

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

**Housing Update November 2018**

**Donal Barron Area Housing Manager**

**Avondale House:**



The small wall around the playground has been removed and larger back wall re-plastered for the painting of a mural. An artist has now been appointed and has commenced preparation works for the mural. He 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. The scheme has now also continued to DCC properties on Seaview Avenue, Bargy Road, Saint Marys Road and Caledon Road and are due for completion week ending 14<sup>th</sup> December 2018.

**Tom Clarke House:**



Landscaping of the area to the rear of the complex with inter-linking pathways has been completed. Large planters have now also been installed with outdoor seating 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 now been complete and planting due to commence January 2019.



**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. Cladding to the front of the units is now under way and is due for completion January 2019.**



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





Steel works have now begun on the end of the building to form internal stairwell.



**Brendan Behan Older Persons complex:**



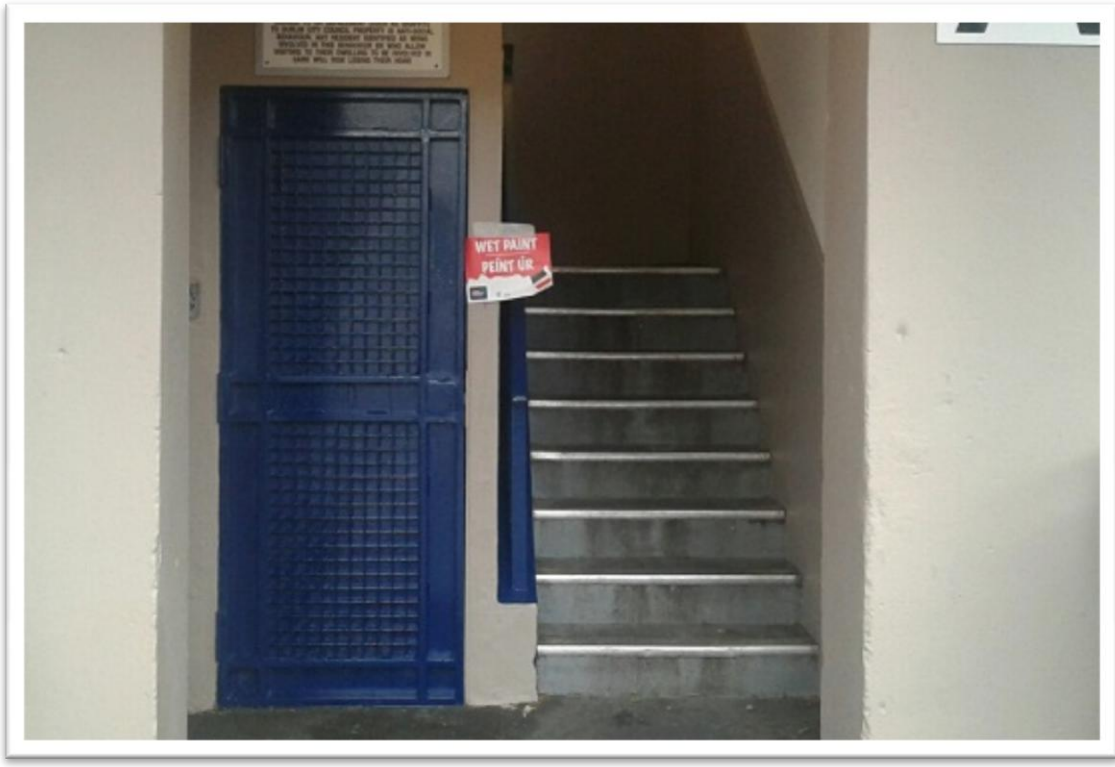
Painting of the Inside railings are now complete with the painting the windows, front doors and also the outer railings continuing with a completion date of January 2019.

**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.

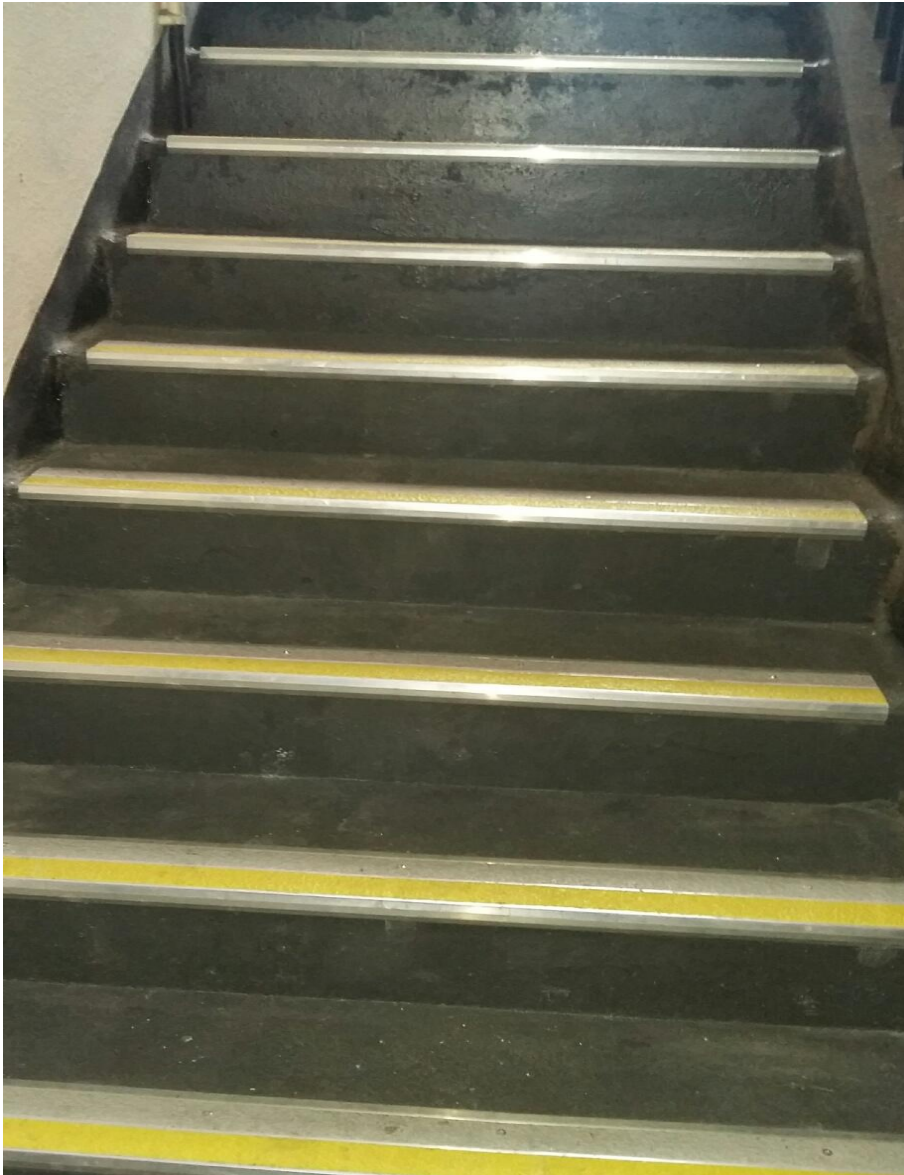
**Liberty House:**



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 is now complete.

**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. Duggan Brothers Ltd have been appointed as the developer to build this complex, they are expected to be onsite in the coming weeks. I will give an outline construction programme in January, it is expected to take about two years to complete.

The Gaelscoil is expected to go to planning in the second quarter of next year.

### **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 2<sup>nd</sup> 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 ready to be sent the Department of Housing, Planning, Community and Local Government in mid 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.

### **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.

### **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

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

A roof replacement programme has commenced in this complex, weather permitting it will take approximately 12 weeks to complete.

### **Dick Whelan, Area Housing Manager**

### **O'Devaney Gardens:**

The demolition of the last two blocks and site clearance works have been completed. Top soil is currently being spread and palisade fencing for the Montpelier Gardens frontage has been ordered. This fencing, as requested by local residents, will be erected at the edge of the path in an effort to discourage dumping.

### **Bricins Park:**

Works on Phase 3, including the Community Room & Kitchen are progressing however handover will now take place in January 2019



## November 2018 stats

### ESTATE MANAGEMENT

Housing Managers:      Sean Smith              Donal Barron              Dick Whelan

|  |           |           |           |
|--|-----------|-----------|-----------|
| No of anti social complaints per 1997 act Drug related     | 0         | 2         | 1         |
| No of anti social complaints per 1997 act not Drug related | 6         | 10        | 6         |
| No. of Complaints  | 20        | 19        | 5         |
| <b>Total Complaints</b>                                    | <b>26</b> | <b>31</b> | <b>12</b> |

|   |    |    |   |
|---|----|----|---|
| No of anti social Interviews per 1997 Act | 9  | 8  | 1 |
| No of other interviews                    | 17 | 8  | 4 |
| Total interviews                          | 26 | 16 | 5 |
|   |    |    |   |

|  |   |   |   |
|--|---|---|---|
| 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                  | 5 | 0 | 0 |
| Medical                      | 0 | 1 | 0 |
| Welfare                      | 0 | 0 | 0 |
| Homeless                     | 1 | 0 | 0 |
| Travellers                   | 0 | 0 | 0 |
| Succession                   | 0 | 0 | 0 |
| RAS/HAP                      | 0 | 0 | 0 |
| Fire/flood/Emg – Maintenance | 0 | 0 | 0 |
| Surrender Larger             | 0 | 0 | 0 |

Housing Managers:

Sean Smith

Donal Barron

Dick Whelan

**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**

|                              |           |           |           |
|------------------------------|-----------|-----------|-----------|
| <b>Long Term Maintenance</b> | <b>0</b>  | <b>0</b>  | <b>0</b>  |
| <b>Contracts</b>             | <b>24</b> | <b>34</b> | <b>11</b> |
| <b>Capital Projects</b>      | <b>97</b> | <b>21</b> | <b>0</b>  |
|                              |           |           |           |

**Karl Mitchell**

**Assistant Area Manager**