



Comhairle Cathrach  
Bhaile Átha Cliath  
Dublin City Council

## Clive Ahern, Senior Executive Officer Housing Maintenance Division



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# Housing Maintenance update

## Contents

1. Housing Maintenance overview
  2. What we do
  3. NCOD
  4. Staff
  5. Recruitment
  6. Modernising workflows and tenant requests
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## **Housing Maintenance update**

### **Overview of Housing Maintenance Division**

- We maintain over 27,000 housing units
  - We have over 450 staff
  - We have 6 main depots across the city
  - We get approx. 67,000 maintenance request each year
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## Housing Maintenance update

### What we do

- All maintenance requests across 27,000 housing units, including plumbing, carpentry, roofing, plastering, etc.
  - Energy efficiency works on Council houses
  - Repair and replacement of over 20,000 domestic gas boilers
  - Management of heating and ventilation systems across Council buildings
  - Caretaking Service across our apartment (flat) and Senior Citizen housing complexes
  - Pest Control in complexes
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## Housing Maintenance update

### What we do

- Housing Management Fees
  - Choke Car service for our apartment (flat) and Senior Citizen housing complexes
  - Joinery
  - Fleet & Hoists depot
  - Paint Squad
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# North City Operations Depot (NCOD), Ballymun

## Key driver of NCOD:

1. Critical role played by Direct Labour staff in delivering Council services
2. Improvement of facilities for Direct Labour staff
3. Reduction in operating costs and realise efficiencies e.g. duplication of stores etc.
4. Release of existing depot lands, many of which conflict with current land use zonings, for more appropriate uses in line with City Development Plan



# North City Operations Depot (NCOD)

- All Housing Maintenance depots on Northside moving to NCOD, Ballymun
- Largest move of Housing Maintenance depots ever
- Kylemore Stores moving to NCOD too
- Creation of new corporate workshops across Council departments.
- Significant change, but also an opportunity to modernise our depots



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## Housing Maintenance update

### Staff

- We have over 450 staff
  - Outdoor and indoor
  - Admin staff, engineers, tradespeople, caretakers, etc.
  - Ongoing training.
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## Housing Maintenance update

### Recruitment

- Significant increase in new tradespeople employed in Housing Maintenance: plumbers, carpenters and painters
  - New open recruitment of apprentices across the Council, with Housing Maintenance taking on the largest numbers
  - New Clerk of Works have commenced, which will assist with schemes such as Enhanced Works Programme
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# Modernising workflows and tenant requests

## Modernising how we interact with our tenants

- New housing IT system
  - FixIt app
  - We intend to introduce a new online portal
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