

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

Housing Update May 2018

Donal Barron Area Housing Manager

Castleforbes Apartments

Interviews have taken place and allocation offers to be sent out for the occupation of apartments as below:

6	1 bedrooms
16	2 bedrooms
4	3 bedrooms

Fitzgibbon Court

Funding has been approved to install railings outside each ground floor unit in the 3 blocks in the complex and are currently being fabricated. Work is due to commence week starting 7th May 2018.

Matt Talbot Court

Defective balcony lights have been replaced and electrical services have been requested to survey the remaining.

O'Brien Hall



7 of the 8 hallways/stairs, landings and banisters have been painted and works are due to be completed by end May 2018.

The vinyl flooring in all the hallways, stairs and landings are also due to be replaced with new hard wearing, robust flooring. Flooring has been delivered and will be installed week starting 7th May by contractor.

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. Foundations have been completed and construction of the 7 units continues apace.



Demolition work on the main construction site at Croke Villas has been completed and construction work is set to begin.



Demolition work on the former cottages on Sackville Avenue is now completed and the two sites cleared.

St. Andrews Court



Demolition contractor now on site at Saint Andrews Court.

St. Mary's Mansions





Circle has advised that “The project is progressing well. The demolition phase is almost completed and the contractor has begun new sections of works; including internal party walls etc.

The tower crane will be erected later, week ending 5th April 2018. The steel frame for the upper floors is in production, it will be installed in the coming weeks. We are currently on programme for completion in July 2019”.

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 8th 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
- 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.

Vacant Site at Poplar Row



Works completion expected Q3 2019.

The City Council have hoarded off the site and keys have been handed over to contractor. Improved look through Artwork similar to the Mud Island on hoarding. Contactor expected on site by end May 2018.

Summerhill (Older persons complex)



The windows were cleaned and residents were happy with the works and walkways power washed.

CCTV system has been installed in the complex over last week.

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. New flooring was installed and the pool table was refurbished. The complex is also on the painting program for 2018.

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 are completed..

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.

Front and back windows and doors have been painted and also railings to the front of the complex.

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. Tender documentation is complete. Dominick Street Lower went out to full tender on the 29th April 2018

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 has been notified and there will be announcement within the next two weeks.

Dominick Court

Upgrading of the windows and doors in this complex has now being completed. Environment clean up has also started and a painting programme in the complex has now commenced.

Chancery House

Painting programme has commenced

Blessington Street

A complete fire protection programme has commenced, 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: The contract for the construction of 56 Social Housing units has been awarded and site mobilization should commence in June. There has been significant progress on detenancing and there is now only one tenant who is awaiting an offer of alternative accommodation which we hope to be in a position to make shortly.

Bricins Park: When certification of specified works in Phase 2 has been completed the units will be handed over for allocation. This should take place in the next fortnight. Phase 3 progressing satisfactorily.

April 2018 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

No of anti social complaints per 1997 act Drug related	0	2	0
No of anti social complaints per 1997 act not Drug related	0	4	5
No. of Complaints	8	12	8
Total Complaints	20	18	13

No of anti social Interviews per 1997 Act	4	4	3
No of other interviews	7	1	10
Total interviews	11	5	13

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	2

Allocations

Bands 2 & 3	4	1	0
Medical	0	1	0

Welfare	1	1	0
Homeless	1	0	0
Travellers	0	0	0
Succession	1	0	0
RAS/HAP	0	1	0

Senior Citizens

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

Voids

Housing Managers: Sean Smith Donal Barron Dick Whelan

Long Term Maintenance	0	0	0
Contracts	22	34	29
Capital Projects	97	21	59

Karl Mitchell

Assistant Area Manager