



Date: 8th February, 2023

To: **The Chairperson and members of
North Central Area Committee**

Meeting: 20th February 2023

**ARTANE-WHITEHALL LEA – HOUSING UPDATE FOR THE
FEBRUARY MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

Darndale Housing Report 1st January – 1st February 2023

Estate Management

January 2023	
No. Anti-Social Complaints per 1997 Act - drug related	10
No. Anti-Social Complaints per 1997 Act - not drug related	15
No. Other Complaints (nuisance)	6
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	6
No. Other Interviews	9
No. Requests for Mediation	0
No. Complaints Referred to Central Est. Mgt. Unit for Action	0
No. Live Case Files (at the end of month)	15
No. Case Files Closed	0
No. Section 20 Evictions	0
No. Excluding Orders	0
Applied for by tenant	0
Applied for by DCC	0
Granted in court	0
Refused/failed in court	0
Withdrawn	0
No. Surrender of Tenancy due to Anti-Social Behaviour	0
No. Tenancy Warnings served	0
No. Possession Orders requested	0
No Court Orders Granted	0
No. Appeals / Judicial Reviews / Challenges	0

Housing Allocations

Housing & Apartments			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	1	0	0
Medical	1	0	0
Welfare	0	0	0
Homeless	0	0	0
Travellers	0	0	0
Homeless HAP	0	0	2
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
Total	2	0	2

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	0	0
Medical	0	0	0
Welfare	0	0	0
Homeless	0	0	0
Homeless HAP	0	0	0
Travellers	0	0	0
Estate Management	0	0	0
De-tenanting	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Financial Contribution	0	0	0
Total	0	0	0

Voids Report

Vacant Housing Units (40)			
Address	Type of unit	Date of vacancy	Remarks
Adare Avenue	3 bed house	13/03/2022	Work in progress
Adare Avenue	4 bed House	18/08/2022	Work in progress
Ballyshannon Road	4 bed House	27/03/2022	Work in progress
Belcamp Drive	3 bed house	10/02/2022	Work in progress
Belcamp Grove	3 bed house	11/0720/22	Works in progress
Bunratty Drive	3 bed house	10/02/2022	Works in progress
Bunratty Road	3 bed house	12/09/2022	Works in progress
Bunratty Road	3 bed house	09/09/2021	Works in progress
Bunratty Road	3 bed Apartment	28/08/2022	Works in progress
Bunratty Road	3 bed house	30/01/2022	Works in progress
Bunratty Road	1 bed Apartment	04/03/2019	Works in progress
Bunratty Road	1 bed Apartment	12/06/2022	Works in progress
Bunratty Road	1 bed Apartment	22/09/2021	Works in progress
Bunratty Road	3 bed house	29/11/2022	Works in progress
Burnell Square	2 bed Apartment	19/09/2022	Works in progress
Burnell Square	2 Bed Apartment	19/09/2022	Works in progress
Burnell Square	2 Bed Apartment	03/11/2022	Works in progress
Buttercup Park	3 bed house	20/09/2020	Works in progress
Buttercup Row	3 bed house	25/09/2022	Works in progress
Clonshaugh Drive	3 bed house	14/06/2022	Works in progress

Castletimon Park	3 bed house	10/12/2022	Works in progress
Cromcastle Drive	3 bed house	04/09/2022	Works in progress
Ferrycarrig Park	3 bed house	13/03/2022	Works in progress
Glin Road	3 bed house	12/09/2022	Works in progress
Ivy Court	2 bed House	13/11/2022	Works in progress
Kilbarron Road	3 Bed House	16/01/2022	Works in progress
Larchill	2 Bed Apartment	27/08/2022	Works in progress
Larchill	1 Bed Apartment	17/07/2022	Works in progress
Marigold Court	3 Bed House	27/03/2022	Works in progress
Marigold Crescent	3 Bed House	24/07/2022	Works in progress
Marigold Grove	3 Bed House	15/05/2022	Works in progress
Moatview Court	3 bed house	01/06/2022	Works in progress
Moatview Court	3 bed house	24/04/2022	Works in progress
Moatview Gardens	3 bed house	03/10/2021	Works in progress
Primrose Grove	3 bed House	03/04/2022	Works in progress
Primrose Grove	3 Bed House	06/10/2021	Works in progress
Primrose Grove	3 Bed House	27/02/2022	Works in progress
Primrose Grove	3 Bed House	20/11/2022	Works in progress
Thatch Road	3 Bed House	05/12/2022	Works in progress
School house Lane	3 Bed House	18/08/2021	Works in progress

Address	Type of Unit	Remarks
Vacant Units (8)		
Glin Court	Bedsit	Works in progress
Kilbarron Court	Bedsit	Works in progress
Mount Dillon Court	Bedsit	Works in progress
Mount Dillon Court	Bedsit	Works in progress
Mount Dillon Court	Bedsit	Works in progress
Hampstead Court	Bedsit	Works in progress

Choice Based Lettings

- Darndale Area was advertised through the above scheme.

No. Eligible Applicants	No. Non Eligible Applicants
79	69

Darndale Area Office Reception Stats January 2023

	TOTAL
MAINTENANCE	234
HOUSING	135
ESTATE MANAGEMENT	84
OTHER	3
TOTAL	456

Current Projects in the area

Belcamp B

The project has stage 2 approval and Part 8 granted. Currently preparing stage 3 application submission to the D.H.L.G.H. Contractor expected on site Q2 2023. It has been confirmed that this project will be taken over by an Approved Housing Body.

Glin Court

The redevelopment of Glin Court went for stage 4 approval, to the DHLGH, on January 6th 2023. It is expected to have the contractor on site in March. Residents and local Councillors were invited to an open evening in the Glin Centre, on 9th February, to view the plans. The contractor should be on site spring 2023 with completion expected in October 2024.

Presently, a review is commencing on the tender documentation before the issuing of the tender for the appointment of a contractor to construct the new housing scheme. The project is for the full demolition of the existing two of the three housing blocks and the construction of 32 new homes for Older Persons.

Cromcastle Underpass site

Feasibility stage, design team appointment. The LDA are beginning the consultation process on Cromcastle Project. The consultation process will run until March 2023, for the public and all interested stakeholders to partake in.

Cromcastle Court / Woodville

The regeneration of the first phase of Cromcastle Court and the Coal Yard site has Stage 1 approval. The proposal is for the demolition of three of the existing housing blocks on the Cromcastle Court site and for the construction of a new housing scheme in its place and the redevelopment of the Coal Yard site. The current proposals show for 116 homes on the Cromcastle Court site, a mix of one, two and three bedroom homes, while it is planned to provide for 34 older person homes on the old Coal Yard site

A design team has been progressing with design proposals and are currently working towards the pre-Part 8 process.

Upon receipt of Stage 2 approval from the D.H.L.G.H., it is intended to lodge the Part 8 planning permission.

Further consultation with residents and the local community is planned to take place early 2023.

Bunratty Road

We are awaiting a revised programme and completion date from the Contractor. Expected handover will be phased, Q3 2023.

Oscar Traynor

Planning Application was submitted on 21st December 2022 as an LSRD (Large Scale Residential Development) application to the Local Authority. A decision is due to be made by end February with final grant due by end March 2023. This is subject to delays arising from potential requests for further information, appeals to An Bord Pleanala, Judicial Review challenges, etc. In the event of a Full Grant of Planning in March and no subsequent challenges (as outlined above), construction of Phase 1 will commence by the end of this year with Phased delivery to the end of 2027.

Gillian Corcoran

A/ Area Housing Manager – Artane – Whitehall LEA