

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

**Meeting: 15<sup>th</sup> December 2020**

**Item No: 6**

### **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. The service is continuing and has moved to Monday to Friday 9am to 5pm service from Wednesday December 2<sup>nd</sup> once level 5 restrictions were lifted. Arrangements for Christmas are yet to be decided.

## 2. Ballymun LAP Update

### Shopping Centre – Site 1

The heavy demolition is almost complete, it is expected the work will be completed by the first quarter of 2021. The ESB will carry out disconnections on site which will take place in January. The foundations and top-soiling cannot be done until this is completed.

### **Lidl - Site 3**



The Lidl 'North Quarter' have advertised office space and commercial units. There is 1,176 sqm. of office space available over 2 floors. More information can be found here: <https://www.daft.ie/commercial-property-for-rent> The commercial units at the development are now being advertised by Smith & Butler Estate Agents. The units range in size from 1334-2960 sq.ft. (124-275m<sup>2</sup>) with an expected rent of €30 per sq. ft. (€331.21 per sq. m) per year.

Daft ad: <https://www.daft.ie/53113341>

### North City Depot – Site 30

Following the approval of the City Council on 5<sup>th</sup> October 2020 the procurement of a Works Contractor for the North City Operations Depot (NCOD) is nearing completion. Pre-contract information from the successful tenderer has been received and is being checked. It is hoped to be in a position to sign the Contract in week commencing 7<sup>th</sup> December 2020.

The milestone dates and intended programme for the project is as follows:

18th Jan 21:	Formal commencement of Contract. Contract duration = 82 weeks (c. 19 months) addition
1 <sup>st</sup> Feb 21:	Expected commencement on site addition
22 <sup>nd</sup> Sept:	Expected substantial completion of Works Contract
22 <sup>nd</sup> Sept – 23 <sup>rd</sup> Jan:	Depot fit-out - exact duration to be confirmed
23 <sup>rd</sup> Feb:	Depot becomes operational

During January 2021 Dublin City Council will carry out some site preparation work including pest control, removal of an earth bund adjacent to the ESB substation, a general site clean-up etc. The Contractor will also carry out some site investigation work. The Area Office will be informed of these works in advance.

Construction work will commence in February starting with site compound set-up and hoarding.

The Dublin City Council Project Team will arrange a special meeting with the North West Area Committee in early January 2021 to give an overview of the planned stakeholder engagement, pre-contract works and the Construction Stage of the project.

### Vacant Units

Proposals have been sought for installations of imagery / artwork on the DCC owned vacant units in Ballymun.

DCC have agreed a deal with the HSE who plan to open a day hospital in units 3 & 4 Shangan Court. They are continuing to link in with our Development Department and Housing Department but are still at the pre-planning stage

### Balbutcher Lane Junction Reconfiguration Scheme

The main construction works will be complete by mid-December. The final cabling and testing of the new traffic signals is currently ongoing. The resurfacing of the roadways is complete, including the full length of Hampton Wood Drive as far as its junction with St Margaret's Road.

Works are almost completed on installing the new access driveways and footpaths at the south-east side of the junction. Due to requests from residents, we have extended the scope of the scheme to include replacement of all footpaths and access driveways as far as no. 220 Balbutcher Lane. The Project Team is working with DCC's Parks Department to add a large raised flower bed at the south east of the junction.

This junction will be the first fully Protected Junction to be rolled out in the city, where cyclists, pedestrians and motorists are separated as they move through the junction. Concrete 'protection' islands at the junction will protect the cyclists from traffic. Left turning cars must yield to cyclists that wish to travel straight through the junction. DCC have launched an education campaign on how these Protected Junctions work in advance of opening the junction fully to traffic. Information on this campaign is available at <https://www.dublincity.ie/residential/transportation/protected-junctions>.



### Silloogue Infrastructure Scheme

The Contractor has met the various utility companies on site to confirm the location of the existing utilities and to confirm work methodologies in preparation for commencing the works. A location for the site compound has been identified on the western side of Silloogue Avenue, near the junction with Silloogue Road. This will be in operation for the duration of the scheme i.e. until Quarter 3 2022.

Tree felling will be carried out in Silloogue Gardens and at the triangular green area to the east of Silloogue Gardens where the large popular trees will be removed. An arborist report has found that these trees are not suitable for this location and they are causing structural damage to the adjacent footways and private gardens. There have also been safety concerns over falling branches from these trees. New trees will be planted to replace those being removed.

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

### **3. Community and Social Development Update**

#### General Community Development

The 2020 Community and Social Development Grant Scheme Applications are currently being processed for payment and groups should receive their funding over the coming weeks. Team members have been supporting local community organisations to apply for funding which is still available under the Covid 19 Support Fund.

#### Community Initiatives/Events

Ballymun Men's Sheds: Community Team members are continuing to provide a range of supports to the Ballymun Men's Shed Group as they come closer to moving to their new location at Poppintree Community Centre. Unfortunately, the Men's Shed members have not been able to use the new space over the last couple of months due to public safety guidelines. However, the Community Team has attended a number of Zoom meetings with the group and are supporting the group to develop their governance and to bolster their membership. Plans to enhance the space to make it more suitable for the group are under way. It looks like the group may have finally found a place to call home. This is an exciting stage for the group, and the committee will be closely mentored by Community Team members over the next year.

Ballymun Active Disability Interest Group: Team Members attended a virtual coffee morning hosted by BADIG on 3<sup>rd</sup> December to celebrate the International Day of Disability Awareness.

#### Sports and Wellbeing

Community Team members helped to organise and participated in the first Ballymun Health and Fitness Festival, which took place online on Saturday the 28<sup>th</sup> November. This was an extremely successful and worthwhile home grown initiative, which can boast over 50K video shares on the day in question. Thirty six demonstrations were provided on the day including local Health and Wellbeing Facilitators (private), Dublin City Council Sports and Community Section, Trinity Comprehensive and other local activists. This is part of a wider Health and Wellbeing initiative that the Community Team will participate in going forward. There is a growing interest in the local area in follow up programmes and it is hoped that a larger festival will take place in early May 2021 as part of the Ballymun Running Festival.

#### Christmas 2020

The Community Team are working on the following festive and creative initiatives this Christmas, which will all take place in line with current public safety guidelines:

- A Christmas window decorating scheme has been organised by the Community Team and will be rolled out to local community organisations in the area to help spread hope and light up for Christmas.
- A Christmas themed poster competition has been organised by the Community Team and has been rolled out to schools and youth projects in the local area.
- The Community Team have attended a number of meetings with the Ballymun Drugs Task Force Network for Assisting Young People at Risk and are collaborating on a very worthwhile project that will assist vulnerable families at Christmas 2020.
- A collaboration with GAP will provide some well needed Christmas activities for families in the Travelodge.

### Ballymun Community Development Team – 2020 Highlights

- Three new environmental groups were developed: in Sillogue Park, Pairc Na Cuileain and Coultry Terrace. Pairc Na Cuileain won the runner up prize in the best new entry category in the City Neighbourhoods Competition 2020 and Sillogue Park was highly commended in this category. The Coultry Terrace group won first prize in the Spooky Street Competition at Halloween.



- Four local Greening Neighbourhood Projects were organised and facilitated in collaboration with GAP Ballymun.
- Over 50 local community groups received plant and bulb donations during the year.
- Three new environmental community leaders were supported.
- 54 Community Initiatives were funded and supported under the Community General Grants Scheme 2020 and 15 under the Adult Education Grants Scheme.
- Five Sports and Wellbeing events were organised by Community Team members during Social Inclusion Week/Recovery Month.
- Ballymun Health and Fitness online Festival 28<sup>th</sup> November 2020.
- Supported the BRYR at home games, which ran during the year throughout different levels of restrictions. This was an extremely successful and innovative initiative in terms of community collaboration/engagement.



Otherworld Festival 2020 involved a number of successful projects developed and co-organised by the Community Team:



- Light up Ballymun: local families and youth projects lit up their buildings for Halloween Night to shine a light of hope, resilience and survival in the local area.
- Spooky Garden Competition: In collaboration with Ballymun Tidy Towns. This was a successful project adding spookiness and colour to the area.
- Ballymun Spooky Trail: Students of Trinity Comprehensive developed a virtual spooky trail in Ballymun, along with spooky stories, which were shared online on Halloween Night. Signs have been developed and the actual trail will be developed in the future.
- Otherworld virtual programme -. This element of the festival was developed and programmed by DCC and Axis Ballymun. It was a very successful community initiative attracting over 40K views on the day and catering for all tastes and all ages. The highest views were 16.1k for the Tell Tale Heart, Creative Minds Music at 12.8K and the Storytelling at 9.2k. Ballymun's Got Talent and the Fancy Dress Competition, also did well gaining 2.5k and 1.3k views.

#### 4. Economic Development Update

##### BRL Update

Further progress has been made in relation to the BRL Vs Bennetts case and a full update will be provided in the January 2021 meeting.

##### Shop Front Enhancement Scheme

An information booklet about the Scheme, eligibility criteria and application form have all been drafted. The Finglas Area Office is now considering collaborating with Ballymun to run a northwest area scheme as it makes sense to do a joint initiative rather than run them independently. The scheme is due to be launched in January 2021.

##### Northwest Area Business Support Scheme (working title)

We conducted research to get feedback from local business and got responses from 30 businesses in the Finglas and Ballymun area. The objective was to learn more about the challenges businesses are currently facing. Overall, the feedback suggest that businesses would welcome some form of mentor support if the option was available. I am now linking in with the LEO with a view to getting access to their mentor panel and have prepared a draft proposal about the scheme. This will need to be jointly funded by both Finglas and Ballymun area offices.

##### Stimulating Economic Activity



No network event was held during November but an event is being planned for Tuesday 15<sup>th</sup> December which will take place on Zoom. The event will close out a difficult year with Des Ryan from Action Coach helping us set our goals for 2021.

B4b will also launch a '**shop local by local services**' campaign in the run up to the Christmas period commencing on the 1<sup>st</sup> week of December which the Economic Development Officer will support. There will be a promotional video and installation of outdoor banners on Main St. promoting the campaign. Please follow on Facebook and Twitter to lend your support #shoplocalballymun **Twitter: @ballymun4biznez Facebook: Ballymun 4 business.** Despite the restrictions imposed by Covid-19 B4b has grown its membership to 71 paid-up members.

### Kitchen available

B4b member [Sweet Potato Pizza](#), based in the Ballymun Industrial Estate has a fully fitted commercial kitchen available for rent. Owner Craig is now outsourcing the manufacturing and distribution to allow for mass production, freeing him up to concentrate on business development. Being based in Ballymun has been hugely advantageous for the growth of his business. For further info please go to the [B4b Facebook page](#)

CoderDojo Ballymun is continuing to be hosted by the Ballymun and Family Resource Centre on Zoom every Saturday morning with up to 20 kids attending each time.



### Other Economic News

It has been confirmed that Dealz are coming to Ballymun and have done a deal for the large unit at Santry Cross: <https://www.google.com/maps/SantryCross> The following job looking for a store manager was advertised: <https://search.poundlandcareers.co.uk/search/7939>

## 5. Housing Report

### Estate Management Statistics

<b>November 2020</b>	
No of Anti- Social complaints per 1997 act Drug related	20
No of Anti-Social complaints per 1997 act (Not Drug Related)	52
No of other Complaints	0
<b>Total Complaints</b>	<b>72</b>
No of Anti-Social Interviews per 1997 act	13
No of Other Interviews	18
<b>Total Interviews</b>	<b>31</b>
No Requests for mediation	0
No of Complaints referred to central unit for Action	2
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	0
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

Rent Assessment

	<b>November 2020</b>
<b>Assessments</b>	551
<b>Permissions To Reside</b>	5
<b>Refunds</b>	12
<b>Opening of Accounts</b>	8 (including 2 sole/ 0 successions)
<b>Closing of Accounts</b>	9 (including 2 sole/ 0 successions)
<b>Front Counter Calls</b>	Closed
<b>Window Replacements</b>	4



Ballymun Lettings Jan - November 2020

Allocation Category	Housing List 2020		Transfer List 2020	Older Persons 2020
Bands 2 & 3	16		1	1
Medical				1
Welfare	1		1	
Homeless	13			3
Travellers	3			
Transfer HAP				
De-tenanting				
Estate Management			7	1
Maintenance			1	
Surrendering Larger			4	
Unable to afford				
Succession/Sole	19			
<b>Total</b>	<b>52</b>		<b>14</b>	<b>6</b>

Ballymun Voids November 2020

Address	Type	Date unit sent to Depot	Status
Ard Na Meala	3 Bed House	20/08/2020	Under Offer
Baile Na Laocha	3 Bed House	26/11/2020	Under Repair
Balcurris Gardens	3 Bed House	03/11/2020	Under Repair
Barnwall Drive	2 Bed Apt	09/11/2020	Under Repair

Belclare Crescent	3 Bed House	30/10/2020	Under Offer
Belclare Crescent	3 Bed House	10/11/20	Under Repair
Belclare Green	3 Bed House	10/11/2020	Under Offer
Belclare Park	3 Bed House	10/11/2020	Under Repair
Belclare Way	3 Bed House	10/11/2020	Under Repair
Carrig Close	2 Bed Bungalow	03/11/2020	Under Offer
Carton Court	1 Bed Apt	01/10/2020	Under Offer
Coultry Terrace	1 Bed Apt	28/06/2020	Under Offer
Cranogue Terrace	2 Bed Apt	21/09/2020	Under Offer
Dolmen Way	1 Bed Apt	09/10/2020	Under Repair
Druid Court	3 Bed House	03/11/2020	Under Repair
Gateway Avenue	2 Bed Apt	21/06/2020	Under Repair
Gateway View	2 Bed Apt	23/09/2020	Under Repair
Gallaun Road	2 Bed House	08/06/2020	Under Repair
Marewood Drive	2 Bed Apt	24/05/2020	Under Repair
Poppintree Crescent	2 Bed Apt	23/08/2020	Under Offer
Shangan Crescent	2 Bed Apt	23/11/2019	Under Offer
Silloge Green	1 Bed Apt	02/11/2020	Under Repair
Silloge Green	2 Bed Apt	29/03/2020	Under Offer
Silloge Park	1 Bed Apt	01/11/20	Under Repair
Silloge Park	1 Bed Apt	09/02/2020	Under Offer
Silloge Park	1 Bed Apt	21/06/2020	Under Offer
The Plaza Apartment	1 Bed Apt	16/12/2019	Under Offer

Whiteacre Place	3 Bed House	17/06/2020	Under Offer
Woodhazel Terrace	1 Bed Apt	10/11/2020	Under Repair
Woodhazel Way	2 Bed Apt	01/03/2020	Under Repair

### Older Persons Units

Address	Type	Date unit sent to Depot	Status
Burren Court	1 Bed	10/05/2020	Under Repair
Sandyhill Gardens	1 Bed	30/09/2018	Under Offer
Sandyhill Gardens	Bedsit	17/06/2020	Under Repair
Sandyhill Gardens	1 Bed	21/07/2020	Under Repair
Sandyhill Gardens	1 Bed	26/07/2020	Under Repair
Sandyhill Gardens	1 Bed	07/06/2020	Under Repair
Sandyhill Gardens	Bedsit	12/07/2020	Under Repair

### 1-37 Oileáin na Crannóige, Balbutcher Lane

The next 8 houses have been inspected by the Assigned Certifier and the BCMS process has begun. It is expected the sales of these houses will be closed in the coming weeks, making a total of 25 of the 37 houses handed over.

## **6. AOB**

### Ballymun Library

Ballymun Library is currently closed for essential repairs. The contractor will have substantially completed their works by 12<sup>th</sup> December. A deep clean is scheduled for the following Monday after which the library staff will return to commence preparations for reopening: re-stocking shelves; reconnecting equipment; etc. The library will be in a position to reopen according to appropriate guidelines on 4<sup>th</sup> January.

Staff have organised the following online events as part of the national 'Family Reading Programme' for December. These Arts & Crafts events can be found online and will be posted on Ballymun Library's Facebook Page. The events can be viewed by the public.

- Tuesday 1<sup>st</sup> December - Madonna's Christmas Crafts: Christmas Tree Advent Calendar
- Wednesday 2<sup>nd</sup> December - Santa Christmas Craft with Ciara
- Thursday 3<sup>rd</sup> December- Madonna's Christmas Crafts: Paper Snowflakes

- Wednesday 9<sup>th</sup> December – Penguin Christmas Tree Decoration with Ciara
- Thursday 10<sup>th</sup> December – Madonna's Christmas Crafts: Christmas Hat Bauble

E: [ballymunlibrary@dublincity.ie](mailto:ballymunlibrary@dublincity.ie)

W: [www.dublincitypubliclibraries.ie](http://www.dublincitypubliclibraries.ie)

## **Global Action Plan Ireland**

### Completion of Park Stewardship Programme

During November the garden was closed to volunteers due to Government restrictions.

The Park Stewardship Programme remained active throughout the period. We had 4 classes from 2 schools, Virgin Mary Boys and the Gaelscoil Nhaile Munna totalling approximately 90 students every week for 8 weeks. These included

- Planting trees in the local park.
- Planting Bulbs.
- Making bird feeders and installing bird houses in their school grounds.
- Workshops on biodiversity including a bug hunt in the local park and how they can help wildlife in their school and gardens.
- Litter picks around the school and in the park.
- The students learned how to measure the age and height of a tree, about tree preservation orders and how we can protect our old trees.
- We had a trip to Northwood and learned a little of the history and measured some of the very old trees there.
- Arts and crafts.

### Youth:

Plans are in place for workshops for the children living in emergency accommodation in the Travelodge Hotel. We partnered with Young Ballymun to put together a Nature Explorer, together with a Christmas Themed Workshop for the first and second weeks in December.

There will be three workshops with this group. The activities will include:

- Arts and Crafts;
- Christmas decoration making;
- Homemade wreaths and Garlands;
- Games;
- Christmas lunch (kid style);
- Entertainment (Music and Christmas character) and gifts on the last day.

### Elderly Gardening Programme:

During November and with a view of level 5 restrictions being lifted, we started to plan workshops in the community garden for December. We hope to continue this programme in the New Year.

**Jackie O'Reilly,**

**A/Area Manager – Ballymun**