



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

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

Meeting: 15th June 2021

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 Community Response Forum is continuing and the Ballymun response team includes Liam Barry, Martina Kelly and Ciaran Mahony. All three are on a rota responding to Covid-19 requests as they are received. Ballymun is still receiving several requests on a weekly basis. Setanta Hurling Club are continuing to assist with all requests.

2. Ballymun LAP Update

Shopping Centre – Site 1

The site is still going through a phased removal of the floor slab and installation of the topsoil. Demolition completion is set for August 2021.

Lidl (North Quarter) - Site 3



The vacant units continue to be advertised by Smith Butler Estates on Daft: <https://www.daft.ie/53113341>. There are 3 interested parties in the units and we will keep you informed if and when any of this interest materialises. BNP Paribas have 12,660 sq ft of office space available to rent: <https://bit.ly/2SNj4Xw>

Vacant DCC units

A number of viewings of the vacant units took place during May, ranging from barbers to a café to fitness/gym services and a furniture restoration business. There appears to be still a high demand for commercial and light industrial space particularly among the fitness sector but supply is quite limited in Ballymun and the surrounding areas. We have also received a number of enquiries looking for food production space, something that is lacking in the city.

The HSE have informed DCC that they are no longer going ahead with the day care facility in Unit 3 & 4 Shangan Neighbourhood Centre. These units are available again.

1-37 Oileáin na Crannóige, Balbutcher Lane

Construction work was delayed on the 37 houses due to Covid restrictions. The first 25 houses have been handed over and the 25 homeowners have now moved in, with a further 2 apartments about to close. A new 600mm surface water drain has had to be re-laid in front of 31-37 which is delaying the external finishes of this block. The internals are 90% complete. The last 3 houses 18-20, have commenced with the timber frames and roofing complete.

Site 21 Balbutcher Lane/Belclare View

An Bord Pleanála has granted permission for 12 houses. The Ó Cualann design team have the working drawings complete. A further update will issue in the coming weeks.

Balbutcher Lane / Hampton Wood Junction

The bulk of the snagging items have now been completed with all the grassed areas being re-graded and re-seeded. An additional decorative tree will be planted on the east side of the junction following requests from local residents, and the raised flower bed will be planted shortly. The TAG office are currently finalising plans to install additional line marking on Hampton Wood Drive in response to resident's complaints about vehicles blocking sight lines at the side road junctions. This work will be carried out in the coming weeks. Quotations are being sought for the construction of a new section of footpath to link Hampton Wood Drive with the entrance to the industrial estate on the north side of the road. The area is currently overgrown and it is hoped to progress this work in the autumn once the birds nesting season is over and funding has been confirmed.

Silloogue Infrastructure Scheme

Works are well progressed with the extension of Gateway Crescent. It is hoped to open up the new junction with Silloogue Road before the end of June. The opening date will be circulated once this is confirmed and information signage will be erected on the approach roads to the new junction. Anti-social behaviour has continued at the Silloogue Avenue section with very young children involved. The Contractor had completely replaced the original fencing with a more robust type of fencing but this is still being damaged on an almost nightly basis with significant cost and delay implications. The Contractor has raised concerns over whether this section of the works can continue. The Local Area Office has engaged with local schools and youth groups and hope to set up a programme for the summer months. The project team are preparing an information leaflet and visuals for information signage and meetings will be held on site with local residents to encourage buy-in. It is hoped that some key community members could be identified to work with. The Contractor has been asked to increase security arrangements on site.

A separate protest was encountered on site when works commenced on the extension of Silloogue Green. This is currently a cul de sac but was identified in the Local Area Plan as being extended out to meet Silloogue Avenue as part of this scheme. The local residents were very against this proposal and stopped works on site. The project team have reviewed the phasing of the works and have decided to remove the extension of Silloogue Green from the scope of this project. The extension of Silloogue Green will be re-examined in the future and aligned with the plans for the housing sites identified as Site 11 in the Local Area Plan. The Silloogue Infrastructure Scheme is an important scheme for the area and will involve upgrades of all the local infrastructure and improving the landscape for the whole community. Upgrade works are due to commence within Silloogue Gardens in August 2021. The existing drainage and public lighting network is being completely upgraded and new footpaths will be provided throughout. The existing carriageways will be resurfaced and almost 50 new trees will be planted through the scheme.

North City Operational Depot (NCOD)

Work commenced on Tuesday 4th May following the easing of restrictions. Works on-going during May included erecting Palisade fencing to the perimeter of the site, Japanese Knotweed removal, underground services detection, and soil testing. A new footpath along Carton Way was half-completed before the June bank holiday weekend with the other half due for completion shortly. Once this footpath is in place, the existing footpath through the site will be closed. The temporary boundary fencing to the site is due to be completed by mid June.

Works planned for June include: earthworks to the east of the site; site strip to the west of the site; substructure works to the Administration and Welfare Building; tower crane erection to the south-west of the Administration Building; watermain diversion works to commence and gas main bridge construction at a future south-east access point to the site. There have been a number of incidents of vandalism and anti-social behaviour on the site primarily at weekends. The site security and Gardai have been addressing the issues. There was also a 2-day protest by the residents of St. Margaret's Halting site which resulted in a 2-day work stoppage. The Council's Traveller Accommodation Unit has been engaging with the residents but the threat of further protests on the site remains.

3. Community and Social Development Update

General Community Development

The Community and Social Development team members continue to keep in contact with all community group members through phone calls, e-mails and Facebook posts. We have commenced the roll out small community initiatives outdoors. The team members have

attended a number of central Community Development meetings regarding an improved communications strategy and system for the roll out of citywide grants in general. This will include a new online Community and Social Development small grants scheme for 2021 which is due to be announced soon. We are also currently providing assessments for Community Enhancement Covid 19 (round two) grant applications and the funding will soon be advanced to local community organisations.

Social Inclusion

Ballymun Men's Sheds: The Community Team are continuing to provide support and advice to the Ballymun Men's Shed Committee Members and are having regular Zoom meetings with regards to progress on the new premises and moving onto the next stage. This is a very exciting project for the local area and the team are really looking forward to developing the group and project further.

Play Therapy Pilot: A Community Team Member has attended a number of meetings with Young Ballymun and local schools/youth initiatives in relation to a play therapy project (based in Our lady of Victories School) which is currently providing additional support to young persons from the local area including those who currently live in homeless accommodation. We are liaising with the Dublin City Play Officer to provide additional developmental support to the project.

Community Initiatives/Events

Fairtrade Working Group: Following on from a successful online Fairtrade coffee morning and information session in February, the Community Team have recruited local community and agency members to form a Fairtrade Working Group which will work to keep the Fairtrade Initiative alive in Ballymun. We will facilitate and support the development of this group and related initiatives. The initial meeting of the group took place on Tuesday the 1st June in order to establish the role of the group and look at ideas for community initiatives to take place during the remainder of the year.

Community Art Initiative

The Community Team and Public Domain Team are collaborating with Decathlon, Ikea and local youth projects on a community art project to decorate the wall on St Margaret's Road (opposite IKEA). Initial meetings have taken place in this regard and an onsite meeting to gather ideas and progress the initiative will be arranged for June.

Memorial Arts Project

The Community and Public Domain Team are working with staff members from BRYR and four adolescent youths (who recently lost their friend Josh in tragic circumstances) on a memorial arts project, which will be located in the area. They have named the project 'The Heart of Ballymun', which aims to be a celebratory memorial for all local people who have lost people close to them. The group of teenagers would like it to be placed somewhere central i.e. within the heart of the town of Ballymun. The group of adolescents are leading this project and DCC Ballymun will help progress this project by creating links with a developmental artist and identifying a suitable location for the finished project.

North West Area Halloween Festival 2021

Further meetings have taken with the Finglas Community Team regarding the joint North West Halloween Event. We envisage an enhanced joint online programme this year with some smaller joint local community initiatives. We are developing a programme at present and we hope to be able to have a draft available for schools and youth projects before the end of June. This is an exciting opportunity for us to pool all our great resources and ideas from the legacies of both the Finglas Fright Night and Otherworld Festivals and to roll out the best Halloween festival ever in 2021.

Community Walk in Poppintree Park

We had our first weekly walk in the beautiful Poppintree Park on Thursday the 27th May. This was extremely successful with a large number of attendees most of which had been doubly vaccinated. Members of local older persons groups, neighbourhood centres and youth projects joined the walk and there was a real sense of hope and joy in the air, which was helped by the sunshine on the day. This walk will be continued weekly throughout the summer and the team members will work to develop additional recreational activities into the schedule where possible.

Environmental

The Community and Social Development and Public Domain Teams have been working extremely hard engaging with environmental groups and developing new groups. At present, there are more than 50 environmental groups registered on our database.

The first Greening Neighbourhood Workshop (collaboration between DCC Ballymun Community Team and GAP Ballymun) took place on Thursday the 27th May with a newly formed group in Ard Na Meala. Residents and young people were supported to plant up a number of concrete planters with beautiful perennial plants/shrubs leaving an enhanced local area for these residents to maintain.

The Annual Plant Collection Day took place on Saturday the 29th May in Trinity Comprehensive. In total 52 local community/environmental groups received plant donations from DCC Ballymun for communal planting. This is an extremely successful and positive community initiative with the number of small environmental initiatives continuing to increase in Ballymun. Ballymun Tidy Towns Group again came on board to help deliver plants to those who were not able to collect them and supported this annual event.

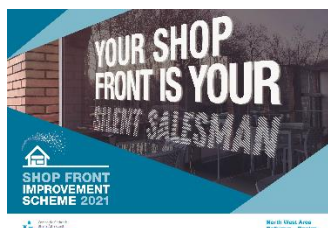
4. Economic Development Update

Stimulating Economic Activity



B4b held an online networking event on Tuesday 11th May and there was a presentation from Marian McCullough of AOS HR Training on the 'right to disconnect'. The next online networking event is scheduled for 22nd June 2021. Further info can be found on www.b4b.ie and info@b4b.ie

Shop front enhancement scheme



A total of 15 applications were received of which 3 were deemed ineligible as they are based in industrial estates and 2 are located outside of the North West area. Two grants have been approved to date with the remaining 8 applications pending evaluation at the time of writing. The total amount of funding sought was €36,355. Applications are now closed, however, due to Covid-19 restrictions we were unable to engage with businesses as much as we would have liked.

There may be scope to run another scheme at a later date if funding is available. .

Ballymun and Finglas Business Advice Service



This service was launched to support small businesses that meet the challenges of the pandemic or who may have reopened after a long period of inactivity. There have been 3 applications for mentoring to date and we continue to receive regular general queries that can be dealt with by the Economic Development Officer without the need for a mentor.

We will link the service in with the Shop-Front Improvement Scheme and give these applicants an opportunity to work with a mentor. We are also working on a rebrand to be more inclusive and open and to support start-ups as well as established businesses.

The mentors involved are LEO mentors too so we will seek to support the work of the LEO rather than duplicate. All enquiries can be directed to liam.barry@dublincity.ie and applications can be made via the Dublin City Council website: <https://bit.ly/2PO7Y2Z>

5. Housing Report

Estate Management Statistics

May 2021	
No of Anti- Social complaints per 1997 act Drug related	14
No of Anti-Social complaints per 1997 act (Not Drug Related)	19
No of other Complaints	16
Total Complaints	49
No of Anti-Social Interviews per 1997 act	15
No of Other Interviews	11
Total Interviews	26
No Requests for mediation	1
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	0
No of Tenancy Warnings sent to Central Unit	4
No of Court Orders Granted	0
No of Appeals / Judicial Reviews Challenges	0
No of Warrants executed (Evictions)	0

Rent Assessments

	May 2021
Assessments	2441 1467 emails/ 433 updates/541 calls
Permissions To Reside	10
Refunds	9
Opening of Accounts	7 (including 4 sole/ 3 successions)
Closing of Accounts	4 (including 0 sole / 0 successions)
Front Counter Calls	See Above
Window Replacements	1

Ballymun Lettings January - May 2021

Allocation Category	Housing List 2021	Transfer List 2021	Older Persons 2021
Bands 2 & 3	15	2	
Medical		1	2
Welfare			
Homeless	1		1
Travellers	2		
Transfer HAP		1	
De-tenanting			
Estate Management		1	
Maintenance		1	
Surrendering Larger		3	
Unable to afford			
Succession/Sole	9	2	
Total	27	11	3

Choice Based Lettings

Allocation Category	
Housing Bands 2 & 3	
Transfer Bands 2 & 3	1
Transfer HAP	1

Medical	
Welfare	
Homeless	
Travellers	
Total	2

Ballymun Voids

Address	Type	Date of Vacancy	Status
Barnewall Drive	2 Bed Apt	09/11/2020	Under Offer
Carrig Close	1 Bed Bungalow	03/11/2020	Choice Based Letting (UN)
Carrig Road	3 Bed House	21/03/2021	Under Repair
Carton Court	2 Bed House	14/03/2021	Under Repair (UN)
Coultrey Close	2 Bed Apt	14/03/2021	Under Repair
Coultrey Drive	3 Bed House	08/02/2021	Under Repair (UN)
Coultrey Drive	4 Bed House	25/05/2021	Under Repair
Coultrey Terrace	1 Bed Apt	04/04/2021	Under Repair (UN)
Coultrey Terrace	2 Bed Apt	22/04/2021	Under Repair
Coultrey Way	3 Bed House	07/02/2021	Under Repair
Cranogue Road	3 Bed House	29/01/2021	Choice Based Letting (UN)
Forrestwood Avenue	2 Bed Apt	10/05/2021	Under Repair
Gateway View	1 Bed Apt	23/09/2020	Under Repair (UN)
Gateway View	1 Bed Apt	06/02/2021	Under Repair (UN)
Longdale Terrace	1 Bed Apt	07/02/2021	Under Repair (UN)
Owensilla	1 Bed Apt	05/03/2021	Under Repair (UN)
Poppintree Parade	2 Bed Apt	16/12/2020	Under Repair
Sandyhill Terrace	2 Bed Apt	13/04/2021	Under Repair
Shangan Crescent	3 Bed House	25/11/2020	Under Repair (UN)
Shangan Gardens	3 Bed House	06/12/2020	Choice Based Letting (UN)
Shangan Park	3 Bed House	05/03/2021	Under Repair
Shangan Terrace	2 Bed Apt	24/01/2021	Choice Based Letting (UN)
Silloge Close	1 Bed Apt	09/04/2021	Under Repair (UN)
The Plaza Apts	1 Bed Apt	12/04/2021	Under Repair (UN)
Whiteacre Court	1 Bed Bungalow	05/05/2021	Under Repair
Whiteacre Crescent	2 Bed Apt	13/02/2021	Under Repair

Woodhazel Close	2 Bed Apt	11/05/2021	Under Repair
Woodhazel Terrace	2 Bed Apt	31/01/2021	Under Repair

** (UN) Under Nomination

Older Persons Units

Address	Type	Date of Vacancy	Status
Burren Court	1 Bed	17/11/2020	Financial Contribution
Burren Court	1 Bed	21/07/2021	Under Repair
Sandyhill Gardens	1 Bed	21/07/2020	Under Offer
Sandyhill Gardens	1 Bed	27/12/2020	Under Repair
Sandyhill Gardens	1 Bed	25/02/2021	Under Repair
Sandyhill Gardens	1 Bed	02/03//2021	Under Repair
Sandyhill Gardens	1 Bed	23/03/2021	Under Repair
Sandyhill Gardens	1 Bed	05/05.20/21	Under Repair

Poppintree Park Playground

Dublin City Council Parks Department completed a handover of the playground at Poppintree Park with the contractor on the 1st June 2021. The Deputy Lord Mayor, Cllr Mary Callaghan and children from Scoil an tSeachtar Laoch, officially opened the playground on Thursday 3rd June.





The **upgrade and renewal** of the playground included the inclusion of the following units:

- Zip Line Area
- Double Tower with Bridge and Slide area
- Climbing tower and Fireman Pole Unit
- Sand Area with Sand Desk and Digger
- Double Senior Swing with Inclusive Basket
- Double Junior Swing Set
- Spinner Bowl
- Upgrade of inclusive Rotator Carousel

Works also included significant replacement of safety surfacing throughout the playground. Cost of the project was €105k including VAT.

Ballymun Library

Ballymun Library re-opened to the public with a 'Browse & Borrow' service on the 10th May and were delighted to welcome back their patrons. They continue to provide access to library event's via Zoom (lectures, book clubs, class visits) and online services are also provided to the general public.

Ballymun Library staff continue to post blogs, arts & crafts events, videos, and historic photos of the Ballymun area on our Facebook page. If anyone wants to promote any Dublin City Council-related initiative then please email details to ballymunlibrary@dublincity.ie and they will share these on their Facebook page: www.facebook.com/BallymunLibrary

Ballymun Library offers an online literacy course, Touch Type Read and Spell (TTRS) for both adults and children. TTRS is designed to benefit students of all ages who experience spelling, reading or writing difficulties. Students with dyslexia or literacy issues have found it helpful. Patrons can contact the library by email and Ballymun Library staff will introduce them to the course and offer support.

Ballymun Library Events

Non Regular or Regular Events	Event Category	Event Title	Suitable Audience	Date and Time
Non Regular	Online History Course	The Irish Revolution – 1916 to 1923 (12-week course)	Adults	Starting on Wednesday at 1pm and every subsequent Wednesday for 12 weeks
Non Regular	Class Visit (online)	Virtual storytelling and library information visit to Our Lady of Victories B.N.S.	3 rd Class	Tuesday 1st June 11am
Non Regular	Literary Event	TBR Book Club: Ulysses by James Joyce	Adults	15th June, 1pm

Jackie O'Reilly
Acting Area Manager-Ballymun