

To the Chairperson and Members
Of the Central Area Committee

9th November 2021

Housing Matters in the Central Area:

North West Inner City Housing

Sean Foster Place

Current works in progress include the following:

- Plastering works and joinery work to Duplex Apartments ongoing.
- M&E Final Fix works ongoing.
- Testing and Powering up Apartments ongoing.
- Commissioning Heat Pumps ongoing.
- Rendering Works ongoing.
- North Elevation brick work is nearly complete on ground floor recess.
- South Elevation drainage and ducting is ongoing.
- Balcony works in progress.
- Roof 02 is Cleaned Off. PV Panels being installed, roof cappings are ongoing.
- Zinc Works Complete, Scaffolding Dropped.
- Irish water connection, which was a concern, has been completed.

The contractor has submitted a revised programme with a completion date of 24 January 2022.



Dominic Street Lower

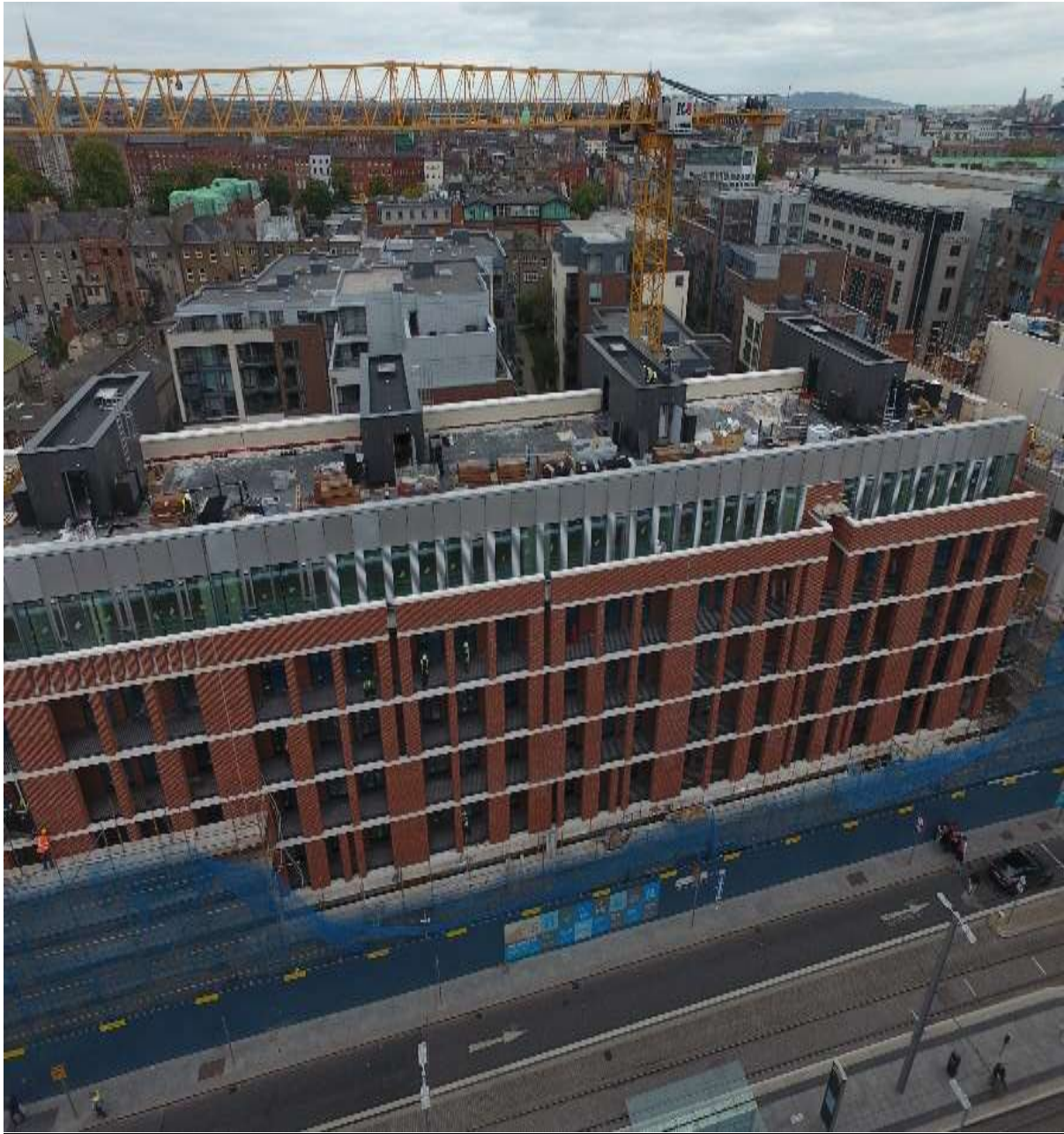
Works in the month of October 2021 include the following:

- Masonry Works brickwork and blockwork nearing completion.
- Mechanical and Electrical works final fix and testing commenced.
- Fit Out works progressing in the Main Building, Corner Building and Townhouses including the installation of kitchens.
- Façade works ongoing in the Corner Building and Townhouses ongoing.
- Hard Landscaping works ongoing.
- Balcony installation ongoing.

Rear Elevation of the Project



Works on Dominic Street Elevation nearing completion



Wall Finishes progressing in the apartments.



The Regeneration Board meetings have now recommenced.

Constitution Hill

The removal of weeds has commenced in the high rise planter area at the side of Constitution Hill.

On-going one to one meetings with residents.

Blackhall Queen Street Complex

A combined operation involving Dublin City Council staff and Gardaí took place to remove a large quantity of combustible material from the complex.

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

Halloween event to take place on the 31st October in St. Paul's Community Centre.

Henrietta House

There are ongoing meeting with residents regarding the day to day happenings within the estate.

Children from Henrietta will be invited to partake in the event in Saint Michan's House.

Hardwicke Street

Works have now been completed to the surrounding area of the statue in Rory O'Connor House. As a result planters and flowers will be placed around the statue.

Planters are to be installed into the four triangles plaza area Dermot O' Dwyer House and Rory O'Connor House.

A Halloween event will take place on the 31st October in the Hardwicke Street Community Centre.

Saint Michan's House

Monthly meetings are on-going with two members of the residents association to discuss all issues related to the complex.

A large Halloween event to take place in the club house of Saint Michan's between the hours of 15.00 – 21.00 on the 31st October.

Drumalee Estate

Meetings are on-going with Estate Management and An Gardaí in an attempt to combat on going anti-social issues within the estate.

Work has commenced with the residents from the community and Estate Management to cleaning pocket areas within the estate.

All paving repairs have now been completed within the complex.

A Halloween event taking place in Drumalee Drive between 18.00 – 21.00 for the whole estate.

NWIC Estate Management Housing Statistics, October 2021

No of anti-social complaints per 1997 act Drug related	0
No of anti-social complaints per 1997 act not Drug related	4
No. of Complaints	4
Total Complaints	8

No of anti-social Interviews per 1997 Act	2
No of other interviews	2
Total interviews	4

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	0
Travellers	0

Voids

Long Term Maintenance	0
Contracts	30
Capital Projects	97

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North East Inner City Housing



Ballybough Court:

The new slip-proof linoleum floor has been laid in the wash room at Ballybough Court.



Ballybough House/Open House:

The Two Flat amalgamation at No 27 Ballybough House was showcased as part of the 2021 Open House Architectural Festival on Sunday 17th October 2021. Central Area Housing organised a special Residents Only Preview to allow those living at the complex to assess the potential of the pilot project. Light refreshments for the occasion were provided courtesy of the NEIC and the overall response of the residents was very positive.



Bonfire Materials

The annual confiscation and disposal of Bonfire materials has begun in the NEIC and drones have been deployed as part of the search.

So far we have recovered approx. 15 tons of bonfire and other combustible materials from our housing complexes and estates. The tonnage weight is due mainly to the amount of large tyres and pallets being found.



The operations involve the cooperation of Housing, Public Domain, and An Garda Síochána, with housing staff supporting the operation in the weeks leading up to the holiday weekend visiting locations and engaging with tenants.



Choice Based Lettings

A new series of the Choice Based Letting Scheme will be piloted in three of our flat complexes in the North East Inner City at Liberty House (3 x 1, 2 x 2 Bed), Fitzgibbon Court (3 x 2 Bed), & Courtney Place (1 x 3, 3 x 2 bed) Flat Complexes. The advertisements will be places throughout the NEIC from the 27th Oct and applications close on the 10th November.

Croke Villas/Sackville Avenue Site:

The encroachment of Buddleia onto the footpath of Sackville Avenue has been cut back. Development are currently seeking a specialist to remove the infestation on the site.

Dublin Landings – North Wall Quay

Housing Allocations have begun compiling a list of potential tenants for the new apartments at Dublin Landings. Snag listing is almost completed and we are currently awaiting the return of the apartment keys for the roll out to commence. The acquisition consists of 6 x 1 Bed; 6 x 3 Bed; and 18 x 2 Bed apartments.

Fitzgibbon Court

Contractors have been engaged to erect and maintain raised beds at Fitzgibbon Court.



Laurence O'Toole Court:

Having resolved the corruption of the water issue at St. Laurence O'Toole Court, Housing are currently working with the residents committee to explore the re-opening of the Meals on Wheels Service.

Matt Talbot Court:

Matt Talbot Court - Stage 1 approval has been received from Department of Housing, Local Government and Heritage (DHLGH) for redevelopment of the scheme to provide 92 homes.

An initial information newsletter in relation to the redevelopment of Matt Talbot Court has been distributed to all the tenants.

Engagement with the tenants re the consultation process will commence in the coming weeks.

Poplar Row:

Housing have co-ordinated with the Community Section to have flower arrangements placed in Poplar Row Flats as part of the overall "Greening" of the area. There has been a very positive reaction from the residents.

Contractors have been engaged to provide a new wooden frame for the Bin Sheds at Poplar Row as suggested by a number of tenants.

We continue to work with the residents in relation to general improvements in the complex.



Summerhill Seniors/Court:

The winter replanting of the beds at Summerhill Seniors and Summerhill Court has been completed. The beds will be maintained by contractors for the coming twelve months.

Nov 2021 stats

ESTATE MANAGEMENT

No of anti-social complaints per 1997 act Drug related	3
No of anti-social complaints per 1997 act not Drug related	22
No. of Complaints	18
Total Complaints	43

No of anti-social Interviews per 1997 Act	8
No of other interviews	1
Total interviews	9

No of requests for mediation	0
No of complaints referred to the Central Unit for action	3
No of Section 20 Evictions	0

Allocations

Bands 2 & 3	4
Medical	0
Welfare	1
Homeless	2
Travellers	0
Succession	1
RAS/HAP	0
Fire/flood/Emg – Maintenance	1
Surrender Larger	0

VOIDS

Long Term Maintenance	2
Contracts	19
Capital Projects	14

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Cabra Office Housing:

St Mary's Place North/ Dorset Street Flats

The Part 8 planning submission was made in September 2021 with observations to be made by October 18th 2021. Progress is currently being made with the detenanting process in both St Mary's Place and the middle block.

Despite the challenges that we are currently facing surrounding remaining restrictions, Dublin City Council is committed to continuing ongoing consultation with both residents of Dorset Street Flats as well as local residents and all other interested parties in relation to the new development.

The Cabra Projects Office organised a fancy dress cinema event for Halloween in the complex. The event was well attended and day passes to Tayto Park were given to all children in attendance.

St Bricin's Park

The Housing and Community Services Department is currently progressing the submission to the DHLG and anticipates initiation of Part 8 planning in Q4 2021. The number of new housing units being provided on the site is 10. Consultation and information sharing with the local community is planned to take place by mid November.

O'Devaney Gardens

The latter stages of the project have been delayed substantially by both lockdowns. The revised target completion date is now the end of Q 1 2022.

Barra, the preferred bidder for the Housing Land Initiative, applied for planning permission in May 2021 and permission was granted in September 2021. It is expected that building works will proceed in Q1 2022 unless a Judicial Review commences.

The Cabra Projects Office organised a fancy dress cinema event for Halloween in the complex. The event was well attended and day passes to Tayto Park were given to all children in attendance.



St Finbar's Court

Housing Development are currently finalising the Tender package and it is hoped it will be published in Q4 2021 and that works will commence toward the end of Q1 2022. Housing Maintenance are continuing to keep the site cleared of illegally dumped materials. Palisade fencing is now in place on both sites. Security are currently inspecting the site twice daily and reporting their findings to the Projects Office.

Bannow Road Site

The Department of Housing, Planning & Local Government have given approval for development of Social and Affordable Housing at the Bannow Road site in Cabra. City Architect's hope to have detailed drawings for 120 Volumetric Units by Q4 2021. It is hoped that they will apply for Part 8 planning permission by the end of Q1 2022 to be onsite to start the 18 month building programme by the end of 2022. Transport For Ireland have made Dublin City Council aware of their intention to acquire some of this land. Senior Management are currently investigating this and will report back to all Councillors through the Central Area Committee.

Infirmary Road

The Infirmary Road development will consists of 38 units in total located in two blocks, with a mix of 1, 2 and 3 bed apartments and duplexes in both blocks. The development has received Part 8 approval to include the demolition of two buildings on site, which commenced in April, and excludes the Married Quarters as there is a preservation order in place for this building. The programme for Infirmary Road initially indicated going to tender in March 2021 but, due to Covid 19 Level 5 Restrictions and demolition work being held up as a result, it is now expected to go to tender in Q4 2021.

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