

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

Central Area Housing Report

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 December. 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 9th 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. We expect to send the Stage 1 report the Department of Housing, Planning, Community and Local Government this month for approval.

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.

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. The ground areas fronting onto the street have been successfully deep cleaned.

Sean Foster Place

The costings were approved by the department, we went to tender on the 14th Nov. The tender documents are due to be opened on the 15th December. I expect a contractor to be on site early next year, 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 have commenced I expect all the windows on the dwellings facing Upper Dominick Street to be complete before Christmas.

Blessington Street

The deep cleaning of the granite on the façade of our dwellings on Blessington Street will commence in December.

ESTATE MANAGEMENT**Sean Smith**

No of anti social complaints per 1997 act Drug related	1
No of anti social complaints per 1997 act not Drug related	15
No. of Complaints	18
Total Complaints	34

No of anti social Interviews per 1997 Act	9
No of other interviews	29
Total interviews	36

No of requests for mediation	0
No of complaints referred to the Central Unit for action	0
No of Section 20 Evictions	0

Allocations

Bands 3 & 3	2
Medical	1
Welfare	0
Homeless	0
Travellers	0

Senior Citizens

Bands 3 & 3	0
Medical	0
Welfare	0
Homeless	0
Travellers	0

Voids**Sean Smith**

Long Term Maintenance	
Contracts	19
Capital Projects	97

Donal Barron Area Housing Manager

Croke Villas

We continue to work with the remaining residents (in the first block) in anticipation of their transfer to their new homes. Work is continuing on the site at 2-6 Ballybough Road to deliver 7 new housing units. It is anticipated that these works will be complete in Quarter 4 2018.

St. Mary's Mansions

This projected completion date is March 2019

Ganson Building and Civil Engineering are now on site and early indication is that works will be completed on time.

Vacant site, Railway Street

Circle Voluntary Housing Association have finalised a proposed design for a new development of 38 Apartments on Railway Street.

Circle VHA appointed a design team in mid June 2017 and moved forward with design, planning, finance and construction. A topographical survey of the area has now been completed but it is expected to take some time before any construction works take place.

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(now complete)
- 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 complete on a 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.

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.

Castleforbes Square

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

Vacant Site at Poplar Row

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

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 8th 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.

No. Anti-Social Complaints per 1997 Act - drug related (this month)	12
No. Anti-Social Complaints per 1997 Act – not drug related (this month)	14
No. Other Complaints (nuisance/disturbance) ((this month)	16
Total:	42

No. Anti-Social Interviews per 1997 Act (this month)	5
No. Other Interviews (this month)	6
No. Requests for Mediation (this month)	2
No. Complaints Referred to Central Est. Mgt. Unit For Action (this month)	0
No. Live Case Files (this month only)	15
No. Case Files Closed (this month)	13

No. Section 20 Evictions (this month)	0
No. Excluding Orders	
Applied for by tenant (this month)	0
Applied for by DCC (this month)	2
Granted in court (this month)	0
Refused / failed in court (this month)	0
No. Surrender of Tenancy Due to Anti-Social Behaviour (this month)	0

No. of N.Q.'s served (this month)	0
No. Court Orders (Warrants) Granted (this month)	0
No. Appeals / Judicial Reviews / Challenges (this month)	0
No. Warrants Executed (Evictions) (this month)	0
No. of refusals/deferrals to let due to anti-social behaviour (this month)	0

Voids

Address	Type	Comment
Belvedere Road	0 bed	
Ballybough House	0 bed	Upgrade works - 2 Voids
Matt Talbot Court	0 bed	Upgrade works - 8 voids
Ballybough House	1 bed	Upgrade works - 4 voids
James Larkin House	1 bed	2 voids
Avondale House	1 bed	
Poplar Row	1 bed	
Fitzgibbon Court	1 bed	
Alfie Byrne House	1 bed	
Clarence St North	1 bed	
Liberty House	1 bed	
Ballybough House	2 bed	Upgrade works - 3 Voids
Dunne Street	2 bed	2 voids
Poplar Row	2 bed	
St Patricks Terrace	2 bed	
Tolka Road	2 bed	2 voids
Clonliffe Ave	2 bed	2 voids
Fitzgibbon Court	2 bed	3 voids
Slaney House	2 bed	
William Street North	2 bed	
O'Brien Hall	2 bed	2 voids
Russell Ave	2 bed	
Canon Lillis Gdns	3 bed	
Crinan Strand	3 bed	
Church Road	3 bed	
Ballybough Ave	3 bed	
Belvedere Road	4 bed	
Senior Citizens		
Brendan Behan	0 bed	Snr Citz – 2 voids
Ballybough Court	0 bed	Snr Citz – 3 voids
Tom Clarke	1 bed	Snr Cirt 2 into 1 – 4 voids
Brendan Behan Court	1 bed	
Summerhill	1 bed	

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 16th January 2018

Bricins Park

Flats shown to prospective tenants in advance of their completion. Units proving very popular and there will be no difficulty in letting.

Aughrim Court

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

Drumalee Court

Supply & installation of new locking mechanisms at entry points underway. Keys have been distributed to residents but it has been noted that some are choosing to leave vehicular gates open.

ESTATE MANAGEMENT

No of anti social complaints per 1997 act Drug related	0
No of anti social complaints per 1997 act not Drug related	3
No. of Complaints	20
Total Complaints	23

No of anti social Interviews per 1997 Act	3
No of other interviews	5
Total interviews	5

No of requests for mediation	0
No of complaints referred to the Central Unit for action	1
No of Section 20 Evictions	0

Voids

Long Term Maintenance	0
Contracts	29
Capital Projects	59

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