

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

**Meeting: 18<sup>th</sup> September 2023**

**Item No:**

**Finglas Area Office Report**

**Housing (1<sup>st</sup> January - 31<sup>st</sup> August)**

Estate Management

<b>Statistics 2023 - Finglas Area Office</b>	
<b>Complaints</b>	<b>YTD 2023</b>
No. Anti-Social Complaints per 1997 Act - drug related	31
No. Anti-Social Complaints per 1997 Act - not drug related	30
No. Other Complaints (nuisance)	158
No. Racial Harassment Complaints	0
<b>TOTAL</b>	<b>219</b>

<b>Interviews</b>	
No. Anti-Social Interviews per 1997 Act(Formal)	40
No. Other Interviews(Informal)	94
<b>TOTAL</b>	<b>134</b>

<b>No. Complaints Referred to Central Est. Mgt. Unit for Action</b>	<b>8</b>
No. Section 20 Evictions	1
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• Withdrawn	0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. Abandonment Notice served	0
No. Possession Orders requested	0
No. Possession Orders granted	0
No. Appeals / Judicial Reviews / Challenges	0
No. Warrants Executed (Evictions)	0
No. H/A of refusal / deferral to let due to Anti-Social Behaviour	3

<b>No. Requests for Mediation</b>	<b>0</b>
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Allocations

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	16	10	16
De-tenanting	N/A	0	
Estate Management	N/A	0	
Homeless	4	N/A	1
Homeless HAP	N/A	5	2
Maintenance Grounds	N/A	1	
Medical	2	4	1
Surrendering Larger	N/A	1	
Succession	0	0	
Travellers	3	0	1
Welfare	2	0	
<b>Total</b>	<b>27</b>	<b>21</b>	<b>21</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	4	4	
Medical	1		
Welfare	1	0	
Homeless	6	N/A	
Homeless HAP	N/A	1	
Travellers	0	N/A	
Estate Management	N/A	1	
De-tenanting	N/A	0	
Maintenance Grounds	N/A	0	
Surrendering Larger	N/A	0	
Financial Contribution	0	N/A	
Succession	0	0	
<b>Total</b>	<b>12</b>	<b>6</b>	<b>n/a</b>

Voids Report

<b>Vacant Housing Units (16 in total)</b>				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Ballygall Avenue	3 bed house	10/08/23	To be appointed to contractor	T.B.C
Berryfied Road	4 bed house	19/06/23	Appointed to contractor, issue with dwelling	Dec 23
Cardiffsbridge Ave	2 bed house	04/08/23	Appointed to contractor	Dec 23
Casement Close	3 bed house	18/07/23	Appointed to contractor	Nov 23
Finglaswood Rd	Maisonette	31/07/23	Appointed to contractor	Oct 23
Glenties Drive	3 bed house	11/07/23	Appointed to contractor	Oct 23
Mellowes Road	3 bed house	17/05/23	Appointed to contractor	Sept 23
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	T.B.C
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	T.B.C
Ratoath Drive	2 bed house	18/08/23	To be appointed to contractor	T.B.C

<b>Vacant Housing Units (more than 4 months)</b>				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Cappagh Road	3 bed house	30/03/23	Appointed to contractor	Oct 23
Casement Drive	3 bed house	03/04/23	Appointed to contractor	Sept 23
Casement Green	3 bed house	14/07/22	Assigned to applicant	Awaiting E.S.B
Fairlawn Road	3 bed house	10/11/22	Assigned to applicant	Issue with insulation
Finglas Park	3 bed house	23/08/22	Assigned to applicant	Awaiting E.S.B
Glasnevin Ave	3 bed house	24/04/23	Appointed to contractor	Sept 23

<b>Vacant Senior Citizens Units (8 in total)</b>				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
Brookville Court	1 bed	13/07/23	TBC	Oct 23
Glasanaon Court	bedsit	03/08/23	TBC	T.B.C
Griffith Crescent	1 bed	02/05/23	Direct Labour	Oct 23
Mellowes Court	bedsit	28/06/23	Direct Labour	Oct 23
Mellowes Court	bedsit	28/07/23	Direct Labour	Oct 23
Mellowes Court	Bungalow	28/07/23	Direct Labour	Oct 23
Merville Court	1 bed	30/06/23	Direct Labour	Oct 23

<b>Vacant Senior Citizen Units (more than 4 months)</b>				
Address	Type of unit	Date of vacancy	Status	Estimated Completion Date
None				

### Choice Based Lettings

- The following dwellings were advertised through the above scheme.

Type of Dwelling	Location	Closing Date	No of applicants eligible	No of applicants not eligible
3 bed house	10 Hazelcroft Gardens	21/07/23	47	18
3 bed house	12 Barry Drive	21/07/23	29	6

### Prospect Hill, Block 2/2A also known as "The Lindsay"

Please note this block of apartment are schedule to come back to DCC for allocation around Nov 2023

- There is 58 unit in this block
- 7 X 3 beds
- 40 X 2 beds
- 11 X 1 Bed

They will be allocated through the Choice Based Letting Scheme

## Rents Update

- The Finglas Area Office continues to offer rent assessment service for tenants living in the Finglas area.

Assessments	1,273
Applications for Permission to Reside	34
Refunds	14

## **General Matters**

### New Finglas Library:

The New Finglas Library opened on the 5<sup>th</sup> September 2023

### Finglas Employment Initiative:

The Local Area Office has initiated contact with all the major infrastructural investors in the Finglas Area with a view to providing employment opportunities to local people with regards to the LUAS and various other projects happening in the area. New members to include Colaiste Idé and the Finglas Training Centre which will add depth to the level of services to be offered under this project.

The next meeting will take place on the 29<sup>th</sup> September 2023.

### Finglas Business Association

The Local Area Office is contacting businesses in the Finglas Area with a view to creating an effective forum that encourages and supports local businesses to connect and engage in the economic and community enhancement of the Finglas Area.

### Scribblestown

The survey of the drainage system has been completed and order of magnitude costs have been compiled.

The Area Office anticipates the engagement of a consultant with a brief to compile a report on the condition of the roads and paths. It is also part of their remit once the survey is completed to produce plans and a tender document for the engagement of a contractor to complete drainage and road repairs to the required specification to allow the taking in charge of the estate on completion. The procurement process will be completed by the end of September.

As part of taking in charge Public Lights will upgrade all street lighting in the area in the coming weeks.

All homeowners have been appraised of the taking in charge process and to that end all were provided with relevant request form for completion.

### Berryfield

The Housing, Community and Public Domain Sections are working with the residents in Berryfield and the surrounding area with a view to alleviating some of the issues that have been identified by residents. Walls have been cleaned off and the Public Domain and Housing Teams have authorised a number of clean-ups.

### Rivermount FC

The refurbishing works on the Clubhouse guttering, drainage system and the car park have been completed under the 2023 Discretionary Fund.



### Small Scale Works

A number of works have already been completed under this scheme. Other works are planned and will be completed that will further enhance the Finglas area.

### Caretakers Lodge, Mellows Road

The Finglas Area Office in conjunction with The Finglas Counselling Service are pleased to announce that the Caretakers Lodge on Mellows Road has been repurposed to provide additional weekly counselling services in the Finglas Area. Internal and external refurbishing is almost complete and it is expected that the service will commence in October and will be provided daily Monday to Friday from 9.00am to 9.00pm.





August 2023

The Finglas Counselling Service was established in 1992 in response to the lack of mental health services in the area. It is a company limited by guarantee for non-profit. It is governed by a board of directors who have a wide range of skills which supports a professional and trustworthy counselling service. It delivers high level standards in its policies and procedures adhering to strict ethical principles and best practices in the counselling field. This makes for a safe, friendly, and confidential environment for its clients. Currently based in St Helena's Family Resource centre the service has 15 counsellors who are seeing 55 clients weekly. At present the waiting list has 64 clients seeking therapeutic support which is treble pre-covid figures. The total number of sessions delivered last year has doubled in the first six months of 2023, reflecting a huge increase in people seeking our services since 2021. Responding to these figures we decided to expand our services to meet the community's needs.

DCC have delivered on their commitment (Corporate Plan 2020-2024) ***'To drive the sustainable development of the City through strong civic leadership and delivery of effective services that promote the well-being and quality-of-life of citizens and communities.*** They have answered our call for help and agreed to provide new premises to expand our services. We have successfully received change of use planning permission on The Lodge, Mellows Road and work has commenced to renovate the bungalow to provide an office and 3 further counselling rooms. We believe this will offer a further 50 weekly sessions with this new facility. We will be operating between the hours of 9am to 9pm Monday to Friday. We offer general counselling and psychotherapy to over 18's, couples and some family therapies, all details of our services can be found on [www.finglascounselling.ie](http://www.finglascounselling.ie). Sessions are by appointment only, we do not currently operate drop in or crisis counselling, we refer on anyone in need of those services. Anyone wanting to refer clients to us will need to get the individual to call themselves. They can contact us on 087-2828402/ 01-8800509 and The Lodge from October on 01-5599249 or email through our website. We hope to have the facility open by the end of September when soon after we will have a public opening. All public representatives will be invited to visit and proudly celebrate our new facility.

On behalf of our staff & clients we offer our greatest gratitude to Pat, Derek and our local councillors and TD's for supporting the expansion of The Finglas Counselling service. Thank You.

**WHEN PEOPLE HELP PEOPLE CHANGE  
HAPPENS**



## Community & Social Development

### Pop Up Fun Days

Dublin City Council in conjunction with Barnardo's arranged 3 Pop Up Fun Days in the Finglas area. The Pop Up Fun days were held on the 14<sup>th</sup>, 16<sup>th</sup> and 18<sup>th</sup> August in the following areas - Plunkett Green, Finglas Youth Resource Centre and St. Malachy's School. Each of the events attracted a very good crowd on the day.

The Pop Up Fun Days are geared up for younger children, the programme also gives parents the opportunity to engage with or participate in "Parenting" programmes run by "Better Finglas" and The Finglas West Family Resource Centre.



### Family Fun Days

Dublin City Council Community & Social Development support local resident groups deliver Family Fun Days in their Area. Family Fun Days are a great way to bring Communities together in a fun environment.

Dublin City Council made financial contributions to Family Fun Days as well assisting with the supply of games and practical assistance on the day.

Family Fun days took place in the following areas:

- Wadelai/Hillcrest & District
- Glasnevin Downs
- St. Helena's Court
- Griffith Heights

Dublin City Council would like to acknowledge the contribution the various resident groups make in delivering “Family Fun Days” on behalf of the local community.

### Summer Projects

Dublin City Council Community & Social Development Section supported local community groups to deliver 9 Summer Projects in the Finglas area over the months of July and August. Summer Projects took place in the following areas;

- The Den St. Helena’s Road
- Rivermouth Summer Project
- St Josephs & St Kevin’s Summer Project
- Sunshiney days
- Fuse Summer Project
- Scoil Chairan Special Needs Summer Project
- The Yard Summer Project
- Finglas Youth Resource Centre Summer Programme
- WFTRA Summer Project.

The 9 Summer Projects in the area delivered a variety of activities for around 1,500 young people aged 6 to 12 years of age. Finglas Summer Projects account for approximately 25% of the total of all Summer Projects in the city; this should be the source of great pride in the area.

The level of commitment from the volunteers is worthy of special mention, Dublin City Council in conjunction Crosscare hope to hold an event to thank volunteers for their contribution to the management and running of the Summer Projects.

### Finglas Older Person’s Community Expo

The Finglas Older Persons Expo took place on Thursday 7<sup>th</sup> September 2023 at Dublin City Council’s Civic Offices on Mellowes Road. The event was promoted on Social Media, through posters and through local church newsletters.

Over 30 different groups exhibited on the day, with many of the exhibitors expressing their satisfaction with the event and reported they received expressions of interest from prospective new members. The focus of the event was to encourage older people to look after their health and to become active in a locally run community group.

Many thanks to all the exhibitors who made the day possible.



Exercise Classes:

Dublin City Council, Community & Social Development Section held chair aerobics and adapted Thai Chi classes over the month July, in the Finglas Youth Resource Centre. The classes are a great social event particularly for older people in the area, the classes have a very valuable aspect to them in that they can contribute to good balance and strengthen muscles, which in turn can help in fall prevention.

All classes are free, it was a great way to make new friends in the community, a number of places are still available.



### Community & Informal Education Grants:

Dublin City Council's Community & Informal Education Grants Scheme closed for applications on the 18<sup>th</sup> August. The annual scheme is open to a range of local resident community, environmental and festival groups.

Community & Social Development Staff will commence to evaluate applications with a view to presenting recommendations to Councillors in early October on a date and time to be confirmed.

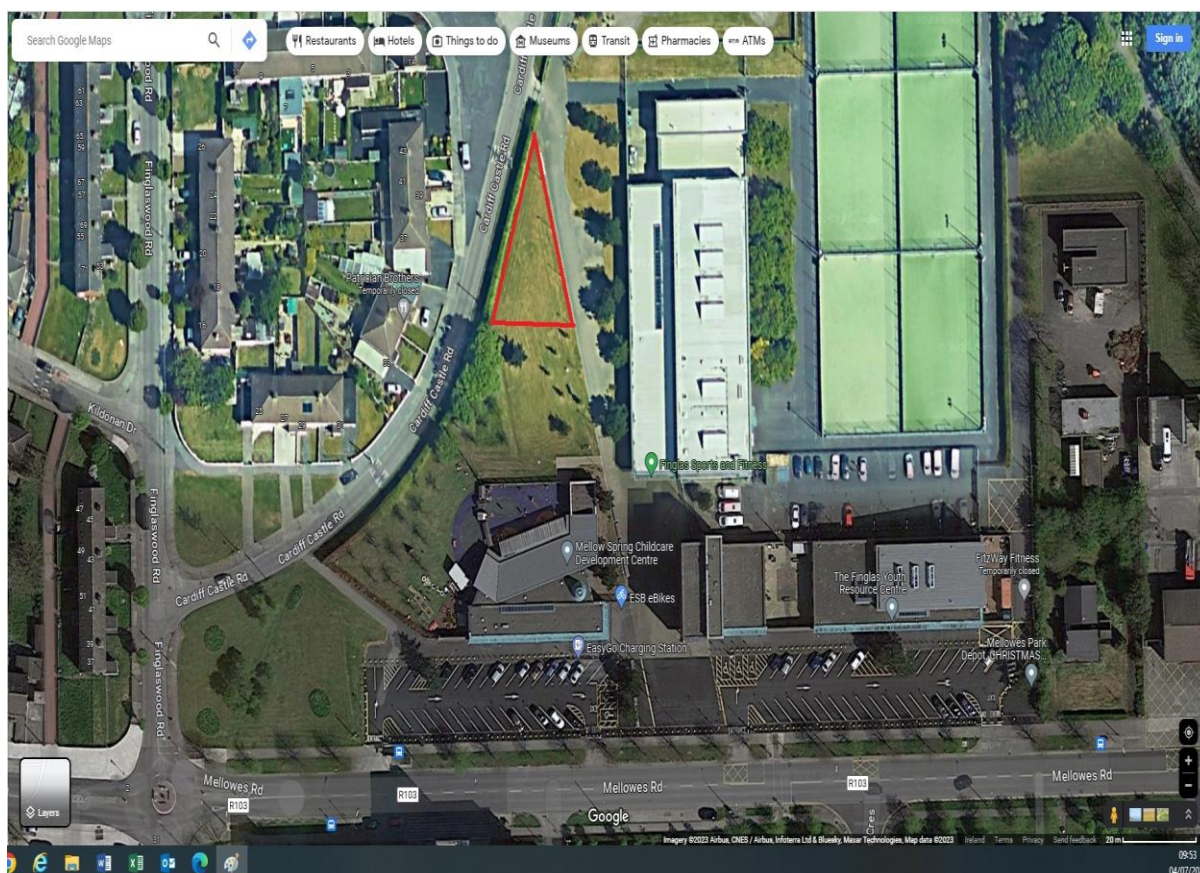
Once grants are approved at the North West Area Committee, they will be sent for approval at the full City Council meeting in November.

### Teen Space:

Following on from the June NWA Committee, meeting Dublin City Council Finglas Area Office and Parks Section looked the options around the location of the proposed space.

The site is located at the side of Finglas Leisure Centre and not far from the Out Door Gym and Mellows Park Playground. The site is safe and secure, with many teenagers using the walk through the Park after attending the Youth Resource Centre, Leisure Centre or on their way to and from school.

The original consultation pointed to young people wanting a safe space to hang out, WiFi and a shelter.



Dublin City Council's Finglas Area Office have sought designs and costs on the proposed development. Once the design is available, consultation will take place with residents near the facility in the Casement Road area.

**Pat Teehan**  
**Area Manager Finglas**