

To the Chairperson and Members Of the Central Area Committee

Housing Update November 2018

Donal Barron Area Housing Manager

Avondale House:



The wall around the playground has been re-plastered as preparation work for the painting of a mural. DCC have engaged an artist who will work with residents and for their input as to the design.

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 and 3 to follow. The scheme has now also continued to DCC properties on Seaview Avenue and Bargy Road.

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 5th 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.



Removal of dead tree and cutting back of border overgrowth has taken place to better blend in with the above garden works.

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 roof structure has now been tiled and completed.



Foundation works of new Handball alley are now complete. Ground and first floor work has begun on the internal and external 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.



Circle Railway Street site



Circle lodged planning application Ref 4265/18 and was registered 25/10/2018. The project once complete will be a 4 to 7 storey development which will consist of: (i) 47 no. apartments dwellings comprising; (a) 10 No. 3 bedroom apartments (five of which are duplex), (b) 27 No. 2 bedrooms apartments, and (c) 10 No. 1 bedroom apartments. (ii) Community meeting room and ancillary spaces at ground floor level. (iii) Renewable energy design measures for each dwelling. (iv) Rearrangement of existing parking and provision of a total of 21 parking spaces accessed from existing entrance on Railway Street. (v) Communal open space and landscaping works, waste storage building and cycle parking enclosure for 52 bicycles. (vi) ESB substation, estate signage, site perimeter boundary treatment, plant and all associated ancillary site development works and services.

Oaklee Site at Poplar Row



Surveys to adjoining premises are complete. Foundation work and construction of basement are now complete.



Construction of external brick/block walls now well under way and up to first floor height.

Brendan Behan Older Persons complex:



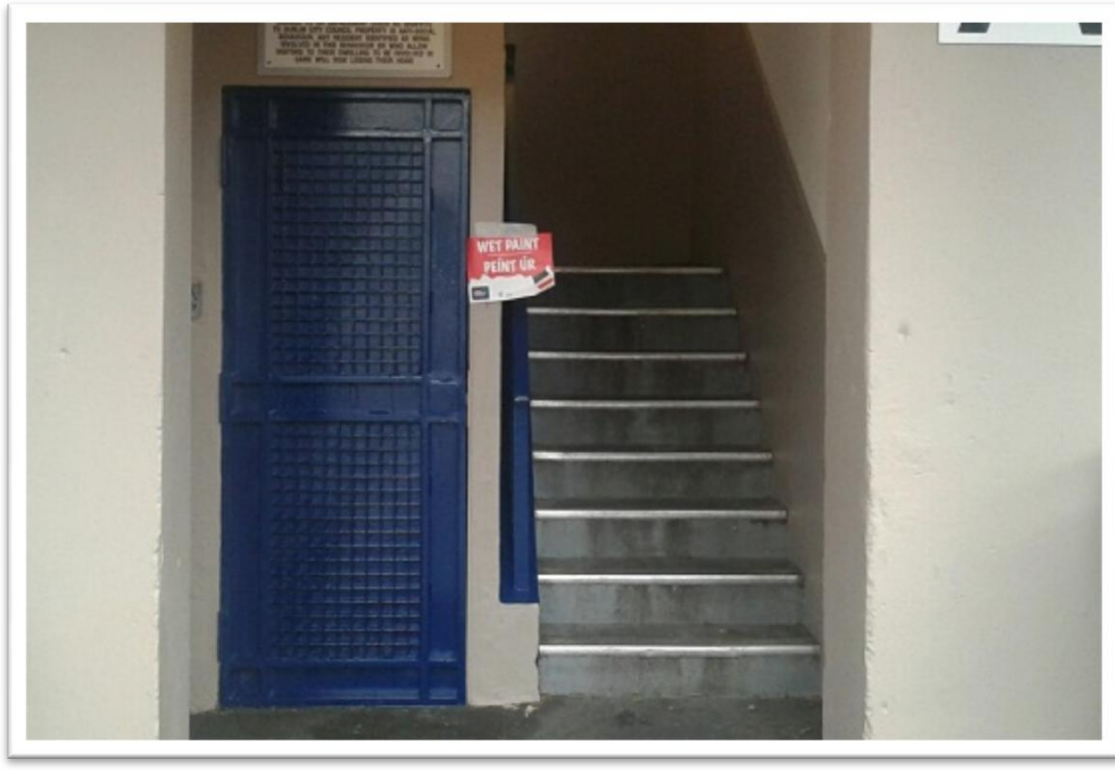
The painting the windows, front doors and also the outer railings continue with a completion date of December 2018.

Saint Laurence O'Toole Court :



The two public benches in the forecourt have been painted and a new resin based surface has been laid at the entrance. New planters have been delivered and we are currently awaiting quotes for the upgrading of the cobble-lock surface at the rear of the complex.

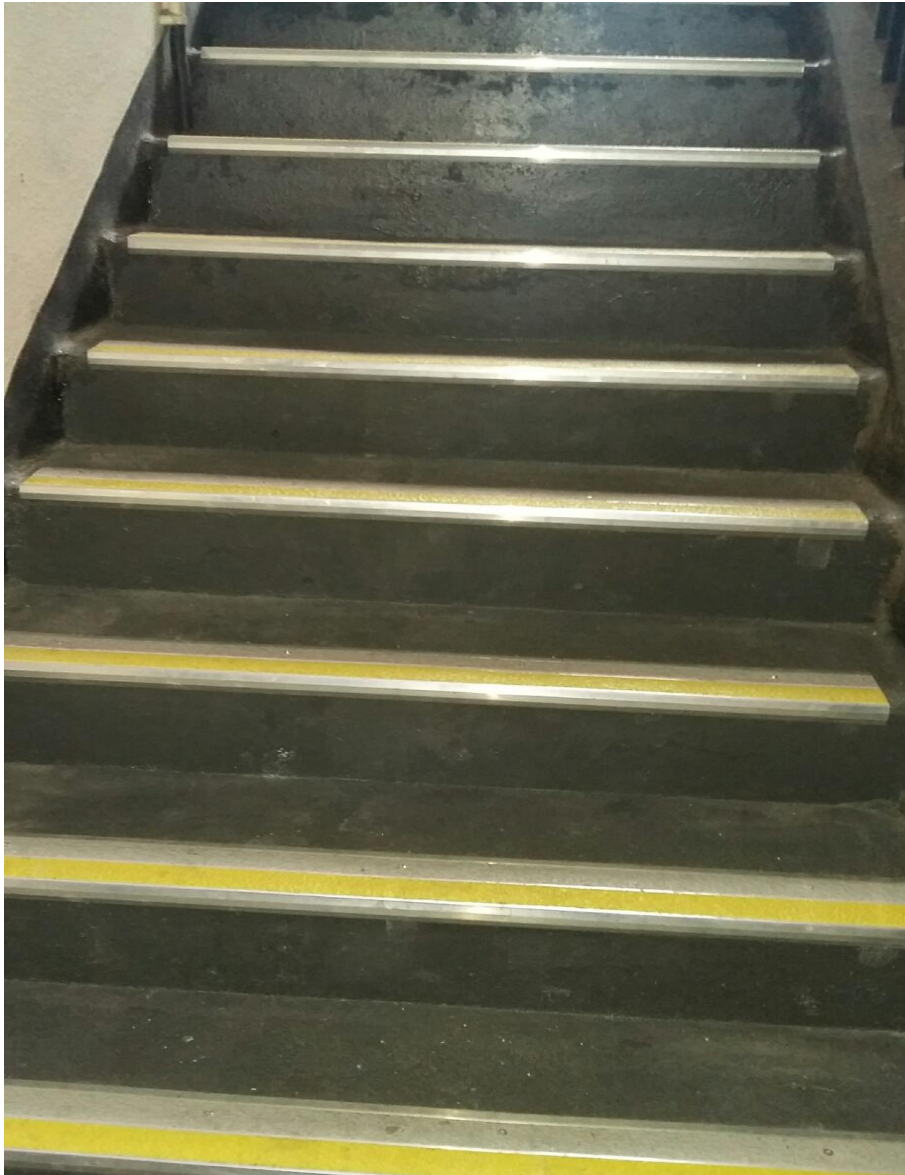
Liberty House:



The painting of the internal corridors and stairwells of Liberty House have begun and is due to be completed December 2018.

James Larkin House:





Installation of protective cover for stairs to prevent chips on concrete staircase/slip and trip hazards.

Successful Halloween:





Due to the combined efforts of Dublin City Councils Housing Services Section and An Garda Síochána throughout the months of September and October, according to stats provided there were only 3 bonfires attended to by Dublin Fire Brigade on Halloween night.

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. Approval has been received from Department of Housing, Planning, Community and Local Government to appoint the preferred bidder once the standstill period has been complete, by midnight Wednesday 7th Nov.

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. This report led to a number of clarifications being sought from the Department, these have been answered and are now 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. This report led to a number of clarifications being sought from the Department, these have been answered and are now with the Department. Once approved, we will commence consultations with the local community and designs for Part 8 approval.

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. On Friday 2nd Nov we opened 4 tenders, as part of the procurement process once these have been examined, we have to prepare a report recommending a preferred bidder. We then send this down to the Department of Housing, Planning, Community and Local Government as part of a Stage 4 application for approval of funding. It is expected we will have this report in the Department in December.

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 in the next week, weather permitting and will take approximately 12 weeks to complete.

Dick Whelan, Area Housing Manager

O'Devaney Gardens

The demolition of the last two blocks have been completed and site clearance is ongoing. 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 was held in the Ashling Hotel on 24th October last. Approximately 130 people attended and the feedback was overwhelmingly positive. A copy of the Workshop report will be circulated when available.

Bricins Park

Works on Phase 3, including the Community Room & Kitchen are progressing with a scheduled handover date in December.

September 2018 stats

ESTATE MANAGEMENT

Housing Managers: **Sean Smith** **Donal Barron** **Dick Whelan**

No of anti social complaints per 1997 act Drug related	1	3	0
No of anti social complaints per 1997 act not Drug related	7	12	3
No. of Complaints	19	25	8
Total Complaints	27	40	11

No of anti social Interviews per 1997 Act	10	5	2
No of other interviews	15	11	5
Total interviews	25	16	7

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	1	0
Medical	0	2	0
Welfare	0	1	0
Homeless	1	1	0
Travellers	0	1	0
Succession	0	1	0
RAS/HAP	1	0	0
Fire/flood/Emg – Maintenance	0	0	0

Surrender Larger	0	1	0
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Senior Citizens

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

Voids

Housing Managers:

Sean Smith

Donal Barron

Dick Whelan

Long Term Maintenance	0	0	0
Contracts	24	34	11
Capital Projects	97	21	0

Karl Mitchell

Assistant Area Manager