

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

Housing Update September 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

Planting of new shrubbery now complete and clean up of surrounding cobble lock.



Concrete repair works to front and back of Fitzgibbon Court completed August 2018.

Tom Clarke House

Internal stairwells chemically cleaned after upgrade works complete.



Croke Villas / Ballybough Road



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.

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".

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

Contractor is now on site and a new extended hoarding has been erected.

Surveys to adjoining premises currently being carried out with foundation work well under way.



Killan Court

Painting of complex main entrance gate, guttering, windows and front doors and also internal gates now complete. Age action carried out clean up of complex organised by DCC Liaison Officer.



Summerhill/Sean O Casey

Clean up, clear out and upgrade of summerhill side of Sean O'Casey complete.



Brendan Behan Older Persons complex

All railings within complex painted as well as a clean up as part of the ongoing upgrade works.



Saint Laurence O'Toole Court

The planting of flower beds and planters are complete.

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 and painted.

Installation of new windows and doors throughout complex and painting of complex due to begin week starting 10th September.

Delivery of benches and planters due by September 2018, along with work to cobble lock through 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 4 tenders were received and are currently being examined we expect to have a preferred bidder by Mid to End of September

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. The Stage 1 report is with the Department of Housing, Planning, Community and Local Government for approval. A Cost Benefit Analysis report is with the Department.

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 with Department of Housing, Planning, Community and Local Government for funding approval. A Cost Benefit Analysis report is with the Department. When this is approved, we will commence consultations with the local community and designs for Part 8 application.

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

The painting programme has been complete..

Henrietta House

Painting programme has commenced.

St Peters Court

The painting of this complex has commenced.

Hardwicke Street Complex

A complete fire protection programme will commence in the next couple of weeks, these works will include upgrading emergency lighting, fire detection, and alarm systems. Repair or replacement of all fire doors, etc, Heating Facilities & Lighting. The CCTV system is currently being repaired.

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. It is expected this programme will be complete by the end of September.

Georges Place

A roof refurbishment programme has commenced in Georges Place. This complex is currently being inspected to determine the level of fire detection that exists for smoke, heat & carbon monoxide. This survey is a visual inspection only, covering Fire Safety, Structural Condition, Ventilation, Sanitary Facilities, Heating Facilities & Lighting

Dick Whelan, Area Housing Manager

O'Devaney Gardens: Preliminary works on the demolition of the last two blocks have commenced and it is hoped that all works will be completed before Halloween. Works on the construction of 56 new units and a new roadway are progressing satisfactorily.

Bricins Park: Works on Phase 3, including the Community Room & Kitchen are scheduled for completion in October

July /August 2018 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

No of anti social complaints per 1997 act Drug related	0	4	0
No of anti social complaints per 1997 act not Drug related	9	9	6
No. of Complaints	22	18	11
Total Complaints	31	31	17

No of anti social Interviews per 1997 Act	9	6	5
No of other interviews	16	7	14
Total interviews	25	13	19

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	1	4	0
Medical	0	0	0
Welfare	1	1	0
Homeless	0	1	0

Travellers	0	0	0
Succession	0	0	0
RAS/HAP	0	1	0
Fire/flood/Emg – Maintenance	1	4	0

Senior Citizens

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

Voids

Housing Managers:

Sean Smith

Donal Barron

Dick Whelan

Long Term Maintenance	0	0	0
Contracts	21	34	11
Capital Projects	97	21	0

Karl Mitchell

Assistant Area Manager