

**The Chairman and Members of
North West Area Committee.**

Meeting: 20th October 2020

Item No: 9

Ballymun Area Office Report

- 1. Ballymun Covid-19 Community Response Forum**
- 2. Ballymun LAP Update**
- 3. Community Development Update**
- 4. Economic Development Update**
- 5. Housing Report**
- 6. Other News/Updates**

1. Ballymun Covid-19 Community Response Forum

The Covid-19 response team includes Liam Barry, Martina Kelly, and Ciaran Mahony with all three on a rota to respond to Covid-19 requests. Although the service is continuing, there has been no requests received by the Ballymun Area Office since July.

2. Ballymun LAP Update

Shopping Centre – Site 1

The heavy demolition of the structures is well under way and progressing well with completion on track for December. Barnmore Demolition will be liaising with DCC Parks Department in relation to the reinstatement of the site as a green space. The Area Manager has met with the DCC's Structural Engineering Dept who are overseeing the demolition project in relation to the proposed boundary of the site as agreed pre construction. Further meetings are to take place in the coming weeks. Barnmore also linked in with the Ballymun Tidy Towns and gave blocks from the site to be repurposed as street / public space features.

Lidl - Site 3

The student blocks certification have been uploaded to the Building Control Management System and are waiting on a visit from DCC to validate. Once this is completed the buildings will be ready for occupation. Walls Construction will start decanting from the compound this week and next with just snagging works left to complete. The store is due to open this month

North City Depot – Site 30

Please see meeting of Dublin City Council 5th October 2020 for full presentation. In summary:

- DCC to borrow €34m to complete the project
- Awaiting loan sanction before project can proceed to contract
- Construction expected to start January 2021 with 19-month construction period.

Vacant Units

DCC have agreed a deal with the HSE for units 3 & 4 Shangan Court who plan to open a day hospital. They are still at the pre-planning stage and there are still some aspects to be agreed between DCC and the HSE before a planning application is submitted.

Balbutcher Lane Junction Reconfiguration Scheme:

Construction works are progressing well at the south side of the junction. The new water main has been completed and works are progressing on installing new public lighting, traffic and drainage infrastructure along with new landscaping and footpaths. The cycle track on the eastern approach to the junction has been amended slightly to alleviate concerns from some local residents.

The main works are due for completion by the end of November with the new signalised junction and access road to Hampton Wood coming into operation at that time. Once the scheme has been completed a Road Safety Audit will be carried out and an assessment will be made on whether additional traffic calming measures will be required on the approach roads.

Silloque Infrastructure Scheme

Contract documents have almost been finalised and the intention is to commence works before Christmas, with works commencing at Gateway Crescent. Following a detailed check on insurance requirements, and an up to date assessment of the competency of the Project

Supervisor Construction Stage, the Letter of Acceptance should be issued in the week commencing 12th October 2020.

Pest control measures will be implemented prior to commencement of the construction works and it is expected that tree felling will also be carried out before Christmas.

Notification letters will be distributed to residents in advance of the scheme with contact details for the Project Liaison Officer.

3. Community Development Update

General Community Development

Team members have been attending meetings and linking in on an ongoing basis with the Network for Assisting Young Persons and Children at Risk, matters arising from these meetings include: Recovery Month, Mental Health Month, Halloween and poverty related issues. The 2020 Community and Social Development Grant Scheme Applications were approved at the City Council Meeting in September and the Community Officers were asked to assess all applications and make a final recommendation on payments, taking into account the ability of the applicant group to carry out the activities originally applied for, given the current Covid 19 situation. The Ballymun Team contacted all local groups and they recommended that all applicants receive a slightly reduced amount.

The Community team members also assisted a number of local groups/organisations with applications for the Community Enhancement Grant 2020.

Staff members are currently engaging in a five-week online event management training.

Environmental Issues

The Community Development team worked alongside the Public Domain team on the following initiatives: Better Ballymun, Ballymun Tidy Town Meetings/Activities, City Neighbourhood Competition, general clean up and capacity building information for environmental groups.

Community Initiatives/Events

The Community team arranged a number of Health and Wellbeing initiatives for Positive Aging Week/Social Inclusion Week 2020, which took place between 28th September and the 2nd October, in line with public health guidelines.

- A range of small sporting activities were carried out during the week alongside the FAI Football Officer and PE instructors from Trinity Comprehensive. All of these small activities highlighted some aspect of social inclusion or had an intergenerational dimension. These included a visually impaired tennis demonstration, a table cricket demonstration and health and wellbeing advice for all ages.
- A guided historical walking tour of Santry Demesne for a small group of older persons.

During Recovery Month we were involved with:

- Training participants and taking part in the recovery fun run and the Ballymun triathlon (which was facilitated by DCC through Healthy Ireland funding 2019)
- Assisting with the launch and PR (Banners, Projection etc.)
- Sharing relevant health related information with community groups.

Otherworld 2020

All activities being organised for the Otherworld Festival 2020 will be in line with the public health guidelines.



- Halloween at Home Online Activities.* A range of online activities and music for Halloween Day/Night. We will be linking with the Finglas Community team on this initiative. We will have activities and music for younger people during the day and early evening and a slot for teenagers/older people later on in the evening. DCC and Axis will do a call out to local musicians, creative artists and community groups and encourage them to become involved in some manner. It is envisaged that the online activities will be presented in a similar manner to previous Mun TV programmes.
- Light Up Ballymun:* Art Packs will be organised and delivered to local schools with a video instruction showing young people how to decorate their windows at home for Halloween. On Halloween night at a given time, young people will be asked to light up their window using a lamp or torch and send photos into the Otherworld Facebook Page.
- The Community Team are liaising with Ballymun Towns Group to run a *Best Spooky House/Garden/Street/Shop Competition* as part of the Otherworld Festival 2020. As part of this project, local gardener Sharon Harvey will show a video of how to use recycled materials to decorate your garden for Halloween. This campaign will be rolled out by e-mail and Facebook over the coming weeks.
- Spooky Halloween Events* at BRYR and Poppintree Youth Project will cater for their own young people at Halloween.

4. Economic Update

Shop Front Enhancement Scheme

The Economic Development Officer is considering a shop enhancement scheme for Ballymun. A pilot was run successfully and then launched in the South Central Area and has been a good source of information about what is involved. A number of local businesses were contacted to ascertain the level of interest and the response was mixed. The scheme will be developed further before a decision is made.

Northwest Area Business Support Scheme (working title)

The Economic Development Officer is at the early stages of developing a support scheme to help local businesses in the North West Area. This will be a timely intervention given the economic uncertainty around Brexit and Covid-19. The LEO are supportive of the idea which will be developed further over the coming weeks a further update will be included in the November Area Committee report.

JYSK Santry/Northwood

The Economic Development Officer has been in touch with JYSK to explore employment opportunities however all posts bar six have been filled. They are using a platform called Smart Recruiters to advertise their jobs.

BRL update

BRL is proceeding with the winding up process. Covid-19 restrictions have meant it is a slower process than expected.

Stimulating Economic Activity

Ballymun 4 business

B4b continues to host network meetings online and in September, there was a session covering tax return obligations for businesses delivered by Eoin Murray & Co. Chartered Accountants. B4b are working on launching a campaign for the Christmas period that will help boost the local economy

StartUp Ballymun

We will review the viability of having a virtual network meeting in the autumn / winter. In the meantime, we are at the pre-planning stage for a StartUp Ballymun website. The domain www.startupballymun.ie has been registered and a request has been submitted to DCC Corporate Services seeking approval for the website.

BEST Programme – ‘Hair Together’

The Hair Together Programme are entering the final few weeks of the programme and have an awards ceremony scheduled to take place on 17th October in the Hair Café (subject to/ in line with public health guidelines).

5. Housing Report:

Ballymun Rent Assessment Update

	September 2020
Assessments	422
Permissions To Reside	6
Refunds	5
Opening of Accounts	(including 0 sole/ 0 successions)
Closing of Accounts	1 (including 2 sole/ 0 successions)
Front Counter Calls	Closed
Window Replacements	2

Ballymun Lettings

Allocation Category	Housing List 2020	Transfer List 2020	Older Persons 2020
Bands 2 & 3	11		
Medical			1
Welfare		1	
Homeless	14		2
Travellers	2	1	
Transfer HAP			
De-tenanting			
Estate Management		5	
Maintenance		1	
Surrendering Larger		4	
Unable to afford			
Succession	7		
Total	34	12	3

Ballymun Voids

Address	Type	Date of Vacancy	Status
Ard Na Meala	3 Bed House	20/08/2020	Under Repair
Belclare Green	3 Bed House	10/01/2020	Under Repair
Carton Drive	1 Bed Apt	17/05/2020	Under Repair
Carton Road	3 Bed House	20/07/2020	Under Repair
Coultry Green	2 Bed Apt	20/11/2019	Under Repair
Coultry Place	1 Bed Apt	09/02/2020	Under Repair
Coultry Terrace	1 Bed Apt	28/06/2020	Under Offer
Cranogue Terrace	3 Bed House	26/07/2020	Under Repair
Gallaun Road	3 Bed House	08/06/2020	Under Repair
Gateway Avenue	2 Bed Apt	21/06/2020	Under Repair
Gateway View	2 Bed Apt	23/09/2020	Under Repair
Hamptonwood Road	2 Bed Apt	09/09/2019	Under Offer
Marewood Crescent	2 Bed Apt	24/05/2020	Under Repair
Shangan Crescent	2 Bed Apt	23/11/2019	Under Repair
Shangan Gardens	3 Bed House	15/09/2019	Under Repair
Silloge Green	2 Bed Apt	29/03/2020	Under Repair
Silloge Park	1 Bed Apt	09/02/2020	Under Repair
Silloge Park	1 Bed Apt	21/06/2020	Under Repair
The Plaza Apartment	2 Bed Apt	15/03/2020	Under Offer
The Plaza Apartment	1 Bed Apt	16/12/2019	Under Offer

Whiteacre Court	2 Bed Apt	01/03/2020	Under Offer
Whiteacre Place	3 Bed House	17/06/2020	Under Repair
Woodhazel Way	2 Bed Apt	01/03/2020	Under Repair

Estate Management Statistics

September 2020	
No of Anti- Social complaints per 1997 act Drug related	22
No of Anti-Social complaints per 1997 act (Not Drug Related)	33
No of other Complaints	
Total Complaints	55
No of Anti-Social Interviews per 1997 act	11
No of Other Interviews	7
Total Interviews	18
No Requests for mediation	0
No of Complaints referred to central unit for Action	0
No of Section 20 Evictions	0
No of excluding Orders applied for by Tenant	0
No of Excluding orders applied for by DCC	0
No of surrender of Tenancies due to Anti-Social Behaviour	1
No of Tenancy Warnings sent to Central Unit	0
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Housing Progress Report

Baile na Laochra, Poppintree

All 49 houses have been completed and handed over to the homeowners. The “Taking-in-Charge” process is ongoing. A quotation has been submitted for works in the space to the rear of the modular housing at the request of DCC.

1-37 Oileáin Na Crannóige, Balbutcher Lane

Construction work is progressing on the 37 houses on this site following the return to work. The first 17 houses have been handed over to the homeowners. It is expected that the next 8 houses will be completed in the next 4-5 weeks.

Site 21 Balbutcher Lane/Belclare View

An Bord Pleanála has granted permission for 12 houses. A Design Team has been put in place and working drawings are almost complete. However, a slight discrepancy has been noted between the planning drawing and the disposal drawing. This discrepancy is on the undefined northern boundary. The approval of the Area Committee and DCC is required to transfer this extra piece of ground to facilitate the construction of the 12 houses. Maps have been forwarded to DCC outlining the minor discrepancy.

Other Sites Ballymun

Ó Cualann has submitted expressions of interest on part of Site 14 Balbutcher Lane South and Site 12 Silloge Road. DCC has now indicated that they will engage with external architects to design these sites. No further updates have been received yet.

Ó Cualann, in partnership with Tuath Housing and Circle Voluntary Housing, has submitted a detailed proposal for a cost rental project on part of Site 6.

6. Other News/Updates

Update on Part 8 Design Proposal for Ballymun (Plaza) Town Centre Park

There have been a number of design changes to the plan since it was last presented to the Area Committee. The changes were made to create a more attractive park of the ‘plaza’ in the town centre. A presentation of the amended plan and envisaged timescale for the project will be made by Parks at the November Area Committee meeting.

Global Action Plan (GAP) Ireland

Projects in progress are all socially distanced and compliant with current public health guidelines.

Wise about Waste Management - delivered to 2 schools, over a number of weeks.

A programme addressing waste in schools, homes, and communities, starting with a discussion around waste, prevention of waste and how to take action in our communities.

The school approach will involve 3 stages:

1. School Audit or needs identification (completed)
2. Training and action planning (In process)
3. Evaluation phase (on completion)

The aim of the project is to help schools identify issues or gaps in their waste management systems and then empower students and teachers to action on solutions, thus ensuring better waste management after the workshops end. GAP has 2 school groups booked on this programme, and have begun to identify areas of concern for those schools, and are in the process of developing a suitable programme for each school.

Park Stewardship

The Park Stewardship programme aims to engage young people aged 7 to 12 years old in environmental education, focusing on the importance of biodiversity and nature in the local community. The programme facilitates various different activities that highlight the need for respect for the environment and the local parks. The participants gain a sense of ownership and a deeper understanding of their local parks through activities such as planting, nature trails and art in the park. The Park Stewardship program links with the important stakeholders in the community and encourages participants to take pride in their local parks. The programme is divided into 10 modules that can be done in the classroom or in the community garden. The two schools they are working with this year are Virgin Mary Boys School(x 2 classes) and Gaelscoil Bhaile Munna (x 2 classes)

Climate Action Workshops - 4 groups, 1-hour workshops. Start date was Monday 28th September 2020.

Climate Action for You(th)! "Climate Action for You(th)" is a hands-on workshop for primary and secondary school students, which will introduce them to current climate science and issues of climate change, in an age-appropriate, relevant, and positive way. The workshops on offer are Bright about Energy /Budding Biodiversity/Climate Action/Food Waste/Waste Wise /Water Wise.

Planned Halloween Event

The Glás Community Garden will host a Halloween event on 31st October 2020 from 14:00 to 18:00.

Two of the groups invited, Talk and Play and the children living in the emergency accommodation are regular visitors to the community garden. Partnered with Young Ballymun they will participate in two workshops prior to the Halloween Event. Pumpkins were planted for the young people during lockdown and they will be harvested for workshops on gardening and art activities. Activities to include:

- a. Storyteller slots: 16:15 to 16.45, 16:50 to 17:20 and 17:30 to 18:00.
- b. The Haunted Dome, enter if you dare!!
- c. Live music and games
- d. Light refreshments.

For more information please contact Eufemia Solinas at: eufemia@globalactionplan.ie

Ballymun Library

Ballymun Library closed 30th September 2020, for 10 weeks, to allow for essential repairs to the roof to be carried out safely. The only events that libraries can offer at the moment are online events.

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