

Report on St Berachs Place



Following the demolition of Swans Nest Flats Complex, St Berachs Place, Housing Estate was built approximately 12 to 13 years ago.

There has been certain works carried out to improve this complex and others that are in train. In 2018 the Area Office through the discretionary budget installed CCTV in the complex. There are three cameras covering the whole courtyard and the vehicular entrance to the courtyard.



The pedestrian entrance from Grange Park Crescent has had the railings and wall repaired which helps to give a cleaner look to the complex. The shutters from the courtyard to the crèche were also repaired and serviced. There was some work done to remove the graffiti from these shutters but there is still work to do here.



We are going to extend after the summer to repair and upgrade the utility boxes in the complex. These give St Berachs a very run down look. This includes Electric, Gas and TV/Broadband utility boxes.



There are two open gardens in the complex. These were initially intended for the use of tenants in Apts 5,6,8,9 & 17,18,20,21 however the garden at 17,18,20,21 is used by gangs to drink and for dumping of rubbish at times. We will need to liaise with the tenants in 16 to 21 to come up with a plan on how to design this out. There is consideration being given to opening it up and taking away the walls that can hide those persistent in being involved in anti-social activity. We are also looking at extending the CCTV to another camera to cover

this garden. There is dumping occurring in this garden but also over the wall on to the train tracks.



There are several planters dotted around the courtyard and along the entrance roadway. Some of these are falling apart while some are fairly new. These planters need to be repaired/replaced and while we can look at this, we will need residents to become involved to maintain the plants, as happens in other estates. We could also look at some more greening around the complex.

Generally the Kilbarrack Office arrange for Housing to cut the two open gardens during cutting season. The courtyard and the driveways of most of the gardens require spraying and scutching of weeds. We are arranging for Housing to carry this out in the courtyard but we may try to liaise with the tenants to perhaps spray their gardens if they are willing to scutch afterwards.

The local Housing Office have managed to empty a flat which was a concern to residents and the subject of constant complaints of Anti-Social behaviour complaints. The entrance doorway in the hall of this block was constantly kicked in and the hallway is in poor condition due to the gangs congregating here. The Housing Office intend to repair this door and clean up the hallway. With a new tenant to be allocated this flat, we would hope that this will give a fresh start to residents who were affected by this behaviour. Over the last few years the Housing office has managed to allocate sensibly in this complex where vacancies arise and there are fewer complaints on anti-social year on year.

