



Date: 11th December 2023

To: The chairperson and members of
North Central Area Committee

Meeting: 11th December 2023.

**Clontarf & Donaghmede LEA's AREA HOUSING OFFICE UPDATE FOR THE
DECEMBER MEETING OF THE NORTH CENTRAL AREA COMMITTEE**

Estate Management Complaints October 2023

Anti-Social Statistics Clontarf & Donaghmede LEA's	Numbers
No. Anti-Social Complaints per 1997 Act - drug related	8
No. Anti-Social Complaints per 1997 Act - not drug related	12
No. Other Complaints (nuisance)	14
No. Individual Cases that complaints relate to	5
No. Racial Harassment Complaints	0
No. Anti-Social Interviews per 1997 Act	8
No. Other Interviews	7
No. Requests for Mediation	0
No. Complaints Referred to Central Estate Management Unit for Action	0
No. Live Case Files (at the end of month)	11
No. Case Files Closed	3
No. Section 20 Evictions	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Withdrawn	0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	2
No. Tenancy Warnings served	0
No. Possession Orders requested	0

The following is a summary of the vacant units in the North Central Area (53 properties).

North Central Area

Property Type	No. Beds	No. Properties	Total
Apartment	1 bed	5	7
	2 bed	2	
House	2 bed	6	36
	3 bed	25	
	4 bed	5	
Senior Citizens	0 bed	5	10
	1 bed	5	

The units detailed above and listed below are currently being refurbished by Framework Contractors or by Direct Labour.

Vacant (Void) Property Refurbishments completed in 2023 (year to date)

North Central Area	
House	47
Apartment	22
Senior Citizens	66
Total	135

North Central					
Type	Location	Bedrooms	Vacant possession date	Status	Estimated Completion date
Apartment	ARDILAUN COURT	2	N/A	Awaiting Vacant possession	N/A
House	BELCAMP AVENUE	3	N/A	Awaiting Vacant possession	N/A
Apartment	BUNRATTY ROAD	1	N/A	Awaiting Vacant possession	N/A
House	CASTLE ELMS	3	N/A	Awaiting Vacant possession	N/A
House	COLLINS AVENUE	3	N/A	Awaiting Vacant possession	N/A
House	CROMCASTLE GREEN	3	N/A	Awaiting Vacant possession	N/A

North Central					
Type	Type	Type	Type	Type	Type
House	EDENMORE AVENUE	3	N/A	Awaiting Vacant possession	N/A
House	MARIGOLD CRESCENT	3	N/A	Awaiting Vacant possession	N/A
House	MARIGOLD GROVE	3	N/A	Awaiting Vacant possession	N/A
House	MOATVIEW AVENUE	2	N/A	Awaiting Vacant possession	N/A
House	MONTROSE CLOSE	4	N/A	Awaiting Vacant possession	N/A
House	SNOWDROP WALK	3	N/A	Awaiting Vacant possession	N/A
House	BALLYSHANNON ROAD	4	13/09/2023	Issued to Contractor	20/12/2023
HOUSE	BEAUVALE PARK	4	24/01/2023	Issued to Contractor	15/02/2024
House	BELCAMP AVENUE	2	15/05/2023	Issued to Contractor	16/01/2024
House	BRIARFIELD ROAD	3	28/07/2023	Issued to Contractor	18/12/2023
House	BUNRATTY ROAD	3	29/08/2023	Issued to Contractor	07/12/2023
House	CASTLE ELMS	3	12/05/2023	Issued to Contractor	03/02/2024
House	CLONSHAUGH GLEN	3	23/06/2023	Issued to Contractor	16/01/2024
House	COLLINSWOOD	4	20/05/2023	Issued to Contractor	30/01/2024
House	DUNREE PARK	3	28/11/2022	Issued to Contractor	08/02/2024
House	ELM MOUNT ROAD	3	27/07/2023	Issued to Contractor	18/12/2023
House	GLENTOW ROAD	2	28/02/2023	Issued to Contractor	06/12/2023
House	KILLESTER PARK	2	21/07/2023	Issued to Contractor	15/12/2023
Apartment	KILLESTER PARK	1	19/07/2023	Issued to Contractor	15/12/2023
House	MAGENTA HALL	3	23/06/2023	Issued to Contractor	15/12/2023
House	MARIGOLD CRESCENT	3	12/06/2023	Issued to Contractor	15/12/2024
House	MARYFIELD WOODS	3	16/03/2023	Issued to Contractor	10/12/2023
House	MASK AVENUE	3	23/06/2023	Issued to Contractor	06/12/2023
Apartment	MERCHAMP, CLONTARF	1	28/07/2023	Issued to Contractor	15/12/2023

North Central					
Type	Type	Type	Type	Type	Type
House	MILLBROOK AVENUE	3	08/05/2023	Issued to Contractor	20/12/2023
House	MILLBROOK AVENUE	3	30/06/2023	Issued to Contractor	20/12/2023
House	NEWTOWN DRIVE	4	26/09/2023	Issued to Contractor	26/12/2023
House	PRIMROSE GROVE	3	21/05/2023	Issued to Contractor	15/12/2023
House	PRIMROSE GROVE	3	10/07/2023	Issued to Contractor	15/12/2023
Apartment	SAINT BERACHS PLACE	2	13/09/2023	Issued to Contractor	20/12/2023
House	SAINT BRENDANS PARK	2	29/11/2022	Issued to Contractor	01/12/2023
House	SNOWDROP WALK	3	21/05/2023	Issued to Contractor	04/12/2023
Apartment	THE OAKWOOD	1	23/06/2023	Issued to Contractor	15/12/2023
House	YELLOW ROAD	2	08/05/2023	Issued to Contractor	31/01/2024
Senior Citizens	KILMORE PLACE	1	24/09/2023	Issued to Depot	30/01/2024
Senior Citizens	LISMEEN GROVE	0	23/09/2023	Issued to Depot	30/01/2024
Senior Citizens	LISMEEN GROVE	0	30/10/2023	Issued to Depot	30/01/2024
Senior Citizens	ROSEVALE COURT	0	08/09/2023	Issued to Depot	04/01/2024
Apartment	SAINT BERACH'S PLACE	1	31/07/2023	Issued to Depot	02/12/2023
Senior Citizens	SAINT BRIGIDS COURT	0	05/11/2023	Issued to Depot	30/01/2024
Senior Citizens	SAINT JOHNS COURT	0	05/11/2023	Issued to Depot	30/01/2024
House	SNOWDROP WALK	3	06/09/2023	Issued to Depot	06/12/2023

Update on Voids List NCA Clontarf & Donaghmede LEAs

Address	Type of unit	LEA	Date of Vacant Possession	Estimated Completion date	Status under offer. Accepted
Collinswood	4 bed house	Clontarf	17/01/2022	12.06.2023	Under offer
Millbrook Avenue	3 Bed	Donaghmede	08/05/2023	12/12/2023	Under offer
Harmonstown Road	3 Bed	Donaghmede	05/06/2023	02/11/2023	Signed for 15/11/2023
Dunree Park	3 bed house	Donaghmede	28/1/2022	12/06/2023	Under offer
Edenmore Avenue	3 bed house	Donaghmede	12/05/2023	12/09/2023	Under offer
Ardilaun Court	2 bed wheelchair unit	Clontarf	10/09/2023	31/01/2024	Under selection
Grange Park Rise	3 bed	Clontarf	26/10/2023	31/01/2024	Under selection
New Priory	1 bed apartment x 2	Donaghmede	08/10/2023	02/01/2024	Under selection
St Brendan's Park	2 bed house	Donaghmede	05/05/2022	Planning issues, No services in this unit	Works order to be completed
St Berach's Place	1 bed	Donaghmede	22/02/2023	12/11/2023	CBL
St Berach's Place	2 bed apartment	Donaghmede	16/07/2023	20/12/2023	CBL
Edenmore Avenue	3 bed house	Donaghmede	26/06/2023	15/09/2023	Under offer
Briarfield Road	3 bed house	Donaghmede	28/07/2023	18/12/2023	Under Offer
Briarfield Grove	3 bed	Donaghmede	23/08/2023	31/01/2024	Under selection
Elm mount Road	3 bed house	Donaghmede	27/07/2023	18/12/2023	Under selection
65 Killester Avenue	2 bed house	Clontarf	10/07/2023	15/12/2023	Under selection
Killester Avenue	1 bed house	Clontarf	10/07/2023	15/12/2023	Under offer
Mask Avenue	3 bed house	Clontarf	23/06/2023	15/10/2023	Under offer
Newtown Drive	4 bed house	Donaghmede	26/09/2023	26/12/2023	Adaption under offer
5B Garden House	2 bed apartment	Clontarf	23/02/2023	15/10/2023	CBL

Vacant Senior Citizen Units

Address	Type of unit	LEA	Date of Vacant Possession	Estimated Completion date	Status Under Offer/ Accepted
36 St Brigid's Court	Bedsit	Donaghmede	26/06/2023	11/09/2023	Signed for 08.11.23
23 Rosevale Court	Bedsit	Clontarf	25/08/2023	10/11/2023	Signed for 22.11.23
2 Saint Brigid's Court	Bedsit	Donaghmede	01/09/2023	12/01/2024	With Depot
7 Saint Brigid's Court	Bedsit	Donaghmede	11/10/2023	08/01/2024	With Depot
20 Raheny Court	Bedsit	Donaghmede	01/11/2023	27/01/2024	With Depot
20 Clancarthy Court	1 Bed	Clontarf	03/11/2023	29/01/2024	With Depot
34 St John's Court	1 Bed	Clontarf	03/11/2023	29/01/2024	With Depot
4 St John's Court	Bedsit	Clontarf	04/10/2023	08/01/2024	With Depot
15 Clancarthy Court	1 Bed	Clontarf	13/11/2023	09/02/2024	With Depot
12 Newgrove Estate	2 bed	Donaghmede	13/11/2023	09/02/2024	With Depot
18 Greendale Court	1 Bed	Donaghmede	22/11/2023	16/02/2024	With Depot
4 Thorndale Court	Bedsit	Clontarf	13/11/2023	09/02/2024	With Depot

St Anne's Court

The redevelopment project of St. Anne's Court Raheny, has successfully received Stage 2 funding from the DHLGH. The Integrated Design Team will now progress to Stage 2c which will define the design and prepare for the planning process.

Communication with residents is ongoing and updates will continue to be provided both to the Area Committee and to residents as the project progresses.

Works carried out in Senior Citizen's Complexes 2023

Below is a list of some of the works carried out in Senior Citizens complexes in co-operation with area Housing Maintenance Section and "*Discretionary Funding*".

1. In the past year, a variety of enhancements were installed in all complexes, ranging from wheelchair accessible picnic tables, planters, bird boxes, benches, chess tables, decorative penny farthing plant holders and hanging baskets.
2. A deep clean of all community rooms within the senior citizens complexes was carried out as part of a broader initiative to galvanise community activities post Covid 19.
3. Initiation of a number of gardening programmes in the complexes to improve their aesthetic appeal.
4. A comprehensive programme of new bin shelter construction in 10 complexes to meet recent EU Directives regarding presentation, storage and removal of general waste, organic refuse and recycling material.
5. CCTV enhancement within the Greendale Court complex.
6. All balconies and stairwells in complexes where required have been resealed and upgraded, which will help prevent slip trips and falls and prevent dampness in flats below.

7. Facilitating the KARE organisation's "Meals on Wheels" programme as they shift operations from St. Anne's Court to St. Bridget's Court. This logistical work will ensure the continued success of KARE's critical operations in the area.
8. Initial consultations and preparatory works to facilitate the introduction of the new telecom alarm system installations in all DCC senior citizens complexes.
9. Enhancement of the overall lighting within St. Gabriel's Court complex with particular focus on the entry driveway.
10. Extensive tree pruning programme throughout many of our complexes. Work is currently underway in St Gabriel's Court, Clontarf.
11. Drainage, Surface Water and Housing Maintenance sections carried out a survey and cleaning of all gullies, surface water and foul drainage systems and effected repairs where needed, in all complexes.
12. An upgrade and replacement of all front and rear doors in St John's Court senior citizens complex has been completed. This upgrading work will continue in 2024 commencing with Clancarthy Court.
13. A large order for enhancement products has just been placed with PACE, to encourage tenants to take part in small gardening projects. These include planters, small herb gardens & new work sheds. A training programme is currently being compiled to enable tenants to begin in the first quarter of 2024.

These and other improvements in the complexes were part of a comprehensive enhancement programme undertaken by this office utilising available discretionary funds and supported by several Dublin City Council departments throughout 2023.

Patrick P Smith

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NCA Clontarf & Donaghmede LEA's

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