



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

Meeting: 19th September 2017

Item No: 4

Housing Matters: Cabra-Finglas Report 1st Jan - 1st Sept

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	49	15
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	53	19
No of other Complaints	163	119
Total Complaints	265	153

No of Anti Social Interviews per 1997 act	45	14
No of Other Interviews	130	98
Total Interviews	175	112

No of Requests for mediation	15	15
No of Complaints referred to central unit for Action	8	1
No of Section 20 Evictions	0	0
No of excluding Orders applied for by Tenant	0	0
No of Excluding orders applied for by DCC	0	0
No of surrender of Tenancies due to Anti Social Behaviour	1	0
No of Notice to Quits sent to Central Unit	1	0
No of Court Orders Granted	1	0
No of Appeals / Judicial Reviews Challenges	0	0

No of Warrants executed (Evictions)	0	0
-------------------------------------	---	---

Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	8	3	2	0
Medical	2	1	0	0
Welfare	3	0	2	0
Homeless	18	7	0	0
Travellers	1	0	0	0
De-tenanting	0	0	0	0
Estate Management	0	0	0	0
Maintenance Grounds	0	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	32	11	4	0

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	3	4	5	0
Medical	2	0	1	0
Welfare	0	0	1	1
Homeless	1	2	0	0

Travellers	0	0	0	0
Estate Management	0	0	0	1
De-tenanting	0	0	4	4
Maintenance Grounds	0	0	0	0
Surrendering Larger	0	0	2	0
Unable to afford	0	0	0	0
Financial Contribution	1	0	0	0
Total	7	6	13	6

Voids Report

To the 1st of September there are 21 vacant housing units in the Finglas Area

Address	Type of unit	Date of vacancy	Remarks
80 Cappagh Avenue	House	06/06/2017	Works in progress
14 Cardiffsbridge Avenue	House	07/04/2017	Works in progress / On offer
29 Cardiffsbridge Avenue	House	11/07/2017	Works in progress
84 Cardiffsbridge Road	House	03/01/2017	Works in progress / On offer
52 Casement Drive	House	09/06/2017	Works in progress
19 Casement Green	House	16/03/2017	Works in progress
23 Casement Green	House	16/03/2017	Works in progress
60 Clancy Road	House	17/07/2017	Works in progress
33 Dunsink Drive	House	04/04/2017	Works in progress / On offer
55 Finglaswood Road	Maisonette	30/05/2017	Works in progress
49 Glenties Park	House	30/01/2017	Works in progress
1 Hazelcroft Gardens	House	26/06/2017	Works in progress / On offer
51 McKelvey Ave	House	04/04/2017	Works in progress / On offer
7 Plunkett Crescent	House	25/08/2017	Works in progress
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*
42 Ratoath Avenue	House	17/07/2016	Works in progress

90 Ratoath Avenue	House	04/07/2016	Works in progress
60 Valeview Drive	House	01/08/2017	Works in progress
25a Valeview Gardens	House	04/07/2017	Works in progress
3 Wellmount Court	House	13/10/2016	Been used for Fire Emergency

***61-63 Ratoath Avenue**

A.H.B (Novas) is finalising proposal for the submission to the D.O.E

To the 1st of September there are 12 vacant housing units in the Cabra Area

Address	Type of unit	Date of vacancy	Remarks
273 Bannow Road	House	30/01/2017	Works in progress / On offer
17 Blackhorse Grove	House	08/06/2017	Works in progress / On offer
160 Carnlough Road	House	02/06/2017	Works in progress
332 Carnlough Road	House	12/04/2017	Works in progress / On offer
9 Dunard Park	House	18/08/2017	Works in progress
139 Fassaugh Road	House	24/03/2017	Works in progress / On offer
41 Glenbeigh Road	House	24/03/2017	Works in progress / On offer
45 Killala Road	House	06/07/2017	Works in progress / On offer
50 Park View	House	19/05/2017	Works in progress
55 Rathbourne Court	Apt	19/05/2017	Works in progress
297 Saint Attracta Road	House	10/03/2017	Works in progress
56 St Eithne Road	House	05/5/2017	Works in progress

To the 1st of September there are 7 vacant senior citizens units in the Finglas area

Address	Type of Unit	Date of vacancy	Remarks
42 Brookville Court	1 bed	05/07/2017	Works in progress/ On offer
35 Clareville Court	Bedsit	19/06/2017	Works in progress
36 Clareville Court	Bedsit	23/06/2017	Works in progress
60 Clareville Court	1 bed	19/06/2017	Works in progress

11 Deanstown Court	1 bed	12/07/2017	Works in progress / On offer
11 Kilshane Court	Bedsit	12/07/2017	Works in progress/ On offer
54 Mellowes Court	Bedsit	13/07/2017	Works in progress

To the 1st of September there are 6 vacant senior citizens units in the Cabra area

Address	Type of Unit	Date of vacancy	Remarks
40a Broombridge Road	Bedsit	07/06/2017	Works in progress
4 Convent View Cres	Bedsit	29/08/2017	Works in progress
13 Convent View Cres	Bedsit	06/07/2017	Works in progress
9 Dunard Court	Bedsit	26/04/2017	Works in progress
4 Dunmanus Court	1 bed	03/07/2017	Works in progress
13 Dunmanus Court	1 bed	18/08/2017	Works in progress

St Finbarr's Court:

The procurement process for the design team will commence in September.

Rents Update

The Finglas Area Office continues to provide a rent assessment service for tenants living in the Finglas and Cabra areas.

Finglas Rent Assessment Update 1 st Jan – 1 st June	
Assessments	547
Permission To Resides	151
Refunds	12

Barry Area

Court proceeding scheduled to take place on the 9th October.

Choice Based Letting

The following dwellings were advertised up until 25th August:

- a) 55 Finglaswood Road (53 Applicants applied)
- b) 1 Hazelcroft Gardens (27 Applicants applied)

Broome Lodge

Nominations are been finalised for Broome Lodge with Cluid. In this complex there will be 35 x1 bed units and 8 x 2 bed units.

Cluid have stated that the units should be ready by early October and they are hoping to start interviewing nominees by mid September.

Woodbank Drive (5 Units)

Tenders have been assessed and standstill period completed. We expect to enter into contract soon.

Rathvilly Park/Virginia Park (12 Units)

Tenders have been assessed and standstill period completed. We expect to enter into contract soon.

Prospect Hill

At the July Meeting Councillors requested that Prospect Hill be a standing item on the NWAC Agenda. I am happy to report that the remediation works at Block 2 are due to be completed by the end of this month.

A review of the files of applicants who were previously offered accommodation in this development is underway.

St Helena's Drive Update

The first phase has been completed (28th August)

21 dwellings were allocated in this phase - 14 Homeless and 7 Housing Applicants.

8 dwellings were 3 bedrooms and 13 were 2 Beds

The second phase is due to be completed by the end of September.

It is intended to allocate 15 Homeless and 3 Housing Applicants to these dwellings.



Aidan Maher

Assistant Area Manager