

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

**Area Housing Report September 2023**

**Cabra / Glasnevin / NWIC**

**Project Office Annamoe Terrace**

With a view to re-opening the projects office and providing a public counter service a number of issues have been identified:

- Staff Resources – Assistant Staff Officer started 5/09/23
- Adequate locking mechanisms for all offices
- Secure interview room with protective screen and two door access.

Civic Maintenance have reviewed the scope of the works and will quote for same: I would also look to upgrade the front of the office in due course.

**CCTV**

A full review of the CCTV coverage across the area has commenced:  
TEC Security to provide a report on the following -

- Number of cameras and locations across the area
- Review of what can be accessed from the Project Office
- Processes and time-frames for requesting footage
- Costings for upgrades / additional monitors / comms room
- 

**Senior Citizen Complexes**

A review of the senior citizen complexes is on-going to identify areas for improvement, CCTV, communal areas, lighting and general upgrades, quotes for these works are in progress.

**Dominic Court**

CCTV has been installed with a live feed back to the projects office:

Entrance gates - Quotes have approved for installation of fob access for the vehicular and pedestrian gates and will be implemented in the coming weeks.

Lighting - the complex has been listed for lighting upgrading works. This upgrading will exchange the current street lighting to LED lighting.

**Canon Burke**

This complex is on the Housing Maintenance list for the “Enhanced Works Programme” – start date to be confirmed. The area housing staff will engage with all residents in advance of works commencing.

### **St Marys Place North/ Dorset Street Flats**

St Marys Place has now been fully de-tenanted and it is projected that the remaining two blocks in Dorset Street will be fully vacated by Q3 2023. The Housing Office has secured all vacated dwellings. Housing Maintenance is currently undertaking an extensive scheme which involves decommissioning and clearing out all units and blocking access to de-tenanted landings. Palisade fencing of the site commenced on August 30<sup>th</sup> 2023, following completion of these works the CCTV cameras will be realigned for maximum coverage of the site. The Housing Delivery / Project Manager for this development is Eileen Martin – eileen.martin@dublincity.ie

### **O'Devaney Gardens**

The works on the access road from North Circular Road to Montpellier Avenue has been concluded, by Barta, and access, from the North Circular Road, to the Montpellier Avenue and Montpellier Close has been reopened. Barta has now moved the road alignment works to the southern end of the complex and walking access to Thor Place will be maintained. This walkway will be opened from 7.30 to 4.45 Monday to Friday to facility school access and addition lighting will be put in place to assist patrons. This traffic restrictions forms part of the emergency road closure (that commenced from 5<sup>th</sup> June for at least six months to allow these works to take place). The temporary residents-only parking facility remains in place nevertheless public parking for those residents is available on the reopened road. We have been advised that the project timeline is on schedule, for the mixed tenure build, consisting of 1047 units.

### **St Finbars Court**

Townlink, the appointed contractor, commenced works in May and it is estimated that the project will take 18 months to complete. Enabling and excavation works are progressing. Consultation is ongoing with both DCC and Townlink. The contacts for this development are DCC Housing Delivery / Project Manager Aine Behan – [aine.behan@dublincitycouncil.ie](mailto:aine.behan@dublincitycouncil.ie) and Townlink onsite manager Kevin Kearney Tel: 087-3898569.

### **Bannow Road Site**

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 by mid-2023. Project Estate Officer requested an update 30/8/23 from the Housing Delivery manager, awaiting response

### **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. It is expected that work will commence onsite by the end of Q3 2023 subject to completion of tender process and final budget approval from Department of Housing, Planning and Local Government. The project will have an estimated 18 month construction programme and consultation will be taking place with local residents over the coming months.

### **Dunard Court**

The Contractor has begun works in removing the *Washing Walls* in the complex and other ground works. This work has been commissioned to remove the hide areas that have been used for Anti-social behaviour in the past. The works should be completed before the end of the month.

## **Area Housing Statistics September 2023 – Cabra / Glasnevin / NWIC**

<b>Anti-Social Behaviour</b>	<b>Sept 2023</b>	<b>YTD</b>
No of anti-social complaints per 1997 act Drug related	1	0
No of anti-social complaints per 1997 act <b>not</b> Drug related	13	18
No. of Complaints	0	102
<b>Total Complaints</b>	<b>14</b>	<b>120</b>
No of anti-social Interviews per 1997 Act	0	12
No of other interviews	5	63
<b>Total interviews</b>	<b>5</b>	<b>75</b>
No of requests for mediation	0	0
No of complaints referred to the Central Unit for action	1	2
No of Tenancy warnings issued	0	0
No of excluding orders issued	0	0
<b>Allocations</b>		
Housing (Band 2 & 3)	2	23
Transfers (Band 2 & 3)	0	11
Older Persons Housing (band 2 & 3)	0	11
Older Persons Transfers (band 2 & 3)	0	17
Medical and Welfare	0	15
Older persons medical and welfare	4	15
Transfer HAP	0	4
Fire/Flood/Emg – Maintenance	0	1
Estate Management	0	3
RAS/HAP exit	0	2
De-tenanting	1	22
Surrendering Larger Accommodation	1	1
<b>Total Allocations Made</b>	<b>8</b>	<b>125</b>

**Veronica Hand**  
**Area Housing Manager**  
[veronica.hand@dublincity.ie](mailto:veronica.hand@dublincity.ie)

To the Chairperson and Members of  
The Central Area Committee

**CABRA / GLASNEVIN**  
**Community and Social Development Report for the Cabra /Glasnevin area.**

**Clean Ups in the Cabra/Glasnevin Area**

Young Fine Gael North West did a Clean Up of Glasnevin Village on the 2<sup>nd</sup> September, 2023.

Saint Eithne's Road did a Clean Up on the 10<sup>th</sup> September, 2023 Mary Smith, Claire Blackwell and Bríd McCarrick, St. Eithne's Group



Berkeley Road Resident's Association did a Clean Up on the 16<sup>th</sup> September, 2023.

## Great efforts on the Clean-Up Days

### Local Festivals

Festivals and events in the Cabra/Glasnevin area continue to be at the core of community development activities.

Saint Oliver Plunkett's GAA Club held a 'Family Fun Day' on the 3<sup>rd</sup> September, supported by Dublin City Council Community Development Section.

The 'BUZZ Festival' was held by the Phibsboro Village Tidy Towns on the 23<sup>rd</sup> and 24<sup>th</sup> September, 2023. This was a 2 day event for the first time. Day 1 was held in the garden of St. Peter's Church, a superb location right in the middle of the village and Day 2 was held in the Scouts Hall, behind Phibsboro Library. The Phibsboro Buzz Festival was a huge success and was strongly supported by the community and the Councillors. Phibsboro has strong effective community groups that deliver positive community experiences through the festivals they bring to the village. The DCC Community Development team have strong relationships with the groups and support their activities as and when requested.



Pat Magee and neighbours

Phibsboro 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 by paying for the hire of equipment and grants. The Phibsboro Buzz festival is a key example of developing community and community spirit. Local people were out showing the best of Phibsboro.

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. The organisers of the BUZZ festival are extremely thankful to Dublin City Council for the support they receive.

Festivals and events held are supported by the Community Development Team in a number of ways:-

- Hire of gazebos, tables, chairs
- Bunting
- Tea, coffee, biscuits, chocolates and sweets

Many of the events are directly supported by and or attended by City Councillors, Minister Paschal Donohoe carried out the official launch of the Buzz festival this year. 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.

## **Autumn Community Life**

### **Upcoming Events**

Halloween

#### **Special events in Killala and Dunard, Cabra, Dublin 7**

**Dunard:** We have had very good community engagement regarding Halloween with the residents living in Dunard Estate. A Halloween Event has been planned for the 31<sup>st</sup> October from 4pm to 6.30pm on the Green. We have engaged many interested residents who will support the event on the day.

**Killala:** We have planned a family friendly event here also on the 31<sup>st</sup> October from 4pm to 6.30pm on the Swale. We have had good community engagement here also and the residents are interested in being involved on the day.

Archtype Events Management Co. will work with the Community Development Team and the local people to deliver both events. They are planning on providing a Cinema Showing, face painting and other activities on the day.

Community Gardaí will also support the Halloween Events.

#### **Glasnevin**

At the Clareville Senior Citizens Complex there will be a big Halloween party, music and refreshments, fancy dress for all to enjoy, starting at 1.15pm.

#### **Drumcondra**

At Lemons Square the Drumcondra Triangle Resident's Association celebrate Halloween by organising a spooky scary walk from Lemons Square. A short route with dressed up locals telling scary stories at a couple of points around the route. Sweets for the kids.

#### **Phibsboro**

At St. Peter's National School and St. Mary's National School, Dorset Street the young people will be in fancy dress and there will be spooky story telling starting at – time tbc

The Community Development Team is organising a Resident's meeting in the Complex of St. Peter's Court Senior Citizens Scheme on 5<sup>th</sup> October at 2.30pm to meet with all the residents. This is to discuss to put a plan in place for the residents. The community space needs a whole new upgrade, painting, new furniture and upgrade of computers. This space is left idle other than the Men's Shed that use the facility. The Community Team have invited Senior Management and the Gardaí to listen to the concerns of the residents. Light refreshments will be provided.

All these events are supported by the DCC Community Development Team and even some members of the team are involved in the activities. Halloween events are diversionary projects getting local people involved, getting families out and interacting but most of all to be enjoyed, have fun and everyone to stay safe.

### **The Glens Resident's Association, off the Navan Road**

This Resident's Association is having a Halloween Celebration on Sunday 29<sup>th</sup> September, 2023 from 4pm to 6pm. This is taking place at the bottom of Martin Savage Park. Sweets for the young people. Face painting for the children, games and music.

### **Cabra Parkside Recreation Centre**

The staff of the Recreation Centre have organised a Halloween Event on the 31<sup>st</sup> October from 4pm to 6pm. A cinema showing, zombie run, arts and crafts. Cabra for Youth are planning on holding 2 discos TBC

### **Community grants**

The annual community grants were processed again this year but using yet again a new on-line system. Some community groups needed help with the new on-line application but community officers were ready to give a hand. A number of applications were received for the Cabra/Glasnevin area. These had to be validated and recommended by the Community Team. The Community Team sat for 3 days and deliberated over the applications liaising at times with the Community/IT Staff in Civic Offices working on a new on-line system. With our knowledge of the area and the Community Groups/Resident's Associations in the Cabra/Glasnevin area this process was finalised in record time using the expert IT skills of a couple of the Community Officers within the new Community Development Team.

The Cabra/Glasnevin area is active with almost 100 registered community and environmental groups. This year has seen an increase in the number of festivals being held creating huge engagement for the communities across the area.

The Community Development Team continues to support all Environmental Clean-Ups, Festivals and Street parties in the area. Smaller local gatherings and community activities will also be supported as more groups develop and engage with Dublin City Council.

**Gina O'Brien**  
**Senior Community Officer**  
[gina.obrien@dublincity.ie](mailto:gina.obrien@dublincity.ie)