

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

Housing Update July 2018

Donal Barron Area Housing Manager

Castleforbes Apartments

Tenancies have now been signed for the occupation of apartments as below:

6	1 bedrooms
16	2 bedrooms
4	3 bedrooms

Fitzgibbon Court

Bedding cleared and new top soil laid. Due to be planted with shrubbery by week ending 6th July.



Concrete repair works to front and back of Fitzgibbon Court ongoing with completion date of August 2018.



Matt Talbot Court

Defective lights upgraded and replaced within communal balconies of Matt Talbot Court.



All 3 main entrance communal doors repaired with new locks and handles installed.



O'Brien Hall



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

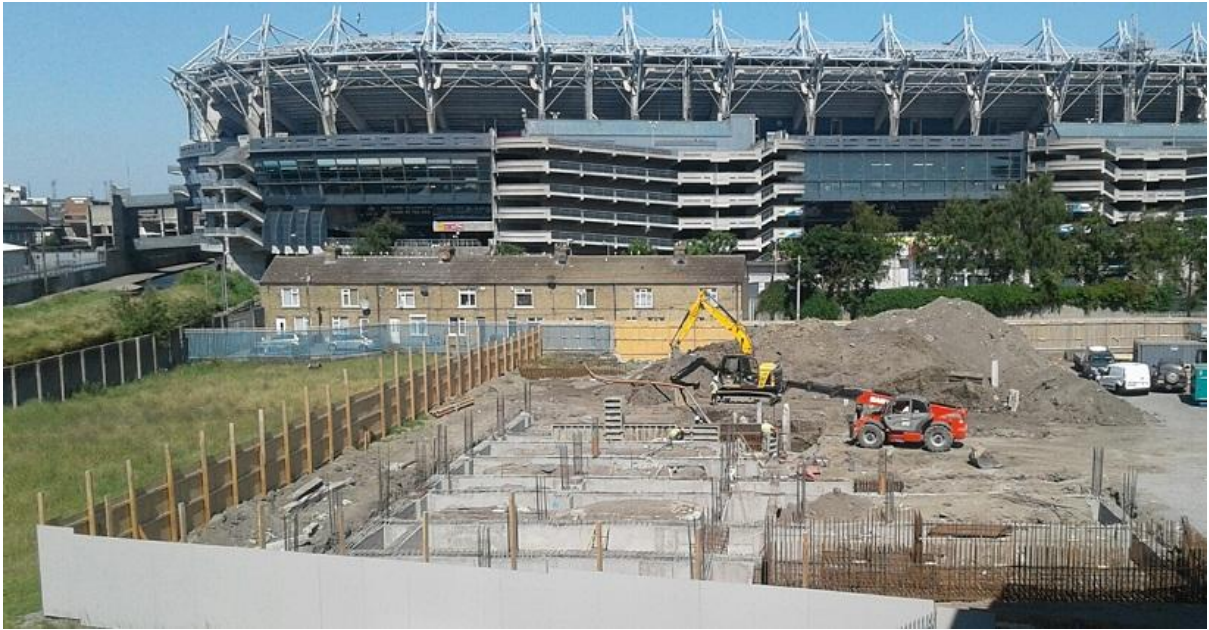
The laying of new vinyl flooring in all the hallways, stairs and landings is now complete..

New rear communal doors ordered and awaiting delivery.

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 at pace.



Foundation works of new Handball alley have begun on site .



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

St. Mary's Mansions



Cluid have advised that “The project is progressing well. The demolition phase is 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.



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.

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.



Since the installation of kissing gates and planters on Railway Street and Foley Street entrances Liberty Park has seen a marked increase in footfall, particularly during lunch hours.

Liberty House Playground



Upgrade works to playground at Liberty House 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.

Oaklee Site at Poplar Row



The City Council have hoarded off the site and keys have been handed over to contractor and is now on site. New extended hoarding currently being erected. Surveys to adjoining premises currently being carried out.

Tom Clarke (Older persons complex)



Cleaning and upgrade works to gardens throughout Tom Clarke House now complete. CCTV camera installed and painting of complex now complete. Age action carried out clean up of complex 22nd June organised by DCC Liaison Officer.

Killan Court



Painting of complex expected to start this week. Age action carried out clean up of complex organised by DCC Liaison Officer.

Saint Marys Court



Age action carried out clean up of complex organised by DCC Liaison Officer.

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

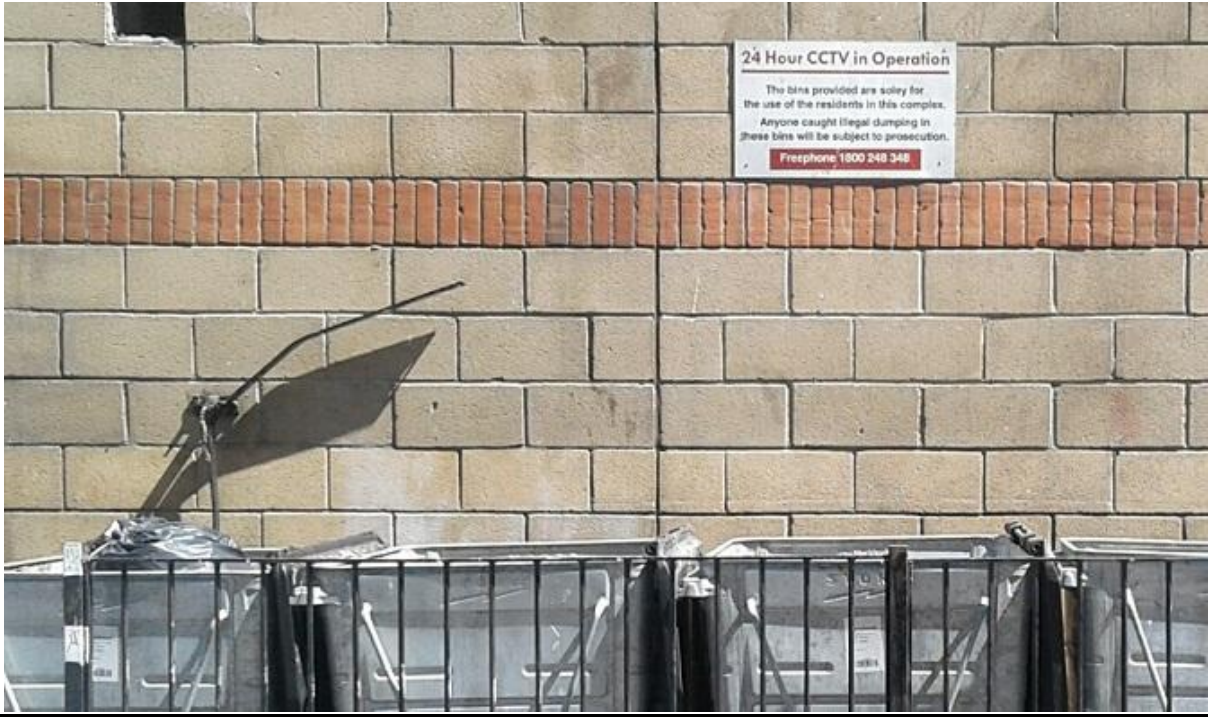


The front garden area has been resurfaced with resin (on both side of railings), and the planting of flower beds and planters are completed..

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.

Courtney Place



Additional CCTV camera installed. Improvement works to playground approved and works are due to start in coming weeks.

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 4 tenders were received and are currently being examined we expect to have a preferred bidder by Mid to End of August

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 Cost Benefit Analysis report is also being prepared.

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. A Cost Benefit Analysis report is also being prepared.

Once approved, we will commence consultations with the local community and designs for Part 8 approval.

Sean Foster Place

We are still at tender discussions in advance of contract award.

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.

Henrietta House

Painting programme has commenced.

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 2 weeks, residents will be notified prior to commencement.

Dick Whelan, Area Housing Manager

O'Devaney Gardens:

The one remaining resident in O'Devaney has accepted an offer of alternative accommodation and will move out shortly. We hope to be in a position to commence demolition works on the last two flat blocks in the next couple of months. Careys, the contractor responsible for the construction of 56 new units under Phase 1 of the regeneration programme, has taken possession of the relevant site. An Information Session for those local residents who live close to the construction site was held in the Ashling Hotel on 3rd July last and was followed on the 4th by an official sod turning event

Bricins Park:

Phase 2 has finally been handed over and allocations are underway. The units are finished to a very high standard and are proving very popular with applicants. Works on Phase 3, including the Community Room & Kitchen are progressing steadily with an anticipated completion date in August.

July 2018 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

	Sean Smith	Donal Barron	Dick Whelan
No of anti social complaints per 1997 act Drug related	0	5	0
No of anti social complaints per 1997 act not Drug related	4	8	5
No. of Complaints	21	10	8
Total Complaints	25	23	13

	Sean Smith	Donal Barron	Dick Whelan
No of anti social Interviews per 1997 Act	4	4	4
No of other interviews	1	7	20
Total interviews	17	11	24

	Sean Smith	Donal Barron	Dick Whelan
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	1	0

Allocations

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

Senior Citizens

Bands 2 & 3	0	1	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	12
Capital Projects	97	21	59

Karl Mitchell

Assistant Area Manager