

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

Housing Update for December 2019

Pat Smith, Acting Area Housing Manager

Ballybough Road, Nos 2-6:

2-6 Ballybough Road is currently undergoing final fixing and following completion of the snag list, will be available for allocation in December 2019. A viewing for remaining Croke Villas residents has been organised.

Ballybough House:



Upgrade of the playground at Ballybough House has commenced with a new Climbing Bridge being installed. The Abacus Ball equipment has been removed and a number of damaged areas of the wet-pour surface has been repaired.

Castleforbes Apartments:



Following the completion of remedial work on the newly acquired apartments at Castleforbes, all 12 apartments have now been allocated. These consist of 1 x 3 bed; 5 x 2 bed; and 6 x 1 bed.

Clarence Street/ Dunne Street/ North William Street:

Repair work to some of the play equipment has been carried out at the Playgrounds at Clarence Street/ Dunne Street/ North William Street Flats. Playlines and games have also been created for younger children in the complex forecourts.

Courtney Place:



Upgrading at Courtney Place Playground includes a Spring Rocker and a Play Panel.

Croke Villas/Handball Alley:



Construction on the Handball Alley is nearing completion. With 2-6 Ballybough Road due for allocating in December, the way will then be clear for demolition of the final block at Croke Villas and the construction of new housing on the surrounding site.

Fitzgibbon Court Playground:



New play equipment has been installed in the playground at Fitzgibbon Court and a new mural has been painted on the perimeter walls.

Liberty House:



The upgrading of play equipment at Liberty House Playground has commenced with new grab nets, a climbing bridge, and hand-grips installed.

Saint Mary's Mansions:



Cluid have advised that construction work remains on schedule and they estimate its completion in the first quarter of 2020. The finished redevelopment will consist of 80 homes in 1 to 4 bedroom apartments. The housing office compiled a list of those expressing interest in being housed at the complex which has now been passed on to Cluid. The closing number was 62.

Spencer Dock/Royal Canal Cycleway:



Central Area Housing continue to work in conjunction with Jon Jones Engineering, DCC tenants, and private residents at 57-73 Upper Oriel Street with regard to the renovation of the holding wall between Upper Oriel Street and the Canal Walkway.



The project has involved remedial work to be carried out at a number of resident's gardens which is nearing completion.

The Oaklee Development:



The construction of The Oaklee complex on Poplar Row remains on schedule for an early 2020 completion. The housing office has had numerous enquiries about the development with 16 applicants having put their names forward for consideration so far. The finished complex will provide 29 homes for senior citizens.

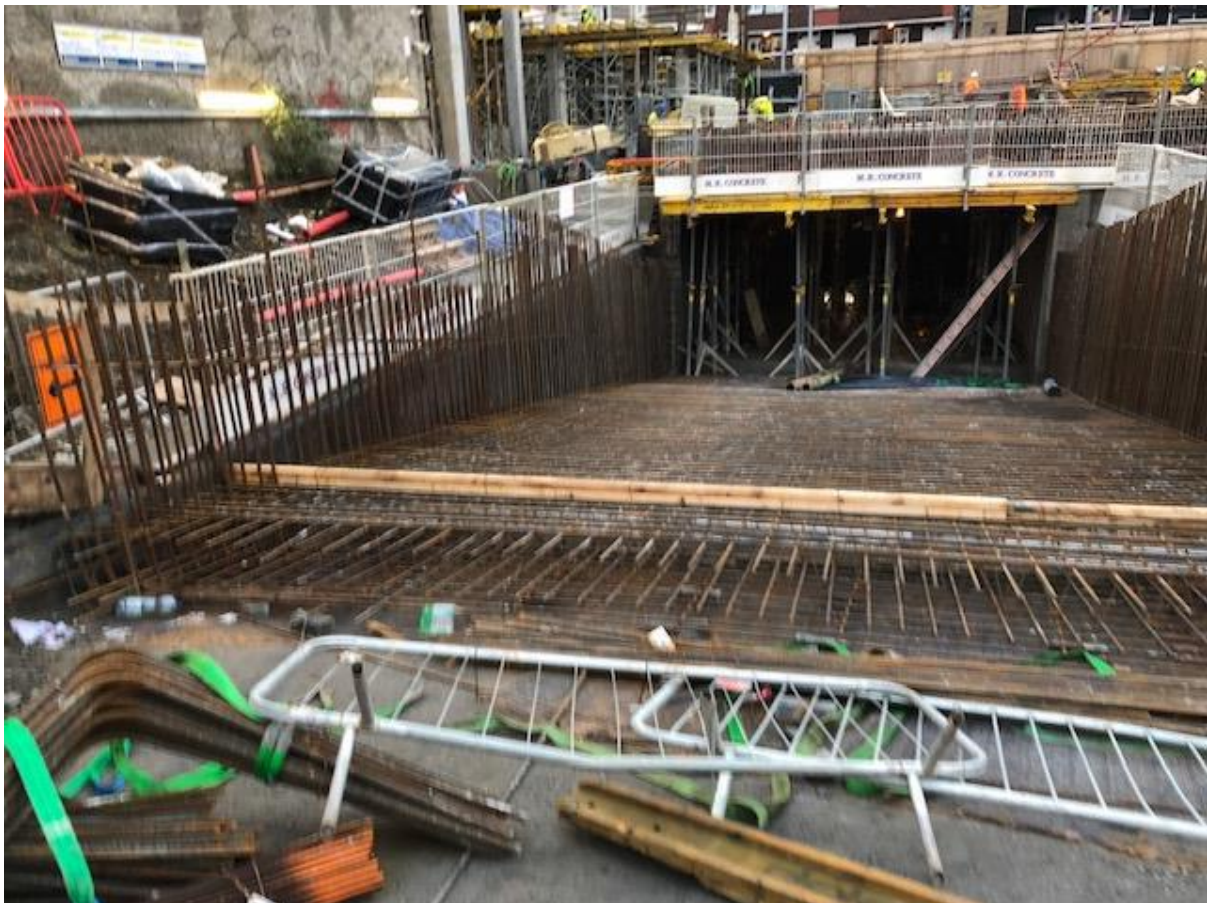
Sean Smith, Area Housing Manager

Dominick Street Lower

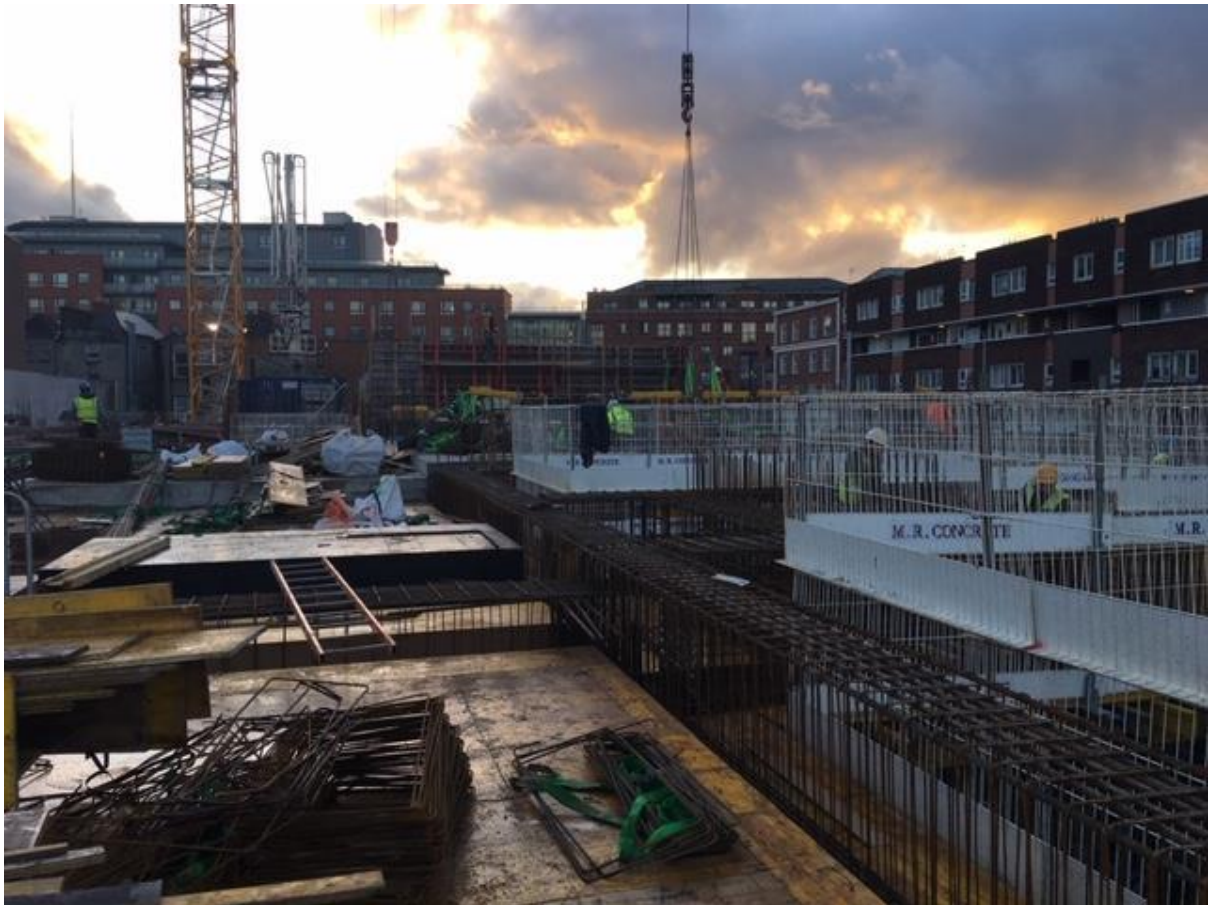
Duggan Brothers are currently constructing 5-3 bed town houses, 67 apartments consisting of 5-3 bed, 50-2 bed and 12 1-bed units, a community facility and retail/commercial units with 47 car spaces at basement level on the eastern side of Dominick St. The programme is on schedule due for hand over Summer 2021. Crane 1 and Crane 2 erected. 1st floor slab decking ongoing. 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 once agreed, it will be distributed to the local people and businesses. I have asked for the local Area Councillors to be included in the circulation.

The Gaelscoil planning and funding are in the control of the Department of Education.

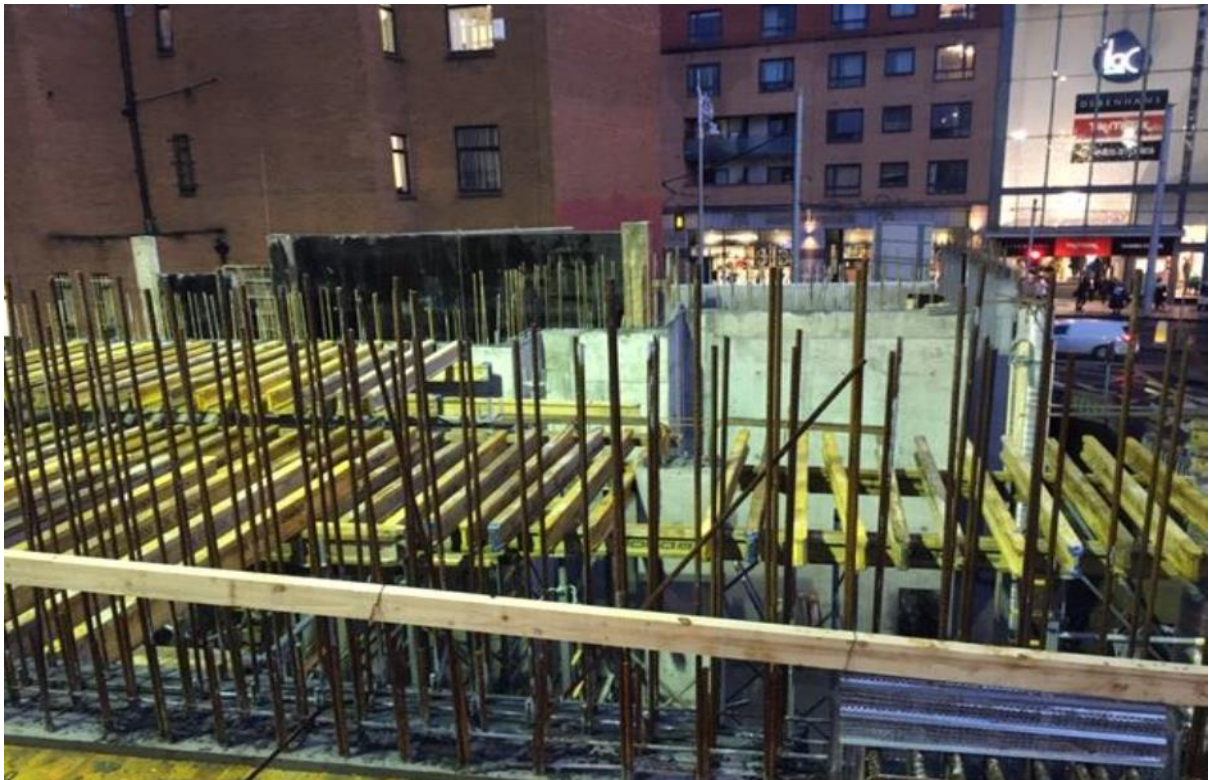


Basement Ramp Cast



1st Floor podium slab GL 13b – GL 5 reinforcement fixing ongoing.

1st Floor Slab in Corner Building Ongoing





Ground – 1st Floor walls been cast at GL 25b in Corner Building

Sean Foster Place (North King Street)

Works are progressing.

This scheme comprises 30 no. residential units over 6 no. floors, all dual aspect, with the living accommodation and private open space in the majority of units, facing South or West, onto a small shared landscaped court.

The apartment mix consists of 7 no. 1 bedroom apartments, 18 no. 2 bedroom apartments, 3no. 2-bedroom duplex apartments and 2 no. 3bedroom apartments. Each apartment has dual aspect, with a private balcony. The expected completion date is spring 2021.

Kevin Barry House.

A painting programme has commenced in this complex from Tuesday 2 July. Painting is progressing. Three stumps removed and filled in. Reviewing parking spaces.

Friary Court.

Painting programme has commenced.

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 Housing and Community Services Department is seeking to regenerate the current Dorset Street Flats and is actively liaising with the Department of Housing, Planning and Local Government with regards agreeing a Cost Effectiveness Analysis on the various regeneration options and securing stage 1 approval. It is envisaged the regenerated scheme will provide at least 158 new homes.

Concurrently, the Housing and Community Services Department is procuring an integrated design team which will be in place by December 2019.

Subject to the Department of Housing, Planning and Local Government's approval and the necessary achievement of planning permission, it is envisaged that the major regeneration works will take place in early 2021.

Karl Mitchell

Area Manager

Nov 2019 stats

ESTATE MANAGEMENT

Housing Managers: Sean Smith Pat Smith

No of anti-social complaints per 1997 act Drug related	0	0
No of anti-social complaints per 1997 act not Drug related	3	16
No. of Complaints	7	14
Total Complaints	10	30

No of anti-social Interviews per 1997 Act	4	6
No of other interviews	2	0
Total interviews	6	6

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

Allocations

Bands 2 & 3	2	1
Medical	0	0
Welfare	0	1
Homeless	4	4
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

Housing Managers:

Sean Smith

Pat Smith

Senior Citizens

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

Voids

Long Term Maintenance	0	0
Contracts	34	28
Capital Projects	97	21