

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

North East Inner City Housing Update for November 2020

Saint Mary's Mansions:



Tenants are still moving into St. Mary's Mansions, All the apartments have been offered. All the apartments will be occupied in the coming weeks.

The Oaklee Development:

The construction of The Oaklee Complex on Poplar Row is complete and nomination of residents has been passed on by DCC to Oaklee. Final fix and snag-listing is underway and should be completed by November 2020 providing 29 homes for Senior Citizens.

Liberty House:



Contracts have been signed with contractors for the cutting back of trees at Liberty House. This should start in the near future. Yellow box line markings have been placed at the

corners and entrances of the playground. This provides extra safety for children entering and leaving the playground.

Camera installation and upgrades:

The Upgrade of Courtney Place's CCTV system has been completed with 8 Mega Pixel cameras installed and fully functioning. This will enhance the security in the complex.

Approved Housing Body Meetings:

Central Area Housing has commenced a new series of meetings with the relevant management of the various Approved Body Complexes in the Central Area. The first of these meetings was with Circle Housing and it is expected the meetings will take place regularly throughout the year. It is planned to invite the all the Approved Housing Bodies in the Area to future meetings.

Bonfire Materials:

Housing staff in conjunction with Public Domain, and the Gardaí worked in the detection and safe removal of Bonfire Materials such as Tyres and Wooden Pallets throughout the Central Area.



Use of Drones:

Drones were deployed by Central Area Housing using the contractor Drone Consultants Ireland over a two week period with success. Stockpiles of pallets or tyres were detected at Foley Street (x 2), Railway Street, Sheriff Street, Railway Lines (East Wall), and Royal Canal.

The Drones also made it possible to quickly and effectively investigate sites reported by informants to see if resources should be deployed in checking them out. In many instances it was found that while material was in the general area it was not in the location specified thus saving the use of available resources.

The use of Drones uncovered locations which merited further investigation by on foot inspection.

Drones also quickly and effectively showed that some locations reported to DCC staff, which may have been used in the past for storing bonfire materials were not used for some time thus further saving in the use of limited resources.

November 2020 stats

ESTATE MANAGEMENT

Housing Manager: Pat Smith

No of anti-social complaints per 1997 act Drug related	0
No of anti-social complaints per 1997 act not Drug related	10
No. of Complaints	13
Total Complaints	25

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

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

Allocations

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

Senior Citizens

Voids

Long Term Maintenance	0
Contracts	24
Capital Projects	23

Pat Smith,

Area Housing Manager

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North West Inner City Housing Update for November 2020

Dominick Street Lower

Duggan Brothers are currently constructing 5 no. 3 bed town houses, 67 apartments consisting of 5 no. 3 bed, 50 no. 2 bed and 12 no. 1 bed units, a community facility and retail/commercial units with 47 car spaces at basement level on the eastern side of Dominick Street. Crane 1 and Crane 2 are erected. First floor slab decking ongoing. Planned working hours are 7am to 7pm Monday to Friday and 8am to 2pm on Saturday when required.

Information leaflets on proposed work are delivered to residents on a monthly basis.

Ongoing monthly meetings will recommence with Duggan Brothers, with Residents & DCC Officials when Covid 19 restrictions are lifted.

Image of Window Installation and Brickwork commencing.



Image of Plumbing, Electrical works inside Apartments



Structural Frame Works Dominick Street Facade



Sean Foster Place (North King Street)

We are now up to 5th floor and are working towards a summer 2021 completion.

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.

An update meeting will commence when Covid 19 restrictions are lifted with DCC officials and City Architects.

Progress Report of Works:

Completed the structure on the townhouses, installed 4th floor precast balconies on the main building. Blockwork is ongoing up to 4th floor level, installation of windows is ongoing, continued fit out works on 1st, 2nd, 3rd, floor of the main building.

Constitution Hill

Department of Housing, Planning and Local Government has granted Stage 1 approval to Dublin City Council for the regeneration of Constitutional Hill complex.

Residents have been notified and a design team will be in place December 2020, this team will engage with local community and elected representatives to develop a mixture of retrofit and new build housing and prepare a planning application.

Parking Enforcement (Apoca) has commenced 19th October 2020.

Upper Dominick Street

A painting programme is still ongoing in the hallways and stairwells of the complex.

Blackhall Queen Street Complex

Pidgeon spikes have been completed on the roofs of the stairwells in Blackhall Parade Marmion Court.

Tenants have got together and participated in enhancing the garden areas of the complex.

Enhancement works to the courtyards of the complex are ongoing and should be completed the first week November 2020.

Parking Enforcement (Apcoa) will be reinstated November 2020 in this complex.

Henrietta House

Residents of the complex are working closely with Estate Management & Community Section i.e. Community Garden Project and Playground Area to enhance the complex.

Estate Management / Community Section has co-funded the Painting Programme on the Back Boundary Walls to the Community Garden Project.

Hardwicke Street

Estate Management are working closely with Men's Gardening Club

Railings have now been installed around the 4 triangles at Plaza Area Hardwicke Street.

Sheridan Court Place

A painting programme is still ongoing within the complex.

Drumalee Estate.

Works are complete on the open / closing of fencing to remove illegal dumping.

Weeding of footpaths and open spaces in the estate continues.

N.W.I C

North Inner City Halloween Stay Safe At Home Flyers, were delivered to all residents in North West Inner City Area by Estate Management / Community Section.

Central Area, Estate Management, Public Domain and Gardaí liaised in identifying and removing Bonfire Materials.

November 2020 Stats

ESTATE MANAGEMENT

Housing Managers: NWIC Marion Foran 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	11	16
No. of Complaints	13	14
Total Complaints	24	30

No of anti-social Interviews per 1997 Act	7	6
No of other interviews	5	0
Total interviews	12	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	3	2
Medical	0	0
Welfare	0	1
Homeless	2	4
Travellers	0	0

Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

Housing Managers: **Marion Foran** **Pat Smith**

Senior Citizens

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

Voids

Long Term Maintenance	0	0
Contracts	30	28
Capital Projects	97	21

Marion Foran

Area Housing Manager