

To the Chairperson and Members Of the Central Area Committee

Housing Update

Donal Barron Area Housing Manager

Avondale House:



The Mural in the playground at Avondale House, financed by a grant from the NEIC, has been completed. Working directly with the community, the artists created a fantasy landscape, which draws on elements taken from the family crests of children resident at Avondale House and subtly incorporating them into the overall design.



The hall stairs in Avondale House have been fitted with a non-slip surface with metal lips to provide safer access for residents.

Ballybough Road, Nos 2-8.



External rendering has been completed on Nos. 2 – 4. No. 5, the construction of which was delayed, is now on stream with the external walls completed and the tiling of the roof underway. Current completion date for the entire complex is summer 2019.

Croke Villas:



The external construction of the Handball Alley is nearing completion. City Architects are finalizing details for the tenders for construction on Sackville Avenue. We continue to work with the remaining residents in Croke Villas pending their move to new housing at 2-8 Ballybough Road.

O'Brien Hall:



Four sets of Utility Boxes at the front entrances of O'Brien Hall which had been vandalized have been repaired removing the danger of exposed electrical cables to residents.

St Laurence O'Toole Court:



Work has commenced on installing new cobble lock on the forecourt of Saint Laurence O'Toole's Court.

St. Marys Mansions:



Cluid advise that construction work on St. Mary's Mansions remains on schedule for completion in the final quarter of 2019. The finished redevelopment will consist of 80 homes in one to four bedroom apartments.

Tom Clarke House:



2 Raised beds have been installed at Tom Clarke House funded by the NEIC. A number of residents have already volunteered to undertake the future planting and care of the beds.

Sean O'Casey Avenue:



A CCTV Camera has been installed in the laneway at the rear of Sean O'Casey Avenue with a warning signs that it is in operation. It is hoped that the camera will assist in detecting illegal dumping in the area.

Summerhill Court:



As part of the ongoing Paint Programme, the interior walls, railings, doors, and front entrance areas of Summerhill Court were painted.

The Oakley Building:



The construction of external brick/block walls is nearing completion as are the internal stairs. The current estimated date for completion is October 2019. The finished complex will provide 29 homes for senior citizens.

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. Duggan Brothers have commenced on site, they have mobilised the site compound, and welfare facilities. Carried out archaeological investigations, and completed site clearance. This month's work will include stone bed for piling rig and commence pile drilling. Planned working hours are 7 am to 7 pm Monday to Friday and 8 am to 2 pm on Saturday when required.

A monthly information meeting takes place between Duggan's and the neighbours around the site. These meetings have been productive. A draft leaflet will be produced by Duggan's for the meeting and agreed, which will then be distributed to the local people and businesses. I have asked for the local area Councillors to be included in the circulation.

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. Tender brief completed for design team.

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. Tender brief completed for design team.

Sean Foster Place

Stage four funding has been approved by the Department of Housing, Planning, Community and Local Government. Duggan Brothers Ltd have been awarded the contract and expect to be on site in May.

St Michan's House

A roof replacement programme has commenced in this complex, weather permitting it will take approximately 12 weeks to complete. Blocks A and B is complete and work is ongoing with the remaining blocks.

Blackhall/Marmion

Tenders have been received for the roof refurbishment of this complex, the tender report is due and contract to be awarded in the coming weeks.

Constitution Hill

A contractor has commenced working on installing a garden on the old playground at the south end of this complex. A photo montage was distributed to all residents. We expect some of the trees from Sean Foster Place to be relocated to this garden.

Dick Whelan, Area Housing Manager

O'Devaney Gardens

Construction works on Phase 1 are proceeding and a completion date by mid 2020 remains the target. Completed tenders in respect of the next phase of development are currently being evaluated.

Bricins Park

The newly refurbished units in Phase 3 have now been allocated. Two of the new units have been reserved for residents who moved temporarily to facilitate the refurbishment works.

Courtyard areas have been landscaped and planters are on order. When the Kitchen/Community space area is available it is hoped that an event to mark the completion of works can be held

March 2019 Stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Donal Barron Dick Whelan

No of anti social complaints per 1997 act Drug related	0	1	0
No of anti social complaints per 1997 act not Drug related	4	7	5
No. of Complaints	20	16	11
Total Complaints	10	24	16

No of anti social Interviews per 1997 Act	0	8	2
No of other interviews	1	10	9
Total interviews	1	18	11

No of requests for mediation	0	0	0
No of complaints referred to the Central Unit for action	1	0	0
No of Section 20 Evictions	0	0	1

Allocations

Bands 2 & 3	5	3	0
Medical	0	2	0
Welfare	0	1	0
Homeless	2	1	0
Travellers	0	0	0
Succession	0	0	0
RAS/HAP	0	0	0
Fire/flood/Emg – Maintenance	0	1	0
Surrender Larger	0	0	0

Housing Managers:

Sean Smith

Donal Barron

Dick Whelan

Senior Citizens

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

Voids

Long Term Maintenance	0	0	0
Contracts	30	34	11
Capital Projects	97	21	0

Karl Mitchell

Assistant Area Manager