

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

**Housing Update March 2018**

**Donal Barron Area Housing Manager**

**Matt Talbot Court**

The balcony lights are due to be upgraded shortly to a higher specification light.

**O'Brien Hall**

All the internal hallways, landings and banisters are currently being painted (8 in total).

The vinyl flooring in all the hallways, stairs and landings are also due to be replaced with new hard wearing, robust flooring.

**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 with ground works going on site Thursday 8<sup>th</sup> March 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**

All properties now signed for and fully let. 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)**

The windows are due to be cleaned on Thursday, 08/03/2018.

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**

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 January. Tender documentation is complete. Dublin City Council has commenced the tendering process for our project in Dominick Street Lower by inviting Expressions of Interest for the Works contract. This stage will take approximately 12 weeks and a maximum of six contractors will be shortlisted and invited to tender in Stage 2, subject to the financial approval from the Department of Housing Planning Community and Local Government.

### **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. A resurfacing programme has commenced to fill in all potholes in this complex.

### **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. The Stage 1 report is down with Department of Housing, Planning, Community and Local Government for approval of funding. Once approved, we will commence consultations with the local community and designs for Part 8 approval.

### **Sean Foster Place**

The preferred bidder will be announced this month. Pending approval from the Department of Housing, Planning, Community and Local I expect a contractor to be on site in the next couple of months, it should take approximately 18 months to build the complex.

### **Dominick Court**

Upgrading of the windows and doors in this complex has commenced. Environment clean up has also started.

### **Ormond Square**

Painting programme has been complete.

### **Chancery House**

Painting programme has commenced

### **Blessington Street**

A complete fire protection programme will commence on Monday 12<sup>th</sup> these works will include upgrading emergency lighting, fire detection, and alarm systems. Repair or replacement of all fire doors, etc.

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

**O'Devaney Gardens:** Tenders for the construction of 56 Social Housing units have been invited and completed documentation is due to be returned by the end of March. Efforts continue to source suitable alternative accommodation for residents in the five remaining occupied flats. Next Consultative Forum meeting will take place on 18<sup>th</sup> April 2018.

**Bricins Park:** Phase 2 snagging ongoing, units will be allocated as soon as all outstanding issues have been addressed. Phase 3 progressing satisfactorily although recent weather conditions have had an impact.

### **Aughrim Court**

Landscaping works, financed under CAC Discretionary Funding, completed.

### **Drumalee Court:**

Supply & installation of new locking mechanisms at entry points completed and keys have been distributed to residents.

## FEBRUARY 2018 stats

### ESTATE MANAGEMENT

**Housing Managers:    Sean Smith            Donal Barron            Dick Whelan**

No of anti social complaints per 1997 act Drug related	1	3	0
No of anti social complaints per 1997 act not Drug related	16	1	5
No. of Complaints	26	9	8
<b>Total Complaints</b>	<b>43</b>	<b>14</b>	<b>13</b>

No of anti social Interviews per 1997 Act	6	3	1
No of other interviews	7	2	4
Total interviews	13	5	5

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

### Allocations

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

### Senior Citizens

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

Homeless	0	2	0
Travellers	0	0	0

**Voids**

**Housing Managers:**

**Sean Smith**

**Donal Barron**

**Dick Whelan**

<b>Long Term Maintenance</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Contracts</b>	<b>12</b>	<b>34</b>	<b>29</b>
<b>Capital Projects</b>	<b>97</b>	<b>21</b>	<b>59</b>

**Karl Mitchell**

**Assistant Area Manager**