



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

11th October 2022

Cabra/Glasnevin Area Report

Area Office

Following Covid-19 restrictions at the Cabra/Glasnevin Area Office the public counter is now open 10am to 1pm Monday to Friday.

Public queries are also dealt with via phone and email.

Cabra Office email is Cabraoffice@dublincity.ie

Cabra Office phone line is 2227400

Blue bags for clean-ups are collected by the public by appointment or during counter hours – other equipment like gloves, pickers and hi-viz vests are also supplied to support community efforts. At this time of year we have a large number of community groups actively cleaning their areas and removing fallen leaves.

This has been noticed and positive comments received from the local business community.

Reports of litter or dumping are also be emailed and phoned in the Cabra Office and the office then coordinates with Waste Management and Litter services

Litter Hotline 1800 248 348 or e-mail litter.central@dublincity.ie

All queries made to the office are dealt with as appropriate or forwarded to the relevant department within the City Council.

New Staff Member

We would like to welcome Catherine Quinn to Dublin City Council and the Cabra/Glasnevin area office. Catherine comes to us with a wealth of customer support experience and is proving to be a valuable member of the team.

Transition Year Student

The Cabra Glasnevin office are supporting a Transition Year student who will be in the office 2 hours a week. October 2022 to May 2023. Two members of staff have undertaken training in respect of child safeguarding.

Community Clean -Ups

The Cabra-Glasnevin Office and Community team continue to support community clean -ups in the area, by providing clean up equipment, bags and removal of bags.

Through the Community Development team Resident Groups are very active in both general litter clean-ups and the removal of fallen leaves from public areas. Support for formal resident groups and their activities remains strong.

Resident Groups / Business Groups

Resident Group and Business representation at the JPC was not strong. Local Safety Forums are better represented and the Pelletstown Forum had over 50 attendees. Post Covid-19 the Safety Forums will be held in person and will not be hybrid.

The Powerwash team have been very active in supporting community groups post clean-ups and also in keeping shop areas in Cabra/Glasnevin.

The “17 Shops”

Following on from a Community Development supported event, shop keepers at the 17 Shops recognised the benefits of seating around the shops. While this may also attract some aspects of anti-social behaviour it has been suggested that more frequent passing Garda patrols will reduce any impact on business or social life.

The event afforded a more village style atmosphere as was well received by businesses and shoppers alike.

Discussions will be taking place with Dublin City Parking enforcement on a restructuring of the parking spaces while allowing for 30mins free parking to encourage business.

Dublin City Council Offices, Cabra Road

Flower boxes have been installed on the front of the Cabra Glasnevin area office. An upgrade to the building façade has been requested of two designers.

This is all about leading by example in respect of positioning a positive image for shop fronts.

Out and About Ezine

The Cabra/Glasnevin Ezine will be issued for the first week in October. Electronic distribution will be through the DCC Central Area Social Media platforms.

Martin Savage Park

A further consultation meeting with the residents of the area around Martin Savage Park has been arranged for October 12th at 10am in the John Paul Park Community Center. Residents have been asked to submit any suggested proposals by Oct 7th to cabra@dublincity.ie

Cabra/Glasnevin Joint Policing Sub Committee (JPC)

The JPC was held in City Hall as a hybrid meeting. Inspector Mary McCormack (Mountjoy) gave a presentation on the Garda Tombola operation. Garda numbers in respect of the availability of community Gardai and response times to emergency calls were also discussed



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

Navan Road/Pelletstown Local Community Policing Forum

Will be held on 20th October at 7pm in St Oliver Plunketts GAA club. This meeting will not be hybrid.

The last zoom meeting had over 50 attendees

Seán Bay

Senior Staff Officer

Cabra/Glasnevin Area

Ph: 222 7428

Email: sean.bay@dublincity.ie

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

11th October 2022

Housing Matters in Cabra/Glasnevin

St Marys Place North/ Dorset Street Flats

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 the end of Q4 2022. One on one meetings with tenants took place over the summer in relation to detenanted and the new development. Housing Maintenance is currently undertaking an extensive scheme which involves securing and clearing out all empty units and blocking access to detenanted landings. Site investigations and Surveys are continuing.

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. A newsletter was submitted to the surrounding area during the summer and feedback was received in the local office from residents. All queries were addressed and it is hoped that further consultation will take place in Q4 2022.

O'Devaney Gardens

It is hoped that Phase 1A will be handed over by the contractor by mid Q4 2022. Bartra have been on site over the summer carrying out surveys and site investigations in relation to road realignment and drainage and it is hoped that work will commence on the site in Q4 2022. Further information in relation to the development, will then be circulated through the Central Area Committee.

St Finbarrs Court

St Finbarr's is currently out to tender and it is hoped that works will commence in Q4 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 Q4 2022.

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 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 Q4 2022.

Estate Management Housing Statistics, September 2022
Cabra / Glasnevin

No of anti-social complaints per 1997 act Drug related	0
No of anti-social complaints per 1997 act not Drug related	10
No. of Complaints	15
Total Complaints	25

No of anti-social Interviews per 1997 Act	3
No of other interviews	12
Total interviews	15

No of requests for mediation	0
No of complaints referred to the Central Unit for action	0
No of Tenancy warnings issued	0
No of excluding orders issued	0

Allocations

Housing (Band 2 & 3)	3
Transfers (Band 2 & 3)	1
Older Persons Housing (band 2 & 3)	1
Older Persons Transfers (band 2 & 3)	2

Medical and welfare	0
Older persons medical and welfare	0
Homeless	1
Transfer HAP	1
Fire/flood/Emg – Maintenance	0
Estate Management	0
RAS/HAP exit	1
Total Allocations Made	10

The allocation of a large number of units in the new Hamilton Gardens development is expected to commence imminently.

It is intended that the detenancing process of Broombridge Court Senior Citizens complex will begin shortly. Tenants will be spoken to on a one to one basis in relation to their transfer in the coming weeks.

Claire Dempsey
A/Area Housing Manager – Cabra/Glasnevin
Ph: 01-222 7400

claire.dempsey@dublincity.ie

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

11th October 2022

Community Development Matters in Cabra/Glasnevin Area

Autumn Community life

Festivals and events in the Cabra Glasnevin area continue to be at the core of community development activities. The Council is represented at these events by the Community Development team members along with branded gazebos that have proved both popular and effective in the Irish weather.

The Phibsborough Buzz Festival was a huge success and was strongly supported by the community. Phibsborough has strong effective community groups that deliver positive community experiences through the festivals they bring to the village. The Community development team have strong relationships with the groups and support their activities as and when requested.

Cabra Connects held a one day festival outside the “17 Shops”, this proved very effective when seating took over from some of the car parking spaces. A concept of outdoor eating at the 17 Shops proved very visual and this is part of an ongoing development plan for the area, to support the businesses around the 17 shops and develop the area into a shopping destination. Imaal Road and Faussagh Avenue also held small events which proved very successful where resident families enjoyed festive experience outside the shops.

Both events on Imaal Road and Faussaugh Avenue had strong environmental themes, engaging families to consider the local shopping facilities as accessible through walking and cycling.

Festivals and events held in the Cabra Glasnevin area are supported by the Community Development Team in a number of ways. Some have financial support from the community discretionary fund while others are supported through the loan of

- Gazebos
- Tables
- Chairs
- Bunting

And the tea, coffee, biscuits, chocolates and sweets

All events are vetted by the Community Development Team and support given as deemed appropriate.

Many of the events are directly supported by and or attended by City Councillors. The support of Councillors for these events is much appreciated by the organising groups and the attendees. Further community events through the year continue to develop a strong community bond and spirit in the Cabra Glasnevin area

The recent Bohemians Social Justice Festival. (4 days starting at the Lighthouse Theatre)#





Bohemians Football is at the heart of the Phibsborough community and the club have been proactive in the use of the grounds, especially as it holds such a central location in the village.

While the club expand their efforts to engage the local community Dublin City Council is being recognised for its support of the club and its events.

The Community Development Team ensure that Dublin City Council is always acknowledged through gazebo branding, posters, stands and acknowledgements in brochures.

Claremont Court Residents, preparing their local street party



The residents of Claremont Court had a beautiful day for their street party. The Community Development team were on hand to assist with equipment and supplies to ensure a great day was had by all.

The branded Gazebos place DCC at the heart of the event. Supplies of wire bin-loops with DCC waste bags make sure that the area is kept clean and tidy.

Tables and chairs supplied the Community Development team are well received and cared for by the organisers and the attendees.

This was a very successful event, well organised and represents what community development in the area is achieving in getting families engaging with each other.

Cabra Connects Display Stand at the 17 shops.

A taking over of some of the parking spaces outside the 17 Shops showed what the area could be.

Cabra Connects with the support of the Community Development Team from Dublin City Council arranged for gazebos, tables and seating outside the shops.

People were able to buy food, snacks, tea, coffee and soft drinks and sit outside to enjoy an experience on what proved to be a lovely day.

This event showed what the 17 Shops could be with a more community based seating offering. This has been discussed with local businesses.

The efforts of the Community Development Team along with Cabra Connects have shown what is possible.

As with all such events Dublin City Council is prominently displayed as a key sponsor of the event through the branded Gazebos.

Shop keepers have spoken very positively about the event and how the atmosphere around the shops benefited.

Again such an event supported by Dublin City Council shows what community actually means and what is possible when not only imagine but support and action.



Blessington Square Summer Celebration

Blessington Square is small area off Blessington Street that has been challenged with varying forms of anti-social behaviour.

The residents with the support of local businesses and the Community Development Team from Dublin City Council are reclaiming the square for the local families.

The mix of families in the immediate surrounding of the square is changing. Some long-time residents are now being boosted by young families moving into the square. The transient rental community is reducing.

A local resident is looking to bring a coffee stall to the square. A local firm of architects are drawing up plans for a more family friendly environment around and through the square.

The Summer Celebration is exactly that, a celebration of what an inner city square can be for its residents and the local population.

The event was well attended and highlights what can be achieved when residents are given the opportunity to meet and engage as a community.



Phibsborough Buzz Festival

Phibsborough is a vibrant active village with community groups making every effort to improve the experience of living in the area.

The Community Development Team support these groups through equipment and grants.

The Phibsborough Buzz festival is a key example of developing community and community spirit.

Local people were out showing the best of Phibsborough. This took place in the grounds of St Peters Church, a superb location right in the middle of the village.

By engaging with the local community groups the DCC Community Development Team support their efforts to build “community”, develop trust and friendship with their fellow local residents and improve the culture of the area.

By actively supporting such events as Phibsborough Buzz festival the Community Development team are on the ground meeting and engaging with the local community.

We know these events work in building community because we are there with them seeing the effect and hearing the feedback.

The organisers in particular are extremely thankful to Dublin City Council for the support they receive.



Upcoming Events

- City Centre Age Friendly Ceile Mor
in mid October
- Halloween
Multiple street events including a special event at Killala Road are being organised. The aim over the run up to and Halloween itself is to have pro-community activities throughout the area, claiming the public spaces in the community for the community. Further details of Halloween events have not been finalised however we are looking at multiple street and community events to engage with the local communities, get families out and interacting while enjoying the festivities.

Niall Byrnes
Community & Social Development Officer
Ph: 01-222 7400
niall.byrnes@dublincity.ie