



Date: 1<sup>st</sup> June 2022

To: The chairperson and members of  
North Central Area Committee

Meeting: 20<sup>th</sup> June, 2022.

Item No. 31

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**KILBARRACK AREA HOUSING OFFICE UPDATE FOR THE  
JUNE MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

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**Estate Management Complaints January to May 2022**

TOTAL # PROPERTIES AGAINST WHICH COMPLAINTS HAVE BEEN MADE	46			
# OF COMPLAINTS RECEIVED	179		40	139
# OF UNIQUE INCIDENCES	61		17	44
<b>AREAS WHERE COMPLAINTS CONCENTRATED</b>				
ARTANE	4	11%	1	3
BALDOYLE	2	5%	2	0
BALMAYNE	0	0%	0	0
CLONTARF	1	3%	1	0
CLONGRIFFIN	0	0%	0	0
DONNYCARNEY	14	37%	0	14
DONAGHMEDE	5	13%	3	2
EDENMORE	0	0%	0	0
HARMONSTOWN	1	3%	0	1
KILLESTER	1	3%	1	0
KILBARRACK	5	13%	1	4
RAHENY	3	8%	1	2
MARINO	2	5%	0	2
<b>TOTAL COMPLAINTS STATUS</b>	<b>38</b>			
<b>STATUS TRACK</b>	<b>-23</b>			
<b>CATEGORY OF COMPLAINT (ORIGINAL)</b>				
ASB: DRUG RELATED (SALE, SUPPLY, POSSESSION (FOR SALE))	3	5%	3	0
ASB: BEHAVIOUR CAUSING: DANGER/INJURY/DAMAGE/ALARM/LOSS/FEAR	3	5%	0	3
OTHER BREACH OF TENANCY COMPLAINT	53	87%	12	41
OTHER COMPLAINT	2	3%	2	0
<b>TOTAL COMPLAINTS STATUS</b>	<b>61</b>		<b>17</b>	<b>44</b>
<b>STATUS TRACK</b>	<b>0</b>			
<b>SUB CATEGORY OF COMPLAINT</b>				

DETECTED/SUSPECTED SALE AND SUPPLY	0	0%	0	0
THREATS, INTIMIDATION, FEELING THREATENED	10	15%	1	9
ACTUAL VIOLENCE AND AGGRESSION	1	2%	0	1
ABUSIVE BEHAVIOUR/HARASSMENT	1	2%	0	1
ABUSE: RACE, COLOUR, NATIONALITY, ETHNICITY	0	0%	0	0
ABUSE: DISABILITY; SEXUAL ORIENTATION; RELIGION; MARITAL/FAMILY STATUS; GENDER	0	0%	0	0
WELFARE CONCERN	1	2%	1	0
NOISE NUISANCE	22	34%	3	19
ODOUR NUISANCE	0	0%	0	0
OTHER NUISANCE/ANNOYANCE	3	5%	0	3
HOUSE PARTY(S)	0	0%	0	0
GROUPS CONGREGATING IN COMMON AREAS	1	2%	1	0
DRUG USE	4	6%	3	1
ILLEGAL DUMPING	7	11%	6	1
RUBBISH EXTERNAL/UPKEEP OF EXTERNAL ENVIRONMENT	2	3%	0	2
UPKEEP OF INTERNAL PROPERTY/HOARDING	0	0%	0	0
DAMAGE/DEFACEMENT TO PROPERTY	3	5%	0	3
NOT RESIDING AT RESIDENCE	6	9%	1	5
PERSON NOT ON RENT RESIDING	2	3%	0	2
ABANDONED PROPERTY	0	0%	0	0
ILLEGAL OCCUPIERS	0	0%	0	0
BANNED DOGS/ANIMALS/DANGEROUS ANIMALS	1	2%	1	0
SCRAMBLER BIKES/QUAD BIKES	0	0%	0	0
UNAUTHORISED STRUCTURE	1	2%	0	1
BUSINESS USE ON PROPERTY	0	0%	0	0
KNOWINGLY PERMITTING ILLEGAL USE OF PROPERTY	0	0%	0	0
OTHER - CRIMINAL	0	0%	0	0
URGENT CASE	0	0%	0	0
MAKING FALSE ALLEGATIONS	0	0%	0	0
<b>TOTAL COMPLAINTS STATUS</b>	<b>65</b>			
<b>STATUS TRACK</b>	<b>4</b>			

## Update on Voids List NCA Clontarf & Donaghmede LEAs

<b>With Framework</b>					
	<b>Type</b>	<b>Location</b>	<b>Depot</b>	<b>Category</b>	<b>Bedrooms</b>
	House	SAINT DONAGHS ROAD	Newtown	Void Short Term Repair	3
	House	BERACH LODGE	Newtown	ACQUISITION	2
	Apartment	SAINT BERACHS PLACE	Newtown	Void Short Term Repair	2
	House	SPRINGDALE ROAD	Newtown	ACQUISITION	3
	Apartment	THE GLEN	Newtown	Void Short Term Repair	1
	Apartment	THE ORCHARD	Newtown	ACQUISITION	2
<b>Ready to Let (Framework)</b>					
	<b>Type</b>	<b>Location</b>	<b>Depot</b>	<b>Category</b>	<b>Bedrooms</b>
	Apartment	BEAU PARK MEWS	Newtown	ACQUISITION	2
	House	SAINT DONAGHS ROAD	Newtown	Void Short Term Repair	3
<b>Ready to Let (Direct Labour)</b>					
	<b>Type</b>	<b>Location</b>	<b>Depot</b>	<b>Category</b>	<b>Bedrooms</b>
	House	CLANAWLEY ROAD	Newtown	Void Short Term Repair	2
	Senior Citizens	SAINT ANNES COURT	Newtown	Void Short Term Repair	0
<b>Direct Labour</b>					
	<b>Type</b>	<b>Location</b>	<b>Depot</b>	<b>Category</b>	<b>Bedrooms</b>
	Senior Citizens	CLANCARTHY COURT	Newtown	Void Short Term Repair	1
	Senior Citizens	CLANMAURICE COURT	Newtown	Void Short Term Repair	1
	Senior Citizens	RAHENY COURT	Newtown	Void Short Term Repair	0
	Senior Citizens	SAINT ANNES COURT	Newtown	Void Short Term Repair	0
	Senior Citizens	SAINT ANNES COURT	Newtown	Void Pending Refurbishment	0
	Senior Citizens	SAINT BRIGIDS COURT	Newtown	Void Short Term Repair	0
	Senior Citizens	SAINT GABRIELS COURT	Newtown	Void Short Term Repair	0
	Senior Citizens	SAINT GABRIELS COURT	Newtown	Void Short Term Repair	0
	Senior Citizens	SAINT GABRIELS COURT	Newtown	Void Short Term Repair	1
	Senior Citizens	SAINT GABRIELS COURT	Newtown	Void Short Term Repair	1

	Senior Citizens	SAINT GABRIELS COURT	Newtown	Void Short Term Repair	1
	Senior Citizens	THORNDALE COURT	Newtown	Void Short Term Repair	0
Number of -	Houses	8			
	Apartments	5			
	Senior Citiz	13			

### **Housing Maintenance Projects for 2022**

We have implemented a full maintenance programme and upgrades with our Housing Maintenance Department for 2022 for all 13 Senior Citizens complexes, in Clontarf and Donaghmede LEAs. See below list of works carried out in St Gabriel's Court Clontarf, the expected date for all our complexes to be completed will be by the Q4 of 2022.

### **Saint Gabriels Court Clontarf**

- All balconies and stairwells in the complex have been resealed and upgraded.
- All new paving is installed throughout the complex.
- All new gutters are installed on all blocks in the complex
- All rooftops are washed down to remove moss and debris in the complex, this has been the cause of numerous flooding issues throughout the years when moss and debris would fall from the roof in winter and block the surface water drainpipes and the drainage system below.
- Followed up by a major interdepartmental Surface Water Programme carried out, by DCC Drainage Surface Water team and Housing Maintenance in this complex all gullies, surface water and foul drainage systems were cleanout and any repairs needed were completed.
- New lights were installed on way into complex on the Avenue for better visibility in winter.
- All grounds, shrubbery and gardens were attended to regularly and a winter maintenance programme is in place.

**Photos of St. Gabriel's Court**



**Allocations NCA Clontarf and Donaghmede LEAs for January to May 2022**

<b>Property Size</b>	<b>Area</b>	<b>Allocations - Jan 2022 - May 2022</b>
4 Bed	Beaumont	1
3 Bed	Donaghmede Edenmore	2
2 Bed - House	Whitehall/Yellow Road Marino	2
2 Bed - Apartment	Grace Park Kibarrack Malahide Road Howth Junction	22
1 Bed	Howth Road Raheny	6
2 Bed – Senior Citz	Donnycarney	1
1 Bed – Senior Citz	Clontarf	4
	Donnycarney	3
	Kilbarrack	1
Bedsit – Senior Citz	Donnycarney	4
	Clontarf	1
	Killester	2
	Raheny	3
	Whitehall	1
<b><u>Total</u></b>		<b><u>53</u></b>

**NCA Clontarf and Donaghmede LEAs Regeneration programme**

<b>Project</b>	<b>Subject</b>	<b>Actions</b>
Millwood Court	Fold Project	Meeting with residents, Fold Housing, and DCC staff to set up new working group to address any issues that may arise during the development.
St. Anne's Court	DCC Project	Updates from the meeting: <ul style="list-style-type: none"><li>• Notification has been issued to the design team preferred tenderers and we are currently in a standstill period. A kick-off meeting with the appointed design team is scheduled for mid-June.</li><li>• Advised this will be a two-phase project.</li><li>• The new neighbouring proposed development at Millwood development may provide a possible decanting solution.</li></ul>

**Patrick P. Smith**  
**Kilbarrack Area Housing Manager**