



October, 2023

To the chairperson and members of  
North Central Area Committee.

**Darndale Housing Report 1<sup>st</sup> September - 1<sup>st</sup> October 2023**

**Estate Management**

No. Anti-Social Complaints per 1997 Act - drug related	8
No. Anti-Social Complaints per 1997 Act - not drug related	10
No. Other Complaints (nuisance)	9
No. Individual Cases that complaints relate to	0
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	8
No. Other Interviews	5
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)	10
No. Case Files Closed	15
<b>No. Section 20 Evictions</b>	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Withdrawn	0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

<b>Housing &amp; Apartments</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	0	0	3
Medical	0	0	0
Welfare	0	0	0
Homeless	3	0	1
Travellers	0	0	0
Homeless HAP	0	0	1
De-tenanting	0	0	0
Estate Management	0	0	0
Maintenance Grounds	0	0	0
Surrendering Larger	0	0	0
Unable to afford	0	0	0
Succession	0	0	0
<b>Total</b>	<b>3</b>	<b>0</b>	<b>5</b>

<b>Senior Citizens</b>			
<b>Category</b>	<b>Housing</b>	<b>Transfers</b>	<b>Choice Base Letting</b>
Bands 2 & 3	1	0	0
Medical	0	0	0
Welfare	0	0	0
Homeless	2	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
<b>Total</b>	<b>3</b>	<b>0</b>	<b>0</b>

## Voids Report

Vacant Housing Units (24)				
Address	Type of unit	Date of vacant Possession	Estimated Completion Date	Status
Belcamp Ave	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 Rd	4 bed house	01/09/2023	28/12/2023	Works in progress
Clonshaugh Glen	3 bed house	22/08/2023	02/10/2023	Under Offer
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
Castleview	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 Road	4 bed house	17/04/2023	12/09/2023	Works in progress
Larchill	2 bed apartment	31/01/2023	2/09/2023	Under Offer
Larchill	3 bed apartment	03/03/2023	Under Offer	Under Offer
Larchill	2 bed apartment	27/08/2022	Under Offer	Ready to let
Moatview Ave	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
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
Yellow Road	2 bed house	08/05/2023	05/10/2023	Works in progress

### **Darndale Area Office Reception Stats September 2023**

	<b>TOTAL</b>
<b>MAINTENANCE</b>	<b>224</b>
<b>HOUSING</b>	<b>40</b>
<b>ESTATE MANAGEMENT</b>	<b>12</b>
<b>OTHER</b>	<b>15</b>
<b>TOTAL</b>	<b>291</b>

### **Voids Report**

#### **Older Persons Units - 12**

<b>Address</b>	<b>Unit Type</b>	<b>L.E.A.</b>	<b>Date of Vacant Possession</b>	<b>Status</b>
Albert College Court	1 Bed	North West	12/02/2023	Works in Progress
Domville Court	1 Bed	North West	08/09/2023	Works in progress
Lismeen Court	Bedsit	North Central	17/09/2023	Works in Progress
Lismeen Court	Bedsit	North Central	02/10/2023	Works in Progress
Glin Court	2 Bed	North Central	08/01/2022	Under Offer
Hampstead Court	Bedsit	North West	02/10/2023	Works in Progress
Hampstead Court	Bedsit	North West	11/09/2023	Works in Progress
Hampstead Court	Bedsit	North West	18/06/2023	Works in Progress

Hampstead Court	Bedsit	North West	11/06/2023	Works in Progress
Hampstead Court	Bedsit	North west	16/04/2023	Works in Progress
Lismeen Grove	Bedsit	North Central	10/09/2023	Works in Progress
Lismeen Grove	Bedsit	North Central	21/09/2023	Works in Progress

### **Current Housing Projects in the area**

#### **Glin Court**

Purcell Construction have been on site since June 2023. The demolition of both blocks and the community centre, is now complete. Safe removal of asbestos from all buildings prior to the demolition. The excavation has commenced as has the pouring of strip foundations and concrete rising walls to the North & South blocks. The foundations to the lift and stair core area are now complete. A completion date for 32 no. one bed apartments for "Older Persons" and a community room is estimated for November 2024.

#### **Cromcastle Court / Woodville**

The proposal is for the demolition of three of the existing housing blocks on the Cromcastle Court site and for the construction of a new social housing scheme in its place and the development of the Coalyard site. The current proposals show for 115 homes on the Cromcastle Court site, a mix of one, two and three bedroom homes, while it is planned to provide for 34 older person homes on the Old Coalyard site. An integrated design team has been progressing with design proposals and are preparing to commence the planning process which will be done via the Section 179a planning approval process.

#### **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. Thirteen of the fourteen houses have been allocated and the new tenants are in the process of moving in. All four blocks of apartments have now been handed over and the Area Office are working on allocating and showing these units.

#### **Oscar Traynor Road Site (Lawrence Lands)**

The Oscar Traynor Road development was granted planning by An Bord Pleanála. It is expected that the contractor will be on site by November.

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**

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. Cromcastle Underpass goes before Full Council at the November meeting for noting, i.e. the Section 179a planning. Thereafter it will commence on site by Q4 2024

A total of 479m<sup>2</sup> of Community/Cultural space is proposed at ground floor level within the scheme. This is split into two spaces, 158m<sup>2</sup> within Block A and 321m<sup>2</sup> within Block B. Both units will comprise of uses that are considered Community/Cultural and will be in accordance with the requirement to provide these spaces under the Dublin City Development Plan. Both spaces are accessed off the Public Plaza & will be fully accessible to all users. These units will have a level of car and bicycle parking available. The units have been designed to be flexible to allow for a wide range of uses. DCC and the LDA will work collaboratively to identify suitable users for these spaces that will fall into the categories of Community & Cultural uses.

### **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. They are proposing a variety of house types to cater for a mix of needs which will lend itself to an interesting architectural design. A meeting has been organised for the end of October with Respond, their Architects, the Area Office Team and local Gardaí/Community Gardaí from Coolock Garda Station, to view and discuss the proposed plans.

**Gillian Corcoran**

**Acting Area Housing Manager**