

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

**11<sup>th</sup> October 2022**

**Housing Matters North East Inner City:**

**Choice Based Lettings:**

A new round of Choice Based Lettings is now up and running with two x 2 Bed Units available, one at North Williams Street Flats, and one at Crinan Strand.

**CCTV Upgrade:**

The first stage of the CCTV Upgrade has been completed. We are now looking at extending the upgrading to the systems at James Larkin House, St. Mary's Court, and Summerhill.

**Avondale House:**

The instillation of new security doors at Avondale has been completed and new fobs have been distributed to residents.

**Ballybough House:**

A review of voids at Ballybough House has been undertaken and is now with Housing Maintenance with a view to returning them to stock.

As part of the NEIC Greening Strategy a number of Fir trees are due to be planted along the Poplar Row boundary of the complex.

**Brendan Behan Court:**

Contractors have been engaged to carry out remedial Landscaping on the shrub beds of Brendan Behan Court.



**Emerald Place/St Laurence O'Toole Court**

Following the clearing of the buddleia infestation at Emerald Place the area has now been fenced off with hoarding.



### **Fitzgibbon Court:**

The Pathway at Fitzgibbon Court has been dishd in order to facilitate better disability access to the playground at the Complex.

### **Gardiner Street Flats:**

Public Lighting have surveyed the balcony and public areas of Gardiner Street Flats with a view to installing LED lighting systems to improve the brightness of public areas of the complex.

### **James Larkin House:**

Following the removal of trees from the North Strand Road boundary of James Larkin House, work has commenced on resurfacing the parking area in the complex. A new parking management system is also being put in place, as agreed in consultations with the residents. The hallways are scheduled to be painted and our ongoing programme of installing LED Lighting systems in the public areas of buildings is due to be extend to the complex.



### **Poole House Apartments, Poplar Row:**

The contractual issues with Poole House have finally been resolved and contracts signed. We are now matching potential residents with properties and hopefully offers will begin to go out in the week commencing 10<sup>th</sup> October 2022. It consists of 3x 3 bed, 19 x 2 bed, and 17 x 1 bed units. All units are fully furnished.

### **The Kiln**

A new security gate, with key access, is in the process of being installed in the laneway between the Kiln and the Forge complexes to increase the general security of the area.

July/Aug 2022 stats

**ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	4
No of anti-social complaints per 1997 act not Drug related	31
No. of other complaints	50
<b>Total Complaints</b>	<b>85</b>

No of anti-social Interviews per 1997 Act	5
No of other interviews	10
<b>Total interviews</b>	<b>15</b>

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
No of Section 20s	0

**Allocations:**

Housing (band 2&3)	2
Transfers (band 2&3)	7
Older Persons Housing (band 2&3)	1
Older Persons Transfers (band 2&3)	2
Medical & Welfare	0
Older Persons Medical & Welfare	1

Homeless	2
Transfer /HAP	1
Fire/flood/Emg – Maintenance	0
Estate Management	0
Choice Based Lettings	0
RAS Exits	2

**Paul White**  
**Area Housing Manager - North East Inner City**  
**Ph: 01- 222 3884**

[paul.white@dublincity.ie](mailto:paul.white@dublincity.ie)

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### **Housing Matters North West Inner City**

#### **Sean Foster Place**

A site meeting will be held in early October with the technical team. They are hoping to go to Building Control by Mid October

All apartments are being snagged at the moment.

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

#### **Dominic Street Lower**

The Contractor is reporting 24<sup>th</sup> October for final upload to BCMS i.e. Submission of Certificate of Compliance on Completion.

Building Control have 21 days from this date to register the building. Substantial completion should be 14<sup>th</sup> November.

#### **Constitution Hill**

Housing Maintenance works continue on 16 voids in blocks 2 and 3.

An invitation letter was sent to residents to come and view the design proposals for Constitution Hill on the 27<sup>th</sup> September between 5.30 pm and 7.30 pm in the community centre in Lower Dominic Street.

Members of the design team from Grafton Architects and Colleagues from DCC City Architects and Housing Regeneration were in attendance.

#### **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 are now complete.

Work has been completed on the four community gardens in the complex

#### **Hardwicke Street**

Maintenance works have been carried out on the pitch at Rory O Connor House. A new maintenance contract is now in place.

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

### **Chancery House**

Precinct Improvement works took place in the garden area of Chancery House. Planters were installed by Reflective Gardens supported by The Central Area Community.

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

### **Saint Michan's House**

A culture night was held in the market area on 24<sup>th</sup> September, A great night was had by all involved.

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

### **Drumalee Estate/ Court**

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

### **Kevin Barry House**

After a major incident which occurred in the complex a flat remains steeled and remains with An Garda. On-going discussions between Estate Management and Residents as issues arise.

### **Henrietta House**

Weeding and Grass Cutting and additional work in the Community Garden on 27<sup>th</sup> September 2022. On-going discussions between Estate Management and Residents as issues arise.

### **Wolfe Tone Close**

A meeting was held with the Parks Section in relation to trees in the complex. Works will be carried out. Ongoing meetings are taking place with residents and estate management concerning the general upkeep of the complex.

### **Sheridan Place / Court**

Works are set to commence on the demolition of the former Amharclann Centre. Noise, Dust and Vibration monitors will be placed at the face of Sheridan Place. An external photographic survey will be undertaken by Drone.

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

### Estate Management Housing Statistics September

**Housing Managers:**                      **Marion Foran**                      **Paul White**

No of anti-social complaints per 1997 act Drug related	<b>19</b>	0
No of anti-social complaints per 1997 act not Drug related	<b>19</b>	0
No. of Complaints	<b>04</b>	0
<b>Total Complaints</b>	<b>42</b>	<b>0</b>

No of anti-social Interviews per 1997 Act	<b>4</b>	0
No of other interviews	<b>0</b>	0
<b>Total interviews</b>	<b>4</b>	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	<b>3</b>	0
Medical	0	0
Welfare	0	0
Homeless	0	0
Travellers	0	0
Succession	0	0
RAS/HAP	<b>1</b>	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

### **Senior Citizens**

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

**Voids**

<b>Long Term Maintenance</b>	<b>0</b>	<b>0</b>
<b>Contracts</b>	<b>30</b>	<b>0</b>
<b>Capital Projects</b>	<b>97</b>	<b>0</b>

**Marion Foran**  
**Area Housing Manager – North West Inner City**  
**Ph: 01-222 7311**  
[marion.foran@dublincity.ie](mailto:marion.foran@dublincity.ie)



To the Chairperson and Members  
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13 September 2022

**Community Development Matters in the Central Area:**

**North Inner City:**

**Culture Night 2022 @ Spencer Dock**

The Central Area Community Development Team worked alongside staff from Waterways Ireland and Culture night to produce and deliver a four hour programme of entertainment for Culture Night on Spencer Dock. Aspects of the event were broadcast live on RTE television.



The event was well attended and consisted of performances by a variety of local musicians and poets including the Halleluiah Gospel Choir from Cathal Brugha St and Zeztra from East Wall along with a live demonstrations of urban art by local artist Fionnuala Halpin and her team.

Some of the artists performed from the "Molly" a work boat anchored in the middle of Spencer dock.

The event was funded my DCC, NEIC, Waterways Ireland and Dublin Port.



## **Culture Night 2022 @ The Fruit & Veg Market**

The Area Office also assisted the Planning Department in pre planning of a Culture Night Music Event at the Fruit & Veg Market in order to ensure that the event went off in a safe and secure manner. 800 people attended the event. The event went off well and we have received positive feedback.

This event was funded through the Arts Office Culture Night Programme



## **HOPE Recovery Running Festival**

The Area Office gave assistance to Hands On Peer Education in the planning and delivery of their “Recovery Month” Running Festival on September 24<sup>th</sup>. 150 participants and volunteers from North Inner City and beyond took part in 5K, 10K and 21K distances.

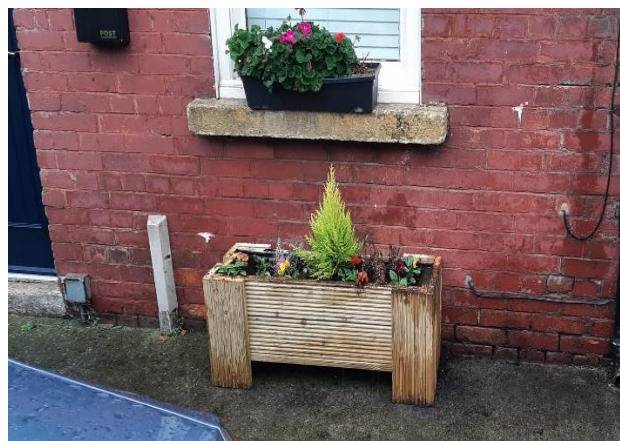
The event was supported with funding from the Councillors Discretionary Fund



## **Planting programme**

Work is continuing on our Planter Box Programme. Pictured opposite is Seville Terrace who along with Chancery House received four units in. Additional planting work took place in the sheltered housing complexes at Oriel St, St Laurence O’Toole Court and St Mary’s Court.

This project is funded through the Councillors Discretionary Fund.



## **Tom Clarke Bridge Fund**

Applications have been distributed to over fifty organisations in the catchment area. Assistance was provided to groups to help with their form. An initial assessment of the

applications will be completed in the coming weeks before going to the Area Committee in the first instance and then the full council for final ratification.

### **Liberty Park October Festival**

The Area Office and the Arts Office are working with residents in the vicinity of Liberty Park to produce a music and arts festival on the 22<sup>nd</sup> of October. The provisional time is from 3pm to 9pm. The event will include live music, dance and spoken word and every effort is being made to include local artists.

**Brian Mongey**

**A/Area Community Officer**

**Ph: 01-222 3893**

**[brian.mongey@dublincity.ie](mailto:brian.mongey@dublincity.ie)**