

06th July 2022

To the Chairperson and Members of the Central Area Committee

Housing Matters in the Central Area:

North East Inner City:

Choice Based Lettings:

A new round of Choice Based Lettings is currently on-stream which will include Ballybough House (1 x 3 Bed), Gardiner Street (1 x 2 Bed), Courtney Place (1 x 2Bed), William Street North (1 x 2Bed). Applications close on Friday 8th July.

Avondale House:

An upgraded Key-Fob system is being installed in Avondale House.

O'Brien Hall:

New Locks and Swing-arms have been fitted to the entrance doors of three blocks of O'Brien Hall. These replace the ones fitted in 2021 which are believed to have been damaged through anti-social behaviour. The Housing Office is currently following lines of enquiry in relation to the damage.

Parking Schemes:

The Central Office have engaged new parking enforcement company (RFC) to manage parking in a number of schemes these include Avondale House, Gardiner Street Flats, Liberty House, and Patrick Heeney Crescent. RFC has been live since 13th June. Residents without permits or out of date permits will receive a warning from RFC up to the 4th July. This will give residents ample time to register their vehicles. All residents have been informed of this process. Parking enforcement will be rolled out to other complexes where needed over the coming months.



Poole House Apartments, Poplar Row:

Preliminary work on the allocation of properties at Poole House Apartments continues which have been acquired by DCC on a 25 year lease. They consist of 3x 3 bed, 19 x 2 bed, and 17 x 1 bed units. All units will be furnished and complete with white goods. Unforeseen delays on the Developers part means the current estimated date for handover is now expected towards then end of the third quarter.



Sean O’Casey Avenue:

The rendering of the new wall at Sean O’Casey Avenue is complete and the security railings have been installed. Remedial works are currently being carried out on the two houses effected by the building of the wall.

The CAO Housing Team are working with residents to find ways of generally improving and implementing aspects of the Public Realm, Greening Strategies, Community Engagement, and Anti-Social issues, within the Sean O’Casey/Summerhill area. A survey of residents was recently conducted in conjunction with the Safety Partnership the results of which are due to be collected at the start of June.



Matt Talbot Court:

A well-attended meeting was held for residents of Matt Talbot Court, Summer Street, Summerhill, and Sean O’Casey Avenue, on the 14/6/2022. Present were the Central Area Office Housing Team, the Area Manager, the Project Estate Officer, the Project Development Team, Local Councillors, as well as the project Architects. A comprehensive display of plans as well as mock-ups were exhibited together with a short video of the intended development, and a lively and positive dialogue ensued. Light refreshments were provided.

New fobs for the security door at Matt Talbot Court are now being issued to the residents. They have also been issued with keys so that they can also gain access in the case of a power failure or outage. Notification of the change was distributed by the PEO. The full distribution should be completed by early July.

May 2022 stats

ESTATE MANAGEMENT

Housing Manager:

Paul White

No of anti-social complaints per 1997 act Drug related	7
No of anti-social complaints per 1997 act not Drug related	25
No. of other complaints	51
Total Complaints	84

No of anti-social Interviews per 1997 Act	8
No of other interviews	9
Total interviews	17

No of requests for mediation	0
No of complaints referred to the Central Unit for action	1
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0

Allocations

Housing (band 2&3)	
Transfers (band 2&3)	1
Older Persons Housing (band 2&3)	1
Older Persons Transfers (band 2&3)	
Medical & Welfare	
Older Persons Medical & Welfare	1
Homeless	
Transfer /HAP	
Fire/flood/Emg – Maintenance	
Estate Management	
Choice Based Lettings	

Paul White

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Cabra/Glasnevin

Marys Place North/ Dorset Street Flats

Some amendments have been made to the original plans as a result of observations made by local residents. Progress is currently being made with the detenanted process in both St Marys Place and the middle block and it is hoped that the two blocks will be fully detenanted by Q4 2022. Housing Maintenance is currently undertaking an extensive scheme which involves securing and clearing out all empty units and blocking access to detenanted landings.

Further Consultative meetings are expected to take place over the summer.

St Bricin's Park

The Housing and Community Services Department is currently progressing the submission to the DHLG. 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 in summer 2022.

O'Devaney Gardens

The latter stages of Phase 1A of the project have been delayed substantially by both lockdowns. The revised target completion date is now Q3 2022.

Bartra have been carrying out surveys in relation to road realignment and drainage and will be on site in the coming weeks to secure the boundaries of the site as a matter of urgency. Further information in relation to the development will then be circulated through the Central Area Committee.



St Finbar's Court

Housing Development are currently finalising the Tender package and it is hoped it will be published by the end of Q2 2022 and that works will commence in Q3 2022. Housing Maintenance are continuing to keep the site cleared of illegally dumped materials.

Bannow Road Site

Senior Management reported back to Central Area Councillors in relation to progress made and outcomes of discussions pertaining to the land with Transport for Ireland. It has been decided that an AHB will develop both social housing and cost rental on the site. More information will be available and consultation will be arranged in Q3 2022.

Infirmary Road

The Infirmary Road development will consist 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 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 major delays it is now expected to go to tender in Q3 2022.



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North West Inner City

Sean Foster Place

Timeline

All apartments are being snagged at the moment.

The external pathways are being reinstated, work is in progress on the rear courtyard.

The Contractor advised that it was their target to hand over the site mid-July. All parties are working hard to achieve this date.



Dominic Street Lower

The snagging on apartments is on-going. Landscaping around the courtyard has been completed. They are still working on the utilities on the road. Hopefully hand over of the site will be the end of July/early August.



Constitution Hill

Housing Maintenance works commenced on 16 voids in blocks 2 and 3 on Monday 13th June.

An information leaflet was hand delivered to Dublin Bus Depot, Bus Éireann, The Hardwicke Apartments, Carmichael House, The Law Society and three units in Catherine's Lane informing them on our Regeneration Plans for our housing scheme at Constitution Hill.

Blackhall Queen Street Complex

Estate Management is liaising with the Caretakers & Residents regarding the upkeep of the complex.



Ground works at the back of 1 Blackhall Parade are on-going.

The four community gardens have been put on a list for summer plants to be installed.

Hardwicke Street

Works have now been completed on the new LED lighting for the Plaza Area.

The painting of the fencing surrounding Hardwicke Street is on-going.

Chancery House

DCC have approved filming for a movie named “Flora and her Son” within the complex for three to four days in July 2022.

This movie is a love song to Dublin and tells the story of the ups and downs of an inner city single mother Flora, who is trying hard to hold it together while her 14 year old son, Max, is struggling to stay on the straight and narrow.

All residents have been notified and are in agreement for this project to proceed.

Saint Michans House

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

New bin corals are on-going in the complex to facilitate Eurobins.

The Summer Project is due to commence in July.

The garden area has been weeded with new plants installed. There is also a barrel being installed and filled with summer plants.

Drumalee Estate/ Court

On-going meetings with Estate Management, Residents and Gardaí take place on a regular basis.

A two weeks sports event took place in Drumalee and it was completed on the 22nd June.

Kevin Barry House

On-going discussions between Estate Management and Residents as issues arise.

Henrietta House

On-going discussions between Estate Management and Residents as issues arise.

Wolfe Tone Close

Ongoing meetings are taking place with residents and estate management concerning the general upkeep of the complex.

Estate Management Housing Statistics, June 2022

Housing Projects Office, Parnell Street, Dublin 1.

Housing Managers:

Marion Foran

Paul White

No of anti-social complaints per 1997 act Drug related	0	0
No of anti-social complaints per 1997 act not Drug related	24	0
No. of Complaints	3	0
Total Complaints	27	0

No of anti-social Interviews per 1997 Act	3	0
No of other interviews	0	0
Total interviews	3	0

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



Allocations

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

Housing Managers:

Marion Foran

Paul White

Senior Citizens

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

Voids

Long Term Maintenance	0	0
Contracts	30	0
Capital Projects	97	0

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