

**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 have been sent out for the occupation of apartments as below:

| | |
|----|------------|
| 6 | 1 bedrooms |
| 16 | 2 bedrooms |
| 4 | 3 bedrooms |

Fitzgibbon Court

The installation of railings outside each ground floor unit in the 3 blocks in the complex is currently underway and is due to be completed week ending 15th June 2018.



Matt Talbot Court

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

O'Brien Hall



Painting of hallways/stairs, landings and banisters is now complete.

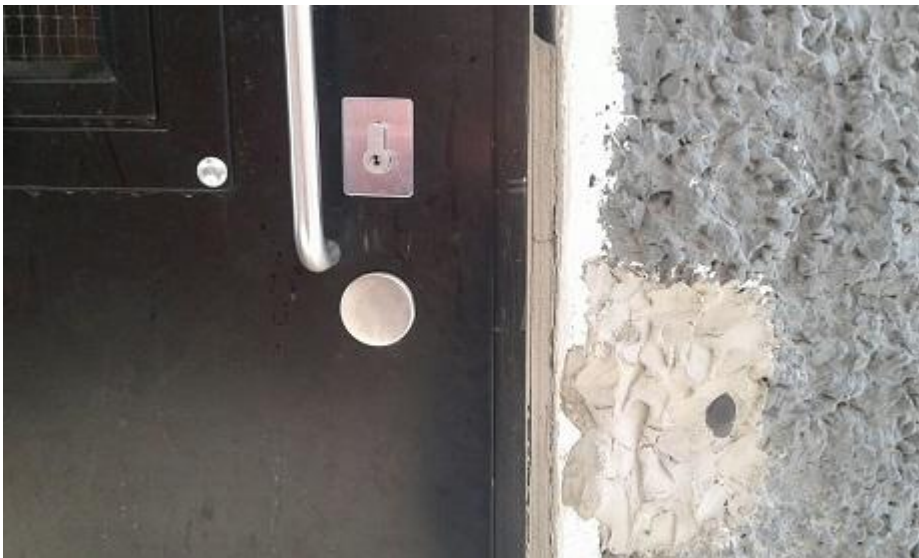


The vinyl flooring in all the hallways, stairs and landings are currently being installed and are due to be complete week ending 15th June.

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.



New secure fob system installed in remaining block at Croke Villas, cemented into the wall.



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 complete and the two sites cleared.



Collapsed drain issue within site at Sackville now resolved for all households affected.

St. Andrews Court



Demolition of Saint Andrews Court is now complete.

St. Mary's Mansions



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



The tower crane has been erected and steel frame for the upper floors is in production along with raising of external walls. 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.

Liberty Park/walkway



New kissing gates installed at both entrances to Liberty Park with stainless steel triangular tips at hinges which should stop them being removed.



New planters installed at Railway Street side of Liberty Park entrance as a barrier for cars.



Circle VHA appointed a design team and moved forward with design, planning, finance and construction. A topographical survey of the area and pilot boring hole works are now complete but it is expected to take some time before any construction works take place.

Patrick Heeney Crescent Playground



Upgrade works to playground at Patrick Heeney Crescent now complete.

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.

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 is now on site carrying out surveys, pending commencement of on site works on 18th June 2018..

Tom Clarke (Older persons complex)



Cleaning and upgrade works to gardens throughout Tom Clarke House now complete.

Ballybough Court Older Persons complex



Upgrade works to gardens at Ballybough Court now complete.

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 and is due back by end of June.

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. 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

There have been ongoing discussions with the preferred bidder, but we are not yet in a position to recommend this contractor to build Sean Foster Place.

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.

St Michan's House

The painting of this complex is now complete.

Chancery House

Painting programme is complete.

St Peters Court

The painting of this complex has commenced.

Rory O'Connor House

This complex is currently being inspected to determine the existing level of fire detection that exists regarding smoke, heat & carbon monoxide in Rory O Connor House. This survey is a visual inspection only, covering the topics of Fire Safety, Structural Condition, Ventilation, Sanitary Facilities, Heating Facilities & Lighting.

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

Georges Place

A roof refurbishment programme will commence in Georges Place with the next 4 weeks, residents will be notified prior to commencement.

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 is still 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.

May 2018 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

| | | | |
|--|-----------|-----------|----------|
| No of anti social complaints per 1997 act Drug related | 0 | 1 | 0 |
| No of anti social complaints per 1997 act not Drug related | 4 | 8 | 3 |
| No. of Complaints | 21 | 8 | 6 |
| Total Complaints | 25 | 17 | 9 |

| | | | |
|---|----|----|----|
| No of anti social Interviews per 1997 Act | 4 | 5 | 4 |
| No of other interviews | 1 | 5 | 9 |
| Total interviews | 17 | 10 | 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 | 0 |

Allocations

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

| | | | |
|------------|---|---|---|
| Succession | 1 | 0 | 0 |
| RAS/HAP | 0 | 1 | 0 |

Senior Citizens

| | | | |
|-------------|---|---|---|
| Bands 2 & 3 | 0 | 0 | 0 |
| Medical | 0 | 0 | 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 | 14 | 34 | 29 |
| Capital Projects | 97 | 21 | 59 |
| | | | |

Karl Mitchell

Assistant Area Manager