



**The Chairman and Members of
North Central Area Committee.**

Meeting: September, 2023

Darndale Housing Report 1st August - 1st September 2023

Estate Management

No. Anti-Social Complaints per 1997 Act - drug related	6
No. Anti-Social Complaints per 1997 Act - not drug related	5
No. Other Complaints (nuisance)	4
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	10
No. Other Interviews	4
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)	4
No. Case Files Closed	10
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Withdrawn	0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	10
Medical	0	0	3
Welfare	0	1	3
Homeless	1	0	5
Travellers	1	0	2
Homeless HAP	0	0	3
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	1	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
Total	4	1	26

Senior Citizens			
Category	Housing	Transfers	Choice Base Letting
Bands 2 & 3	0	0	0
Medical	0	0	0
Welfare	0	1	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	1	0

Voids Report

Vacant Housing Units (28)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Apollo Way	3 bed house	16/03/2023	Under Offer	Ready to let
Belcamp Avenue	4 bed house	26/09/2022	07/09/2023	Works in progress
Belcamp Grove	3 bed house	11/07/2023	Under Offer	Ready to let
Bunratty Road	1 bed apartment	15/05/2023	01/10/2023	Works in progress
Ballyshannon Road	4 bed house	01/09/2023	28/12/2023	Works in progress
Clonshaugh Glen	3 bed house	22/08/2023	02/10/2023	Works in progress
Collins Park	3 bed house	29/05/2023	20/09/2023	Works in progress
Castle Elms	3 bed house	12/05/2023	Under offer	Ready to let
Castlevew	3 bed house	07/12/2022	14/09/2023	Works in progress
Darndale Village	2 bed apartment	05/02/2023	14/09/2023	Ready to let
Glentow Road	2 bed house	17/01/2023	30/09/2023	Works in progress
Glin Drive	4 bed house	16/03/2023	Under Offer	Ready to let
Glin Road	4 bed house	17/04/2023	12/09/2023	Works in progress
Larchill	2 bed apartment	31/01/2023	2/09/2023	Works in progress
Larchill	3 bed apartment	03/03/2023	Under Offer	Ready to let
Larchill	2 bed apartment	27/08/2022	Under Offer	Ready to let
Moatview Avenue	2 bed house	01/06/2023	01/10/2023	Works in progress
Montrose Close	4 bed house	19/06/2023	27/11/2023	Works in progress
Marigold Grove	3 bed house	15/05/2022	15/09/2023	Works in progress
Moatview Court	3 bed house	01/06/2023	14/06/2023	Works in progress

Magenta Hall	3 bed house	28/07/2023	20/12/2023	Works in progress
Maryfield Woods	3 bed house	02/08/2023	23/12/2023	Works in progress
Primrose Grove	3 bed house	27/02/2022	17/10/2023	Works in progress
Primrose Grove	3 bed house	12/06/2023	15/11/2023	Works in progress
Snowdrop Walk	3 bed house	21/03/2023	19/09/2023	Works in progress
Snowdrop Walk	3 bed house	26/02/2022	28/08/2023	Works in progress
Lorcan Ave	3 bed house	24/04/2023	01/10/2023	Works in progress
Yellow Road	2 bed house	08/05/2023	05/10/2023	Works in progress

Darndale Area Office Reception Stats August 2023

	TOTAL
MAINTENANCE	328
HOUSING	69
ESTATE MANAGEMENT	45
OTHER	47
TOTAL	489

Voids Report

Older Persons Units - 9

Address	Unit Type	L.E.A.	Date of Vacant Possession	Status
Albert College Court	1 Bed	North West	12/02/2023	Works in Progress
Albert College Court	2 Bed	North West	03/07/2023	Works in progress
Glin Court	2 Bed	North Central	08/01/2022	Ready to Let

Mount Dillon Court	Bedsit	North Central	11/09/2022	Works in Progress
Hampstead Court	Bedsit	North Central	18/06/2023	Works in Progress
Hampstead Court	Bedsit	North Central	11/06/2023	Works in Progress
Hampstead Court	Bedsit	North Central	16/04/2023	Works in Progress
St Luke's Court	1 Bed	North Central	15/01/2023	Under Offer
St Luke's Court	1 Bed	North Central	18/06/2023	Under Offer

Current Housing Projects in the area

Glin Court

Purcell Construction have been on site since 6th June 2023. The existing blocks have been demolished and works on the new build are progressing and are on schedule. A completion date for 32 no. one bed apartments for Older Person's and a community room is estimated for November 2024.

Cromcastle Court / Woodville

The plans for regeneration of Cromcastle Court show for 114 units of 1,2,&3 bed properties, with a further 34 older person units on the Coal Yard site. An integrated design team have been progressing with design proposals and are currently responding to queries following the submission of the Stage 2 application, to the Department of Housing, Local Government and Heritage. A new cost plan was submitted in July 2023 in order to secure Stage 2 approval. Once approval is received, it is anticipated that further design development will be completed ahead of lodging a planning application.

Bunratty Road

The Bunratty Road development has 78 Dwellings, which are as follows: 14 X 3 Bedroom houses and 64 Apartments in the complex, providing a mix of 1,2&3 bedroom units. Twelve of the fourteen houses have been allocated and the new tenants are in the process of moving in. One of the four blocks of apartments was handed over on 2nd August. Twelve of these sixteen apartments have been allocated and tenants are in the process of moving in. The remaining three blocks were handed over on the 1st September and the Area Office are working on allocating these units.

Oscar Traynor Road Site

The Oscar Traynor Road development was granted planning by An Bord Pleanála. The Judicial review period expired on the 4th September and in event that no challenges follow the Developer will mobilise within the coming weeks with a view to being on site with commencement of construction by November next.

The Oscar Traynor Road Development will accommodate 853 new homes on the site of approx. 17.1 ha as well as the following amenities:

- A total of 3.64ha public open spaces comprising;
- Lawrence Lands Park' (3.12ha), featuring the re-opened River Naniken and incorporating allotments, orchards, nature trails, skate and scooter park, wetlands with boardwalks and weir/pedestrian bridge over, cycle trails and woodlands;
- 5 pocket parks, including Kilmore Gardens (580 sq. m), Lawrence Gardens (2,548 sq. m), Castle Gardens (1,522 sq. m) Pocket Park West 1 (260 sq. m) and Pocket Park West 2 (260 sq. m).
- A 2-storey neighbourhood hub building with a cumulative GFA of 1,680 sq. m including a ground floor unit of 269.3 sq. m to facilitate a Class 1 (shop) and café (food and beverage) use, with 1,411 sq. m of floor space at ground and first floor levels designated for Class 10 (community/arts) and/or Class 11 (cultural) uses
- A 2-storey crèche (with capacity for 154 children) including an associated outdoor play area.
- 7 new pedestrian/cyclist access points including 4 at Coolock Lane, 1 at Lorcan Park, 1 at Castletimon Gardens and 1 at Castletimon Road.

Cromcastle Underpass Site

Public consultation concluded in the area on Saturday 2nd September 2023 and it goes before the Area Committee meeting on 18th as a Section 179a. As such a report will be put before the Committee as well as on the day a presentation to Councillors on the scheme. In summary the scheme is for 146 units in a mix of social (13) and Cost rental (133) tenures. In progressing its plans and proposals, the LDA promotes a proactive and inclusive approach to community and stakeholder engagement.

Spine Site and Belcamp B Site – Respond Housing, Approved Housing Body

Respond Housing are currently working on designs for both sites. They are planning to tender both the Spine site and the Belcamp B site together once they have planning permission on the Spine site. A meeting has been organised with Respond, their Architects, Local Councillors and the Area Office Team, for September in Bunratty Civic Centre. They are proposing a variety of house types to cater for a mix of needs which will lend itself to an interesting architectural design.

Gillian Corcoran

Acting Area Housing Manager