on Motions from Elected Members', Report no. 254/2017 was prepared and circulated to Members in advance of the Special Council Meeting on the 11th July.

Members considered the above named reports at the Special Council meeting on the 11th July. The purpose of the meeting was to reach agreement by resolution on amendments to the Draft Ballymun Local Area Plan.

Shopping Centre: We are still waiting on the Credit Union and the Job Centre to complete the fit out of their units in the Civic Centre. At this stage we are waiting on fire cert approvals etc. There are still 2 commercial occupiers trading in the Shopping Centre. One of these occupiers has applied for an arbitration regarding the assessment of compensation.

Northern Site

Lidl signed a contract for the Ballymun site in the middle of May. They had a pre planning meeting at the start of June. Under the terms agreed they are to endeavour to lodge within eight weeks of signing the contract.

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

All replies have been received from the relevant Service Departments and the matter has now been referred to the Chief Valuers Department with a view to the site going to the open market as soon as possible.

Safety Fora Updates

Safer Ballymun

A meeting of this forum took place on Tuesday June 13th at 7pm in the Council Chamber, Ballymun Civic Centre. It was well attended by local residents, DCC staff and public representatives. A verbal presentation was given about the new Domestic Abuse Unit in Ballymun Garda Station. It is working well and providing much needed support for victims of domestic abuse in the area. Residents discussed various issues on the night such as crime, especially burglaries to people's properties, anti-social behaviour due to gangs congregating in public areas and the parks, a recent shooting that had taken place, quad bikes and scramblers being driven dangerously by youths and drug dealing.

The next meeting is scheduled to take place on Tuesday, September 5th.

Drumcondra Glasnevin Community Forum

A meeting of this forum took place on Wednesday June 28th at 7pm in the Maples Hotel, Drumcondra. Gardaí from Santry and Mountjoy Garda Stations were in attendance as well as a large number of local residents and some public representatives. Issues such as crime in the area, abandoned cars, illegal parking, the lack of bus routes in the area, and motorists ignoring traffic signs were discussed on the night. There was a lengthy discussion on the upcoming new traffic layout trial on Walsh/Ferguson Road. Residents spoke both for and against the trial which is due to take place over the coming months.

The next meeting is scheduled to take place on Wednesday September 27th.

Mary Taylor
Assistant Area Manager