

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

November 2023

**Area Housing Report October 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
- Critical Vacancy Request Forms submitted for General Operative Vacancy and Liaison Officer
- Adequate locking mechanisms for all offices – works commenced
- Secure interview room with protective screen and two door access - works commenced

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.

- Painting and upgrade of the front of building – Quotes received – Start date to be confirmed
- Planter for front of building – Request submitted to Public Domain Officer to source

CCTV

A full review of the CCTV coverage across the area has commenced: On -going 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.

Dominick 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. – works on-going

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

St Peter's Court

- All shrubbery and green spaces to be cleaned and cut back – completed
- Stairs – To be power washed – Caretakers supervisor has confirmed this work will be carried out in the coming weeks
- Community Room – to be cleaned, upgraded and brought back in to use – on-going

A request for some benches to be installed will be considered following the cleaning and upgrading works.

Botanic Avenue Flats

- External works to garden area rear of senior citizens
- 48m of new footpaths
- Shutter of areas
- Re-pointing of two paving areas

Quotes received and approved, works to commence approx. November 20th.

Carnlough Road

Large overgrown area at the rear of DCC tenancy, numerous complaints regarding vermin. Works have commenced to clear the site and are scheduled for completion on 17th November.

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. A written request was submitted to Housing Allocations to relocate all remaining seven residents to alternative accommodation on a permanent basis to facilitate the programme of works.

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 30th 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

Despite extensive engagement and offers of alternative accommodation with an offer of a letter of comfort to return once the site has been re-developed two tenants remain in situ. The Area Housing Manager will be meeting with them on Wednesday 8th of November to progress the de-tenanting programme.

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 facilitate school access and additional lighting will be put in place to assist patrons. These traffic restrictions form part of the emergency road closure (that commenced from 5th 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 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 consist 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 October 2023 Cabra / Glasnevin / NWIC		
Anti-Social Behaviour	Oct 2023	YTD
No of anti-social complaints per 1997 act Drug related	1	7
No of anti-social complaints per 1997 act not Drug related	18	93
No. of Complaints	11	120
Total Complaints	30	220
No of anti-social Interviews per 1997 Act	1	12
No of other interviews	8	71
Total interviews	9	83
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
Allocations		
Housing (Band 2 & 3)	2	23
Transfers (Band 2 & 3)	1	13
Older Persons Housing (band 2 & 3)	2	12
Older Persons Transfers (band 2 & 3)	0	19
Medical and Welfare	0	15
Older persons medical and welfare	0	15
Transfer HAP	0	4
Fire/Flood/Emg – Maintenance	0	1
Estate Management	0	3
RAS/HAP exit	0	2
De-tenanting	0	22
Surrendering Larger Accommodation	0	2
Homeless	2	2
Total Allocations Made	7	132

Veronica Hand
Area Housing Manager
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**To the Chairperson and Members of
The Central Area Committee**

November 2023

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

Community Development:

Halloween:

Community development staff supported and financially assisted a number of Large and smaller local Halloween Events including:

Dunard & Kilalla 31st October 2023

Both spaces were transformed into mini Halloween Fairs filled with children's entertainment, family friendly activities, face painting, immersive themed décor and walkabout entertainers. Movie screenings were held at both accompanied by popcorn and cotton candy stalls providing treats. Both were attended in large numbers with many families from the locale and further afield.

A Pumpkin Patch provided a space for family seasonal photos with an opportunity to decorate one and take it home.

Local community representatives acting as stewards volunteered on the day in both areas providing goodie bags and fancy dress prizes. They also encouraged attendees to join the groups we're working with to get involved with future projects and initiatives. The events garnered great interest in community development and active citizenship. The events were very successful and the feedback has been extremely positive from residents and the wider community.





Garda engagement and support was very visible and much appreciated on the day.

Montpelier Gardens & O'Devaney Gardens Residents 31st October

A family friendly event was funded and supported for the residents of Montpelier and O'Devaney Gardens. A DJ, food and fancy dress entertained a large crowd that attended.



Halloween Baby Party Cabra Library 27th October 2023

A Halloween themed event was held in Cabra Library for new parents and babies 0 – 2yrs. New parents, who are often socially excluded, with young children were encouraged to come along and meet other families with young children to connect and support each other. Structured play, toys, music and food was provided. The event was oversubscribed and very positive with many parents connecting with community for the first time. The event was hosted through the Cabra Family Support Network of which The Community Development Team are active members.



Halloween Zombie Run 31st October 2023

Aimed at children up to 12 years and their families, a Halloween Zombie run took place at Cabra Parkside Sports Centre. Face Painting, Spooky Photo Booth and goody bags were enjoyed by a large number of children that attended on the day. Three races were held dividing the age groups with everyone taking part receiving a medal. In collaboration with the DCC Sports Officer and DCC Community Staff and supported by Cabra For Youth as members of the Cabra Family Support Network, the event was very well attended and enjoyed by a large number of families and children who dressed in fancy dress for the occasion.



Halloween Disco 31st October 2023

Two Halloween themed Discos were held in Cabra Parkside Centre. One aimed at younger children 10-13 with fancy dress, prizes and food. This was very well attended by local families and also families from the local Direct Provision centre.

A later Disco was held for young adults aged 14 –17 also in an attempt to divert this cohort from anti-social activity and create a safe space for this age group to go on Halloween evening. It was well supported with teenagers popping in and out through the evening. We provided pizzas and treats to encourage social interaction and a welcome space.

Cabra for Youth

A number of events, trips and movie evenings were supported and funded as a diversionary approach to anti-social behaviour and to engage local youth and link them into the relevant services.



Naomh Fionnbarra Youth Project

We supported and funded several trips, events and engagements prior to Halloween for local young people in an effort to dissuade this grouping from engaging in anti-social activity and encourage them to connect to the service going forward.



Annamoe Youth Group

A Halloween party was supported in their base in Prussia Street on the 25th October and a trip away for the children they engage with.

An evaluation and debrief will take place to discuss outcomes and a plan for next year based on that review.

I would like to acknowledge the support and collaboration of the Child and Family Support Network of which we are member with 60 other local organisations, groups and agencies in planning advice and support this Halloween. A stakeholder engagement is planned with the latter for next year to discuss Halloween and other collaborations for community events and engagements going forward.

Cloudspotter Play Tour – Arts in your Area

Sancta Maria 14th November 2.00pm

Christ The King Hall 20th November time TBC

Clareville Day Care Centre Glasnevin 16th November 2.00pm

This project will seek to programme theatre and performance pieces in non-traditional performances spaces in order to make hard to reach audiences gain access to high quality arts experiences. The project will chose topical performances and also provide additional workshops exploring the themes of the pieces to enhance community engagement.

This project is a collaboration between DCC Community Development Cabra, Age Friendly Dublin City and The Arts Office.

The pilot of this project will begin with Dublin Regional Touring Theatre DRTT Company. DRTT have already had huge success with a number of plays in the city and toured to venues such as Bewleys Lunchtime Theatre, axis arts and Community Resource Centre, RICC Ringsend Irishtown Community Centre, The Five Lamps Festival and more. The pilot project will tour ***The Cloudspotter*** by Michael Harnett. This piece explores three generations

Family, dementia and the trauma and love that binds them. A facilitated workshop after each performance will explore the intergenerational themes of the play and allow the audience time to respond and reflect on the piece.



Comhairle Cathrach
Bhaile Atha Cliath
Dublin City Council



CLOUD THE SPOTTER

by Michael J. Harnett

directed by: Vinnie McCabe

starring: Deirdre Monaghan, Brenda Brooks and Andy Hourihan

“REAL CITY DRAMA”



Deirdre Monaghan



Brenda Brooks



Andy Hourihan

CLOUD THE SPOTTER

a play by Michael J. Harnett

Thomas and his Nan live near the Five Lamps.

He's sixteen. She's almost seventy. She took him in after his mother died. He'd nowhere else to go.

Nan's in the early stages of dementia. Leaves the front door open. Loses her phone and her glasses. But Thomas doesn't worry.

Hasn't he just landed a part in a murder mystery film in Wicklow? Or has he? And shortly he'll be heading for Hollywood. And more! He'll be bringing Nan with him.

But reality strikes when Nan is caught with a kettle under her coat in Dunnes. And she can't remember her name.

The rest of the family want Nan put away. But Nan won't be separated from her grandson. And he feels the same about her.

Quiet on the set.....

Camera rolling.....

Action!



The cast:
Andy Hourihan
Deirdre Monaghan,
and Brenda Brooks

Christmas 2023

Cabra Parkside Christmas Fair 3rd December

Our community development team will support this very successful local fair organised by DCC Centre staff. We hope to provide funding and practical support and to engage other community actors in the further development of this very successful community event.

Christmas Trees 2023

Cabra Fassaugh Avenue/ Gaelscoil Bharra Roundabout 1st December 2023 5.00pm approx.

Planning is underway for the annual Christmas tree lighting ceremony in Cabra. It is hoped that the lighting of the tree will offer an opportunity for a positive community engagement with music, local schools and groups. An after event with mince pies, hot chocolate and treat will also take place, venue TBC.

Community Christmas Event

Christmas Event in collaboration with the Drugs Task Force and the CFSN. Time Date TBC.

We would like to engage families and children on the periphery of the community experiencing issues and difficulties during what can be a stressful time for them. We would like to provide free Santa and treats with the lighting of a small tree in memory of those that have passed on.

Senior Citizens @ Christmas

DCC will commit funding to Community Gardaí to support older people alone at Christmas in the Navan Road Area to include those isolated at this time.

The community development team are planning to organise Christmas dinners and small seasonal events in collaboration with local groups in DCC Senior Citizens complexes in the Cabra Area. Dates and Times TBC

Mary Lynch

Senior Community and Social Development Officer

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Events

The Family Sensory event that was due to be held on Friday 27th October, at Cabra Parkside was postponed due to operational reasons. All families were contacted. It is our intention to facilitate a similar event in the coming months.

The GLENS Resident's Association held a Halloween Festival on the 29th October, this was a huge success, face painting, pumpkin design, music, entertainment for all the community.



The Drumcondra Triangle Resident's Association held their Halloween Celebration at Lemon's Square on the 31st October. This involved games, music and pumpkin design. A Scary spooky walk was organised.

Halloween Fair St Patrick's Senior National School Parents Association

The Halloween Fair held on the 22nd October, 2023 was supported by the Community team with the provision of inflatable games for family and children to enjoy during the event. The event brought the whole community together.



Facebook post

“Such an honour to have the Gardaí the mounted Gardaí, Dublin Fire Brigade, St Johns Ambulance and Dublin City Council attend St Pats BNS Halloween fair.”



St. Patrick's Junior School

Spooky Halloween Story Sensory friendly event

On the 27th October, 2023 children from St Patrick's Junior School took part in some sensory friendly Halloween story time. The Community team engaged with over 120 children who listened to spooky stories and got to use sensory toys provided by the Community Team. There was great excitement from students, teachers and special needs assistants.

A teacher from St Patrick's sent some comments

"the boys in junior and senior infants in St Pat's absolutely adored getting the chance to use the sensory toys - especially kids with special educational needs. It was fantastic for them to try out a range of toys to see what they enjoyed and what helped them. Lisa was fantastic with the kids and we would love to have her back to visit again! Lisa has curated a wonderful collect and this is a fantastic experience that would be beneficial to so many children and their families."

Dorset Street Together Group

This Community Group had a Halloween party for the local children in the area and were supported by the Community Development Team.

Clareville Senior Citizens Complex

The Community Development Team supported the Halloween party and fancy dress competition held in Clareville Senior Citizens complex.

St Patricks Senior National School

The Community Officer met with all teachers and 400 students at their school Assembly and gave an overview of the role of a Community Officer in Dublin City Council.

The Community Officer and the Public Domain Officer also engaged with the Student Council and the Green School Committee discussing the role of Dublin City Council, community clean-ups and ideas on how to make their community better. Litter pickers and compostable bags were provided to the Green School Committee.

The Community Development Team continue to support all Community Groups and Resident's Associations in the area and plans have already started for the celebration of Christmas in the Community of Cabra/Glasnevin.

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