

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

3rd March 2023

Housing Matters in the North East Inner City

Choice Based Lettings

The First round of Choice Based Lettings for 2023 saw 789 applicants for 14 properties. Offers have been made and viewings are ongoing at the time of writing. A new round offering up to six properties will be announced in the coming weeks.

Following request from Cllr. Costello a full breakdown of CBL's offered in 2021- 2022, and to date in 2023 are included in this report.



Ballybough House/Matt Talbot Court

The stairways and communal areas of Ballybough House have been power washed and the moss and weeds removed from the communal and play areas. The stairwells of Matt Talbot Court were also power washed.



Croke Villas:

Due to ongoing issues with the remaining decanted block of Croke Villas, CAO Housing initiated remedial action to protect the property and the public. This involved a removal of the large scale dumping in the forecourt of the complex and the boarding up of the windows, many of which had been smashed creating a danger to the public. Security signage has also been erected on the perimeter fencing.

Before



After





Gloucester Place:

The instillation of railings between Gloucester Place and the Church Carpark has been completed. A mesh will be added to the structure to enhance its sturdiness and to facilitate the residents to mount trellises to which flowers and planters can be fixed.

Matt Talbot Court:

Following consultations a contractor has been engaged to install new locking mechanisms to the entrance doors at Matt Talbot Court in order to enhance the overall security of the complex. If successful we may roll this system out in other complexes.

Feb 2023 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 | 24 |
| No. of other complaints | 38 |
| Total Complaints | 66 |

| | |
|---|-----------|
| No of anti-social Interviews per 1997 Act | 9 |
| No of other interviews | 20 |
| Total interviews | 29 |

| | |
|---|---|
| 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) | 0 |
| Transfers (band 2&3) | 0 |
| Older Persons Housing (band 2&3) | 1 |
| Older Persons Transfers (band 2&3) | 1 |

| | |
|---------------------------------|---|
| Medical & Welfare | 4 |
| Older Persons Medical & Welfare | 0 |
| Homeless/Housing First | 1 |
| Transfer /HAP | 1 |
| Fire/flood/Emg – Maintenance | 1 |
| Estate Management | 1 |
| Choice Based Lettings | 7 |
| RAS NTQ | 0 |



Choice Based Lettings Report:

A total of 789 applicants made 1171 applications for the 14 properties on offer in February 2023.

The following outlets were used to advertise the properties.

- The Choice Based Lettings Page on the Dublin City Council Website
<https://www.dublincity.ie/residential/housing/i-am-looking-home/choice-based-lettings>
- Notification to Central Area Councillors and third party agencies who placed the properties on their Social Media Feeds.
- Central Area Office Social Media Feeds.
- Central Area Office Notice Board on Sean McDermott Street.
- Reception areas of Sean McDermott Street and the Civic Offices.

All applicants must have Area H in the choice of preferences of their housing applications and may apply for multiple properties if available.

Successful candidates who refuse a property are eliminated from further competitions for 12 months.

| TYPE | ADDRESS | SIZE | NO. OF APPLICANTS |
|-----------|---------------------|-------|-------------------|
| Apartment | 6 Avondale House | 2 bed | 82 |
| Apartment | 18 Avondale house | 2 bed | 82 |
| Apartment | 39 Dunne Street | 2 bed | 67 |
| House | 3 Emerald Place | 2 bed | 82 |
| Flat | 18 Fitzgibbon Court | 2 bed | 82 |
| Flat | 39 Fitzgibbon Court | 2 bed | 82 |
| Apartment | 39 Liberty Corner | 2 bed | 100 |
| Apartment | 16c Liberty House | 1 bed | 146 |
| Apartment | 34a Liberty House | 1 bed | 146 |
| Apartment | 35b Liberty House | 2 bed | 52 |
| Apartment | 8 O'Brien Hall | 2 bed | 90 |

| | | | |
|-----------|---------------|-------|----|
| Apartment | 91 Poplar Row | 2 bed | 80 |
| Apartment | 89 Poplar Row | 2 bed | 80 |

Choice Based Lettings in 2021-2:

| TYPE | ADDRESS | SIZE | NO. OF APPLICANTS |
|-------------|-----------------------|-------------|--------------------------|
| Apartment | 48 Courtney Place | 3 Bed | 70 |
| Apartment | 81 Courtney Place | 2 Bed | 38 |
| Apartment | 88 Courtney Place | 2 Bed | 46 |
| Apartment | 40 Fitzgibbon Court | 2 Bed | 78 |
| Apartment | 42 Fitzgibbon Court | 2 Bed | 84 |
| Apartment | 46 Fitzgibbon Court | 2 Bed | 67 |
| Apartment | 16c Liberty House | 1 Bed | 70 |
| Apartment | 22c Liberty House | 1 Bed | 53 |
| Apartment | 28b Liberty House | 2 Bed | 68 |
| Apartment | 35a Liberty House | 2 Bed | 26 |
| Apartment | 61 William St North | 2 Bed | 127 |
| Apartment | 89 William St North | 2 Bed | 111 |
| Apartment | 99b Gardiner St Flats | 2 Bed | 96 |
| Apartment | 99m Gardiner St Flats | 2 Bed | 91 |
| Apartment | 10 Fitzgibbon Court | 2 Bed | 75 |
| Apartment | 33d Clarence St North | 2 Bed | 50 |
| Apartment | 50 Dunne St | 2 Bed | 38 |
| Apartment | 40 O'Brien Hall | 2 Bed | 48 |
| Apartment | 12c Liberty House | 1 Bed | 78 |
| Apartment | 66 William St North | 2 Bed | 64 |
| Apartment | 100c Gardiner Street | 2 Bed | 55 |

| | | | |
|-----------|---------------------|-------|----|
| Apartment | 46 Courtney Place | 2 Bed | 52 |
| Apartment | 27 Ballybough House | 3 Bed | 40 |
| Apartment | 55William St North | 2 Bed | 62 |
| Apartment | 11 Crinan Strand | 2 Bed | 50 |

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Housing Matters North West Inner City

Sean Foster Place

The Office is continuing to facilitate viewings and allocating of dwellings. Approximately two thirds of the units have been signed.

Dominic Hall

Keys were handed over to the office on 31st January 2023.

The Majority of tenants from Dominick Street Lower have signed and are in the process of moving into their new units. The allocation of all remaining units will commence once all residents in Dominick Street Lower have signed.

We have been in contact with DCC Depot Steel and as soon as we receive keys from vacant units in Dominick Street Lower they will be steeled and secured immediately.

Constitution Hill

De-tenanting of the Northern Block is ongoing.

14 Bed Sits have been returned for new lettings.

8 Bed sits will be allocated in house

6 Bed sits have been chosen from CBL and signing will commence on these in Mid-March

Blackhall Queen Street Complex

A net has been approved to be installed over the Little Stars Crèche to prevent footballs etc. from entering the play area.

Quotation received to repair or re fit new soft surface in the little stars crèche in the Blackhall Complex.

On Going Discussions between Estate Management and issues as issues arise.

Hardwicke Street

Gate in the playground area in Rory O Connor has been installed.

A Tree in Block 1 Dermot O Dwyer has been cut and removed due to Health and Safety

A Contractor and Electrical Services are assessing the Plaza with a view to connecting a power supply to the Plaza area.

The street lights in the car park area have been fitted with new LED lights

Ongoing meetings with Residents Committee and Estate Management take place on a regular basis.

Chancery House

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

Saint Michans House

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

A meeting took place in the complex 21st February. DCC Maintenance Staff and staff from Parnell Street agreed on a location in the complex for new Bin Storage. A contractor will commence the work in early March.

Filming took place in a vacant unit in the complex from Wednesday 22nd February to Sunday 25th February. We are Blood is a film by IADT students. Residents were informed a few days prior to filming.

Drumalee Estate/ Court

Gutter cleaning completed in Drumalee 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.

A meeting took place in the complex 21st February. DCC Maintenance Staff and staff from Parnell Street agreed on a location in the complex for new Bin Storage. A contractor will commence the work in early March.

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.

Sheridan Place / Court

Work continues on the demolition of the former Amharclann Centre. Environmental monitors have been installed and are functioning correctly. Barnmore have carried out property condition surveys and continue to update progress on a regular basis.

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

Estate Management Housing Statistics, February 2023

Housing Projects Office, Parnell Street, Dublin 1.

Housing Managers:

Marion Foran

Paul White

| | | |
|--|-----------|----------|
| No of anti-social complaints per 1997 act Drug related | 24 | 0 |
| No of anti-social complaints per 1997 act not Drug related | 7 | 0 |
| No. of Complaints | 0 | 0 |
| Total Complaints | 31 | 0 |

| | | |
|---|----------|---|
| No of anti-social Interviews per 1997 Act | | 0 |
| No of other interviews | 2 | 0 |
| Total interviews | 2 | 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 | 35 | 0 |
| Medical | 0 | 0 |
| Welfare | 0 | 0 |
| Homeless | 0 | 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 | 0 | 0 |
| Welfare | 0 | 0 |
| Homeless | 0 | 0 |
| Travellers | 0 | 0 |

Voids

| | | |
|------------------------------|----------|----------|
| Long Term Maintenance | 0 | 0 |
| Contracts | | 0 |
| Capital Projects | | 0 |

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

6th March 2023

Community Development Matters in the Central Area

Eastwall Pride of Place:

The Eastwall Pride of Place group meet regularly and carry out clean up days throughout their area.

They also look after planter units and small green spaces.

The group have recently purchased a new shed and it has been positioned in the car park of the Sean O'Casey Centre.

The shed was purchased using funding allocated through the Tom Clarke Bridge Fund. The group receive regular stocks of tools, litter bags etc and the Area Office arrange collections of rubbish after each of their clean-up days.

The Community Section is in regular contact with this group.



Buckingham Street:

The Area Office is working with the Management Company at Buckley Hall and the Adventure Sports Project in order to green this street.

Buckley Hall recently completed work on the front of their building facing both Railway Street and Buckingham Street. Additional planter units will be placed on both sections of Buckingham Street and will be cared for by these two organisations.



Church Street East Traffic Calming:

Following a door to door survey of all one hundred homes in this area, a total of thirty two responses were received in writing with twenty nine in favour. The area office will write to the residents with the results of the survey before installing the proposed traffic calming measures for a six month trial period.

Hardwicks Street Flats

A new Residents Committee has been formed for this estate. The group has met with the Community Section and the Housing Office. Arrangements are in place for a new Summer Project and regular clean up events.

Ballybough Pride of Place:

Ballybough Prude of Place continue to go from strength to strength. They meet every two weeks to clean up their area.

Pictured opposite is Aideen Lenard who has taken charge of re stocking the groups own planter units.

The Area Office will position two additional high value planter units in this area bring the total to fourteen. These units are serviced regularly under contract.

An additional three units will be placed at Summerhill Primary Health Centre.



Community Consolation @ Northwall:

Dublin City Council is proposing to lease some additional space at St Laurence Place East to St Laurence O'Tooles Girls National School. A consultation evening was held on Monday 27th February. Sixty people attended this evening a positive response was agreed.



Summer Projects:

Work has commenced with eight groups that are proposing to run Summer Projects. The groups will receive Child Protection training and will go through a Garda Clearance process in time for the summer months.

The projects are organised in conjunction with Cross care and the Central Area Community Development Section.

This year we will have four new groups involved; Hardwick Street, St Mary's Mansions, Peadar Kearney House and Champions Avenue.



Comhairle Cathrach
Bhaile Átha Cliath
Dublin City Council

St Patrick's Day Parade @ North wall

The North wall Festival Committee is organising a St Patricks Day Parade that will take place on the 16th March.

Brian Mongey

A/Area Community and Social Development Officer

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