



Date July 2022

To: The chairperson and members of
North Central Area Committee

Meeting: 18th July 2022.

Item No. 4F

**Clontarf & Donaghmede LEA's AREA HOUSING OFFICE UPDATE FOR THE
JULY MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

Estate Management Complaints January to May 2022

<u>COMPLAINTS/INCIDENCES/TENANCIES</u>	<u>Q1</u>	<u>Q2</u>	-	-
TOTAL NO. PROPERTIES AGAINST WHICH COMPLAINTS HAVE BEEN MADE	57			
NO. OF COMPLAINTS RECEIVED	182		40	142
NO. OF UNIQUE INCIDENCES	63		17	46
<u>AREAS WHERE COMPLAINTS CONCENTRATED</u>				
ARTANE	4	7%	1	3
BALDOYLE	2	3%	2	0
BELMAYNE	0	0%	0	0
CLONTARF	3	5%	1	2
CLONGRIFFIN	1	2%	0	1
DONNYCARNEY	14	26%	0	14
DONAGHMEDE	9	17%	3	5
EDENMORE	1	2%	0	1
HARMONSTOWN	1	2%	0	1
KILLESTER	3	6%	1	1
KILBARRACK	7	13%	1	6
RAHENY	3	6%	1	2
MARINO	6	11%	0	6
TOTAL COMPLAINTS STATUS	54			

<u>CATEGORY OF COMPLAINT (ORIGINAL)</u>	-	-	-	-	-	-
ASB: DRUG RELATED (SALE, SUPPLY, POSSESSION (FOR SALE))	3	5%	3	0	0	0
ASB: BEHAVIOUR CAUSING: DANGER/INJURY/DAMAGE/ALARM/LOSS/FEAR	3	5%	0	3	0	0
OTHER BREACH OF TENANCY COMPLAINT	55	87%	12	43	0	0
OTHER COMPLAINT	2	3%	2	0	0	0
TOTAL COMPLAINTS STATUS	63		17	46	0	0

Update on Voids List NCA Clontarf & Donaghmede LEAs

North Central Clontarf & Donaghmede
For Framework

Ref	Type	Location	Category	Date	Bedrooms
6536181	House	AYRFIELD DRIVE	HOUSING FIRST	02/07/2021	4
4579695	House	BRIARFIELD ROAD	Void Short Term Repair	30/01/2022	3
1226273	House	CLANAWLEY ROAD	Void Short Term Repair	07/11/2021	2
6968134	House	LEIN PARK	ACQUISITION	05/05/2022	3
1573542	House	MILLBROOK AVE	Void Short Term Repair	29/05/2022	3
1216451	Apartment	SAINT BERACHS PLACE	Void Short Term Repair	27/02/2022	2
6772334	House	TEMPLEVIEW CRESCENT	ACQUISITION	16/11/2021	3

With Framework

Ref	Type	Location	Category	Date	Bedrooms
1225101	House	CASINO PARK	Void Short Term Repair	30/01/2022	3
6244559	Apartment	CRESCENT HOUSE	ACQUISITION	15/01/2021	1
1198421	House	EDENMORE AVENUE	Void Short Term Repair	28/11/2021	3
1493556	House	LEIN PARK	ACQUISITION	01/07/2021	4
1202671	House	LEIN ROAD	Void Short Term Repair	13/03/2022	3
6928138	House	SAINT BRENDANS PARK	BAR	25/03/2022	2
1514176	Apartment	THE ORCHARD	ACQUISITION	11/04/2021	2

Ready to Let (Framework)

Ref	Type	Location	Category	Date	Bedrooms
6326132	Apartment	BEAU PARK MEWS	ACQUISITION	08/03/2021	2

Ref	Type	Location	Category	Date	Bedrooms
1227185	Senior Citizens	CLANCARTHY COURT	Void Short Term Repair	10/04/2022	2
1705459	Senior Citizens	CLANMAURICE COURT	Void Short Term Repair	20/02/2022	1

Direct Labour

Ref	Type	Location	Category	Date	Bedrooms
1213747	Senior Citizens	NEWGROVE ESTATE	Void Short Term Repair	03/04/2022	1
1199082	Senior Citizens	RAHENY COURT	Void Short Term Repair	06/02/2022	0
1227845	Senior Citizens	ROSEVALE COURT	Void Short Term Repair	29/05/2022	0
1199899	Senior Citizens	SAINT ANNES COURT	Void Short Term Repair	15/05/2022	0
1200119	Senior Citizens	SAINT ANNES COURT	Void Short Term Repair	27/02/2022	0
1200039	Senior Citizens	SAINT ANNES COURT	Void Short Term Repair	10/04/2022	0
1227210	Senior Citizens	SAINT BRIGIDS COURT	Void Short Term Repair	10/04/2022	0
6141135	House	SAINT DONAGHS ROAD	Void Short Term Repair	27/02/2022	3
1209116	Senior Citizens	SAINT GABRIELS COURT	Void Short Term Repair	29/05/2022	0
1204064	Senior Citizens	THORNDALE COURT	Void Short Term Repair	02/01/2022	0
1203674	Senior Citizens	THORNDALE COURT	Void Short Term Repair	01/05/2022	0

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. Please see list below of works carried out in Sladmore, Newtown and St. Bridget's Court. We would hope that all our complexes will be completed by the end of quarter four of 2022.

Newtown, Sladmore Court,

We have been working closely with our Area Housing Maintenance Section and can report on the excellent refurbishment works program for the above complex. The following works have commenced.

- Installation of new windows and doors for all apartments started in June.
- Installation of new soffits, fascia's and gutters completed July 4th
- I have been in contact with DCC Steel Section, regarding the new railings and was informed that they are fabricated and ready to be replaced. A works crew should be on site in the coming weeks, to dig footings along the inside of the boundary walls in order to bed the new railings into the foundations.
- Once all renovation works are completed, DCC Paint Section are scheduled to paint all the external walls, stairwells etc.
- All grounds, shrubbery and gardens are attended to regularly and a winter maintenance programme is in place.

Photos of Sladmore Court, local residents are delighted with new doors and windows



Saint Bridget's Court Clontarf West.

- All balconies and stairwells in the complex have been resealed and upgraded.
- All new paving has been installed throughout complex.
- All new gutters have been installed on all blocks in the complex.
- All rooftops have been washed down to remove moss and debris in the complex. This has been the cause of numerous flooding issues over the years, when moss and debris would fall from the roof in winter and block the surface water drainpipes and the drainage system below.
- Following on from a major interdepartmental "Surface Water Programme" which was carried out by DCC Drainage Surface Water team and Housing Maintenance in this complex, all gullies, surface water and foul drainage systems were cleaned out and any repairs needed were completed.
- All grounds, shrubbery and gardens are attended to regularly and a winter maintenance programme is in place.
- New hanging baskets, wheelchair accessible picnic table and large flower planters have been installed to enhance the complex.



Allocations NCA Clontarf and Donaghmede LEAs for January to June 2022

Property Size	Area	Allocations
4 Bed – house	Artane	1
2 Bed - Apartment	Drumcondra Howth Road	2
1 Bed - Apartment	Howth Road	1
1 Bed – Senior Citizens	Clontarf	3
Bedsit – Senior Citizens	Clontarf Raheny	5
Total	Allocations	12

NCA Clontarf and Donaghmede LEAs Regeneration programme

Project	Subject	Actions
Milltown Court	Fold Housing Project	<p>Meeting on 26th of June with residents, Fold Housing and DCC staff to establish a new working group to tackle any issues that may arise during the development.</p> <p>It was agreed that Fold Housing will look at building boundary walls higher to help lessen the impact of the new build. We have also agreed to conduct a site visit of other Fold developments for the liaison group and some nominated residents in the coming weeks.</p>
St. Anne’s Court	DCC Project	<p>The first meeting with the appointed design team “Grafton Architects”, took place in mid-June.</p> <p>Grafton Architects and the Area Housing Manager have arranged a site visit to St. Anne’s Court on 7th July, for inspection of the area. Once the design team have some design works prepared and have an idea</p>

		<p>of the schedule of works for moving forward, information meetings will be arranged for residents and Councillors.</p> <p>We are in talks with Fold Housing, DCC Allocations Department, in relation to the proposed neighbouring Millwood development which may provide a possible decanting solution for some residents of St. Anne's Court.</p>
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Patrick P. Smith
Kilbarrack Area Housing Manager