

To the Chairperson and Members
Of the Central Area Committee

Housing Update for June 2020

Pat Smith, Area Housing Manager



Housing Liaison Officers co-ordinating the delivery of meals at Ballybough Court with Civil Defence.

Covid 19 has presented numerous challenges to the Central Area Housing Section. While working within the guidelines laid down by the government, WHO and HSE, the Housing Office has continued, as much as possible, to try and maintain normal services while dealing with the needs of tenants during this time.

The Housing Office.

As per official guidelines the public counter is closed. Interviews with tenants or applicants have been carried out (under social distancing conditions) by appointment only or by telephone. However, unsolicited callers seeking application forms or advice have been dealt with by staff rostered in the back-office.

Maintenance:

Maintenance Calls have been filtered through Custom Services or online requests directly onto the CRM (Customer Relations Management) System. Tenants can still place requests by phone through their relevant Project Estate Officers. The general phone line in the Housing Office is manned during normal office hours. Requests have also been processed by DCC Staff involved in food distribution or shopping services in the various complexes.



Estate Caretakers have been regularly spraying and disinfecting communal access areas of complexes such as railings and bannisters since the start of the lockdown.

Covid 19 and Tenant Liaison:

Due to the Pandemic, St Laurence O’Toole Court has seen it’s kitchen and dining area closed as the staff are all volunteers. Central Area Housing Liaison Staff have filled this gap, co-ordinating with Civil Defence, to order and deliver meals Monday to Sunday to Cocooning tenants in this complex.

Since the start of the Covid 19 precautions Housing Staff in conjunction with Community and Civil Defence, have been involved in co-ordinating and delivering weekend meals to vulnerable and cocooning tenants and residents in the Central Area.

Housing Liaison Staff, in conjunction with the Community Section, have organized to carry out weekly shopping for cocooning tenants in DCC Senior Citizen Complexes. They have also co-ordinated with local doctors and chemists to organize the pick-up of tenants’ prescriptions and assist in arranging medical appointments.

Liaison Staff have also engaged in organizing various activities and entertainments such as Bingo sessions for our tenants.

Together with the Community Section, Housing Staff have been involved in the weekend collection and distribution of meals for cocooning tenants on Saturday and Sundays. There is also an on-call roster from 8am – 2pm, and 2pm to 8pm at the weekends.

Anti-Social Activity

Most Anti-Social Reports have centred on breeches of the Social Distancing Guidelines through the staging of parties or assembling in confined locations within DCC Complexes. This has led to letters being issued to tenants in the relevant complexes reminding them of their obligations and safety guidelines under Covid 19.

Allocations:

The following Allocations have taken place:

Bedroom size	Allocated	Senior Citizen Bed size	Allocated
0	0	0	3
1	2	1	4
2	4		
3	0		
4	0		

Work on St Mary’s Mansions and the Oaklee Senior Citizen Complex on Poplar Row was halted due to Covid 19 restrictions effecting the Building Industry. Work has now recommenced on completing these complexes.

Marion Foran, 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.

Duggan Brothers are currently back on site since the 18th May

Monthly meetings have been suspended due to Covid 19 restrictions.

The Community have rallied together since March and have painted balconies and planted flower containers, window boxes which has enhanced the complex.



Sean Foster Place (North King Street)

Works have resumed after Covid 19 restrictions. 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, 3 no. 2-bedroom duplex apartments and 2 no. 3 bedroom apartments. Each apartment has dual aspect, with a private balcony. The expected completion date is spring 2021.

Kevin Barry House.

A Residents Committee have been formed with a view to working with Estate Management for the better of the community & complex.

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.

Planting programme has now being installed at the old disused playground by Parks Division.

Community programme i.e. Bingo & children's activities are ongoing on a regular basis.

Wolfe Tone Close

The new GSM intercom system has now been installed and is now working.

Upper Dominick Street

A painting programme has commenced in the hallways and stairwells of the complex.

Blackhall Queen Street Complex

Tenants have got together and participated in enhancing the garden areas of the complex. Funding has being approved for Pidgeon spikes for the stairwells.

Parking Enforcement (Apcoa) will be re- instated in this Complex due to ongoing problems with illegal parking.

Power washing of stairwells have commenced on an arranged programme residents to be notified a couple of days in advance.

Georges Place

Regional Electrical Management (REM) are due to replace an ACT System on the Vehicle Pedestrian Gates of the complex.

Henrietta House

Residents of the complex are working closely with Estate Management & Community Section i.e. Planting, Playground area to enhance the complex.

Hardwicke Street

Estate Management are working closely with Men's gardening Club

Bingo is held twice a week on Wednesday & Saturdays within the complex all residents are participating.

Community Section

Brian Mongey: Assistant Community Development Officer

Flowers and Plants:

The Community Team have distributed plants and flowers to over thirty groups over the last month. While most of the groups are resident committees, Plants were also distributed to Mud Island Community Garden and East wall Men's Shed who look after the flower containers in the public domain.



Musical activities for sheltered housing:

The Community Section has arranged music and bingo in six locations each week. The Scheme is being expanded for June to include a further three locations in the first instance. This program has received support from An Garda Síochana and the HSE. Sites to date include Tom Clarke House, Ballybough Court, Brendan Behan Court, St Lawrence O'Toole Court, Summerhill Court and Drumalee Court.



Covid 19 customer support.

Staff from the Community Section are responding to individual clients who are cocooning and need assistance - referred by Customer Services as well as direct contacts. The section maintained a small food bank at the Area Office and distributed food parcels during the height of the emergency. They also supported meals on wheels services through the purchase of food.

Karl Mitchell

Area Manager