

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

13th July 2021

North West Inner City/ Parnell Street Office Housing Update

Sean Foster Place

Works are continuing to progress well since the site re-opened in April following the second Covid-19 lockdown. Internally finishing works are ongoing with kitchens, tiling, sanitary ware, painting etc all in progress. Externally the first section of brick and block works are reached roof level and the zinc rainscreen is also well advanced.

Weathering works to all roof areas have now been completed and green roofing and plantings are planned to be installed in late July.



View of Site Works Progressing



Hallways & Bathrooms

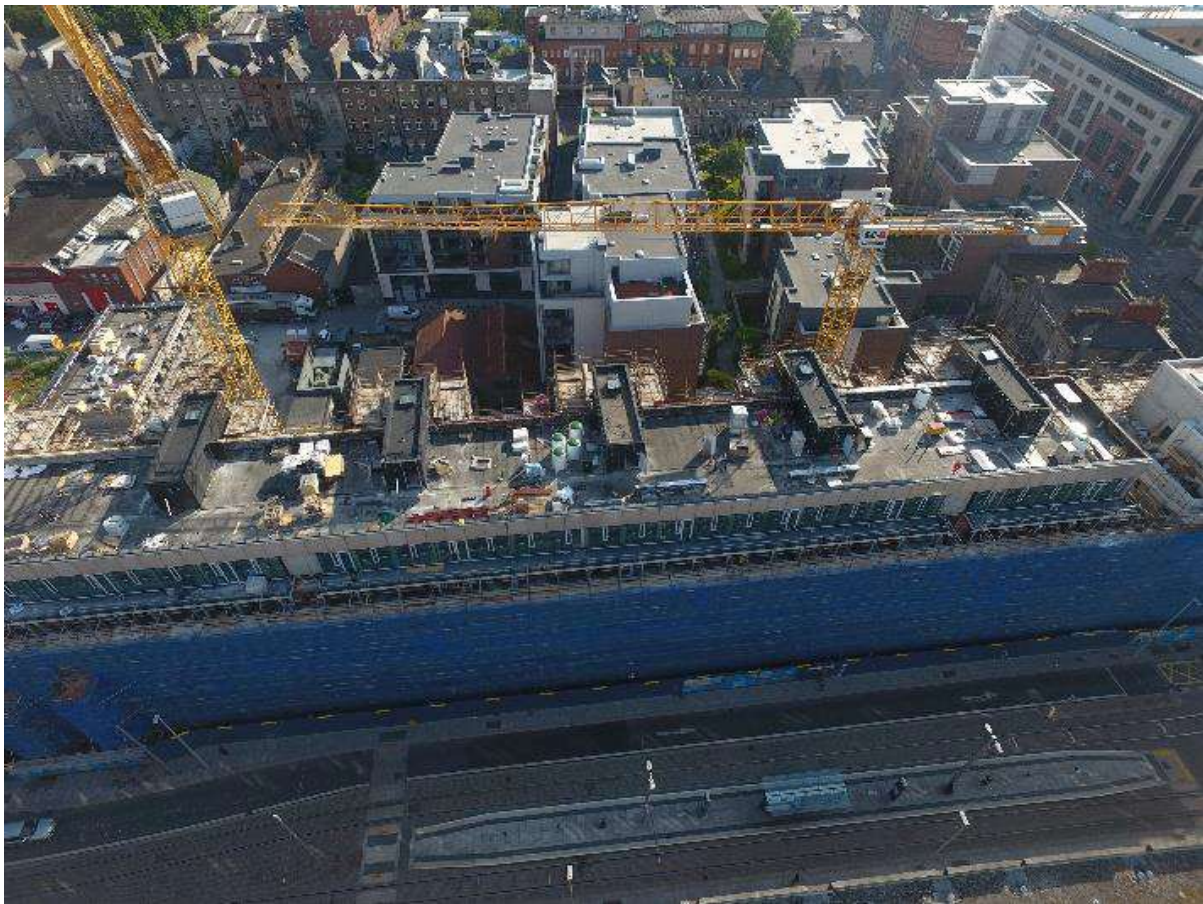
Upcoming works within the development include the following:

- completion of the installation of the three lifts shafts.
- completion of the building envelop to roof level.
- removal of the scaffolding and tower crane.
- commence landscaping works.
- testing and commissioning to each of the apartments.

Dominic Street Lower

Works in the month of June 2021 include the following :

- Masonry works, brickwork and blockwork nearing completion.
- Mechanical and electrical works final fix and testing commenced.
- Fitout works in the main building, corner building and townhouses including the installation of kitchens.
- Roofing works corner building and townhouses ongoing.
- Cladding works on main building.
- Hard landscaping works commenced.
- Balcony installation commenced.



Ariel View of Complex



Works on the façade nearing completion & scaffolding being removed



Works on the corner building stone cladding near complete

Constitution Hill

Site meetings have taken place with Dublin City Architects, Grafton Architects and DCC Housing & Maintenance.

Personal meetings with residents are on-going to discuss the redevelopment and their concerns.

Update letters regarding the redevelopment are being issued to all tenants on a regular basis.

TST Engineering are starting a Topographical Survey on Wednesday 30th June, which will take a minimum of two weeks to complete. They will also survey vacant flats.

Blackhall Queen Street Complex

Works to the roofs have been completed.

Mag locks have now been fitted to the four blocks and the keys will be issued to residents in the coming weeks.

Henrietta House

Estate management on-going meetings with Housing, Community and Residents regarding the Garden Project.

Playground surface is now complete.

The boundary wall has been painted and the ivy on the walls has been removed.

The opening of the refurbished garden will now take place on Thursday the 01st July at 13.00 hrs.

Kevin Barry House

Estate Management and the resident's committee members are in on-going communications regarding housing and community service issues as they arise.

Chancery House

Estate Management and residents are in on-going communications to Housing and Community Services.

Hardwicke Street

Estate Management are working closely with Men's Gardening Club.

Estate management engaging with residents.

Saint Michan's House

There are ongoing monthly meetings with two members of the residents association.

A new corral for euro bins to be installed opposite blocks C, D & E.

In addition, bollards are to be installed outside the corral to ensure clear access to the bin area.

Drumalee Estate

Three sets of steel panels were erected and completed around the boundary walls of Drumalee Court for security reasons as requested by the residents.

The Muga pitch : works are ongoing to repair and install fencing.

Meetings have now commenced with Estate Management, Residents and Gardaí in an attempt to redress on-going issues within this estate.

Estate Management Housing Statistics

Housing Projects Office, Parnell Street, Dublin 1.

Housing Managers: Marion Foran

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	9
Total Complaints	19

No of anti-social Interviews per 1997 Act	8
No of other interviews	4
Total interviews	12

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	1
Medical	0
Welfare	0

Homeless	1
Travellers	0
Succession	0
RAS/HAP	0
Fire/flood/Emg – Maintenance	0
Surrender Larger	0

Senior Citizens

Bands 2 & 3	0
Medical	0
Welfare	0
Homeless	1
Travellers	0

Voids

Long Term Maintenance	0
Contracts	30
Capital Projects	97

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