

**To the Chairperson and Members
of the Central Area Committee**

North East Inner City Housing Central Area Report
October 2017

Donal Barron – Area Housing Manager

Croke Villas

Dublin City Council Architects Division have appointed the design team for the overall project and preparation of a Part 8 procedure for 72 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 is now on site and works have started 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 is continuing on the site at 4-6 Ballybough Road to deliver 7 new housing units. It is anticipated that these works will be complete in Quarter 4 2018.

The Area Offices has installed a Electronic door in the First Block and Community Section have installed planters in same 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 detenanting .

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 and is now fully closed with Cluid having a 24 /7 security presence in St Marys. Work has commenced on the Boundary of the site and new fencing is currently being installed.

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 replaced the main entrance doors. Upgrade works to floor covering and painting of stairwells ongoing.

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 completion expected Q3 2019.

The City Council have hoarded off the site and improved 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 Office have also installed automated 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.

Sean Smith, Area Housing Manager

Dominick Street Lower

A meeting was held in September with the residents to update them on where we are with the scheme. Detailed designs for 5-3 bed town houses, 67 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/November. The design team are working on the preparation of the tender documents. Once approved we expect to go to tender and be on site early in the New Year

Constitution Hill

An internal design team has been set up to make a submission to the Department of Housing, Planning, Community and Local Government on a recommendation for some new build and refurbishment of this complex. As part of the Halloween Festival "The Cauldron" in Smithfield this complex will stage an event in the week leading up to the main festivities.

Dorset Street & Saint Marys Terrace

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 by the end of October.

Saint Michan's House

The painting of St Michan's House is ongoing. 5 units in this complex are part of a pilot programme on condensation and are being worked on. As part of the Halloween Festival "The Cauldron" in Smithfield this complex will stage an event that includes an outdoor movie for everybody and video games for the young people in the week leading up to the main festivities.

North King Street

The design team is currently working the tender production drawings. I expect a contractor to be on site in the fourth quarter of this year. The costings have been approved by the department, we expect to go to tender within the next 4 to 6 weeks and it should take approximately 18 months to build the complex. This programme is dependent on getting all necessary approvals.

Dominick Court

Upgrading of the windows in this complex will take place in the coming months.

Kevin Barry/Blackhall/Marmion

As part of the Halloween Festival "The Cauldron" in Smithfield this complex will stage an event that includes an outdoor movie for everybody and video games for the young people in the week leading up to the main festivities.

Dick Whelan, Housing Manager

O'Devaney Gardens

Construction works on 56 Social Housing units expected to commence Q1 2018. Efforts continues to source suitable alternative accommodation for residents in the five remaining occupied flats. Third meeting of Consultative Forum took place on 26th September last.

Bricins Park

Phase 2 ongoing and contractor has reaffirmed commitment to complete all outstanding works. Contractor appointed for Phase 3 and details of works programme (projected completion date) will be provided for next meeting.

Aughrim Court

Landscaping works, financed under CAC Discretionary Funding, nearing completion.

Drumalee Court

Problems with unauthorised access persist. Supply & installation of new locking mechanisms have been ordered for entry points and keys will be issued to all residents.

Karl Mitchell

Assistant Area Manager