

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

January 2024

Housing Matters North Inner City

Choice Based Lettings:

The recent CBL competition closed on the 10th November, The breakdown of applicants is as follows:

Property Type	Address	Size	No of Applicants
Apartment	Ballybough House	2 Bed.	84
Apartment	Ballybough House	1 Bed.	170
Apartment	Liberty House	2 Bed.	140

These properties are currently in the process of being allocated.

Spencer Place CBL Competition:

Property Type	No of units	Size	No of Applicants
Apartment	22	2 Bed.	325
Apartment	11	1 Bed.	373

Viewings of Spencer Place for prospective tenants is expected to take place on the weekend of the 6th January 2024.

Railway Court, Railway Street:

The new Circle Development on Railway Street will be made available through the DCC Choice Based Lettings Scheme. The Central Area Housing Office will be assisting local residents with the application process. The Development consists of 47 units, (10 x 3 Bed, 27 x 2 Bed, and 10 x 1 Bed Units)

Ballybough House:

Following a number of complaints from residents in relation to lights not working in Ballybough House. A survey of the precinct lighting at Ballybough House was carried out by Electrical Services and any issues with the balcony and stairwell lights were resolved.

The area office arranged a night check on Friday 15/12/2023 with our Street Lighting Section in an effort to assess the wall brackets lights reported as not working. These were nos. 5, 6, 7, 9 and 10.

An Electrical crew were then on site on the 18/12/2023. 4 of the 5 lights were out due to vandalism and one of them had a supply issue. The crew managed to repair all the lights that were out. There will be further night checks near the area over the holiday period.

Gritting/Senior Citizen Complexes

Because of the uncertain nature of the weather at the time of writing, we have commenced the distribution of gritting materials throughout our Senior Citizen Complexes, so that they are available on-site in anticipation of a downturn in the weather. These include Killane Court, St Mary's Court, Tom Clarke House, Ballybough Court, and Summerhill Court.

Christmas Dinners:

In conjunction with the Community Section, Housing have arranged to have Christmas Dinners delivered to Senior Citizens in our complexes who require them.

Seniors Liaison:

Members of the Housing Team will be working over the Christmas Holiday making home-visits to ensure any issues involving out senior residents during that period are dealt with.

We have arranged for a consignment of heaters to be available in case our senior tenants or other vulnerable families in the area have heating problems over the holiday.

Dec 2023 stats

ESTATE MANAGEMENT

Housing Manager:

Paul White

No of anti-social complaints per 1997 act Drug related	4
No of anti-social complaints per 1997 act not Drug related	21
No. of other complaints	25
Total Complaints	50

No of anti-social Interviews per 1997 Act	6
No of other interviews	11
Total interviews	17

No of requests for mediation	0
No of complaints referred to the Central Unit for action	6
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)	1
Older Persons Housing (band 2&3)	1

Older Persons Transfers (band 2&3)	0
Medical & Welfare	0
Older Persons Medical & Welfare	0
Homeless/Housing First	0
Transfer /HAP	1
Fire/flood/Emg – Maintenance	0
Estate Management	1
Choice Based Lettings	2
Downsizing	2
RAS NTQ	0

Paul White
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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 launch is still to be confirmed.

Works to erect hoarding around the complex is ongoing and is due for completion in January 2024.

Regular discussions are being held with residents in the area regarding any issues that arise.

Upper Dominick Street

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.

The project proposal is for a mixture of deep retrofit, amalgamation and infill of the three existing housing blocks and for the provision of new housing blocks on the site.

The project will be completed in two phases.

Phase 1 - involves the amalgamation and redevelopment of the northern housing block (block nearest to Broadstone depot) and a new apartment block on the northern end of the site. A multi-use childcare space will be provided as part of Phase 1.

Phase 2 - will provide for the redevelopment of the two other housing blocks, along with a new apartment block to the south of the site and a row of mews houses along the boundary wall at the rear of the site.

The new scheme will provide 100% social housing, with a mix of one, two and three bedroom homes.

A soft strip survey of Block 1 commenced onsite at the end of October and this is due to complete in January 2024. The information gathered from these surveys will provide relevant information required for the tendering process.

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.

A project update newsletter was issued to all residents and local councillors in early October.

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

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 are currently in the process of being installed.

Hardwicke Street

A Christmas tree lighting event was held on the 6th of December. A Christmas carol service also took place on the same evening with local councillors in attendance.

The painting programme is ongoing.

Saint Michans House

Ongoing meetings continue to be held with residents. Works are ongoing in the complex in relation to the pest control issue. Resurfacing of Blocks A&B is scheduled for early January.

Blackhall Queen Street Complex

The removal of abandoned vehicles in the complex is ongoing.

Wolfe Tone Close

Works on the entrance gate are due to commence shortly. On-going meetings are taking place with residents and estate management concerning the general upkeep of the complex.

Sheridan Place / Court

Excavation work is ongoing on the site of the former Amharclann Centre at the rear of the complex. Ongoing discussions between Estate Management and residents as issues arise.

New security doors have been installed in both blocks and keys have been issued to the residents.

New gate operating system to be installed in the carpark in early 2024.

Chancery House

Ongoing discussion with residents addressing issues in the complex.

Estate Management Housing Statistics, DECEMBER 2023

Housing Projects Office, Parnell Street, Dublin 1.

Housing Managers: Marion Foran Paul White

No of anti-social complaints per 1997 act Drug related	3	0
No of anti-social complaints per 1997 act not Drug related	6	0
No. of Complaints	1	
Total Complaints	10	0

No of anti-social Interviews per 1997 Act	4	0
No of other interviews	1	0
Total interviews	5	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

Bands 2 & 3	3	0
Medical	0	0
Welfare	0	0
Homeless	1	0
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

Bands 2 & 3	0	0
Medical	0	0
Welfare	0	0
Homeless	0	0
Travellers	0	0

Voids

Long Term Maintenance	0	0
Contracts	0	0
Capital Projects	0	0

Marion Foran
Area Housing Manager – North West Inner City
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Community and Social Development Report North Inner City

Christmas Trees

Ballybough had their Christmas tree lighting event December 1st with a visit from Santa who supplied selection boxes. Some refreshments and entertainment afterwards in Clonliffe House which was enjoyed by all.



East Wall had a Christmas tree lighting event arranged by Nascadh on December 2nd.

A memorial wall for members of the community.



Hardwicke Street had their own Christmas tree installed this year, with some additional lights on the surrounding trees within the complex. There was a carol service followed by a mass arranged by the residents committee as part of the tree lighting event.



Mud Island

Mud Island won the National Excellence in Placemaking Award. The judges said “it is an inspirational community project which demonstrates the power of collective community involvement “. The judges were unanimous in their decision. Well done to all involved.

Local Christmas Events

The Macro Centre is organising a Christmas party in December for Seniors in the community this is supported by the Councillors Discretionary Fund

North Wall held a Christmas Dinner on 21st for the local school children with Santa’s Grotto also. This was supported by Councillors Discretionary Fund

ASESP held a Christmas dinner for seniors on December 14th with entertainment on the day, it was enjoyed by almost 40 in attendance. Supported by DCC.

NEIC Annual Report Launch

The Area Office assisted with the launch of the NEIC Annual report on the 21st December.

Nollaig Na mBan.

This festival is scheduled for Jan 6th and is supported by Dublin City Council & NEIC. This is the second year for the festival to run in the community.

Community Clean Up.

Smithfield pride of place has their first clean up on December 2nd with lots of volunteers on the day.

Ongoing work

The Central Area Community Development Team continue to meet and support with a wide range a community groups in the area on an ongoing basis.

Sharon Griffin
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