

**To the Chairperson and Members of
The Central Area Committee**

January 2024

**Area Housing Report
Cabra/Glasnevin/NWIC**

Project Office Annamoe Terrace

- Adequate locking mechanisms for all offices – works commenced
- Secure interview room with protective screen and two door access - works commenced
- CCTV Room – works commenced

Civic Maintenance have reviewed the scope of the works and will quote for same

- 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 – this will be available when all of the upgrading works and the CCTV room are completed.

- 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 –works commenced.

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.

Dominic 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 complete all tenants to be issued with fobs before gates are activated.

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 has been carried out.

- Community Room – to be cleaned, upgraded and brought back in to use – on-going – works commenced.

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

McKee Court

Bait boxes laid and deep cleaned by Peter Hylands crew.

Dunmanus Court

Deep clean completed by Peter Hylands crew.

Bricin's Park

Quotes sought to upgrade existing flower beds and shrubbery.

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 commenced.

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. CCTV to be upgraded.

Clareville Court

CCTV to be upgraded

Carnlough Road

Large over grown area at the rear of DCC tenancy, numerous complaints regarding vermin. Works completed.

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

The Area Housing Manager has met with the remaining tenants in Dorset Street and they have agreed in principal to take two 1 bed units in the development in Wellington Street. These units will be ready for occupation in January 2024. These moves are subject to a

letter of comfort for both tenants to return to the new development in Dorset Street in due course if so desired.

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 facility school access and addition lighting will be put in place to assist patrons. This traffic restrictions forms 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. The development will consist of 144 units of 1 , 2 & 3 beds to include a designated community hub and a crèche facility. The proposal seeks to build on the strong community spirit in Cabra providing additional amenity spaces and focal points.

Infirmary Road

The Infirmary Road development will consists 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. Works completed.

Area Housing Statistics December 2023
Cabra/Glasnevin NWIC

Anti-Social Behaviour	Dec 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	10	103
No. of Complaints	9	131
Total Complaints	20	240
No of anti-social Interviews per 1997 Act	1	13
No of other interviews	5	76
Total interviews	6	90
No of requests for mediation	0	0
No of complaints referred to the Central Unit for action	0	2
No of Tenancy warnings issued	0	0
No of excluding orders issued	0	0
Allocations		
Housing (Band 2 & 3)	2	31
Transfers (Band 2 & 3)	1	14
Older Persons Housing (band 2 & 3)	0	12
Older Persons Transfers (band 2 & 3)	1	22
Medical and Welfare	1	16
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	0	4
Total Allocations Made	5	148

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Community and Social Development Report for the Cabra/Glasnevin Area

Community Development:

A number of Christmas Community events were organised and supported by the Cabra Community Development Team:

Christmas Tree Lighting @ Faussagh Avenue:

1st December 2023 @ 5.00pm

A large crowd attended the ceremony including local councillors, senators and TD's. The children from Gaelscoil Bharra provided a choir and music for the event and hosted the attendees in the school hall afterwards for refreshments.

Christmas Tree Lighting @ Stoneybatter:

1st December 2023 @ 6.00pm

This was a very well attended event organised by Stoneybatter Pride of Place. The Stanhope Street Choir sang beautiful carols and attendees adjourned to the Prussia St. Hall for refreshments and to meet Santa.

Christmas Tree Lighting @ Drumcondra:

2nd December 2023 @ 6.00pm

A large crowd attended this event including local councillors. Beautiful carols were sung by the choir and festive refreshments were available. Santa also attended with selection boxes for the children.

Christmas Tree Lighting @ Phibsboro:

2nd December 2023 @ 7.15pm

The church committee and Fr. Eamon helped organise this event. Cllr. Eimer McCormack deputised for the Lord Mayor and gave a speech about the history of the church. Richard Collis, retired Pharmacist gave a brief speech after which he turned on the Christmas lights. Festive refreshments were provided in the church afterwards.

Cabra Parkside Christmas Market

3rd December 2023 @ 1.00pm – 5.00pm

Over 870 people attended the Market which included Santa's Grotto, Santa Paws and many arts & crafts stalls. The event is a wonderful community connector with a very welcoming spirit and created a very positive experience in Cabra for those that attended.

Christmas Dinner for senior persons in Cabra DCC Complexes:

6th December 2023 @ 1.00pm

Over 45 seniors from DCC complexes attended on the day with music and entertainment provided by the talented residents of Dunard Court. Dinners were also sent out to those unable to attend. All guests were given a Christmas card from the local area office, a selection box and a present of socks or gloves. Age Friendly DCC provided winter hats also. A raffle also took place. Community Gardaí assisted on the day and were a much needed resource.

Christmas "All Stars" Inclusion Team Event:

8th December 2023

The Community team supported St Oliver Plunkett's GAA Club in organising this sensory friendly event. The All Stars team is for children with additional needs. Bricks4kids did a workshop for the children who also had an opportunity to meet Santa and receive a selection box.

Cabra Gardaí Seniors Party – Breffni Inn

11th December 2023

Cabra Community Gardaí supported by DCC held a Christmas Party in the Breffni Inn for seniors in the Navan Road area.

Clareville Senior Citizens Christmas Party

14th December 2023 @ 12.00pm

The annual Christmas party was held at the Clareville Centre on 14th December, 2023 at 12 noon. A large number of residents attended and music was provided. Minister Paschal O'Donohue and some local Councillors also attended.

Christmas Party and Disco for under 12's Dunard Community Centre:

15th December @ 7.00pm

Supported by DCC Santa arrived early in Dunard for a family community Christmas event attended by a large number of families from the wider estate. Children received a gift from Santa and the adults were treated to seasonal refreshments. A DJ provided music and Christmas themed games

Santa's Grotto Cabra, The Bogies Cabra Parkside:

15th December @ 3.00pm – 5.00pm

Another large crowd of attendees were treated to a Christmas extravaganza in the Bogies, Cabra Parkside. This free family event included Santa's Grotto, Reindeer Food Making, Pancake Bar, Arts Tables and a giant raffle. Children and their families were encouraged to connect and participate and encouraged to link into local community services through the CFSN.

The Glens Residents Association, Scouts Hall:

17th December 2023

This new group have continued to progress their community development remit since their inception this year. This party which was well attended created another space for connecting the local residents and encouraging new members. Supported by DCC attendees were treated to a day filled with music food, Christmas activities and a raffle. Feedback was very positive.

2024 and the Community Development Team Plan:

Community Rooms in Senior Citizens DCC Complexes Audit:

An audit of DCC Senior Citizens Community Rooms will take place in Q1 of 2024 to ascertain the condition of those rooms, what they are being used for and by whom and what arrangements are in place for that usage. It is envisaged that a booking system will ensue with the up to date licence /agreement put in place where appropriate and all necessary documentation provided to DCC Cabra Area Office Community Development Team.

The Community Development Team will continue to capacity build existing groups and residents with a focus on the financial autonomy of those groups as a priority while actively seeking new groups to engage with.



Dunard under 12s Disco



Senior Complexes Cabra Christmas Dinner



Christmas Tree Lighting Faussagh Avenue



Phibsboro Tree Lighting



Clareville Senior Citizens Christmas Party

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