

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

**3<sup>rd</sup> October 2023**

### **Housing Matters in the Central Area North East Inner City**

#### **Ballybough House/Courtney Place**

Following consultations with the residents the Project Estate Officer arranged to have No Dumping signs erected at the Bin Chamber areas of Ballybough House and Courtney Place to assist in preventing non-residents from Dumping rubbish in the vicinity of the complexes. The signs also refer to the use of CCTV.

#### **Choice Based Lettings:**

The last competition had a total 15 units advertised and received a total of 943 applications. The remaining 4 units have now been allocated and we are just awaiting the return of the keys from maintenance so that those units can be occupied.

It is hoped that a new competition will be in place for the end of October.



#### **Fitzgibbon Court:**

The resurfacing of the carpark area and repainting of parking bays in Fitzgibbon Court is complete.

The instillation of the gated-steps that lead down to the back laneway at the complex has been completed. The project was instigated at the request of residents in order to restrict anti-social behaviour in the evenings and at weekends outside their homes. The feedback from residents has been positive regarding both projects.

#### **Foley Apartments:**

Contractors have been engaged to deep clean the common areas of Foley Apartments. It is estimated this will be completed before the end of October.

**Matt Talbot Court:**

The Area Housing Manager and Project Estate Officer continue to work closely with residents in order to achieve the de-canting of Matt Talbot Court as smoothly as possible. 14 families have been rehoused to date and letters of comfort have been provided to those who have requested them. The Housing team have been providing assistance with moving resident's belongings to their new homes where required.

Utilities are being decommissioned as each flat becomes vacant and unwanted items are being disposed of. Vacated units are then fully secured.

**Gardiner Street Flats:**

The construction of the new bin storage area at Gardiner Street Flats is now completed. The design will facilitate the introduction of recycling bins while making the bins more accessible for the collection trucks. This is the first stage of an ongoing process of improvements of the communal areas of the complex which have been developed through dialogue between the Project Estate Officer and the Residents.



**Spencer Place:**

Spencer Place is a new development in the Docklands Area consisting of 33 units, (22 x 2 beds, and 11 x 1 bed). It is hoped that all legal matters will be concluded within the coming weeks after which the units will be offered as part of our ongoing Choice Based Lettings Competitions. Once the competition is complete the tenant processing of Spencer Place will commence.

**Shelmalier House:**

Contractors have been engaged to deep clean the common areas of Shelmalier House. It is estimated that this will be completed by early October.

Sept 2023 stats

**ESTATE MANAGEMENT**

**Housing Manager:**

**Paul White**

No of anti-social complaints per 1997 act Drug related	11
No of anti-social complaints per 1997 act not Drug related	19
No. of other complaints	39
<b>Total Complaints</b>	<b>69</b>

No of anti-social Interviews per 1997 Act	8
No of other interviews	11
<b>Total interviews</b>	<b>19</b>

No of requests for mediation	0
No of complaints referred to the Central Unit for action	4
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0
No of Section 20s	0

**Allocations:**

Housing (band 2&3)	3
Transfers (band 2&3)	0
Older Persons Housing (band 2&3)	7
Older Persons Transfers (band 2&3)	1
Medical & Welfare	0
Older Persons Medical & Welfare	0

Homeless/Housing First	0
Transfer /HAP	0
Fire/flood/Emergency – Maintenance	0
Estate Management	1
Choice Based Lettings	1
RAS NTQ	0
Matt Talbot	1

**Paul White**  
**Area Housing Manager - North East Inner City**  
**Ph: 01- 222 3884**  
[paul.white@dublincity.ie](mailto:paul.white@dublincity.ie)

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

**Housing Matters North West Inner City**

**Sean Foster Place**

All units in the complex have now been allocated.

The official launch has been arranged for 12<sup>th</sup> October. Plaque to be unveiled at the launch. The lord mayor has been invited to attend. Refreshments will be served in the Macro Centre.

Mick Foster (Foster and Allen) has confirmed his attendance at the launch and unveiling.



### **Dominic Hall and Lower Dominick Street**

One unit remains to be allocated. The steeling up of vacant units is complete and the blocks are fully secure. The Official Launch has been delayed, new date to be confirmed. Hoarding to be erected around Dominick Street Flats next week commencing 02/10/2023.

### **Upper Dominick Street**

The pest control programme is ongoing. There was a survey completed on the drains and rat traps have been installed. Estate Management continues to hold meeting with concerned residents.

### **Constitution Hill**

The redevelopment of Constitution Hill achieved Part 8 planning permission at the April 2023 Council meeting. Since then the design team have been progressing work on completing design development ahead of preparing tender documentation for Phase 1.

This month will see the starting of internal investigations in the vacant units of Block 1. These surveys are required in order to complete the tender documentation for the appointment of a contractor.

Currently there are two tenants remaining in Block 1 and the works will be carried out in accordance with all health & safety requirements.

A project update newsletter is due to be issued to residents & local councillors this month. The next milestone will be the submission to the Dept. of Housing of the Stage 3 application for approval to go to tender. It is anticipated following the necessary design, procurement and DHLGH approvals that a contractor will start Phase 1 in 2024 and complete in Q4 2025.

### **Kevin Barry House**

New bin chambers in both blocks are now complete. On-going discussions take place between Estate Management and Residents regarding the upkeep of the complex and addressing other issues as they arise. New security doors to be installed in both blocks.

### **Hardwicke Street**

Painting of the internal and external walls is to commence next week. The installation of new communal doors in the complex is ongoing. Statue frame in Block 1 Dermot O Dwyer has been installed. Works on the new bin chambers is ongoing. Ongoing meetings are taking place with the new committee on issues that may arise in the complex.

### **Saint Michans House**

The Bin corals are now complete in all blocks. Ongoing meetings continue to be held with residents.



### **Estate Management Housing Statistics**

**Housing Managers:**                      **Marion Foran**                      **Paul White**

No of anti-social complaints per 1997 act Drug related	<b>20</b>	0
No of anti-social complaints per 1997 act not Drug related	<b>7</b>	0
No. of Complaints		
<b>Total Complaints</b>	<b>27</b>	<b>0</b>

No of anti-social Interviews per 1997 Act	<b>3</b>	0
No of other interviews	<b>4</b>	0
Total interviews	<b>7</b>	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	<b>11</b>	0
Medical	0	0
Welfare	0	0
Homeless	<b>3</b>	0
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

### **Senior Citizens**

Bands 2 & 3	<b>0</b>	0
Medical	0	0
Welfare	0	0
Homeless	<b>0</b>	0
Travellers	0	0

**Voids**

<b>Long Term Maintenance</b>	<b>0</b>	<b>0</b>
<b>Contracts</b>	<b>0</b>	<b>0</b>
<b>Capital Projects</b>	<b>0</b>	<b>0</b>

**Marion Foran**  
**Area Housing Manager – North West Inner City**  
[marion.foran@dublincity.ie](mailto:marion.foran@dublincity.ie)



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

**Community Development Section  
Area Committee Report September 2023**

**Central Area Community Team**

Sharon Griffin and Laura Doran have recently joined the Central Area Community team. Sharon will lead our activities for the west end of the area while Brian Mongey will concentrate on the east end of the area. Darren Murphy and Laura will provide valuable support across the area.

Our team would like to offer our sincere thanks to Elaine Mangan for all her hard work. Elaine has moved to the Housing Section of the Central Area Office.



Pictured left to right  
Sharon, Darren, Brian and Laura

**Halloween @ North West Inner City:**

The Community Development Team is working with residents to organise events for Halloween at St Michan's House, Kevin Barry House and Hardwicke Street Flats. The events will include magicians, children's entertainers, jugglers etc. and will be followed by a disco. Each event will take place under a marquee. These events rely on the support and assistance of each of the local residents committees. The events will run from 6pm until 8:30 / 9:00pm and are supported by funding from the Councillors Discretionary Fund.

**Halloween @ Eastwall:**

A week long Halloween Festival will take place in Eastwall from 30<sup>th</sup> October to 3<sup>rd</sup> November. This festival has been organised by the local community and voluntary organisations supported by the Central Area Office Community Officers and Recreation Services. The feature event in this festival is a Halloween Night parade and 120m long haunted house located at the playground at Russell Avenue. Halloween themed events for older adults are also planned as part of this festival.

This festival is co-financed by DCC Recreation Services and funding from the Councillors Discretionary Fund.

**Halloween @ Mud Island Community Garden:**

The Mud Island Garden group are preparing their annual Haunted Halloween Garden event in conjunction with the 2<sup>nd</sup> Port Sea Scouts. The event will run from 6pm until 8:30 / 9:00pm and are supported by funding from the Councillors Discretionary Fund.

**Halloween @ MACRO Centre:**

The MACRO centre is hosting a Halloween event for older adults in the Bolton Street / Green Street Area. This event take place on Friday 27<sup>th</sup> from 4pm to 7pm.

A children’s party will take place on the 31<sup>st</sup> October from 2pm to 5pm. Both events are supported by funding from the Councillors Discretionary Fund.

**Culture Night:**

The Community Team from the DCC Central Area Office teamed up with Waterways Ireland, Swan Youth Services & MOS Arts to produce an exciting three hour programme of events for Culture Night 2023 at Spencer Dock Dublin 1.

The line-up included

- Stage performances with community and professional acts
- Aerial Displays
- Street art,
- Puppet making
- Dance



The event was preceded by a series of song writing and art workshops for young people in the North wall & Eastwall areas.

This event was co funded by Waterways Ireland, the Dockland Office, NEIC, LCSP and the Councillors Discretionary Fund. It featured on the front page of the Irish Times on Saturday 23<sup>rd</sup> September



Pictured opposite is:- “Temi NLA” from Sheriff Street

### **Harvest Fair @ Mud island:**

Mud Islands first ever harvest festival took place on 24<sup>th</sup> September. Daytime events included workshops in chutney pesto and salad making. There was apple pressing and festive cake decorating and guests were invited to forage their own harvest from the garden. This was followed by an evening of entertainment featuring Dance, Music and fire juggling

The event was produced with assistance from the Central Area's Community Development Team and funded through the Councillors Discretionary Fund



### **East Wall Men's Shed:**

We continue to work with East Wall Men's Shed who make and repair garden furniture at their base on East Wall Road.

The bench opposite is one of two built for the reflective garden operated by the Sisters of Charity on Henrietta Street. The garden is a focal point for much of the social and community work carried out there.

An additional four benches are currently under repair at the workshop.



### **Community Garden Projects:**

The Community Section continues to support community garden and greening projects throughout the area. We work with local residents groups and a professional gardener to develop projects.

Pictured opposite are the planters that were installed in Stirrup Lane last year. They are maintained to a high standard by the local residents.



### **D1 Men's Club:**

The recently formed D1 Men's Club meet at Newcomen Cottage every Friday. The club was formed at the start of September and is attracting a regular group of 12 men each week for games and conversations.

### **Ongoing community engagement**

The Community Section continues to meet and support groups and organisations throughout the area on a daily basis.

### **Upcoming events:**

International day for the eradication of Poverty.

11am 17<sup>th</sup> October at Customs House Quay

**Brian Mongey**  
**Senior Community Officer**  
[brian.mongey@dublincity.ie](mailto:brian.mongey@dublincity.ie)