

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

Meeting: 17th October 2017

Item No: 6

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

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	54	19
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	55	22
No of other Complaints	182	135
Total Complaints	291	176
No of Anti Social Interviews per 1997 act	48	17
No of Other Interviews	146	110
Total Interviews	194	127
No of Requests for mediation	17	18
No of Complaints referred to central unit for Action	9	2
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	12 (10)*	3	4	0
Medical	2	1	0	0
Welfare	3 (1)*	1	2	0
Homeless	33 (28)*	7	0	0
Travellers	2	0	0	0
De-tenanting	0	0	0	0
Estate Management	0	0	0	0
Maintenance Grounds	1	0	0	0
Surrendering Larger	0	0	0	0
Unable to afford	0	0	0	0
Total	53 (39)*	12	6	0

* Refers to the numbers signed for Saint Helena's rapid-build houses

Senior Citizens Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	6	4	6	0
Medical	2	0	1	0
Welfare	0	0	1	1

Homeless	2	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	11	6	14	6

Voids Report

To the 1st of Oct there are 19 vacant housing units in the Finglas Area

Address	Type of unit	Date of vacancy	Remarks
73 Berryfield Road	House	18/09/17	Works in progress
80 Cappagh Avenue	House	06/06/2017	Works in progress
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
55 Finglaswood Road	Maisonette	30/05/2017	Works in progress / On offer
49 Glenties Park	House	30/01/2017	Choice Based Letting
1 Hazelcroft Gardens	House	26/06/2017	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

***61-63 Ratoath Avenue**

A.H.B (Novas) has submitted their revised design. They are now starting stage one of the process for submission to the Department of Housing, Planning & Local Government (DHPLG).

To the 1st of Oct there are 11 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
82 Blackhorse Grove	House	01/08/2017	Works in progress / On offer
160 Carnlough Road	House	02/06/2017	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
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 / On offer
56 St Eithne Road	House	05/5/2017	Works in progress

To the 1st of Oct there are 4 vacant senior citizens units in the Finglas area

Address	Type of Unit	Date of vacancy	Remarks
4 Brookville Court	1 bed	28/09/2017	Works in progress/ On offer
11 Brookville Court	1 bed	11/09/2017	Works in progress
60 Clareville Court	1 bed	19/06/2017	Works in progress / On offer

54 Mellowes Court	Bedsit	13/07/2017	Works in progress
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To the 1st of Oct there are 10 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 / On offer
4 Convent View Cres	Bedsit	29/08/2017	Works in progress
13 Convent View Cres	Bedsit	06/07/2017	Works in progress
23 Convent View Cres	Bedsit	05/10/2017	Works in progress
2 Dunard Court	1 bed	08/09/2017	Works in progress
9 Dunard Court	Bedsit	26/04/2017	Works in progress
37 Dunard Court	1 bed	19/09/2017	Works in progress
59 Dunard Court	Bedsit	09/08/2017	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:

City Architect's has submitted their revised design. They are now sending it to the DHPLG for approval

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 1st Jan – 1st Oct	
Assessments	617
Permission To Resides	154
Refunds	15

Housing Allocation Scheme of Letting:

Housing Allocations, with a sub group of the Housing SPC, will be commencing a review of this scheme. The last time it was adopted was in 2013. It is anticipated to have a revised scheme by February 2018.

Financial Contribution Scheme:

The redrafting of the Financial Contribution Scheme is nearly finalised. It is anticipated that there will be a scheme back up and running by the end of this month.

Fire sealing of attic boundary walls in houses at Gortmore, Carrigallen and Gortbeg.

16 properties have been investigated and works commenced on the 16th Aug.

Barry Area

On the 9th October Dublin City Council was granted possession (operative on 9th March 2018).

Choice Based Lettings

49 Glenties Park

This dwelling has been put up on Choice Based Lettings following 2 refusals. This dwelling is a 3 bedroom house.

55 Finglaswood Road:

The successful applicant has been notified. All 52 unsuccessful applicants have also been notified.

1 Hazelcroft Gardens:

The successful applicant has been notified. All 26 unsuccessful applicants have also been notified.

Broome Lodge

All nominees have gone forward to Clúid Housing. Interviews have been ongoing since Friday the 6th of October. Clúid will revert to us with their selections which we will review.

The official opening of Broome Lodge by Ministers Murphy and Donohoe will take place on Monday 27th November at 10 a.m.

Woodbank Drive (4 Units)

It is anticipated that the Contractor will commence work by the end of October.

Rathvilly Park/Virginia Park (13 Units)

It is anticipated that Contractor will commence work by the end of October.

St Helena's Drive Update

The 2nd and final phase was completed on 3rd Oct,

The 39 dwellings have now been allocated. 29 dwellings were given to Homeless and 10 to Housing Applicants.

27 dwellings were 3 bedrooms and 12 were 2 Beds



Finglas Housing Programme Update

1c Barry Avenue:

It has been identified for acquisition in the 3rd Phase and owners have been written to and informed of the Council's intent to acquire compulsorily in the absence of proposals to render the site non-derelict.

7 Barry Avenue:

Will be vested in Dublin City Council on 16th October, 2017 and will be under the control of Housing and Residential Services Department.

9 Fairlawn Park:

Pepper Asset Servicing have informed us that the sale has been agreed here.

25a Barnamore Park:

Following service of Notice of Intention to Acquire the Receiver responded that this property is to be sold.

25 Barnamore Park:

It has been identified for acquisition in the 3rd Phase and the owners have been written to and informed of the Council's intent to acquire compulsorily in the absence of proposals to render the site non-derelict.

66 Barry Park:

It has been identified for acquisition in the 3rd Phase and the owners have been written to and informed of the Council's intent to acquire compulsorily in the absence of proposals to render the site non-derelict

74a Rathvilly Drive:

Improvement works ongoing – site being kept under review.

92 Kippure Park:

Section 8(2) Notices served i.e. Notice of Intention to enter site on Register. Inspection due and if no improvement works have been carried out then the site will be entered on the Derelict Sites Register.

Aidan Maher

Assistant Area Manager