

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

## **Housing Update September 2018**

**Donal Barron Area Housing Manager**

### **East Wall Insulation Scheme:**



A Pilot Scheme for exterior insulation of houses and upgrading of heating has commenced in East Wall where 4 houses in Russell Avenue have already been completed. The scheme is ongoing.

### **Tom Clarke House:**

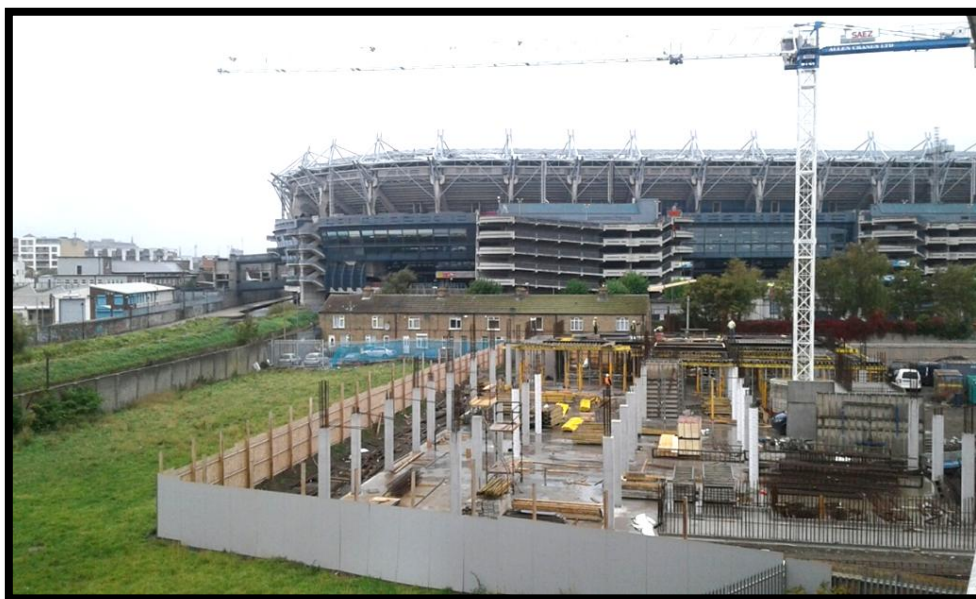


Landscaping of the area to the rear of the complex with inter-linking pathways has been completed. Large planters have been ordered and should be delivered on Friday 5<sup>th</sup> October. Outdoor seating has also been ordered to replace those removed during the complex's renovation. Residents have plans to plant raised beds around the landscaped area.

### **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 in 2019.** Work is continuing on the site at 2-6 Ballybough Road to deliver 7 new housing units. The basic roof structure has been completed and felted and roof tiling should be completed by the end October.



Foundation works of new Handball alley are nearing completion. Work has begun on the internal walls.



### **St. Mary's Mansions:**

Cluid have advised that "The project continues to progress well." The raising of the external walls continues with the second floor extension nearing completion on two of the four blocks.



The project is still on schedule for completion in July 2019.

### **Oaklee Site at Poplar Row**



Surveys to adjoining premises are completed. Foundation work is finished with construction on basement area construction well under way.

### **Brendan Behan Older Persons complex:**



Painting work of the railings and general area of the complex has been completed. Work on painting the windows continues.

### **Saint Laurence O'Toole Court :**



The installation of new windows and doors within the complex has been completed. The two public benches in the forecourt have been painted and a new resin based surface has been laid at the entrance. Planters are expected to be delivered by Friday 5<sup>th</sup> October and we are currently awaiting quotes for the upgrading of the cobble-lock surface at the rear of the complex.

# 45 Croke Villas and the 2018 Open House Festival



Croke Villas is currently undergoing a process of Urban Renewal. During the demolition of the complex, Artist/Photographer Jeanette Lowe documented the demolition process throughout 2017-18. As part of the 2018 Open House Architectural Festival, Jeanette will be presenting an instillation and exhibition which will see her photographs presented in No.45 Croke Villas against the contrasting backdrop of the flat which will be brought back in time to the swinging 60s when the Complex was first built.

Croke Villas was opened in 1961 during a State Visit by Prince Rainier of Monaco and his wife the Hollywood Actress Grace Kelly. It was designed by Daithi P. Hanly in what has become known as the “Gull Wing Roof” style of flat complex. The first of which was Gardiner Street Flats opened in January 1960.

Jeanette Lowe was previously responsibly for the highly acclaimed 2012 Instillation, “Flats: Memories; Perceptions; Reality” at Parse House as well as “Watiting: an Exhibition and Instillation at Charlemont Street Flats” in 2014.

Open House takes place at 45 Croke Villas on Saturday and Sunday 13-14 October 2018. There will be a special opening of the exhibition by the Lord Mayor at 2.30pm on 11<sup>th</sup> October and we hope to invite former residents to come along and share their memories.

## **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 we now have the tender report with the preferred bidder nominated, this has been sent down to the Department of Housing, Planning, Community and Local Government for approval.

### **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 down with Department of Housing, Planning, Community and Local Government for approval of funding. A Cost Benefit Analysis report is with the Department.

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. We went out to tender on Sean Foster Place a number of months ago, unfortunately this prove to be unsuccessful and we were unable to award the contract. We have retendered from our works framework and this process will take six weeks before the tenders will be assessed. We then expect to be able to prepare a tender report for the Department of Housing, Planning, Community and Local before Christmas, I will keep you updated as we progress to awarding the contract. I expect the contract to take approximately 2 years to complete.

### **Henrietta House**

Painting programme has commenced. A Tree pruning programme has been approved and we are seeking to set up an environmental group in this complex.

### **St Peters Court**

The painting of this complex has commenced. Tree pruning programme has been approved.

### **Eccles Court**

Tree pruning programme has been approved.

### **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.

### **Blessington Street**

A complete fire protection programme has commenced, these works will include upgrading emergency lighting, fire detection, and alarm systems. These works are complete.

### **Georges Place**

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

### **Markets Area (St Michan's House, Chancery House and Ormond Square).**

Entered into the City Neighbourhood Awards for the first time and were nominated to represent the Central Area in *Pride of Place*.

### **St Michan's House**

A roof replacement programme has been approved for this complex, it is due to start this side of Christmas and will take approximately 12 weeks to complete.

**Dick Whelan, Area Housing Manager**

**O'Devaney Gardens**

The demolition of the last two blocks have commenced on 1<sup>st</sup> October 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.

A workshop in relation to the next phase of redevelopment on the O'Devaney site will be held in the Ashling Hotel on 24<sup>th</sup> October next. Further details will follow in due course

**Bricins Park:**

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





O'Devaney Gardens - Demolition

## September 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	4
No. of Complaints	19	18	6
<b>Total Complaints</b>	<b>28</b>	<b>31</b>	<b>10</b>

No of anti social Interviews per 1997 Act	5	6	2
No of other interviews	10	7	9
Total interviews	15	13	11

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	4	0
Medical	0	0	0
Welfare	0	1	0
Homeless	1	1	0
Travellers	0	0	0
Succession	0	0	0
RAS/HAP	0	1	0
Fire/flood/Emg – Maintenance	0	0	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**