



February 2024

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

Housing Matters North Inner City



Spencer Place CBL Competition

The Allocation of apartments at Spencer Place is almost completed. Tenant training was carried out in the Central Area Office and Building Management House Rules were distributed and explained at the same time. At the viewing sessions DCC Housing Staff explained the workings of the various systems in operation in the building.

As there are only 6 parking spaces available at the complex we intend to organize a draw in order to allocate them.

Railway Court, Railway Street

The Choice Based Lettings Competition for the new development on Railway Street commenced on Friday 12th January and closes on the 2nd February. Allocations of the complex is to be undertaken by our colleagues in Housing as this development is to be managed by Circle Housing. The Central Area Housing Office has been assisting local residents with the application process and staff have assisted in the completion of 196 applications to date. The CAO housing staff are dealing with numerous e-mails and phone calls in relation to the properties as well many callers coming into the office. The Development consists of 47 units, (10 x 3 Bed, 27 x 2 Bed, and 10 x 1 Bed Units)

New CBL Competitions

A number of new CBL Competitions are in place including 4 Senior Citizen Complexes. These units are under the remit of the Central Area Office.

Ballybough House (1 x 2 bed; 2 x 1 bed) Start Date 26th Jan, Closing Date 16th Feb.
North Great Clarence Street (1 x 2 bed) Start Date 26th Jan, Closing Date 16th Feb.
Courtney Place (1 x 2 bed; 2 x 1 bed) Start Date 26th Jan, Closing Date 16th Feb.
Ferryman's Crossing (1 bed Cottage) Start Date 26th Jan, Closing Date 16th Feb.
Summerhill Place (2 bed House) Start Date 26th Jan, Closing Date 16th Feb.

Senior Citizens Accommodation CBL

Ballybough Court (bedsit) Start Date 26th Jan, Closing Date 16th Feb.

Brendan Behan Court (bedsit) Start Date 26th Jan, Closing Date 16th Feb.

Summerhill Court (bedsit) Start Date 26th Jan, Closing Date 16th Feb.

Saint Mary's Court (Bedsit) Start Date 26th Jan, Closing Date 16th Feb.

CCTV Upgrade:

- A Major overhaul and upgrading of the CCTV systems in our complexes has been completed. Work includes:
- Replacement of cameras where required.
- Upgrading of old or damaged cables.
- Installation of DCC GDPR CCTV Signs.



Croke Villas/Sackville Avenue

We are currently in the process of setting up an information session for residents living in the immediate vicinity of the building in relation to progressing the redevelopment of the site. City Councillors will be notified of the date for the session as soon as it is fixed and all are invited to attend.

Matt Talbot Court

The decanting of Matt Talbot Court continues with application forms for some of the CBL competitions such as Railway Court being distributed among remaining residents by the PEO. We continue to engage with the residents and answer any questions they may have.

Water Issues

There have been issues with the water supply at a number of our complexes in recent weeks caused by the bursting of mains within the Central Area. The Housing Office has been co-ordinating with Uisce Éireann and the DCC Water Works section and Housing Maintenance Division to provide prompt resolutions to the problems.

Jan 2024 stats

ESTATE MANAGEMENT

Housing Manager:

Paul White

No of anti-social complaints per 1997 act Drug related	7
No of anti-social complaints per 1997 act not Drug related	13
No. of other complaints	21
Total Complaints	41

No of anti-social Interviews per 1997 Act	10
No of other interviews	15
Total interviews	25

No of requests for mediation	1
No of complaints referred to the Central Unit for action	0
No of Tenancy Warnings issued	0
No of Excluding Orders issued	0
No of Section 20s	0

Allocations:

Housing (band 2&3)	0
Transfers (band 2&3)	0
Older Persons Housing (band 2&3)	4
Older Persons Transfers (band 2&3)	0
Medical & Welfare	0
Older Persons Medical & Welfare	0

Homeless/Housing First	9
Transfer /HAP	0
Fire/flood/Emg – Maintenance	0
Estate Management	1
Choice Based Lettings	26
Downsizing	0
RAS NTQ	1

Paul White
Area Housing Manager North Inner City
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Dominick Hall and Lower Dominick Street

Works to erect hoarding around Dominick Street West is ongoing and is due for completion in February 2024.

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

The date of the launch is yet to be confirmed.

Upper Dominick Street

Estate Management continues to hold meetings with concerned residents.

Constitution Hill

The soft strip survey which commenced in October is now complete. The site will be fully secured next week.

The last two remaining tenants have now agreed to move to the middle block.

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

The new security doors have now been installed in all eleven blocks. Locks will be fitted once all the tenants have received their keys.

The new bin chambers are now in operation.

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.

Blackhall Queen Street Complex

Painting of gates/railings at the front of the complex ie Queen Street, Blackhall Street is completed. A number of cars and vans have been removed from the complex.

Wolfe Tone Close

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

Sheridan Place / Court

Excavation work is ongoing on the site of the former Amharclan 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

Housing Projects Office, Parnell Street, Dublin 1.

Housing Managers: **Marion Foran** **Paul White**

No of anti-social complaints per 1997 act Drug related	43	0
No of anti-social complaints per 1997 act not Drug related	8	0
No. of Complaints	51	
Total Complaints	51	0

No of anti-social Interviews per 1997 Act	2	0
No of other interviews	1	0
Total interviews	3	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	0	0
Travellers	0	0
Succession	0	0
RAS/HAP	0	0
Fire/flood/Emg – Maintenance	0	0
Surrender Larger	0	0

Senior Citizens

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

Nollaig Na mBan

This festival was held on January 6th for the women of Dublin's North Inner City for second year. The festival consisted of live music, arts, poetry, exhibitions, and an opportunity to celebrate the women from the North Inner City. Dr Katriona O' Sullivan was interviewed by Aoife Barry in Charleville Mall Library about her recently published debut novel "Poor" which details her life growing up in Dublin's Inner city. This was followed by an award ceremony for 12 inspirational community women who received a certificate scroll inspired by local artist Adelle Hickey 'Hearts of Ireland' and a bunch of flowers from local florist. There was a ticketed concert held in St Columba's Church with performances from Mary Coughlan and band along with Maria Doyle Kennedy and Kieran Kennedy Band. Another ticketed concert was held at Annesley House Pub with Honor Heffernan and Friends performing.

Community Events

St Michan's house residents committee held a dinner on January 6th for the older people living in their complex this event was supported by Dublin City Council.

For global community engagement day the North Inner City community team held a dinner in the Portland Row café for seniors living in the North Inner City.

East Wall men's shed provided mud island community garden with a bench from their workshop.

Lunar Festival

DCC and NEIC assisted with the launch of the Lunar New Year Festival which took place in Hill Street on the 30th January. The festival was organised by the Hill Street Family Resource Centre. This organisation receives ongoing support from Dublin City Council.

Rutland Street School redevelopment.

The Area Office held a meeting for all local residents to meet the project architect and contractors. Further meetings will take place quarterly for the duration of the works. It was a good meeting and these will occur quarterly for the duration of the works.

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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