



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 19th September 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

Community team members attended the following meetings: Axis Events Meetings, Nigerian Carnival Group, Sillogue Neighbourhood Centre, Otherworld Festival Meetings, Network Fun Day Meetings, Poppintree Community Centre, DNWAP, and meetings with Sports Development Officers.

Social Inclusion

Older Persons

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

Ladies Groups

Community Team members provided ongoing support to Sillogue Ladies Group and the Sillogue Neighbourhood Centre.

Men's Sheds

Continued meetings took place with the Men's Shed and the Irish Men's Shed Association.

Mental Health

A team member attended the FACT Autism Group's family day out.

Environmental

The Community Team along with members of the Public Domain Team worked extensively with local residents 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 are continuing to organise and attend meetings with the groups as they work on their presentation for the competition. The Pride of Place judging took place on the 29th August in the Council Chambers, Ballymun Civic Offices. The group put a big emphasis on the importance of passing down their environmental and community skills to the next generation. This was a great success and was attended by approximately 80 local community and organisation members. The Judges were very impressed with the strong and enduring sense of community spirit displayed by the group and the area in general.

Ongoing meetings took place with Public Domain Staff also in relation to local environmental initiatives and distribution of planters, blue bags, brushes etc. The Community Team continued to work with environmental groups on various planting projects. To date, over 50 community groups have received support and plants from the section.

The third and fourth Greening of the Area Workshops (GAP, DCC, local residents, Poppintree Youth Project) took place in Doon Court and Shangan Green. Continued meetings took place for the City Neighbourhood Awards Ceremony which took place in Ballymun Civic Office on Thursday the 7th September at 7pm.

Events

The team members continued to roll out the new plan for Otherworld Festival 2017 along with staff from Axis, Youthreach, BRYR, Aisling, PYP and others. 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.

The Community Team members attended several organising meetings and took a very active part in the Family Fun Day organised by the Ballymun Network for Assisting Young

People and Children which took place on Friday the 25th August at the Balbutcher Lane site beside BRYR. This event was a fantastic success, with over 1200 people in attendance, it is a great example of how well things can work when all major organisations get involved.

2. Housing/Estate Management Updates

Ballymun Rent Assessment Update		
	July	August
Assessments	310	212
Permission To Resides	1	0
Refunds	9	9
Opening of Accounts	13	11
Closing of Accounts	1	8
Front Counter Calls	287	303
Window Replacements	0	6

Ballymun Lettings January – August 2017

Allocation Category	Housing List	Transfer List
Band 1 Priority		
Welfare	5	1
Travellers	1	
Surrendering Larger		1
Medical	2	2
Homeless	22	
Regen		
Band 2	13	4
Band 3	8	11
Sub Total	51	19
Total Lettings	70	

Estate Management January - August

No of Anti social complaints per 1997 act Drug Related	39
No of Anti social complaints per 1997 act Not Drug Related	149
No of other Complaints	
Total Complaints	189
No of Anti Social Interviews per 1997 act	42
No of Other Interviews	27
Total Interviews	69
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	
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
Gateway Gardens	11	3 Bed	Under Repair
Dolmen Way	13	2 Bed	Under Repair
Whiteacre Close	16	3 Bed	Under Repair
Carton Road	2	3 Bed	Under Repair
Senior Citizens			
Hampstead Court	15	OPU	Under Repair
Burren Court	22, 24, 26, ,40,12	OPU	Under Repair
Botanic Avenue	139, 147,115,119	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	

Pyrite

The last phase of remedial works has started in the Carton Estate. To date 52 families have moved out of their home to allow for pyrite remedial works. There are two houses remaining on Carton Terrace that require pyrite remedial works. This work is due to start on 18th of September. There are four houses that require remedial pyrite works in Owensilla, work is due to start at the end of September. Ballymun will be free of all identified pyrite properties by Christmas of this year.

Consultation for Super Depot

Dublin City Council has scheduled a follow up information meeting for the residents of Carton in the Poppintree Community Centre and the residents of St Margaret's halting site in the Community Room in St Margaret's, on the proposed Super Depot for the site to the front of Carton Way and IKEA. The meetings are due to take place on Tuesday 19th of September.

Druid Court

Dublin City Council held an open meeting to discuss blocking the arch at Druid Court (61-72) following a number of anti social complaints. It was the opinion of the residents that attended the meeting that blocking the arch was not going to solve the issues. It was suggested that Dublin City Council block the court off in the middle. A follow up meeting to discuss this further was held on Wednesday 13th of September.

Estate Enhancement

Bollards are to be reinstated in Sandyhill Gardens at the request of the residents. Kissing gates that were installed in Marewood Crescent are to be modified to be more effective as discussed with the residents living in the Crescent.

Anti Social Behaviour

There has been an increase in the level of crime in the west area in Ballymun. Not all issues have been reported formally as there is a real fear for people's safety. Dublin City Council continues to work with the Gardaí in relation to these matters. The Safer Ballymun meeting took place on the 12th of September at 7pm in the Council Chambers.

3. Ballymun Economic Development/Town Civic Alliance

Economic Strategy

An economic sub-committee meeting took place on Thursday 31st August 2017 (details below).

Stimulating Economic Activity

Start-Up Ballymun

Planning for the next event has commenced and the date has been set for Thursday 16th November. The theme for this event is set around growing your business online. An added feature for this event will be the availability of specialists providing on-site audits on your online business profile. We will have the usual range of early stage businesses sharing their story as well one to one mentoring.

All the latest news and updates can be found on Facebook: Startup Ballymun and twitter: @startupballymun

Ballymun4Business (B4b)

The B4b Steering Committee meets on a regular basis and has lined up a number of networking events for 2017. A number of the B4b members helped out with a clean-up of Poppintree Park after the park run on 18th August. B4b also donated a 'Buddy Bench' to the Andy Morgan Foundation which is now located in the park.

Ballymun has entered the BOI Enterprising Towns Awards and a Steering Committee has been set up by B4b to facilitate our bid. Planning is well under way. Local comedian and actor Eric Lalor has been brought on board to MC the judge's visit. The judge's visit will take site visits to key initiatives and businesses in Ballymun such as The Rediscovery Centre, Innovation Hub, Musgrave Market Place and Axis. We will encapsulate all the great community work through a number of short videos featuring people, who live, work and study here in Ballymun. The judge's visit has been confirmed for Tuesday 3rd October.

Title	Venue	Date
For ALL members Social Media for Business	Council Chamber	Completed
Online Trading Vouchers information session	Members Room	Completed
Be Inspired – Key-note speaker: The Happy Pear	Musgrave	New date to be re-arranged
Enterprising Towns competition	Chamber	03/10/2017
Brexit – Implications for Local Irish businesses	TBC	17/10/2017

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

Food Enterprise

Enterprise Ireland approved a grant of €11,250 to research the viability of creating a food enterprise hub in Ballymun. This grant is based on a total spend of €22,500 which the Area Office is co-funding. We are now in the process of tendering for a consultant to carry out the research.

Vacant Neighbourhood Commercial Units

We are awaiting quotes from suppliers in respect of remedial work on the vacant unit in Sillogue. We are considering carrying out this work to make it a more attractive proposition for potential tenants.

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. DCC waiting on solicitors from both sides. Tenant still very eager to progress with café
Coultry Unit C & D	DCC	Vacant	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	2 Expressions of interest received, one with significant potential

Free Wi-Fi for Plaza – The Wi-Fi installation has been completed and is now fully functional. The Economic Development Officer has been in touch with DCU who are open to the prospect of their 'Next Generation Management' students taking it on as a project to develop a strategy around maximising its potential. A meeting will take place over the next week.

Civic Alliance Update

The next Civic Alliance Meeting was held on 14th September 2017, where there was a presentation on the North City Operations Depot and an update on the LAP.

The Economic Sub Committee met on 31st August. Liam Barry, Economic Development Officer gave an update on the feasibility application which was submitted to the Regional Development Fund to research food enterprise space in Ballymun as mentioned above. There was an update on the B4B network, highlighting recent events. Ballymun have put forward a bid for the Enterprising Towns Competition and the judges will be visiting Ballymun in October. There will be a presentation on how enterprise and community work together. There will be another start up event in November; it will be about growing business internationally via ecommerce. Mark Kellett will invite a PR expert to the next sub committee meeting to give guidance on developing a communication strategy.

The Social Sub Committee Meeting which was due to be held on 11th September was cancelled. A sub-committee is looking at Welfare Dependency in Ballymun.

The Physical Sub Committee held a meeting on 7th September. There was an update on the LAP, the Northern Site, Civic Office new lettings and detenanting of the shopping centre.

A package of projects in Sillogue has been approved to proceed to preliminary design stage.

Sillogue Avenue – Main Street Link Road,
Gateway Crescent Extension,
Sillogue Avenue Realignment (continuation of the Sillogue Avenue – Main Street Link Road).
Sillogue Gardens upgrade.

The roads projects all have Part 8 approval. They require detailed design, preparation of tender documents, procurement of a contractor, contract administration and site supervision, and finally handover.

Sillogue Gardens, along with a number of other areas of older housing in Ballymun, has significant issues with existing infrastructure. The existing drainage infrastructure is in very poor condition with significant damage, blockages and other shortcomings related to the original drainage installation. There are also significant issues with the existing road and footpath construction and condition. The public lighting is also substandard. In order to address these issues major remedial works are required. These works require surveys of existing roads and drainage systems, provision of a number of costed options, detailed design of chosen option, preparation of tender documents, procurement of a contractor, contract administration and site supervision, and finally, handover.

Draft Ballymun Local Area Plan Update

At a Special Council Meeting on the 11th July 2017, the Elected Members considered the Draft Ballymun Local Area Plan, and the Chief Executive's Report No. 199/2017 on the Public Submissions, and Report No. 254/2017 on Motions from the Elected Members, resolved to amend the Draft Ballymun Local Area Plan, and to place the material amendments on public display. The public display period of the Proposed Material Alterations of the Draft Ballymun LAP took place from Monday 31st July to Monday 28th August 2017 (inclusive). A total of 24 no. submissions/observations were received during this statutory display period. The Chief Executive's report on these submissions (report No. 310/2017) was circulated to the Elected Members on Tuesday 5th September, and a briefing session with the Members was organised for Friday 8th September. The Elected Members have until close of business on Friday 15th September to submit motions on the Chief Executive's report. This will be followed by a report on any such motions. The Chief Executives Report on the motions received and the Draft Planning Scheme will be considered at the meeting of the City Council on Monday 2nd October at 6.15pm, where the Council will decide by resolution to make or not to make the Local Area Plan. A LAP shall have effect four weeks from the day that it is made.

Shopping Centre

The Credit Union are currently fitting out their new unit in the Civic Centre.

Northern Site:

Lidl is due to lodge the planning application by the end of September. It is Lidl's intention to display the plans to the public in the Ballymun Civic Centre atrium on the 19th September

from 4pm to 8pm. The North West Area Elected Members have been invited to attend a preview of the plans and do a walk around with the design team at 1.30pm on the same date before the main public exhibition.

Small Housing Site at Balbutcher Lane

Quotes were recently obtained from sales agents for the proposed marketing and disposal of this site. We hope to be able to put the site on the market in the near future.

Safety Fora Updates

Safer Ballymun

A meeting of this forum took place on Tuesday September 12th at 7pm in the Council Chamber, Ballymun Civic Centre. It was well attended by local residents, DCC staff and public representatives.

Councillor Noeleen Reilly gave an update on the recent City Neighbourhood Awards held in Ballymun Civic Centre and thanked everybody involved for their efforts. The Gardaí gave the crime statistics for the period since the last meeting. Issues that were discussed following this included the recent shootings, anti-social behaviour in particular drug dealing in the Courts, and illegal dumping. Residents also expressed concern about Halloween approaching and what plans are being put in place for this. Safety Week will take place from Monday 23rd of October to Friday 27th October and various events are being planned during this week.

The next meeting is scheduled to take place on Tuesday, October 24th and this meeting will be the launch of Safer Ballymun Safety Week.

Drumcondra Glasnevin Community Forum

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

Mary Taylor

Assistant Area Manager