

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

**North East Inner City Housing Report November 2017**

**Donal Barron – Area Housing Manager**

**Croke Villas**

It was agreed to initiate the Part 8 procedure, for Croke Villas, at the April 2017 meeting of Dublin City Council's Central Area Committee. A Demolition Contractor is now on site and works have started to demolish the Blocks. Block 4 (the block at the rear) has been cleared and demolished in full and the site is being cleared of all rubble in preparation for the planned construction of the planned project.

We continue to work with the remaining residents (in the first block) in anticipation of their transfer to their new homes on Ballybough Road. 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 continue to work with Jeanette Lowe (Photographic Artist) to record the historical change to the Croke Villas Area. Jeanette has met the residents and continue to capture the development as it moves through each stage.

**St. Mary's Mansions**

The redevelopment of the complex continues to proceed (the Archaeological survey having been submitted after review and completed). This project is being solely managed by Cluid; subject to the agreed development plan and planning matters. The project will deliver 76 new units in this redesigned complex. This projected completion date is March 2019.

St Marys Mansions has now being fully de-tenanted and is now closed. The complex was secured (Cluid are responsibility for the Security at St Marys Mansions). Work has commenced on the boundary of the site and new fencing is currently being installed. Commencement of works is expected to continue and early indication is that the works will be completed on time.

The Housing Staff, of the NEIC office, have been very proactive in averting the storage and building of bonfires in the complex and the removal of bonfire material including pallets and tyres hidden within or about the complex. This success is reflected in that there was no bonfire, as was planned by local youths, in the St. Mary's Mansions complex.

**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 10<sup>th</sup> 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 continue to be carried out to the dwelling flats in this complex and 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).
- Pilot programme of converting flats (2 into one in some cases) and new fit to increase the living space within the dwelling.

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 work has been completed and a report produced, it will be brought to the Department of Housing, Planning and Local Government for assessment with the view of upgrading all the dwellings as they become available.

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, and green areas for each block.

The Housing staff were proactive regarding the removal of bonfire material including pallets and a vast number of tyres hidden within or about the complex. The NEIC Housing staff were successful in limiting the damage by bonfires to the newly refurbished play areas. Though the practicality of not having a bonfire in or about the Ballybough House area would be unachievable the intervention of the Housing Staff, by direct contact and mediation with the youths and community leaders, the planned bonfires to the artificial football pitch and other areas was diverted. Unfortunately there was some damage, caused by fire, to the play area.

### Gloucester Place/Former IDA site

Construction work commenced in late February 2016 and the project is progressing very well and the project is in the final stage, including snagging and signing off and will be ready to populate in the very short term.

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 and continued collaboration, between the ESB and DCC is in place, 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 is ongoing.

### CastleforbesSquare

All the dwellings have been allocated, under the City Councils' Allocation Scheme, and the complex enjoys full occupancy.

### **Vacant Site at Poplar Row**

Oaklee lodged a planning application on 30<sup>th</sup> November 2015 for a development of 29 units of accommodation at Poplar Row. Planning permission with conditions was granted to Oaklee Housing on 10<sup>th</sup> 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 30<sup>th</sup> Sept 2016 of a notice to grant planning for Poplar Row.

Work on the detailed design has commenced and site surveys are currently being 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 now been completed and the units are being snagged. The Social Housing Support applicants have been identified for the remaining 4 units and are expected to sign their respected tenancy agreements within the next few weeks.

The Area Office and Housing Department are in the process of finalising the public domain improvements on site. The Area Housing Office have also installed automated vehicular gates & pedestrian gates to eradicate illegal parking and enhance the security for the Residents.

### **Summerhill (Older persons complex)**

Funding has been given, under contract of service, to plant and clean (moss and weeding) the front area of Summerhill Senior Citizens complex with works starting on Wed 8<sup>th</sup> of November 2017. This, in conjunction with the open green area at the rear of the complex, ensures the Summerhill complex maintains its fine history of award winning flower display and gardens.

### **Brendan Behan Older Persons complex**

Funding has been approved for the upgrading and refurbishment of the community room at Brendan Behan Older Persons complex. This includes new flooring and general repairs.

### **Saint Laurence O'Toole Court**

The front garden area has been resurfaced with resin (on both side of railings), and the planting of flower beds and planters has been approved.

The construction of ramps, at the entry point of dwellings has been completed for wheelchair access. The communal room has been fitted with a new front door.

A new security gate has been constructed at the rear of the complex to stop the access and congregation of youths to the complex.

### **Oriel Street Older Persons units.**

The front garden has been resurfaced with resin, the fascia and soffit are being fully replaced.

Works have started to have the external frontage of the 8 dwellings cleaned and thereafter painted (which includes the gable doors, front windows and the railings (front and rear).

It has been proposed to have the bedding flowers and planters made available to residents that wish to avail of such gardening assistance.

### **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 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. LUAS Cross City will be launched on the 9<sup>th</sup> Dec.

#### **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 staged an event in the week leading up to the main festivities and it was a great success.

#### **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. The funding proposal was sent to the Department at 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 screened an outdoor movie for everybody and video games for the young people took place in the week leading up to the main festivities, this was a great success.

#### **North King Street**

The design team is currently working on 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 on the 14<sup>th</sup> Nov.

When the contract is awarded 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 and doors in this complex will commence at the start of December.

### **Kevin Barry/Blackhall/Marmion**

As part of the Halloween Festival "The Cauldron" in Smithfield these complexes held an event that included an outdoor movie for everybody and video games for the young people in the week leading up to the main festivities. A great night was had by all.

### **Dick Whelan , Area Housing Manager**

#### **O'Devaney Gardens:**

Construction works on 56 Social Housing units expected to commence Q1 2018. Efforts continue to source suitable alternative accommodation for residents in the five remaining occupied flats.

Next Consultative Forum meeting will take place on 21<sup>st</sup> November.

#### **Bricins Park:**

Original contract for Phase 2 has been terminated with builder concerned. New contractor appointed to finish Phase 2 and undertake Phase 3 works.

We hope to be in a position to show flats in Phase 2 to prospective tenants in the next fortnight.

#### **Aughrim Court:**

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

#### **Drumalee Court:**

Supply & installation of new locking mechanisms at entry points to be undertaken in the next week. All residents have been notified and keys will be distributed in advance.

### **Karl Mitchell**

Assistant Area Manager