

North East Inner City Housing Central Area Report

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. A Demolition Contractor has been appointed to demolish the Blocks.

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 Offices have arranged for a Electronic door to be fitted for the Residents in the First Block. The Community Section with the Parks Dept are arranging planters to be fitted in the Block

We will continue to work with the residents in the first block, until they move into their new homes on Ballybough Road. The Area Offices are also working with Jeanette Lowe, Photographic Artist to record the History of Croke Villas & the surrounding Areas. Jeanette has met the Residents who have bought into the concept, & the Ball Alley, Jeanette had carried out similar works. In Pearse House & Charlemont St Flats pre & post detenancing.

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. (the Archaeological survey has now been completed)

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

This projected completion date is March 2019.

St Marys Mansions has now been fully detenanted, Cluid have a 24 /7 security presence in St Marys as well as fitting large gates. The Boundary of the site will be hoarded off in the next 2 weeks, they are in the process of appointing a Contractor after a Tender Process

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 appointed a design team in mid June 2017 and moved forward with design, planning, finance and 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.

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. The remaining units are been snagged and we have completed a selection process to fill the vacancies .The Area Offices have also automated the vehicular gates & pedestrian gates to eradicate illegal parking and enhance the security for the Residents.

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 manages the complex. The units are now allocated.

1) Sean Smith, Area Housing Manager

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 have been completed. The costings have been sent to the Department of Housing, Planning, Community and Local Government for approval to go to tender in October. The design team are working on the preparation of the tender documents.

Constitution Hill

The painting crew have completed painting this complex.

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, and 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. An internal design team is in place for new build and will seek permission from the Department of Housing, Planning, Community and Local Government for funding. This is expected to happen in the third quarter of this year.

Friary Court

Our Housing Maintenance section carried out attic insulations, replaced hall doors, upgraded smoke alarms, and repairs to external balconies have been complete.

Georges Place

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

Ormond Square/Markets Area

A very successful community day took place on the 27th Aug on Halston Street

Saint Michan's House

The painting of St Michan's House is ongoing.

North King Street

The Department of Housing, Planning, Community and Local Government has given approval to go to tender. The design team is currently working the tender production drawings. We expect to go to tender within the next 6 weeks and once a contractor is appointed it should take approximately 18 months to build the complex. This programme is dependent on getting all necessary approvals. A sign advertising the complex will be in place by the middle of Sept.

Luas Cross City works

The new Luas Cross City line will be officially handed over to Transdev this weekend. Transdev will commence driver training from Monday the 11th September, this means trams will be very frequent on until the official opening of the line to passengers in early December.

Overhead power cables and any support cables should be treated as "live" at all times. Any necessary works close or adjacent to these lines require a permit from the Luas operator Transdev.

3) Dick Whelan, Area Housing Manager

St. Bricins Park

There is a significant delay in completion of 2nd phase. Meeting with contractor to confirm revised works programme will be held next week. Approximate completion date late October early November still achievable.

O'Devaney Gardens

- Design development on proposed 56 Social Housing units is proceeding
- Five flats remain occupied and efforts continue to provide suitable alternative accommodation for the residents concerned.

- The next meeting of the O'Devaney Gardens Consultative Forum will take place on 26th September, 2017.

Aughrim Court

- Works in the courtyard area have commenced however pruning of trees, hedges and shrubbery will take place later in the year, most likely in September.

Karl Mitchell

Assistant Area Manager