



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

Meeting: 21st November 2017

Item No: 5

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

Estate Management

	FINGLAS	CABRA
No of Anti social complaints per 1997 act Drug Related	57	21
No of Anti social complaints per 1997 act <u>Not</u> Drug Related	57	24
No of other Complaints	199	150
Total Complaints	313	195

No of Anti Social Interviews per 1997 act	52	20
No of Other Interviews	162	122
Total Interviews	214	142

No of Requests for mediation	17	18
No of Complaints referred to central unit for Action	10	3
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	2	0
No of possession application sent to Central Unit	2	0
No of Court Orders Granted	2	0
No of Appeals / Judicial Reviews Challenges	1	0
No of Warrants executed (Evictions)	0	0

Housing Allocations

Category	Housing		Transfers	
	FINGLAS	CABRA	FINGLAS	CABRA
Bands 2 & 3	15 (10)*	3	4	0
Medical	3	1	0	0
Welfare	3 (1)*	1	2	0
Homeless	32 (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	56 (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	7	2
Medical	2	1	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	5
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	7	15	9

Voids Report

To the 1st of November there are 20 vacant housing units in the Finglas Area

Address	Type of unit	Date of vacancy	Remarks
24 Berryfield Road	House	03/10/2017	Works in progress
73 Berryfield Road	House	18/09/2017	Works in progress/on offer
29 Cardiffsbridge Avenue	House	11/07/2017	Works in progress/on offer
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/on offer
23 Casement Green	House	16/03/2017	Works in progress
60 Clancy Road	House	17/07/2017	Works in progress
107 Mellows Park	House	23/10/2017	Works in progress
92 North Road	House	22/09/2017	Works in progress
7 Plunkett Crescent	House	25/08/2017	Works in progress/on offer
109 Plunkett Road	House	10/10/2017	Works in progress
17 Ratoath Avenue	House	04/09/2017	Works in progress
42 Ratoath Avenue	House	17/07/2016	Works in progress
77 Ratoath Avenue	House	05/10/2017	Works in progress
61 Ratoath Avenue	House	27/06/2016	*
63 Ratoath Avenue	House	26/07/2016	*

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**

Novas has submitted a revised design for this area and Dublin City Architects are examining it at present. If approved Novas will then have to prepare the Cost Report and submit the Stage 1 (Capital Appraisal) to Dublin City Council. The Quantity Surveyors Department will review the costs before sending the application to the Department for Capital Assistance Scheme funding.

To the 1st of November 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
29 Broombridge Road	House	03/10/2017	Works in progress
160 Carnlough Road	House	02/06/2017	Works in progress / On offer
449 Carnlough Road	House	02/06/2017	Works in progress
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
297 Saint Attracta Road	House	10/03/2017	Works in progress / On offer

To the 1st of November there are 3 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/on offer
54 Mellowes Court	Bedsit	13/07/2017	Works in progress

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

Address	Type of Unit	Date of vacancy	Remarks
4 Convent View Cres	Bedsit	29/08/2017	Works in progress/on offer
23 Convent View Cres	Bedsit	05/10/2017	Works in progress
2 Dunard Court	1 bed	08/09/2017	Works in progress/on offer
37 Dunard Court	1 bed	19/09/2017	Works in progress/on offer
59 Dunard Court	Bedsit	09/08/2017	Works in progress
4 Dunmanus Court	1 bed	03/07/2017	Works in progress/on offer

St Finbarr's Court:

The proposal is to build forty six one-bedroom and two-bedroom apartments for older people, with a community room, in two blocks that are three storeys on St Finbarr's Road and four storeys on Kilkieran Road. This proposal is based on an option presented to the area committee in March. The total floor area and the heights remain as presented. The number of apartments has increased to comply with Department of Housing Planning and Local Government guidelines on floor area.

This proposal, cost estimate and programme have been submitted to the DHPLG for Stage 1 approval under Capital Works Management Funds. When the approval is granted Dublin City Council will progress to the next stage, which is Part 8 Planning.

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 June	
Assessments	739
Permission To Resides	161
Refunds	19

Housing Online

Dublin City Council has now gone LIVE with the “position online” for the Housing Waiting List which can be checked at www.dublincity.ie/HousingOnline.

Please see below for guidelines:



1. Enter **Application Number** and **Date of Birth** (dd-mmm-yyyyy),
2. Click **Search**

Please note that positions may be subject to change as applicants may move within bands as their circumstances change **so an applicant's position may move up or down on the list**. Persons on the Housing List will not be offered accommodation if their incomes are not in accordance with the Income Thresholds.

Barry Area

On the 9th October an Order for repossession was granted for 3 Barry Close with a stay on the Order until 9th March 2018. However, this Order was appealed to the circuit court and is listed for hearing on the 19th December 2017.

Choice Based Letting

49 Glenties Park:

57 applications were submitted for this property, of which 21 were not eligible for a number of reasons e.g. not entitled to a 3 bedroom dwelling, not on the list for Area E or applications need to be updated.

All applicants have been notified of the outcome.

24 Berryfield Road and 25A Valeview Garden:

These will be advertised under the Choice Based Letting Scheme in the coming weeks but these dwellings will not be ready for allocation for approximately 10 weeks.

St Helena's Drive

All 39 dwellings have been allocated in St. Helena's Court and Dublin City Council is liaising with the Contractor on snagging issues.

Apartment Complexes

There is a discussion document in relation to the regeneration of older apartment complexes included with the Packs for Councillors.

Financial Contribution Scheme:

The new Financial Contribution Scheme has been reviewed by the Housing SPC and all applicants will receive written details of the new scheme.

Broome Lodge:

Pre-tenancy training completed by Clúid on Thursday 9th November and it is hoped to have the tenants moved in this month.

Woodbank Drive (4 Units):

The main contractor has been appointed for the site he is examining the possibility of revising the number of units on this site to three units. The site has very limited access and it is proving very challenging to provide access to the rear for workers and plant etc.

The contractor is presently completing the detailed design of the housing units and anticipates commencing on site at Woodbank on the 21st November 2017.

Rathvilly Park/Virginia Park (13 Units):

The main contractor has been appointed for the site and is due to commence on the 21st November.

Prospect Hill Block 2

All remediation works have been completed and City Architects have commenced the snagging process.

Finglas Housing Programme Update

1c Barry Avenue:

The identified site is to be acquired under the Derelict Sites Act 1990 (3rd Phase).

7 Barry Avenue:

DCC has taken ownership of this dwelling through the Compulsory Purchase Order (CPO) procedure.

25a Barnamore Park:

This property is being auctioned through a bidding scheme by BidX1.

25 Barnamore Park:

This identified site is to be acquired under the Derelict Sites Act 1990 (3rd Phase)

66 Barry Park:

This identified site is to be acquired under the Derelict Sites Act 1990 (3rd Phase)

74a Rathvilly Drive:

Works are ongoing on this site, and it is being kept under review.

92 Kippure Park:

A clear up is to be carried out on the front garden, it will then be re-inspected by Derelict Sites Section.

106 McKee Road:

This is an active file, and is being kept under review.

50 Berryfield Road

Dublin City Council is in negotiations with the owner's family members with a view to purchasing this dwelling.

Dwelling added onto the Housing Programme list

58 Glenties Park:

This property has been inspected by the Derelict Sites Section. They have been in contact with our Law Department to ascertain the ownership of this dwelling with a view to making contact with the owners.

Dwelling removed from the Housing Programme list

9 Fairlawn Park:

Pepper Asset Servicing has informed Dublin City Council that a sale has been agreed on this property.

25a Valeview Gardens:

Dublin City Council has taken ownership of this dwelling through our legal department.



Aidan Maher
Assistant Area Manager