

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

**Meeting: 19<sup>th</sup> January 2021**

**Item No: 3**

**Finglas Area Office Report**

**Housing (Jan-Dec 2020)**

**Estate Management**

The Finglas Area Office has been continuously pro-active in investigating complaints for both breach of tenancy and anti-social behaviour. These are investigated in accordance with Dublin City Council's policies and procedures. The Finglas Area Office works closely with the Gardaí, especially during the COVID-19 crisis, identifying vulnerable tenants and residents who were then visited and checked on during the restrictions.

We liaise closely with Finglas Gardaí regarding tenancies that are involved in anti-social behaviour. This has resulted in a number of significant finds by the Gardaí for drugs, especially in the Barry and Ballygall areas of Finglas. Information shared is covered under Section 15 of the Housing (Miscellaneous Provisions) Act, 1997 (as amended).

The Estate Management Section has served four tenancy warnings to four residents in the Finglas area and also one repossession order. These were issued by our Law Department. The tenancy warnings are a legal document setting out where breaches of our tenancies or anti-social behaviour occurred. They are issued for 12 months. If further breaches occur we can then take proceedings to repossess the property.

Since January 2020 over 500 requests for information (Section 15's) have been forwarded to Finglas Gardaí. This is essential for Dublin City Council to manage the area and our dwellings.

No of Anti-social complaints per 1997 Act Drug Related	112
No of Anti-social complaints per 1997 Act <u>Not</u> Drug Related	43
No of other Complaints	421
<b>Total Complaints</b>	<b>576</b>

No of Anti-Social Interviews per 1997 Act	50
No of Other Interviews	402
<b>Total Interviews</b>	<b>452</b>

No of Requests for mediation	1
No of Complaints referred to central unit for Action	25
No of Section 20 referrals	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	2
No of possession application sent to Central Unit	1
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

#### Welfare

Staff in the Finglas Area Office work closely with DCC's Housing Welfare Officers with regard to providing short and long term supports to vulnerable families/applicants in the area. This often results in facilitating transfers to alternative accommodation which improves ongoing estate management issues that have come to the attention of the Area Office.

#### Covid-19 Issues

The Covid Pandemic and subsequent lockdowns have had a detrimental effect on our elderly and vulnerable tenancies. Housing staff in Finglas have dealt with a significant increase in cases regarding deteriorating mental health in our tenancies. Senior citizen tenants have been particularly impacted with an increase in suicide attempts, alcohol/substance abuse and depression. We have liaised closely with our Welfare Section, HSE and local Gardaí with regard to these cases.

#### Housing Allocations

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	14	18	16
Medical	0	3	
Welfare	0	2	2
Homeless	11	0	
Travellers	1	0	
Transfer HAP	0	5	5
De-tenanting	0	1	

Estate Management	0	0	
Maintenance Grounds	0	4	
Surrendering Larger	0	0	
Unable to afford	0	0	
Succession	4	0	
<b>Total</b>	<b>30</b>	<b>33</b>	<b>23</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	3	2	3
Medical	0	0	
Welfare	0	0	
Homeless	9	0	
Transfer HAP	0	0	
Travellers	0	0	
Estate Management	0	0	
De-tenanting	0	1	
Maintenance Grounds	0	0	
Surrendering Larger	0	0	
Unable to afford	0	0	
Financial Contribution	1	0	
<b>Total</b>	<b>13</b>	<b>3</b>	<b>3</b>

Voids Report:

<b>Vacant Housing Units (17)</b>			
<b>Address</b>	<b>Type of unit</b>	<b>Date of vacancy</b>	<b>Remarks</b>
Ballygall Parade	2 bed Maisonette	24/09/2020	Works in progress

Ballygall Parade	2 bed maisonette	24/08/2020	Works in progress
Ballygall Parade	2 bed Maisonette	14/04/2020	Works in Progress / On offer
Barnamore Park	3 bed house	20/10/2020	Works in progress
Barnamore Grove	3 bed house	26/08/2020	Works in progress
Barry Park	3 bed house	04/08/2020	Works in progress/on offer
Cloonlara Road	2 bed house	28/09/2020	Works in progress
Deanstown Avenue	2 bed house	09/11/2020	Works in progress
Fairlawn Road	3 bed house	24/09/2020	Works in progress/on offer
Griffith Parade	2 bed house	20/08/2020	Works in progress
Hazelcroft Gardens	3 bed house	17/06/2019	Works in progress
Kippure Park	3 bed house	27/05/2020	Works in progress/On offer
McKee Avenue	3 bed House	30/09/2020	Works in progress
St. Canice's Square	1 bed Apt	12/11/2020	Works in Progress
The Botanic	2 bed Apt	22/11/2019	Issue with the building
The Tolka	2 bed Apt	21/03/2019	Issue with the building
Wellmount Cres	3 bed House	15/10/2020	Works in progress

<b>Vacant Senior Citizens Units (9)</b>			
<b>Address</b>	<b>Type of Unit</b>	<b>Date of vacancy</b>	<b>Remarks</b>
Glasnaaon Court	Bedsit	24/07/2020	Works in progress
Glasaree Court	1 bed	10/04/2020	Works in progress/On offer
Glasaree Court	1 bed	30/03/2020	Works in progress / On offer
Griffith Crescent	1 bed	13/11/2020	Works in progress/On offer
Griffith Crescent	1 bed	16/11/2020	Works in progress
Mellowes Court	Bedsit	13/05/2019	Works in progress/On offer
Mellowes Court	Bedsit	25/06/2019	Works in progress
Mellowes Court	1 bed	07/05/2019	Works in progress/On offer
Mellowes Court	Bungalow	10/11/2020	Works in progress

### Choice Based Lettings

The following properties were advertised under the Choice Based Letting scheme in 2020:

<b>Address</b>	<b>No. Eligible Applicants</b>	<b>No. Non Eligible Applicants</b>
47 Barnamore Park	37	22

49 Barry Avenue	33	14
Ballygall Parade	64	9
2 & 3 Berryfield Drive	23	11
19 Cloonlara Drive	34	41
21 Hazelcroft Road	16	29
25 Ballygall Crescent	84	42
30 Cloonlara Road	18	12
123 Berryfield Road	37	28
Glasanaon Court	8	5
42 Abbotstown Road	79	33
1 Finglaswood Road	60	9
8 Wellmount Cres	99	34
51 Dunsink Avenue	52	26
172 Kippure Park	31	17
63 Fairlawn Road	25	10
101 Ballygall Parade	32	2
90 Kippure Park	5	12
9 Barry Close	16	4
32 Barry Park	57	12

A number of applicants were not eligible due to various reasons e.g. not entitled to the size of property, do not have Area E as a preference, do not have a housing application, etc.

#### Vacant Sites

- 61/63 Ratoath Avenue - 6 x 1 Bed apartments.  
*Works have commenced on this site and are due to be completed Q4 2021.*
- 307a Casement Road - 1 x 4 bed house - accessible ground floor bedroom.  
*Planning re-lodged and Capital Assistance Scheme (CAS) funding in place.*
- 13A Casement Drive - 2 x 2 bed apartments.  
*CAS funding in place. Works expected to commence by year-end.*
- Berryfield Drive - 6 X 3 Bedroom Houses.  
*Planning and funding has been approved.*
- Barnamore Grove/Park - 2 X 3 bedroom Houses.  
*Planning and funding has been approved.*

#### Sites which have been identified for potential development:

- 74-75 Fairlawn Road            2 Houses
- Wellmount Crescent            1 House

- Hazelcroft Gardens                      2 Houses
- Valeview Gardens                         1 House

Sketch proposals completed and CAS applications ready for submission to Dublin City Council's Housing Department.

Pyrite

Three houses on Wellmount Road - 45A, 45B and 45C - were vacated in order for remedial works to be carried out due to pyrite. The works on these dwellings has commenced. It is envisaged that tenants will be back-in by the end of Q1.

Scribblestown PPP Site

70 apartments are currently under construction. The completion date is the end of January. The Finglas Office and Allocations Section have been working closely together to nominate and select tenants.

Co-operation was sought by the Community Policing Section in Finglas Gardaí Station as over 100 applicants required checking on Estate Management grounds in a short period of time.

Insulation Works

In 2020 the insulation programme on council stock was suspended due to the current pandemic and lack of funding. In the Finglas area only 7 dwellings were retrofitted last year.

Rents Update

The Finglas Area Office continues to provide a rent assessment service for tenants living in the Finglas area.

<b>Finglas Rent Assessment Update 1<sup>st</sup> Jan- 31<sup>th</sup> December 2020</b>	
<b>Assessments</b>	1082
<b>Permission to Resides</b>	33
<b>Refunds</b>	22

**COMMUNITY & SOCIAL DEVELOPMENT**

Community Quilt Project 2020/21



The Finglas Area Office's Community & Social Development staff (CSDS) engaged with local community groups and individuals to create a number of community quilts. The project involves community members knitting a series of squares. Once Covid-19 restrictions allow, groups and individuals will be brought together to complete the project and celebrate their work.

The project aims to tackle isolation, especially amongst older people. However, the project is

open to all ages. Dublin City Council is providing wool, knitting needles and the pattern for the project.

Over 120 people are participating in the project, which will run into 2021.

#### Walking Challenge 2020:

Let's get Active 2020 is a walking challenge which commenced on December 1<sup>st</sup> 2020 and will run for 4 to 6 weeks depending on how "active" the participant is feeling.

Participants that registered for the challenge received a diary and pedometer to record their progress. The challenge is for participants to walk 2km each day or whatever they feel they can do.

The purpose of the challenge is to encourage people, especially those that are feeling isolated or have a mental health concern, to get out during the current pandemic. Physical exercise can relieve the stresses and strains of everyday life, which is vitally important for our target group.

Those who participate in the challenge will be entered into a draw for one-for-all vouchers.

Over 100 people are participating in the challenge at present. All participants are encouraged to observe current Covid-19 guidelines while out walking.

CSDS will continue to encourage participants to continue to enjoy the challenge. The section would hope to invite all those that participated in the project to a "Spring Walk" in 2021

#### Shoe Box Appeal

During the current pandemic CSDS became aware of a number of people who have suffered disproportionately because of Covid-19. The people most affected tend to be those living on their own and /or have mental health issues.

CSDS linked up with St. Michael's Secondary School to put together approximately 50 shoebox-sized parcels for people who would benefit from a little Christmas cheer.

The parcels contained practical items as well as some treats and a Christmas message.

CSDS delivered the parcels during Christmas week.



St. Michael's students with their teacher Ms. Garland and CSDS staff

#### Sports Capital Programme

Reminder that the deadline for registration is 5pm on Monday 1st March.

First time applications - Clubs / organisations need to register at:

<https://www.gov.ie/en/service/d13385-sports-capital-programme/>

Previous Applicants can apply at:

[www.sportscapitalprogramme.ie](http://www.sportscapitalprogramme.ie)

**Aidan Maher**

**Area Manager – Finglas**